

RESOLUTION NO. R-2019-109

(P-19-04)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING PLAT NOTE AMENDMENTS TO THE PLAT NOTATIONS ON THE "HILLCREST COUNTRY CLUB SOUTH" PLAT, TO REVISE THE DEVELOPMENT RESTRICTIONS FROM 238 SINGLE FAMILY HOMES AND 256 TOWNHOUSE UNITS TO 210 SINGLE FAMILY HOMES AND 284 TOWNHOUSE UNITS; APPROVING THE REPLAT OF HILLCREST COUNTRY CLUB NORTH, AND THE REPLAT OF 1, 2 AND 3 OF HILLCREST COUNTRY CLUB SOUTH AND THE MODIFICATIONS TO THE HILLCREST COUNTRY CLUB PUBLIC IMPROVEMENT PLAN.

WHEREAS, Pulte Homes Company, LLC, is the owner of the Hillcrest Development, and the project was approved for the construction of 645 combined single family and townhouse units; and

WHEREAS, on May 18, 2016, the City Commission passed and adopted Resolution No. R-2016-139, which approved the Hillcrest Country Club North Plat and Hillcrest Country Club South Plat, which were recorded in the Public Records of Broward County in Plat Book 183, Pages 16-24 and Pages 125-151, respectively; and

WHEREAS, Design and Entitlement Consultants, LLC, the authorized representative for Pulte Home Company, LLC (the "Applicant"), has submitted an application to revise plat note amendments on the Hillcrest Country Club South Plat, which currently restricts the development to 238 single family homes and 256 townhouse units, and the Applicant is requesting to revise the units to 210 single family homes and 284 townhouses to accommodate sales demand and site restrictions; however, the total number of units for the development will remain the same; and

WHEREAS, the Applicant is requesting a Replat of Country Club North, as Recorded in Plat Book 183, pages 16 through 24, and the Replat of Lots 23 through 26, an area of 12,884 SF, to lots 23A through 26A, vacant parcels located at the southeast corner of Long Leaf Lane and Large Leaf Lane, as more specifically identified in the attached Exhibit "A"; and

WHEREAS, the Applicant is also requesting the Replat 1 of Country Club South SW, as Recorded in Plat Book 183, pages 125 through 151, and the Replat of Lots 103 through 108, together with lots 121 through 132, an area of 50,883 SF, to Lots 1A through 18A, vacant parcels along Eucalyptus Drive as more specifically identified on the attached Exhibit "B"; and

WHEREAS, the Applicant is also requesting the Replat 2 of Country Club South as Recorded in Plat Book 183, pages 125 through 151, and the Replat of Lots 344 through 351, and Lots 399 through 405, together with Tracts OS-5 and OS-17, an area of 88,713 SF, to Lots 1B through 14B, and Open Space Parcel A2 together with Open Space Parcel B2, vacant parcels along Greenway Drive and Evergreen Terrace as more specifically identified on the attached Exhibit "D"; and

WHEREAS, the Applicant is also requesting the Replat 3 of Country Club South as Recorded in Plat Book 183, pages 125 through 151, a Replat of Lot 378, together with all of Tract OS-22, an area of 39,903 SF, to Lots 1C and 2C, together with Open Space Parcel C, vacant parcels at the southern limit of Trailhead Terrace as more specifically identified on the attached Exhibit "E"; and

WHEREAS, public improvements and other conditions such as construction of roundabouts and intersection reconfiguration were required in the original Plat approval as set forth in Exhibit "C", and it is necessary to modify the original requirements to reflect permit requirements and right of way limitations as shown on the attached amended Exhibit "C"; and

WHEREAS, staff has reviewed the proposed requests and find that the requests are consistent with the concurrency standards established for the Plat approval and amendments of such Plat, and therefore recommend approval; and

WHEREAS, Article 6 of the City's Zoning and Land Development Regulations, requires that the amended Plat be submitted to the City Commission for consideration and approval; and

WHEREAS, the Applicant intends to file the plat amendment application with Broward County, and City Commission approval is necessary for the plat amendment to proceed to the County level.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA.

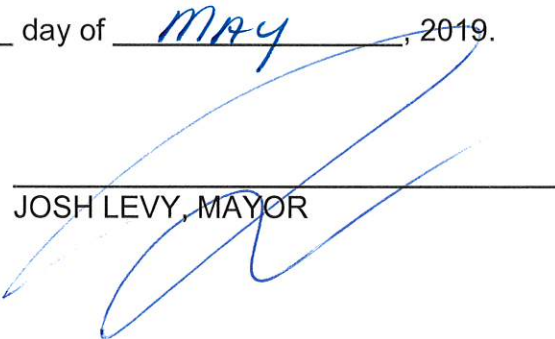
Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and incorporated in this Resolution.

Section 2: That it approves the amendment to the Plat Notation revising the Development Restrictions on the "Hillcrest Country Club South" Plat, revising limits from 238 single family homes and 256 townhouse units to 210 single family homes and 284 townhouse units.

Section 3: That it approves the Replat of "Hillcrest Country Club North" and Replat 1, 2 and 3 of "Hillcrest Country Club South", as more specifically identified in the attached Exhibits "A", "B", "D" and "E", respectively, and approves the modification of the Hillcrest Country Club Public Improvement Plan as identified in the attached amended Exhibit "C".

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

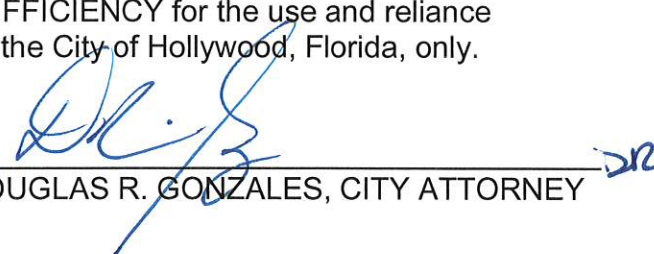
PASSED AND ADOPTED this 1 day of MAY, 2019.



JOSH LEVY, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY for the use and reliance Of the City of Hollywood, Florida, only.


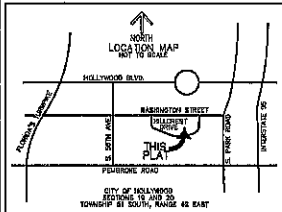
DOUGLAS R. GONZALES, CITY ATTORNEY DR

HILLCREST COUNTRY CLUB NORTH REPLAT

BEING A REPLAT OF LOTS 23 THROUGH 26, HILLCREST COUNTRY CLUB NORTH,
AS RECORDED IN PLAT BOOK 183, PAGES 18 THROUGH 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3

Exhibit A



THIS INSTRUMENT PREPARED BY
DAVID F. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7000 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)760-1482
CERTIFICATE OF AUTHORIZATION NO. LB 3091

DESCRIPTION

ALL OF LOTS 23 THROUGH 26, HILLCREST COUNTRY CLUB NORTH, AS RECORDED IN PLAT BOOK 183, PAGES 18 THROUGH 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING 12.846 SQUARE FEET OR 0.288 ACRES MORE OR LESS.

DENEGATION

STATE OF FLORIDA) ss
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PAULI HOME COMPANY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS HILLCREST COUNTRY CLUB NORTH REPLAT, AND DOES HEREBY DENEGATE AS FOLLOWS:

UTILITY ENCROACHMENTS (IF ANY) AS SHOWN HEREON ARE REDUCED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED PAULI HOME COMPANY, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____, 20__.

PAULI HOME COMPANY, LLC
A MISSOURI LIMITED LIABILITY COMPANY

WITNESSES:
PRINT NAME _____
PRINT NAME _____

BY: PATRICK RONZALEZ, P.E.
VICE PRESIDENT - LAND DEVELOPMENT

CONV. DATA	SQUARE FEET	ACRES
ORIGINAL SITE	12,846	0.2883
RECONSTRUCTED LOTS	12,846	0.2883

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN, SURVEYED AND PLATTED UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISION THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 54-D, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.09(1), FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT RECORDS MONUMENTS (IF ANY) WERE SET IN ACCORDANCE WITH SECTION 177.09(1) OF SAID CHAPTER 177, ON THE _____ DAY OF _____, 20__ A.S. MONUMENTS WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED, IF FROM THE COMPLETION OF THE WORK OR OTHER SURETY WARRANTING COMPLETION OF THE REDUCED SURVEYING REQUIREMENTS.

DATE: _____

DAVID F. LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 12603
CULFIELD AND WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NUMBER L43041
7000 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434

ACKNOWLEDGMENT

STATE OF FLORIDA) ss
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED PATRICK RONZALEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED ME WITH SUFFICIENT IDENTIFICATION, AND HAS EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT-LAND DEVELOPMENT OF PAULI HOME COMPANY, A MISSOURI LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY HIM AND BEHOLD THE COMPANY AFFRONT, AND THAT SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF SAID COMPANY.

WITNESSES BY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 20__.

BY COMMISSIONER EXPOSURE: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME _____

PAULI HOME COMPANY, LLC

PAULI HOME COMPANY, LLC
NOTARY



THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7300 CLAYTON ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 OFFICE (561)362-1181 FAX (561)750-1422
 CERTIFICATE OF AUTHORIZATION NO. LB 3581

HILLCREST COUNTRY CLUB NORTH REPLAT

PLAT BOOK _____ PAGE _____
 SHEET 2 OF 3

BEING A REPLAT OF LOTS 23 THROUGH 28, HILLCREST COUNTRY CLUB NORTH,
 AS RECORDED IN PLAT BOOK 183, PAGES 16 THROUGH 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
 LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION ADOPTED THIS _____ DAY OF _____ AND BY THE RESOLUTION THE UTILITY EXEMPTIONS AS SHOWN ON THIS PLAT WERE ACCEPTED BY THE NAME OF SAID CITY AND ALL PERSONS PLUMBING OF THIS LAND ARE CLASSIFIED AND SURVEYED.

NO RECORDS POINTS SHALL BE REQUIRED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING UNTIL THE PLAT WITH SUCH TIME AS THE DEVELOPER PROVIDES THE ENGINEER WITH WRITTEN CONSENTATION FROM BROWARD COUNTY THAT ALL APPLICABLE CODES/ORDINANCES/HANDS HAVE BEEN PAID ON APR. 10/1 2012.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ CITY CLERK APPROVED: LEE J. LOPEZ, P.E.
 CITY ENGINEER
 P.E. LICENSE NUMBER 91558

APPROVED BY: _____ MAYOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO THE COMPLIANCE WITH THE DECISIONS OF SECTION 177-04-01-01 FOR PLAT NO. _____ DATE OF _____

BY _____ CHAIRPERSON

THIS PLAT CONFORMS WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 2012.

BY _____ EXECUTIVE DIRECTOR OF DESIGN

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

THIS IS TO CERTIFY THAT THIS PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, F.L.A.C. AND WAS ACCEPTED FOR RECORD BY THE CLERK OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____ 2012.

BY _____ CLERK COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY _____ ENGINEER IN CHARGE DATE _____
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NO. 8223

BY _____ SUPERVISOR DATE _____
 REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA SURVEYOR NO. 13 4036

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 2012.

BY _____ DIRECTOR/DESIGNER

CITY OF HOLLYWOOD
 CITY ENGINEER

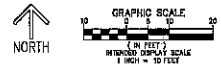
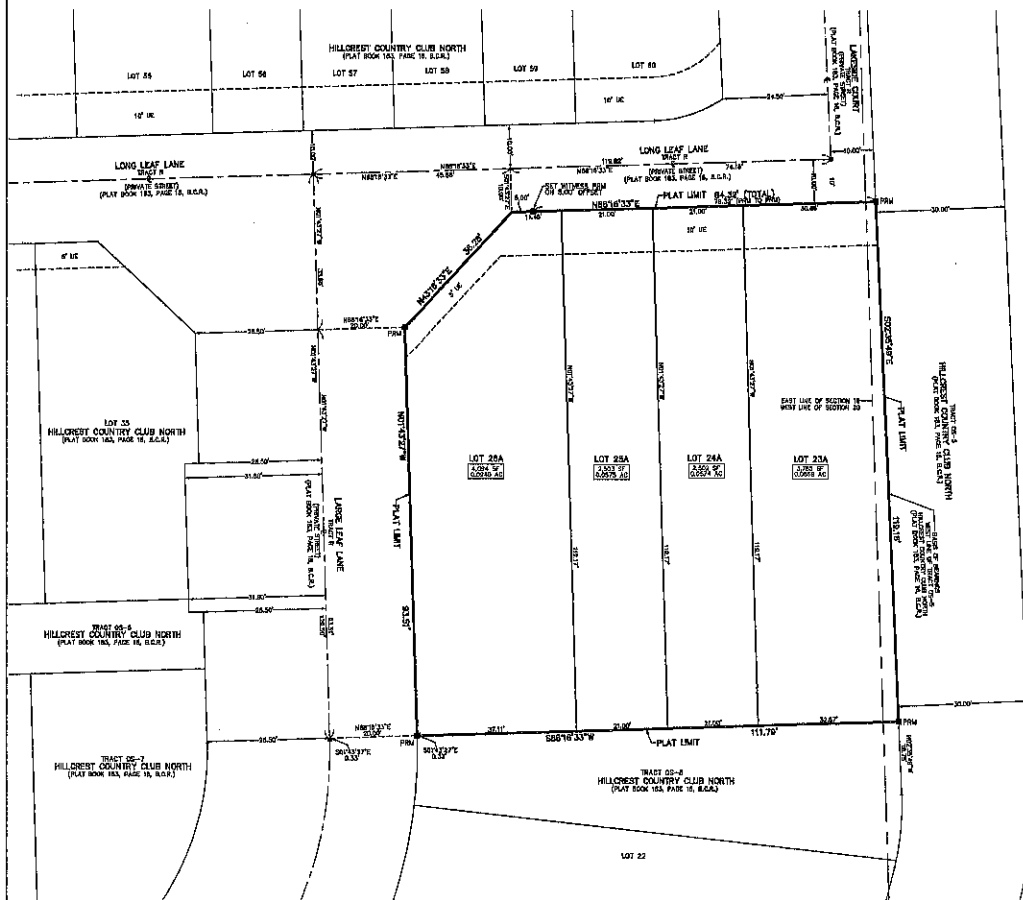
COUNTY COMMISSIONER
 COUNTY ENGINEER
 COUNTY SURVEYOR

THIS INSTRUMENT PREPARED BY
 DAVID P. LINOLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7500 CLAYTON ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 OFFICE (407)332-1891 FAX (407)360-1433
 CERTIFICATE OF AUTHORIZATION NO. LB 3561

HILLCREST COUNTRY CLUB NORTH REPLAT

BEING A REPLAT OF LOTS 23 THROUGH 29, HILLCREST COUNTRY CLUB NORTH,
 AS RECORDED IN PLAT BOOK 183, PAGES 18 THROUGH 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
 LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE
 SHEET 3 OF 3

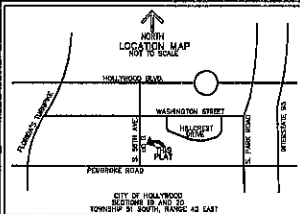


LEGEND/ABBREVIATIONS

- AS - ASSES
- S.C.R. - BROWARD COUNTY RECORDS
- E - EASEMENT
- DP - DRAINAGE PILE
- FL - FUTURE EASEMENT
- FP - FOUNDATION CONTROL POINT
- PRM - PROPOSED SET OF 2" x 2" CONCRETE PERMANENT SURVEYING MONUMENT WITH ONE STAMPED PERM 1/8" DIA. UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTES

1. UNLESS THIS PLAT IS RECORDED IN ITS OWN FORM IN THE OFFICIAL RECORDS OF THE BROWARD COUNTY RECORDS, THIS PLAT IS NOT VALID UNLESS IT IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY.
2. THIS PLAT IS RESTRICTED TO 4 TOWNSHIP LOTS.
3. THIS INSTRUMENT IS PREPARED BY CHARTERED SURVEYOR DAVID P. LINOLEY, A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LOCATED WITHIN THE PLAT AND HAS NOTICED NO DISCREPANCIES BETWEEN THE PLAT AND THE ACTUAL PROPERTY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS NOTICED NO DISCREPANCIES BETWEEN THE PLAT AND THE ACTUAL PROPERTY.
4. THE PLAT IS RESTRICTED TO 4 TOWNSHIP LOTS.
5. THE FOLLOWING IS A SUMMARY OF THE REQUIREMENTS FOR THE CONSTRUCTION OF THE PROJECT:
 - a. THE CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE BROWARD COUNTY ZONING ORDINANCES AND THE BROWARD COUNTY DEVELOPMENT CODE.
 - b. THE CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE BROWARD COUNTY DEVELOPMENT CODE AND THE BROWARD COUNTY ZONING ORDINANCES.
 - c. THE CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE BROWARD COUNTY DEVELOPMENT CODE AND THE BROWARD COUNTY ZONING ORDINANCES.
 - d. THE CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE BROWARD COUNTY DEVELOPMENT CODE AND THE BROWARD COUNTY ZONING ORDINANCES.



HILLCREST COUNTRY CLUB SOUTH REPLAT 1

PLAT BOOK _____ PAGE _____
SHEET 1 OF 4

BEING A REPLAT OF LOTS 102 THROUGH 108, TOGETHER WITH LOTS 121 THROUGH 132, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 125 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 61 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDSEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7000 GLADYS ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1881 FAX (561)790-1492
CERTIFICATE OF AUTHORIZATION NO. LB 3591

Exhibit B

DESCRIPTION
LOTS 102 THROUGH 108, TOGETHER WITH LOTS 121 THROUGH 132, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 125 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 19 AND 20, TOWNSHIP 61 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
CONTAINING SQUARE FEET OF 1,819 ACRES MORE OR LESS.

DEDICATION
STATE OF FLORIDA) SS
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PLATTE HOME COMPANY, LLC, A MEMORAN LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREIN, HAS CAUSED THE SAID TO BE SURVEYED AND PLATTED, AS SHOWN (HEREIN), SAID PLAT TO BE SHOWN AS HILLCREST COUNTRY CLUB SOUTH REPLAT, AND DOES HEREBY DEDICATE AS FOLLOWS:

UTILITY EASEMENTS (UTES) AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED PLATTE HOME COMPANY, LLC, A MEMORAN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BRANCH OFFICER, AND HIS CORPORATE SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____, 201__.

PLATTE HOME COMPANY, LLC
A MEMORAN LIMITED LIABILITY COMPANY

WITNES: _____
PRINT NAME: _____
WITNES: _____
PRINT NAME: _____

TABLED DATA	INITIALS	PRINT NAME	ADDRESS
CORRECTION FILE		DAVID P. LINDSEY	11870
DESCRIPTIVE LOTS		DAVID P. LINDSEY	11870

SURVEYOR'S CERTIFICATION
STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, SUBJECTS AND PLATTED UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISION THAT THE SAID PLAT IS IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE EDITIONS OF CHAPTER 64-1, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 402.023, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE PERMANENT REFERENCE EMINENT (PRE) TO BE FILED IN ACCORDANCE WITH SECTION 177.001 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 201__ AS INDICATED WILL BE SET WITHIN ONE (1) HOUR OF THE DATE THIS PLAT IS RECEIVED, OR PRIOR TO THE EXPIRATION OF THE WORKER OR OTHER BUREAU INSURED CONSTRUCTION OF THE PRELIMINARY SUBDIVISION MAPS/PLANS.

DATE: _____

DAVID P. LINDSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 48833
CAULFIELD AND WHEELER, INC.
CORPORATE OFFICE AUTHORIZATION NUMBER (LANSO)
7000 GLADYS ROAD, SUITE 100
BOCA RATON, FL 33434

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED PATRICK GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PREVIOUSLY _____ AS DEDICATOR, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT - LAND DEVELOPMENT OF PLATTE HOME COMPANY, A MEMORAN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT AT THE OFFICE OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID COMPANY.

WITNES BY SAID SAID OFFICIAL SEAL THIS _____ DAY OF _____, 201__.

BY COMMISSIONER EXPRIN: _____
NOTARY PUBLIC

DEDICATOR NAME: _____
PRINT NAME

PLATTE HOME COMPANY, LLC

PLATTE HOME COMPANY, LLC
SECRETARY

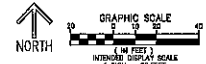
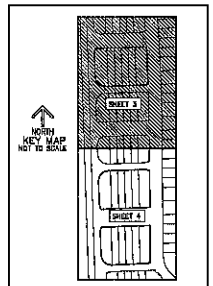
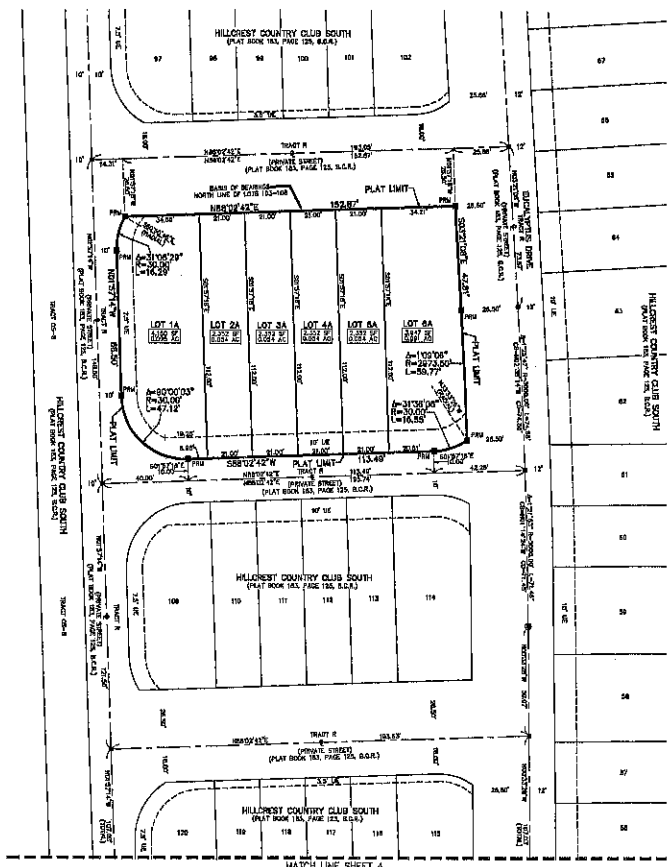
SURVEYOR

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDELY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7600 GLADYS ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 OFFICE (561)392-1091 FAX (561)750-1482
 CERTIFICATE OF AUTHORIZATION NO. LC 3091

HILLCREST COUNTRY CLUB SOUTH REPLAT 1

BEING A REPLAT OF LOTS 103 THROUGH 106, TOGETHER WITH LOTS 121 THROUGH 132,
 HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 163, PAGES 125 THROUGH 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE
 SHEET 3 OF 4



- LEGEND/ABBREVIATIONS**
- AC - ACRES
 - CC - BROWARD COUNTY RECORDS
 - CS - CROWN SURVEY
 - C - CENTERLINE
 - EA - EAST EXTERIOR ANGLE
 - E - ENDPOINT
 - LA - LOT AREA
 - LC - LOT CENTERLINE
 - PC - PLAT CENTERLINE
 - PM - PLAT MILEAGE
 - PPM - INDICATES SET AT 4" x 4" x 5/8" CONCRETE PERMANENT REFERENCE MARKS WITH 3/8" STAINLESS STEEL RODS

SURVEYOR'S NOTES

1. THIS MAP IS PREPARED BY SURVEYOR & OFFICE IN THE OFFICIAL JURISDICTION OF THE SURVEYOR. THE PLAT AS SHOWN IN THIS GRAPHIC SCALE IS THE OFFICIAL RECORD OF THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT. THE SURVEYOR HAS CONDUCTED A FIELD SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT.
2. THE PLAT IS REFERENCED TO THE TOWNSHIP LEVELS.
3. IF A BUILDING FOOTPRINT FOR A PRINCIPAL BUILDING EXCLUDED BY LOCAL ZONING AND CONSTRUCTION ORDINANCES AND FIRST PARTITION APPROVALS ARE NOT OBTAINED BY THE OWNER, THE COUNTY ENGINEER OF BROWARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING. THE COUNTY ENGINEER OF BROWARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING. THE COUNTY ENGINEER OF BROWARD COUNTY SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING.
4. THE FOLLOWING NOTES OR CONDITIONS BY THE BROWARD COUNTY ENGINEER OF BROWARD COUNTY SHALL APPLY TO THE PLAT. THE FOLLOWING NOTES OR CONDITIONS BY THE BROWARD COUNTY ENGINEER OF BROWARD COUNTY SHALL APPLY TO THE PLAT. THE FOLLOWING NOTES OR CONDITIONS BY THE BROWARD COUNTY ENGINEER OF BROWARD COUNTY SHALL APPLY TO THE PLAT.

EXHIBIT "C"

4. Final design of all public improvements including any additional requirements required by the Plat or Land Use Plan Amendment, shall be acquired and addressed at the time of building permit submittal.

Public Improvements		
Requirement	Completion Date	Amount
Hillcrest Drive Road Improvements: Hillcrest Drive widening at entrance into Executive Golf Course parcel for turn lane improvements; pedestrian safety advanced warning flashers (2) installed at locations indicated on Final Site Plan adjacent to existing crosswalk in front of Charter School; push button pedestrian caution flashers with L.E.D. crosswalks (3) to be installed at locations indicated on Final Site Plan and installation of roundabout improvements north of main entrance into 18-hole parcel; <u>Install two radar speed indicator signs.</u>	Prior to the release of the <u>516 60th Certificate of Occupancy within Phase 4</u>	\$763,940
Intersection improvements South 52 nd Avenue & Washington Street: Traffic roundabout or signal, as required by Broward County, to be installed. <u>Reconstruct intersection to provide left turn lanes in all directions, and bond for traffic signal for construction if warranted, bond to be in effect for 2 years after last Certificate of Occupancy. No right of way acquisition is contemplated. Developer to reimburse the City for Traffic Signal warrant study or studies as needed.</u>	Prior to the <u>516 320th Certificate of Occupancy.</u>	\$299,459
Intersection improvements South 37 th Avenue and Hillcrest Drive: intersection realignment, walkway improvements and community identification signage amenities. Includes eight foot shared pedestrian connection / bike path installation, through City property.	Prior to the <u>516 320th Certificate of Occupancy.</u>	\$208,242
Washington Street & South Park Road improvements: traffic signal hardware and signal timing updates to accommodate the additional protected northbound left turn phase.	Prior to the <u>516 320th Certificate of Occupancy.</u>	\$13,000
Intersection improvements South 52nd and Pembroke Road: <u>8' shared pedestrian walk connection / bike path extension from project entrance to existing walkway on north side of Pembroke Road—New sidewalk along east side of S 42nd Avenue from Mahogany Lane to Washington St, new type D curbing along east side of S 42nd Avenue and swale re grading with new landscaping from Washington Street to approximately 500' south.</u>	Prior to the <u>516 320th Certificate of Occupancy.</u>	\$18,485

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDELEY
 of
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7000 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 OFFICE (561)382-1891 FAX (561)735-1492
 CERTIFICATE OF AUTHORIZATION NO. LB 3351

HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 349 THROUGH 405, TOGETHER WITH TRACTS 08-8 AND 08-17, ALL OF HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 123 THROUGH 161 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 61 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
 SHEET 2 OF 5

CITY COMMISSION
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NUMBERED _____ DATED THIS _____ DAY OF _____, 20____, AND BY SAID RESOLUTION THE CITY COMMISSION AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELLED AND SUPERSEDED.

NO SHALING PROVISION SHALL BE MADE FOR THE CONSTRUCTION, EXPANSION, MAINTENANCE OR REPAIR OF A BUILDING WITHIN THE PLAT UNLESS SUCH USE AS THE DEVELOPER PROPOSED THE MANIFESTS WITH WRITTEN CONSENT FROM BROWARD COUNTY THAT ALL APPLICABLE CONSERVATION/IMPACT FEES HAVE BEEN PAID ON THE SET BACK.

IN WITNESS WHEREOF SAID CITY COMMISSION
 ATEAR: _____ CITY CLERK APPROVED: _____ LUIS A. LOPEZ, P.E., CITY ENGINEER, P.E. LICENSE NUMBER 01539
 APPROVED BY: _____ MAYOR

BROWARD COUNTY PLANNING COUNCIL
 THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEFINITION OF RIGHTS-OF-WAY FOR TRAFFIC-THRU THE _____ DAY OF _____, 20____.

BY _____ CHAIRPERSON
 THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY _____ EXECUTIVE DIRECTOR OF BROWARD COUNTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION
 THIS IS TO CERTIFY THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND HAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

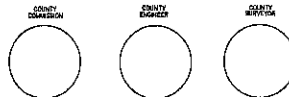
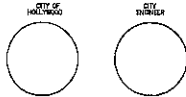
BY _____ COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
 THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY _____ DATE _____ BY _____ DATE _____
 DIRECTOR PROFESSIONAL ENGINEER AND SURVEYOR PROFESSIONAL SURVEYOR AND SURVEYOR
 REGISTRATION NO. 40824 REGISTRATION NO. 15 4838

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY _____ DIRECTOR/ACTING



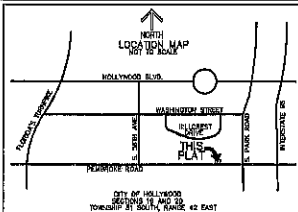
HILLCREST COUNTRY CLUB SOUTH REPLAT 3

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3

BEING A REPLAT OF LOT 37A, TOGETHER WITH ALL OF TRACT 05-22, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 126 THROUGH 131 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. UNKLEY
OF
CAULFIELD GUY WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLASSER ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (954)392-1811 FAX (954)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

Exhibit E



DESCRIPTION

LOT 37A, TOGETHER WITH ALL OF TRACT 05-22, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 126 THROUGH 131 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING SHADY BALING FEET OR OTHER NOTES NOTED ON LENS.

DEDICATION

STATE OF FLORIDA) ss
COUNTY OF BROWARD)
KNOW ALL MEN BY THESE PRESENTS THAT PLATE HOME COMPANY, LLC, A BROWARD LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, IS BROWARD HESION, AND PLAT TO BE KNOWN AS HILLCREST COUNTRY CLUB SOUTH REPLAT 3, AND DOES HEREBY DEDICATE AS FOLLOWS:

PARTIAL C, AS SHOWN HEREON IS HEREBY INDICATED TO THE PRESENT OWNER, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND GREENHOUSE PURPOSES.

ENTIRE EASEMENTS (OTHER AS SHOWN HEREON) ARE DEDICATED TO THE PUBLIC FOR PROXIMITY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED PLATE HOME COMPANY, LLC, A BROWARD LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS HESION, PRESIDENT, AND HIS CORPORATE SEAL, TO BE AFFIXED HERETO, THIS _____ DAY OF _____, 20__.

PLATE HOME COMPANY, LLC
A BROWARD LIMITED LIABILITY COMPANY

WITNESSES: _____ BY PATRICK GONZALEZ, P.E.
PRINT NAME: _____ VICE PRESIDENT - LAND DEVELOPMENT
WITNESSES: _____
PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA) ss
COUNTY OF BROWARD)
BEFORE ME PERSONALLY APPEARED PATRICK GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED ME WITH SUFFICIENT EVIDENCE OF HIS IDENTIFICATION AND WHO SIGNED THE FOREGOING INSTRUMENT AS VICE PRESIDENT - LAND DEVELOPMENT OF PLATE HOME COMPANY, LLC, A BROWARD LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE SIGNED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND SAID SEAL WAS AFFIXED TO SAID INSTRUMENT BY ONE OF SAID COMPANY'S AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 20__.

BY COMMISSION EXPRES: _____ NOTARY PUBLIC
COMMISSION NUMBER: _____
PRINT NAME: _____

PLATE HOME COMPANY, LLC
PLATE HOME COMPANY, LLC
SECRETARY

PROPERTY DATA	SECTION	TRACT	BOOK
CORNER	30	05	183
RECORDING DATE	08/04	08/04	08/04
PAGES	10	10	10

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA) ss
COUNTY OF PALM BEACH)
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECORDED HEREON, SHOWING AND PLATTED UNDER MY PERSONAL SUPERVISION AND CONTROL, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 600, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.03, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE FOREGOING REFERENCE REQUIREMENTS (IF ANY) WERE MET IN ACCORDANCE WITH SECTION 173.03(1) OF SAID CHAPTER 173, ON THIS _____ DAY OF _____, 20__.

ALL INSTRUMENTS SHALL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED ON FILE TO THE EXTENT OF THE WORK OR OTHER SUPPLY HELDING CONTRIBUTION OF THE ABOVE SUBSCRIBER INFORMATION.

DATE: _____
DAVID P. UNKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 14805
CULLESDALE AND WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NUMBER 14858
7900 GLASSER ROAD, SUITE 100
BOCA RATON, FL 33434

THIS INSTRUMENT PREPARED BY
 DAVID P. UNOLLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7000 CLAYES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 OFFICE (305)592-1891 FAX (305)592-1466
 CERTIFICATE OF AUTHORIZATION NO. LB 3691

HILLCREST COUNTRY CLUB SOUTH REPLAT 3

PLAT BOOK _____ PAGE _____
 SHEET 2 OF 3

BEING A REPLAT OF LOT 376, TOGETHER WITH ALL OF TRACT 09-22, HILLCREST COUNTRY CLUB SOUTH,
 AS RECORDED IN PLAT BOOK 183, PAGES 129 THROUGH 191 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
 LYING IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

CITY COMMISSION
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NUMBERED _____ PASSED BY AND RECORDED THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT BEING ACCEPTED IN THE NAME OF SAID CITY AND ALL OTHER PLANS OF THIS LAND ARE CANCELED AND SUPERSEDED.
 NO EASEMENT FORMS SHALL BE ISSUED FOR THE CONSTRUCTION, EXTENSION AND/OR EXPANSION OF A BUILDING WITHIN THIS PLAT UNLESS THE ASSESSOR PROVIDES THE NECESSARY IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.
 IN WITNESS WHEREOF THE CITY COMMISSION
 ATTEST: _____ CITY CLERK APPROVED: MARK A. LOVELL, P.E.
 CITY ENGINEER P.E. LICENSE NUMBER 61555
 APPROVED BY: _____ MAYOR

BROWARD COUNTY PLANNING COUNCIL
 THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DESIGNATION OF HIGHWAY-OF-WAY FOR TRAFFIC-WITHIN THIS _____ DAY OF _____
 BY: _____ CHAIRPERSON
 THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE PLAT AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 20__
 BY: _____ EXECUTIVE DIRECTOR OR VICEPRESIDENT

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
 THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 171, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.
 BY: _____ DATE: _____
 ROBERT J. KELLS, JR. PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 46243

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 171, PART 1, FLORIDA STATUTES AND HAS RECEIVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____ 20__.
 BY: _____ MAYOR
 COUNTY COMMISSION

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDATION.
 BY: _____ DIRECTOR/ENGINEER



