

INSTR # 101075568
P BK 00170 PG 0049
RECORDED 06/04/2001 02:17 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1031

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC., COUNTY OF BROWARD a Florida Corporation, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "CRISPUS COMMONS". The Additional Right-of-Way is hereby dedicated to the public for road and road related purposes. The utility easements, as shown are hereby dedicated to the public for proper purposes

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Hollywood, County of Broward, State of Florida, this 28 day of January, 2000.
LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC., a Florida Corporation

Witness: Nick Karamias name printed NICK KARAMIAS John Primeau John D. Primeau President
Witness: Henry L. Graham name printed HENRY L. GRAHAM

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 28 day of January, 2000. COUNTY OF BROWARD by JOHN PRIMEAU, being the PRESIDENT of LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC., a Florida Corporation, on behalf of the Corporation. He is known to me or has produced _____, as identification, and did (did not) take an oath.

NOTARY PUBLIC Florina H. Safford STATE OF FLORIDA name printed Florina H. SAFFORD
My commission expires the 17 day of December, 2000 Commission no. _____

CITY COMMISSION

THIS IS TO CERTIFY: That this plat was approved and accepted by the City Commission of the City of Hollywood, Broward County, Florida, by Resolution No. R-2000-52, and adopted this 16 day of February, 2000, and that by said Resolution all thoroughfares shown on this plat were accepted in the name of said City and that all previous plats of this land are canceled and superseded.

ATTEST: Patricia Alamy City Clerk Approved: Parasitichanti Mayor Approved: Carroll City Engineer

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

This plat is approved and accepted for record this 29th day of MAY, 2001

By: Don M. Dantz Director / Designee

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Eric B. Augusto 5/29/2001 name printed Eric B. Augusto (date) County Surveyor and Mapper #LS 5695 State of Florida
By: Henry P. Cook 5-29-01 name printed Henry P. Cook (date) Director of Engineering Professional Engineer Registration No. 12506 State of Florida

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 16 day of November, 2000. By: Stangenberg Chairperson
This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 29 day of May, 2001. By: Desjarlais Administrator or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 16th day of January, 2001. ATTEST: ROGER J. DESJARLAIS - COUNTY ADMINISTRATOR

By: Blainde T. Ochoa Deputy By: Desjarlais Chair - County Commission.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This plat filed for record this 4th day of JUNE, 2001, in BOOK 170 of PLATS, at Page 49-52, recorded

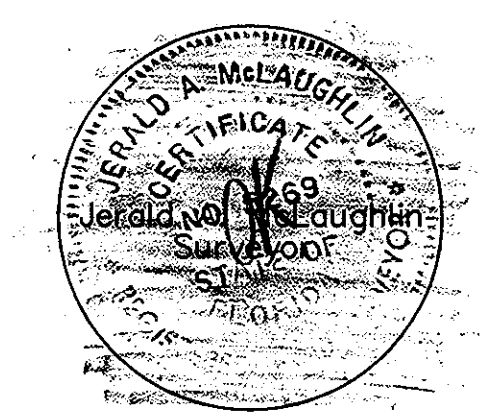
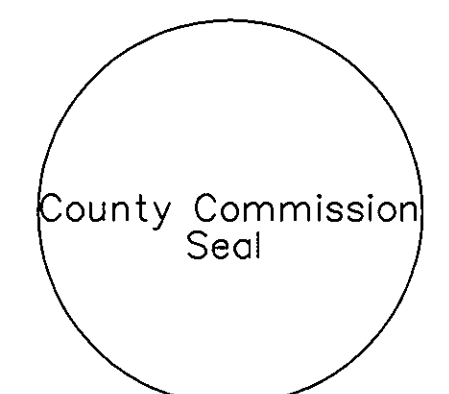
ATTEST: ROGER J. DESJARLAIS - COUNTY ADMINISTRATOR By: Carroll Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 16th day of November, 2000. The BENCH MARKS shown are referenced to N. G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 61-G-17-6, FLORIDA ADMINISTRATIVE CODE.

This plat dated at Fort Lauderdale, Florida, this 23 day of June, 2000.

By: Jerald A. McLaughlin
Jerald A. McLaughlin
Registered Land Surveyor No. 5269
State of Florida,
for McLAUGHLIN ENGINEERING COMPANY (L.B. no 285)
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301



DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That DANIA BEACH CONGREGATION OF JEHOVAH'S WITNESSES, INC., COUNTY OF BROWARD a Florida Corporation, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "CRISPUS COMMONS". The Additional Right-of-Way is hereby dedicated to the public for road and road related purposes. The utility easements, as shown, are hereby dedicated to the public for proper purposes.

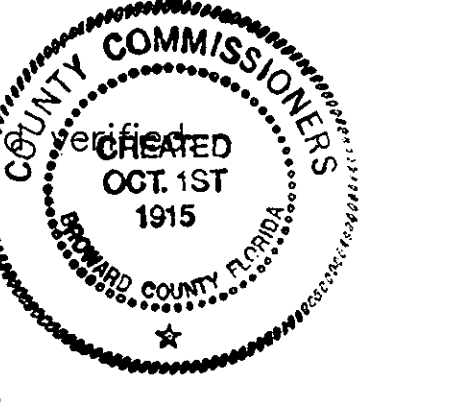
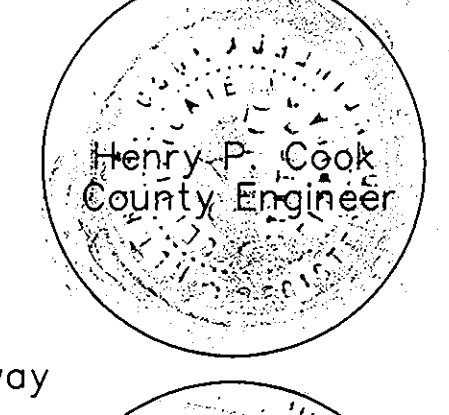
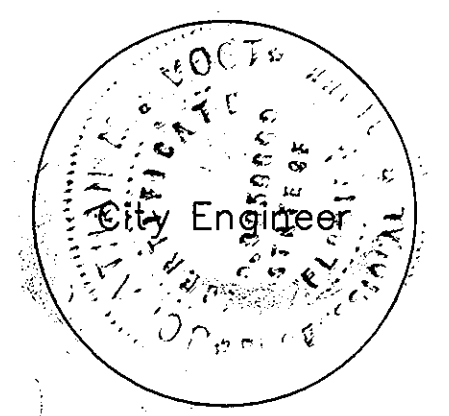
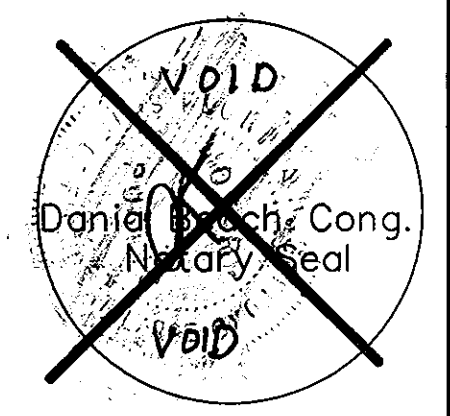
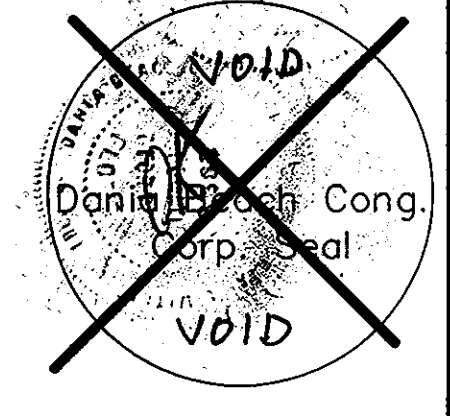
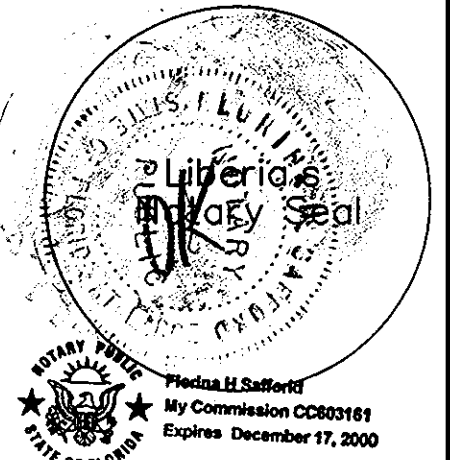
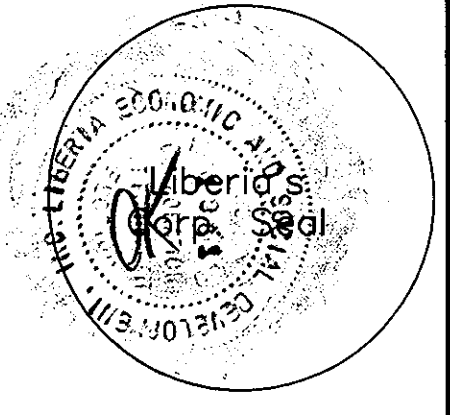
IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Hollywood, County of Broward, State of Florida, this 28th day of January, 2000.
DANIA BEACH CONGREGATION OF JEHOVAH'S WITNESSES, a Florida Corporation

Witness: Lela Myers name printed Lela Myers Harold Harter, Jr. Harold Harter, Jr. President
Witness: Henry L. Graham name printed HENRY L. GRAHAM

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 28 day of January, 2000. COUNTY OF BROWARD by HAROLD HARTER, JR., being the PRESIDENT of DANIA BEACH CONGREGATION OF JEHOVAH'S WITNESSES, INC., a Florida Corporation. He is known to me or has produced _____, as identification, and did (did not) take an oath.

NOTARY PUBLIC Florina H. Safford STATE OF FLORIDA name printed Florina H. SAFFORD
My commission expires the 17 day of December, 2000 Commission no. _____



"CRISPUS COMMONS"
A RESUBDIVISION OF A PORTION OF
THE NORTHEAST ONE-QUARTER (N.E. 1/4)
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
February, 2000

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS The CITY OF HOLLYWOOD, a Municipal Corporation of the State of Florida, owner and holder of a mortgage
COUNTY OF BROWARD on this property, recorded in O.R. Book 28620, Page 904, Broward County Records, does hereby join
in the dedication shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Hollywood,
County of Broward, State of Florida, this 12 day of December, 2000.

CITY OF HOLLYWOOD, a Municipal Corporation of the State of Florida

Witness: Sandra M. Ida name printed Sandra M. IDA City officer: Mara Giuliani

Witness: Sandra Saffran name printed Sandra Saffran Name of City officer and title printed MARA GIULIANTI, Mayor

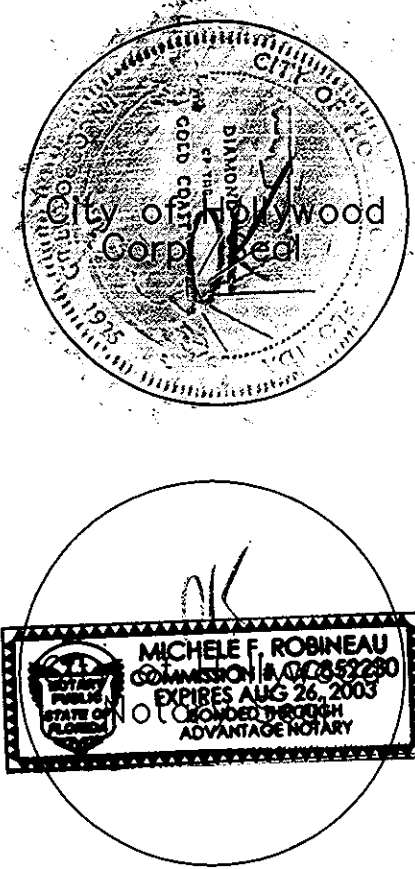
ATTEST: Patricia A. Cerny CITY CLERK name of City Clerk printed PATRICIA A. CERNY

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 12 day of December, 2000.
COUNTY OF BROWARD by Mara Giuliani, being Mayor of the CITY OF HOLLYWOOD,
a Municipal Corporation of the State of Florida, on behalf of said CITY.

~~He~~ ^{she} is known to me or has produced personally known, as identification, and did (did not) take an oath.

NOTARY PUBLIC Michele F. Robineau STATE OF FLORIDA name printed Michele F. Robineau
My commission expires the 26 day of August, 2003 Commission no. 00852230



"CRISPUS COMMONS"
A RESUBDIVISION OF A PORTION OF
THE NORTHEAST ONE-QUARTER (N.E. 1/4)
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That DANIA BEACH CONGREGATION OF JEHOVAH'S WITNESSES, INC.,
COUNTY OF BROWARD SS a Florida Corporation, owner of the lands described and shown as included in this plat, has
has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "CRISPUS COMMONS".
The additional right-of-way is hereby dedicated to the public for road and road related purposes.
The utility easements, as shown, are hereby dedicated to the public for proper purposes.

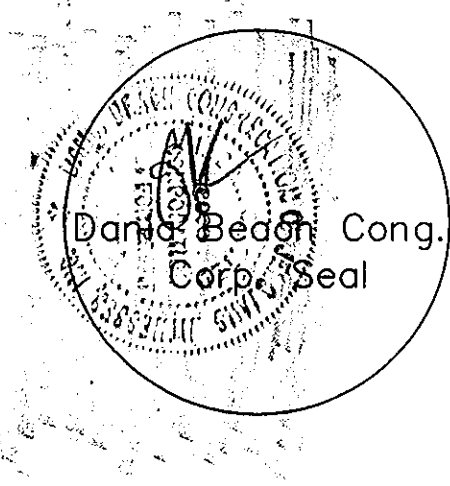
IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale,
County of Broward, State of Florida, this 8th day of February, 2001.
DANIA BEACH CONGREGATION OF JEHOVAH'S WITNESSES, a Florida Corporation

Witness: John S. Tennyson name printed John S. Tennyson Christopher B. Weston Christopher B. Weston
Witness: Paul Lovasky name printed PAUL LOVASKY President

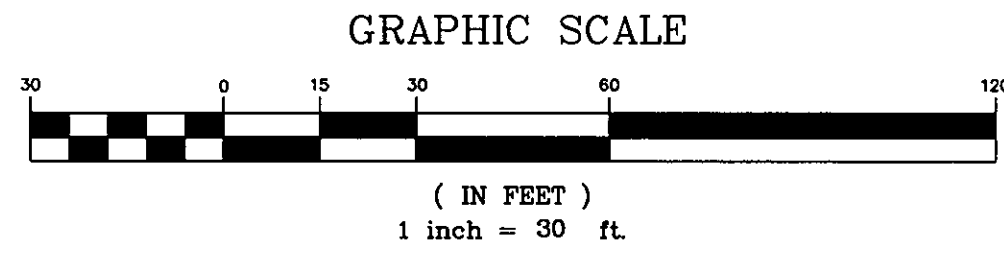
ACKNOWLEDGMENT

STATE OF FLORIDA The foregoing instrument was acknowledged before me this 8th day of February, 2001,
COUNTY OF BROWARD SS by CHRISTOPHER B. WESTON, being the PRESIDENT of DANIA BEACH CONGREGATION OF JEHOVAH'S WITNESSES,
INC., a Florida Corporation. He is known to me or has produced N/A, as identification, and ~~did~~
did not take an oath.

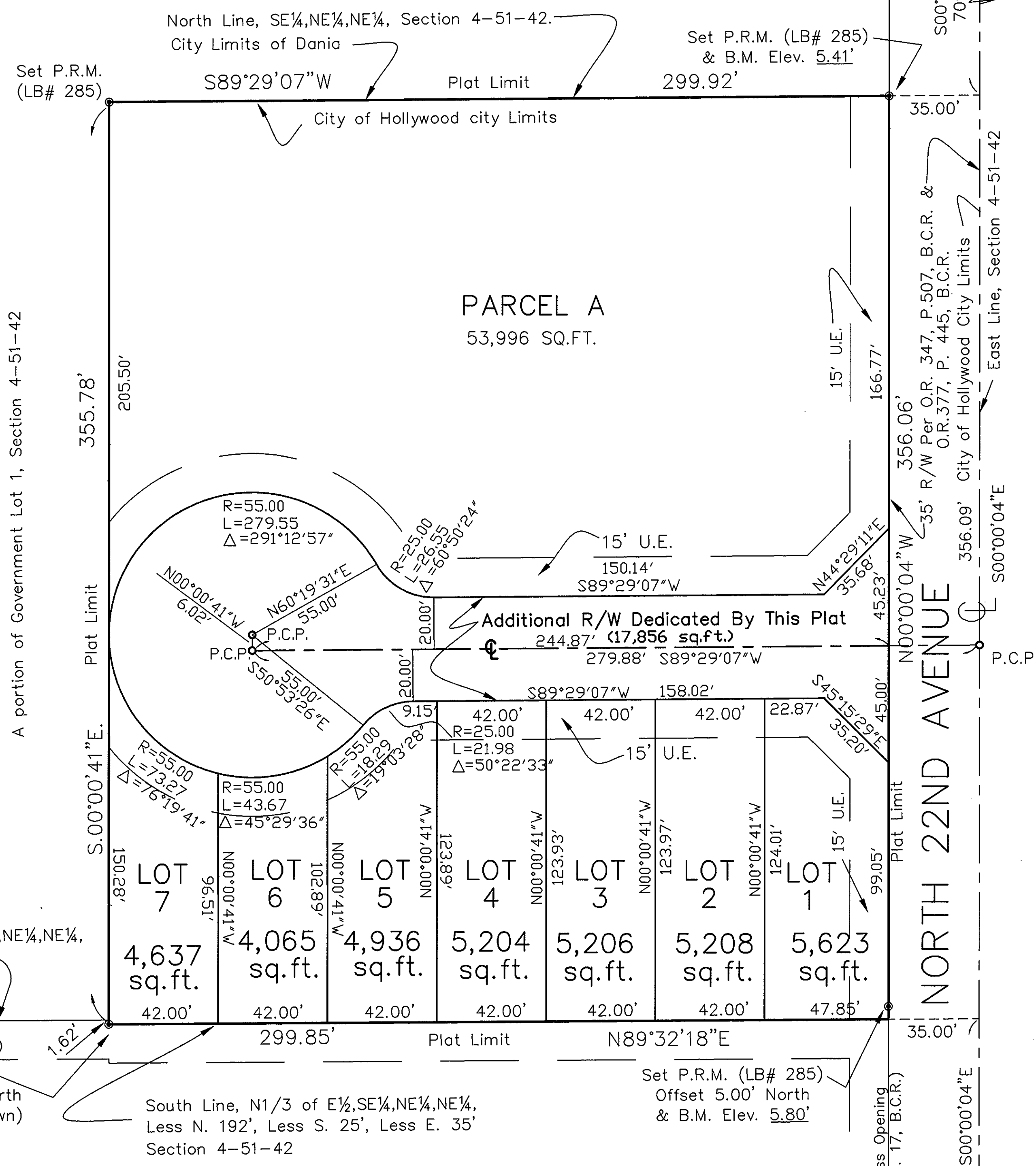
NOTARY PUBLIC [Signature] STATE OF FLORIDA name printed Vikki R. McLaughlin
My commission expires the 10th day of September, 2001 Commission no. CC 679442



"CRISPUS COMMONS"
A RESUBDIVISION OF A PORTION OF
THE NORTHEAST ONE-QUARTER (N.E. 1/4)
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
February, 2000



ACREAGE
A portion of Government Lot 1, Section 4-51-42



Area Tabulation Chart

Parcel	square feet	acreage
Parcel "A"	53,996	1.2396
Lot 1	5,623	0.1291
Lot 2	5,208	0.1196
Lot 3	5,206	0.1195
Lot 4	5,204	0.1195
Lot 5	4,936	0.1133
Lot 6	4,065	0.0933
Lot 7	4,637	0.1065
R/W to be dedicated	17,856	0.4099
Total Plat	106,731	2.4502

DESCRIPTION

The North one-third (N1/3) of the following parcel: The East one-half (E1/2) of the Southeast one-quarter (SE1/4) of the Northeast one-quarter (NE1/4) of the Northeast one-quarter (NE1/4), less the North 192 feet, the South 25 feet and less the East 35 feet thereof, Section 4, Township 51 South, Range 42 East, Broward County, Florida; AND
The North 192 feet of the East one-half (E1/2) of the Southeast one-quarter (SE1/4) of the Northeast one-quarter (NE1/4) of the Northeast one-quarter (NE1/4), less the East 35 feet thereof, Section 4, Township 51 South, Range 42 East, Broward County, Florida.
Said land situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 106,730 square feet or 2.4502 Acres more or less.

THIS NOTE IS ADDED PER THE BROWARD COUNTY SURVEYOR'S OFFICE PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the national Electric Safety Code as adopted by the Florida Public Service Commission.

NOTES

This plat contains 2.4502 acres, more or less
NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida
Reference Bench Mark: City of Hollywood Bench Mark (Railroad Spike at the intersection of N. 22nd Avenue and S.W. 4th Street) Elevation = 6.55'
Bearings, as shown, are based on an assumed meridian with the East Line of Section 4, Township 51 South, Range 42 East being a bearing of North 0°00'04" West

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by the 16th day of January, 2006, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If project water lines, sewer lines, drainage and the rock base for the internal roads are not installed by the 16th day of January, 2006, which is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, providing a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

This plat is restricted to seven three bedroom single family detached units on Lots 1 - 7, and 4,225 square feet of church on Parcel "A". Day care, pre-school, and school uses are not permitted within parcel "A" without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land use Plan, regarding hazards to air navigation.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The Notation and any amendments thereto are solely indicating the approved development level for the property located within the plat and do not operate as restriction in favor of any property owner or owners of the property within this plat who took title to the property with reference to this plat.

"CRISPUS COMMONS"
A RESUBDIVISION OF A PORTION OF
THE NORTHEAST ONE-QUARTER (N.E. 1/4)
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

February, 2000

LEGEND

- P.B. - indicates Plat Book
- P.C.P. - indicates Permanent Control Point
- P.R.M. - indicates Permanent reference Monument
- B.M. Elev. - indicates Bench Mark Elevation
- indicates Non-vehicular access Line
- ⊙ indicates Centerline
- O.R. - indicates Official Record Book
- P. - indicates Page
- BCR - indicates Broward County Records
- R - indicates Radius
- L - indicates Arc Length
- Δ - indicates Delta
- P.C.P. - indicates Permanent Control Point
- R/W - indicates Right-of-way
- sq.ft. - indicates Square feet
- 15' U.E. - indicates 15' Utility Easement
- B.C.E.D. G.P.S. - indicates Broward County Engineering Department Global Positioning Satellite Marker