

THIS INSTRUMENT PREPARED BY : BERRY & CALVIN, INC.

SURVEYORS - ENGINEERS 2 OAKWOOD BLVD. SUITE 120 HOLLYWOOD, FLORIDA 33020 (305-921-7781)

DIPLOMAT RESORT AND COUNTRY CLUB PLAT

A REPLAT OF "BEVERLY BEACH" AS RECORDED IN PLAT BOOK 22, PAGE 13 TOGETHER WITH A PORTION OF "BEVERLY BEACH No. 2" AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LYING IN SECTION 23 & 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

THE SOUTH ONE-HALF OF LOT 15 AND ALL OF LOTS 16 THROUGH 22 BLOCK 14, AND LOTS 30 THROUGH 33, BLOCK 15 OF "BEVERLY BEACH" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF "BEVERLY BEACH No. 2" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL LYING IN SECTIONS 23 AND 24, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "BEVERLY BEACH No. 2"; THENCE S87°18'02"W ALONG THE SOUTHERLY LINE OF SAID "BEVERLY BEACH No. 2" A DISTANCE OF 424.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID "BEVERLY BEACH No. 2"; THENCE N49°22'37"E ALONG THE WESTERLY LINE OF SAID "BEVERLY BEACH No. 2" A DISTANCE OF 630.85 FEET TO A POINT ON A LINE BEING 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 58.81 FEET TO A POINT ON A LINE BEING 207.00 FEET WESTERLY OF AN PARALLEL WITH THE EASTERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S05°08'00"W ALONG SAID PARALLEL LINE A DISTANCE OF 50.00 FEET TO A POINT ON A LINE BEING 60.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 60.00 FEET TO A POINT ON A LINE BEING 147.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE N05°08'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 40.00 FEET TO A POINT ON A LINE BEING 20.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 147.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID "BEVERLY BEACH No. 2"; THENCE S05°08'00"W ALONG SAID EASTERLY LINE A DISTANCE OF 543.54 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 33 OF SAID "BEVERLY BEACH"; THENCE N84°52'00"W ALONG THE SOUTHERLY LINE OF SAID LOT 33 A DISTANCE OF 263.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 33; THENCE N49°22'37"E ALONG THE WESTERLY LINE OF SAID LOT 33 AND LOT 32 A DISTANCE OF 247.66 FEET; THENCE N04°32'14"E ALONG THE WESTERLY LINE OF 31 AND 30 A DISTANCE OF 239.97 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 30; THENCE S84°52'00"E ALONG THE NORTHERLY LINE OF SAID LOT 30 A DISTANCE OF 204.83 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 30; THENCE S05°08'00"W ALONG THE EASTERLY LINE OF SAID LOTS 30, 31, 32 AND 33 A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 22 OF SAID "BEVERLY BEACH"; THENCE N05°08'00"E ALONG THE WESTERLY LINE OF LOTS 22 THROUGH 15 A DISTANCE OF 969.56 FEET TO A POINT ON A LINE BEING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 15; THENCE S84°52'00"E ALONG SAID PARALLEL LINE A DISTANCE OF 582.81 FEET TO A POINT ON THE "EROSION CONTROL LINE" AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; (THE FOLLOWING 3 COURSES ARE ALONG SAID EROSION CONTROL LINE); THENCE S02°12'15"W A DISTANCE OF 117.38 FEET; THENCE S05°22'00"W A DISTANCE OF 500.05 FEET; THENCE S01°42'15"W A DISTANCE OF 269.83 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE S87°18'02"W ALONG SAID SOUTHERLY LINE OF LOT 22 A DISTANCE OF 608.59 FEET TO THE POINT OF BEGINNING.

LYING SITUATE AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 19.4186 ACRES (845,873 SQUARE FEET) MORE OR LESS.

DEDICATION : DISTRICT OF COLUMBIA WASHINGTON D.C.

KNOW ALL MEN BY THESE PRESENTS: That TNDL, LTD., a Florida Limited Partnership, is the owner in fee simple of the lands shown and described hereon and has caused said lands to be resubdivided and platted in the manner shown hereon, said plat to be known as "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", a replat of a portion of "BEVERLY BEACH" and a portion "BEVERLY BEACH No. 2"

All thoroughfares and easements shown on this Plat are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, TNDL, LTD., a Florida Limited Partnership has caused

these presents to be signed by William L. Cross this 30th day of April, 1995.

Witness: Patricia Reedy By: TNDL, LTD., A FLORIDA LIMITED PARTNERSHIP

Witness: James F. M. Manulsky By: TNDL, INC., A FLORIDA CORPORATION GENERAL PARTNER

By: William L. Cross WILLIAM L. CROSS, Senior Vice Pres. CHIEF FINANCIAL OFFICER and ASSIST. TREASURER OF TNDL, INC.

ACKNOWLEDGEMENT: DISTRICT OF COLUMBIA WASHINGTON D.C.

I HEREBY CERTIFY: That on this day personally appeared before me William L. Cross to me well known to be the person described and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed of such Corp. and that he affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at Washington D.C. this 30th day of April, 1995.

My Commission Expires: Sept. 30 1994 Notary Public Washington, D.C. Print name: FLORENCE BERNARD

CITY ENGINEER :

This plat is hereby approved this 19th day of April, 1995

By: Robert T. Clapp - City Engineer Florida P.E. Reg. No. 21401

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: CITY NATIONAL BANK OF FLORIDA, a national banking corporation, certifies that it is the holder of the mortgage upon the property described hereon, recorded in O.R. Book 18432, Page 0968 and does hereby join in and consent to the dedication in said dedications by the owner and agrees that its mortgage shall be subordinated to the dedication shown hereon.

In witness whereof, CITY NATIONAL BANK OF FLORIDA, a national banking corporation has caused these presents to be signed and sealed this 20th day of March, 1995

Witness: Chantal Weir By: Ralph Gilbert Print name: Chantal Weir Title: Vice President

Witness: Clara Canas-Lizaso Print name: Clara Canas-Lizaso

MORTGAGE ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF DADE

I HEREBY CERTIFY: That on this day personally appeared before me Ralph Gilbert as Vice President of CITY NATIONAL BANK OF FLORIDA, a national banking corporation, to me well known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.

Witness my signature and official seal at Miami Florida this 20th day of March, 1995

My commission expires 7-4-98 Notary Public State of Florida Print name: Clara Canas-Lizaso

CITY COMMISSION :

This is to certify that this plat was approved and accepted by the CITY COMMISSION of Hollywood, Florida, by Resolution No. R-93-267 adopted this 17th day of July, 1993, and that by said Resolution all previous plats are null and void.

Approved: Mara Giuliani Mayor - Mara Giuliani By: Martha S. Lambos City Clerk - Martha S. Lambos

BROWARD COUNTY PLANNING COUNCIL :

This is to certify that the BROWARD COUNTY PLANNING COUNCIL approved this Plat subject to its compliance with dedication of rights-of-way for trafficways this 25th day of March, 1995.

By: Mad S. Sanider 8/21/93 Chairperson

This Plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted this 15th day of April, 1995

By: Administrator or Designee

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT :

This Plat is hereby approved and accepted for record.

By: Peter M. Cox Director April 19, 1995 Date

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 19th day of October, 1993.

By: Deputy By: Eugene N. Blumhenger County Commission

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

This Plat was filed for record this 25th day of April, 1995 and recorded in Plat Book 158 Page 16 record verified.

Attest: B. Jack Osterholt County Administrator By: Carole C. Doyle Deputy

BROWARD COUNTY ENGINEERING DIVISION :

This Plat is hereby approved and accepted for record.

By: Darwin W. Townsend 4/19/95 Date ASST. Director of Engineering Florida P.E. Reg. No. 23174 By: Emilio V. Llufrío 4-19-95 Date County Surveyor Florida P.L.S. Reg. No. 4429

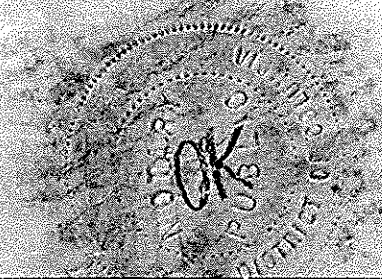
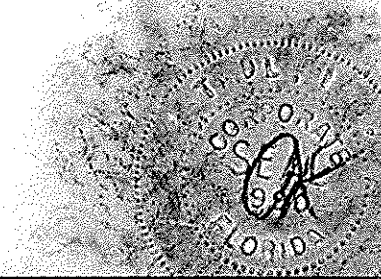
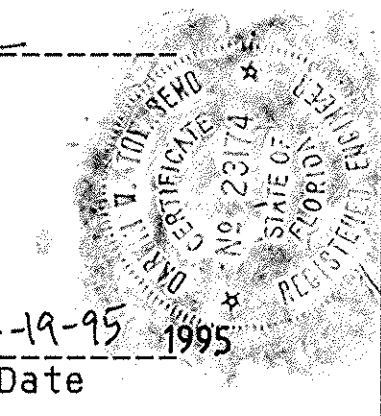
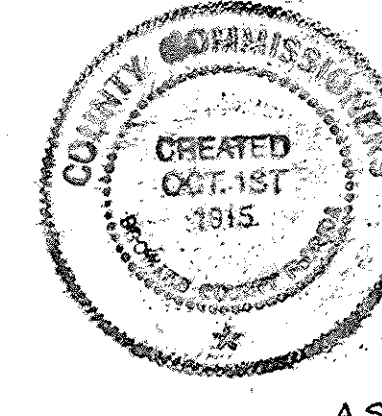
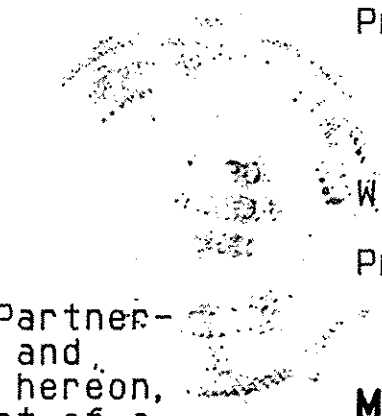
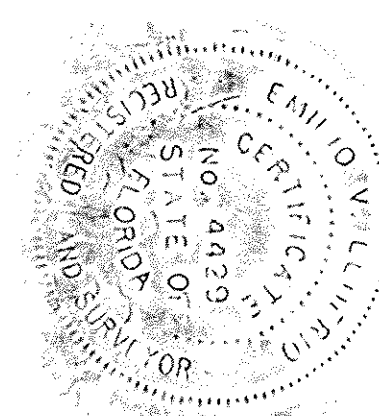
SURVEYORS CERTIFICATION :

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTE 61G17-6 FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH BROWARD COUNTY LAND DEVELOPMENT CODE.

THE PERMANENT REFERENCE MONUMENTS (P.R.M) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE "NATIONAL GEODETIC VERTICAL DATUM" (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

By: Eva Niedermuller Registered Land Surveyor No. 3559 State of Florida

DATED THIS 3rd DAY OF March, 1995



04-25-95 09:08 AM CR Book 23369 pg 696