

Return to: (enclose self-addressed stamped envelope)

Name: William W. Riley, Jr., Esq.

**Address:**

Gray Robinson, P.A.  
333 SE 2<sup>nd</sup> Avenue, Suite 3200  
Miami, Florida 33131

**This Instrument Prepared By:**

William W. Riley, Jr., Esq.  
Gray Robinson, P.A.  
333 SE 2<sup>nd</sup> Avenue, Suite 3200  
Miami, Florida 33131

(Space above this line reserved for recording office use)

**FIRST AMENDED AND RESTATED DEVELOPER AFFIDAVIT**

BEFORE ME, the undersigned authority personally appeared, Mark McManus, on behalf of HILLCREST COUNTRY CLUB, INC., a Delaware corporation, the General Partner of HILLCREST COUNTRY CLUB, LIMITED PARTNERSHIP, a Delaware limited partnership, who, after first being duly sworn, deposes and says that:

(1) He is the Secretary, Treasurer and Director of HILLCREST COUNTRY CLUB, INC., a Delaware corporation (“HILLCREST COUNTRY CLUB, INC.”); and

(2) HILLCREST COUNTRY CLUB, INC. is the General Partner of HILLCREST COUNTRY CLUB, LIMITED PARTNERSHIP, a Delaware limited partnership (“OWNER”); and

(3) He is authorized to make this Affidavit on behalf of OWNER; and

(4) OWNER holds the fee simple title to that certain real property located in the City of Hollywood, Broward County, Florida ("CITY") legally described in Exhibit "A" attached hereto and made a part hereof ("PROPERTY"); and

(5) Pursuant to that certain Declaration of Restrictions dated March 2, 1976, and recorded on March 10, 1976 in the Public Records of Broward County, Florida at Official Records Book 6515, Page 916, and re-recorded on March 23, 1976 in the Public Records of Broward County, Florida at Official Records Book 6529, Page 709 (collectively the "DECLARATION"), OWNER was required to obtain written instruments signed by at least a majority of the owners of co-operative and condominium units located within the Hillcrest Planned Unit Development ("HILLCREST PUD") to allow for residential development on that portion of the Property legally described in Exhibit "B" attached hereto and made a part hereof ("EXECUTIVE GOLF COURSE"); and

(6) OWNER has secured substantially more than the minimum required written instruments signed by the owners of co-operative and condominium units located within the HILLCREST PUD to allow for residential development to occur on the EXECUTIVE GOLF COURSE, copies of said instruments are recorded in the Public Records of Broward County, Florida; and

(7) In consideration of the foregoing, OWNER entered into a private agreement ("CONTRIBUTION AGREEMENT") with the then residents of the HILLCREST PUD on or about March 1, 2006, a copy of which is attached hereto as Exhibit "C", wherein OWNER agreed to make a \$3,000,000.00 monetary contribution ("TOTAL CONTRIBUTION") with ten

(10) days of obtaining a building permit to construct any residential unit on the PROPERTY with said funds to be divided among the cooperative and condominium associations within each building located within the HILLCREST PUD as follows: each building to the percentage achieved by dividing the number of units in such building by the total number of units in all buildings located within the HILLCREST PUD; and

(8) OWNER has made a partial payment of the TOTAL CONTRIBUTION in the amount of \$25,000.00 to the law firm of Eisinger, Brown, Lewis, Frankel & Chaiet, P.A. on or about August 13, 2014 for legal services to the Hillcrest President's Committee ("COMMITTEE");

(9) OWNER has made an additional partial payment of the TOTAL CONTRIBUTION in the amount of \$500,000.00; and

(10) The remaining balance of the TOTAL CONTRIBUTION is \$2,475,000.00 on the date hereof; and

(11) This FIRST AMENDED AND RESTATED DEVELOPER AFFIDAVIT supersedes and replaces that certain DEVELOPER AFFIDAVIT recorded in Book 46744, Page 983, of the Official Records of Broward County, Florida; and

(12) The terms and conditions of the CONTRIBUTION AGREEMENT are hereby reaffirmed by OWNER, provided, however, the parties agree that Hillcrest contains 2,299 Units, not 2,355 Units, as stated in the CONTRIBUTION AGREEMENT; and

(13) OWNER hereby acknowledges that the CONTRIBUTION AGREEMENT is an agreement running with the title to the PROPERTY and is binding upon the OWNER and its successors-in-interest and assigns.

[SIGNATURES LOCATED ON FOLLOWING PAGE]

Signed, witnessed, executed and acknowledged this 17<sup>th</sup> day of June, 2016.

WITNESSES

By: **HILLCREST COUNTRY CLUB,  
LIMITED PARTNERSHIP**, a Delaware  
limited partnership

Mark W. Kunst

Print Name: Mark W. Kunst

Karen A. Hemmig

Print Name: Karen A. Hemmig

By: **HILLCREST COUNTRY CLUB, INC.**, a  
Delaware corporation, its General Partner

By: Mark McManus

Print Name: Mark McManus

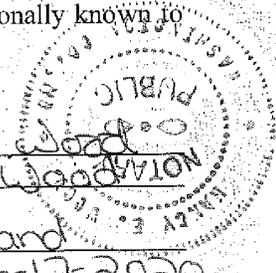
Title: Secretary/Treasurer

STATE OF Maryland )  
 ) ss.:  
COUNTY OF Washington )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 2016, by Mark McManus, as Secretary/Treasurer of Hillcrest Country Club, Inc., a Delaware corporation, the general partner of Hillcrest Country Club, Limited Partnership, a Delaware limited partnership, freely and voluntarily on behalf of said partnership. He/she is personally known to me or has produced Drivers license as identification.

Notary: Nancy E. Wood  
Print Name: Nancy E. Wood

Notary Public, State of Maryland  
My commission expires: 6-17-2020



Return recorded copy to:

PLAT REL

Plat Book 183 , Page16

Planning and Development Management Division  
Environmental Protection and  
Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

Document prepared by:  
Kenneth D. DeLaTorre  
Design & Entitlement Consultants, LLC.  
2135 Bellcrest Court  
Royal Palm Beach, Fl. 33411

**NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS, AND  
ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON  
EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET  
FORTH WITHIN THIS AGREEMENT THAT RUN WITH THE PROPERTY.**

**AGREEMENT FOR AMENDMENT  
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: Broward County, a political subdivision of the state of Florida, hereinafter referred to as "County,"

AND

Pulte Home Company, LLC., its successors and assigns, hereinafter referred to as "Developer" (collectively referred to as the "Parties").

A. Developer is the owner of property shown on the Hillcrest Country Club North Plat, Plat No./Clerk's File No. 006-MP-16, P.B. 183, Pgs. 16 - 24, hereinafter referred to as "Plat," which Plat was approved by the Board of County Commissioners of Broward County ("Board") on October 18, 2016.

B. A description of the platted area is attached hereto as Exhibit "A" and made a part hereof.

C. Developer has determined there exists a need for an amendment to the notation on the face of said Plat.

D. County has no objection to amending the notation and the Board approved such an amendment at its meeting of October 22, 2019.

BCF358  
Rev. 07/05/18

Approved BCC 10/22/19, #22  
Submitted By Planning & Development  
RETURN TO DOCUMENT CONTROL



2

NOW, THEREFORE, in consideration of the mutual terms, conditions, and promises hereinafter set forth, the Parties agree as follows:

1. The foregoing recitals are true and correct and form a material part of this Agreement upon which the Parties have relied.
2. County and Developer hereby agree that the notation shown on the face of the Plat is hereby amended as set forth in Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the Plat being amended are not parties to this Agreement, Developer hereby agrees to indemnify and defend County from any claims or causes of action brought by owners and/or mortgagees of property within the Plat as a result of this Agreement. This indemnification obligation will run with the land and bind Developer's successors and assigns.
4. Notice. In order for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first class mail with a contemporaneous copy via e-mail to the address listed below and will be effective upon mailing. The addresses for notice will remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

For County:

Director, Planning and Development Management Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324

For Developer:

Pulte Home Company, LLC. Attn: Patrick Gonzalez

4400 PGA Boulevard, Suite 700

Palm Beach Gardens, Fl. 33410

5. Recordation; Runs with the Land; Enforcement. This Agreement shall be recorded in the Public Records of Broward County, Florida, at Developer's expense. This Agreement, including the benefits and obligations contained herein, will run with the land and be binding on and inure to the benefit of Developer and its grantees, successors, heirs, and assigns holding title to, or otherwise having an ownership interest in, all or a portion of the Plat. County, through its Board of County Commissioners, its successors and assigns, may enforce the Plat notation language by action at law or in equity against any person or person(s) or entity(ies) violating or attempting to violate the terms of the Plat notation language.

6. Venue; Choice of Law. This Agreement will be interpreted and construed in accordance with and governed by the laws of the state of Florida. All Parties acknowledge and accept that jurisdiction of any controversies or legal problems arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, will be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Agreement will be exclusively in such state courts, forsaking any other jurisdiction that either party may claim by virtue of its residency or other jurisdictional device. **BY ENTERING INTO THIS AGREEMENT, THE PARTIES HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS AGREEMENT AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS SECTION, THE PARTY MAKING THE REQUEST FOR JURY TRIAL WILL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS WILL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**
7. Notations. All other notations on the face of the above referenced Plat not amended by this Agreement will remain in full force and effect.
8. Changes to Form Agreement. Developer represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office.
9. All Prior Agreements Superseded. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein; and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof will be predicated upon any prior representations or agreements whether oral or written
10. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
11. No Waiver. No waiver of any provision of this Agreement will be effective unless it is in writing, signed by the Party against whom it is asserted, and any such written waiver will only be applicable to the specific instance to which it relates and will not be deemed to be a continuing or future waiver.
12. Exhibits; Priority of Provisions. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or

handwritten provisions inserted in this Agreement or attached hereto will control all printed provisions in conflict therewith. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision of this Agreement, the term, statement, requirement, or provision contained in this Agreement will prevail and be given effect.

13. Further Assurances. The Parties hereby agree to execute, acknowledge, deliver and cause to be done, executed, acknowledged, and delivered all further assurances and to perform such acts as reasonably requested of them in order to carry out this Agreement.
14. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein will be effective unless contained in a written document executed with the same formality and of equal dignity herewith.
15. Severability. In the event any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part will be deemed severed from this Agreement and the balance of this Agreement will remain in full force and effect.
16. Joint Preparation. This Agreement has been jointly prepared by the Parties hereto, and will not be construed more strictly against either Party.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: Broward County through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the 22<sup>nd</sup> day of October, 2019, and Developer, signing by and through its Vice President duly authorized to execute same.

County

ATTEST:

Betha H  
County Administrator, as ~~Ex~~  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

Broward County, through its  
Board of County Commissioners

By [Signature]  
Mayor (10/22/19 #22)  
28<sup>th</sup> day of JANUARY, 2020



Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By Damaris Y. Henlon  
Assistant County Attorney  
**Damaris Y. Henlon**  
14<sup>th</sup> day of January, 2020



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All of Hillcrest Country Club North according to the plat thereof as recorded at Plat Book 183, Pages 16 – 24 of the Public Records of Broward County, Florida.

**EXHIBIT "B"**

**AMENDMENT TO NOTATION ON PLAT**

The existing notation shown on the face of the Plat clarifying and limiting the use of the platted property is amended from:

This plat is restricted to 67 single family detached units and 84 townhouse units.

The notation shown on the face of the Plat clarifying and limiting the use of the platted property is amended to:

This plat is restricted to 67 single family detached units and 80 townhouse units.

**EXHIBIT "B" - CONTINUED**

**PLEASE CHECK THE APPROPRIATE BOX OR BOXES.**

**Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by October 22, 2024, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant 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 construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by October 22, 2024, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner 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.

**Air Navigation Hazards.**

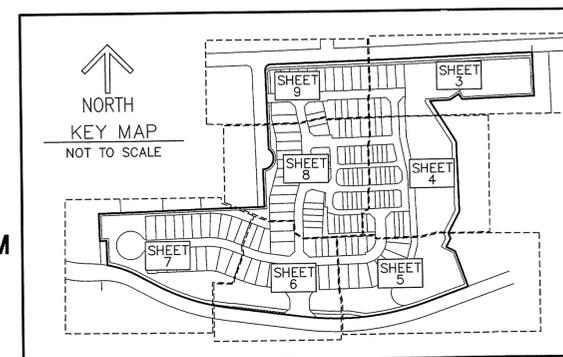
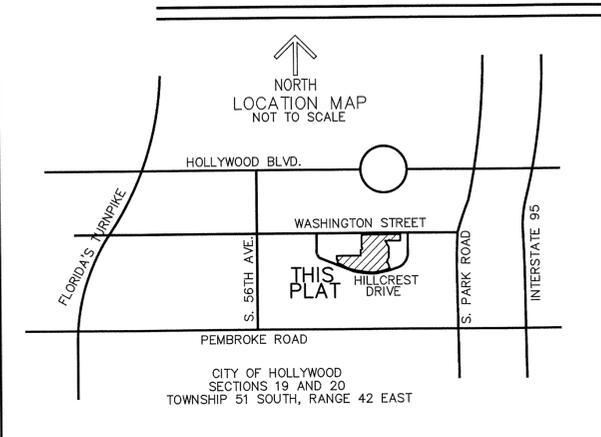
Any structure within this Plat shall comply with Section 2(1)(f), Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.

# HILLCREST COUNTRY CLUB NORTH

BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,  
AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

**INSTR # 114276146,**  
Page 1 of 9  
Recorded 03/22/2017 at 12:02 PM



TABULAR DATA	SQUARE FEET	ACRES
OVERALL SITE	1,326,136	30.444
RESIDENTIAL LOTS	546,355	12.543
TRACT R	216,964	4.981
ADDITIONAL RIGHT-OF-WAY	28,982	0.665
TRACTS OS-1 THROUGH OS-9	315,374	7.240
TRACT W	218,461	5.015

### DEDICATION

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS HILLCREST COUNTRY CLUB NORTH, AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS OS-1 THROUGH OS-9 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND DRAINAGE PURPOSES.

TRACT R AS SHOWN HEREON IS HEREBY DEDICATED TO PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES, AND NOT THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PRIVATE ROAD PURPOSES. AMENDMENT OR ABANDONMENT OF TRACT R OR ANY PORTION THEREOF SHALL REQUIRE APPROVAL BY A MAJORITY OF OWNERS, APPROVAL BY THE CITY OF HOLLYWOOD, AND SHALL BE EVIDENCED BY RECORDATION OF AN APPROPRIATE DOCUMENT.

THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS PURPOSES OVER TRACT R TO THE CITY OF HOLLYWOOD FOR EMERGENCY VEHICLES AND SERVICE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES AND CABLE TELEVISION SERVICES.

THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

TRACT W AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

THE BUS STOP EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

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

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 10th DAY OF FEBRUARY, 2017.

PULTE HOME CORPORATION  
A MICHIGAN CORPORATION  
BY: BRENT BAKER  
DIVISION PRESIDENT

WITNESS: Andrew Maxey  
PRINT NAME: ANDREW MAXEY  
WITNESS: Kathryn A Bowers  
PRINT NAME: KATHRYN A BOWES

### DESCRIPTION

A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE, AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE N.87°53'09"E. ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 593.50 FEET; THENCE S.01°57'53"E., A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 7, AND THE POINT OF BEGINNING; THENCE CONTINUE S.01°57'53"E., A DISTANCE OF 200.00 FEET; THENCE S.87°53'09"W., A DISTANCE OF 328.16 FEET; THENCE N.32°06'51"W., A DISTANCE OF 27.89 FEET; THENCE S.57°53'09"W., A DISTANCE OF 48.30 FEET; THENCE S.87°53'09"W., A DISTANCE OF 91.07 FEET; THENCE S.32°06'51"E., A DISTANCE OF 220.00 FEET; THENCE S.01°57'53"E., A DISTANCE OF 318.76 FEET; THENCE S.27°38'30"W., A DISTANCE OF 109.90 FEET; THENCE S.19°28'37"E., A DISTANCE OF 27.29 FEET; THENCE S.27°38'30"W., A DISTANCE OF 41.90 FEET; THENCE S.62°21'30"E., A DISTANCE OF 45.12 FEET; THENCE S.19°28'37"E., A DISTANCE OF 171.16 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 9; THENCE S.70°31'23"W. ALONG SAID SOUTH LINE, A DISTANCE OF 207.52 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,180.00 FEET AND A CENTRAL ANGLE OF 27°15'11"; THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 561.27 FEET; THENCE N.82°13'26"W. ALONG SAID SOUTH LINE, A DISTANCE OF 347.46 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 938.45 FEET AND A CENTRAL ANGLE OF 20°30'00"; THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 335.77 FEET; THENCE N.61°43'26"W. ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 468.63 FEET AND A CENTRAL ANGLE OF 17°46'37"; THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 145.40 FEET; THENCE N.01°43'26"W., A DISTANCE OF 112.00 FEET; THENCE S.88°16'34"W., A DISTANCE OF 29.91 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 9; THENCE N.01°43'26"W. ALONG SAID WEST LINE, A DISTANCE OF 124.74 FEET; THENCE N.88°17'07"E. ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 752.60 FEET; THENCE N.01°47'28"W. ALONG THE WEST LINE OF SAID BLOCK 9, A DISTANCE OF 170.44 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.01°47'28"W., A RADIAL DISTANCE OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID WEST LINE, THROUGH A CENTRAL ANGLE OF 143°07'58", A DISTANCE OF 124.91 FEET; THENCE N.01°47'28"W. ALONG THE WEST LINE OF SAID BLOCKS 7 AND 9, A DISTANCE OF 359.93 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°04'02"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 39.30 FEET; THENCE N.88°16'34"E. ALONG THE NORTH LINE OF SAID BLOCK 7, A DISTANCE OF 596.59 FEET; THENCE N.87°53'09"E. ALONG SAID NORTH LINE, A DISTANCE OF 593.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,326,136 SQUARE FEET OR 30.4439 ACRES MORE OR LESS.

### ACKNOWLEDGMENT

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED BRENT BAKER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Kathryn A Bowers AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF February, 2017

MY COMMISSION EXPIRES: Kathryn A Bowers  
NOTARY PUBLIC

COMMISSION NUMBER: Kathryn A Bowers  
PRINT NAME

### SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.

2. THIS PLAT IS RESTRICTED TO 67 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS.

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 PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDOUS TO AIR NAVIGATION.

3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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 CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

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6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

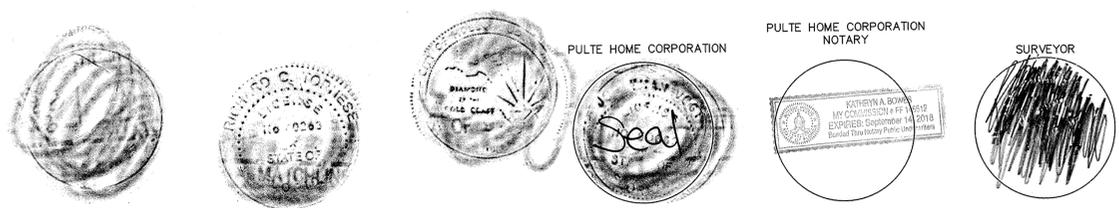
### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 18TH DAY OF APRIL, 2016 A.D. PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRE SUBDIVISION IMPROVEMENTS.

DATE: 2/7/17

DAVID P. LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER 3591  
7900 GLADES ROAD SUITE 100  
BOCA RATON, FL. 33434

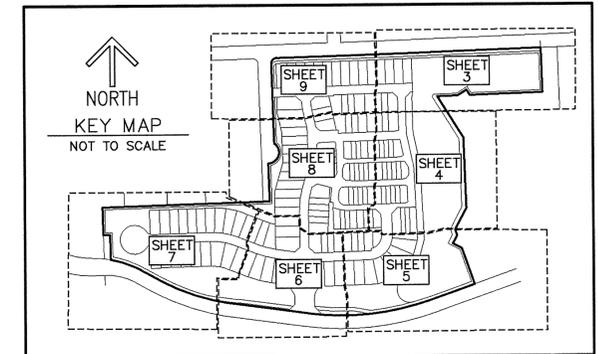


# HILLCREST COUNTRY CLUB NORTH

BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,  
AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

**INSTR #114276146**  
Page 2 of 9



**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 R-2016-139 ADOPTED THIS 18 DAY OF May 2016 AND BY SAID RESOLUTION THE ADDITIONAL RIGHT-OF-WAY, UTILITY EASEMENTS, BUS STOP EASEMENT AND EMERGENCY ACCESS EASEMENT AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENT IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Leticia A. Conroy CITY CLERK APPROVED: Joseph M. Goff CITY ENGINEER  
APPROVED BY: [Signature] MAYOR

**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 18 DAY OF OCTOBER 2016 A.D.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: [Signature] DEPUTY  
BY: [Signature] MAJOR COUNTY COMMISSION

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS 28 DAY OF April 2016

BY: [Signature] 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 15 DAY OF March 2017

BY: [Signature] EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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

BY: [Signature] 3/15/17 RICHARD TORNESE, DATE DIRECTOR FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 40283  
BY: [Signature] 3/1/17 ROBERT P. LEGG, JR., DATE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS 4030

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION—RECORDING SECTION**

THIS PLAT WAS FILED FOR RECORD THIS 22 DAY OF March 2017 AND RECORDED IN PLAT BOOK 183 PAGES 16 THROUGH 27 RECORD VERIFIED.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

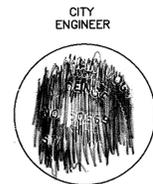
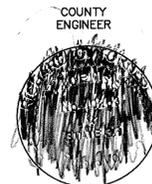
BY: [Signature] DEPUTY



**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 16 DAY OF March 2017

BY: [Signature] DIRECTOR/DESIGNEE



# HILLCREST COUNTRY CLUB NORTH

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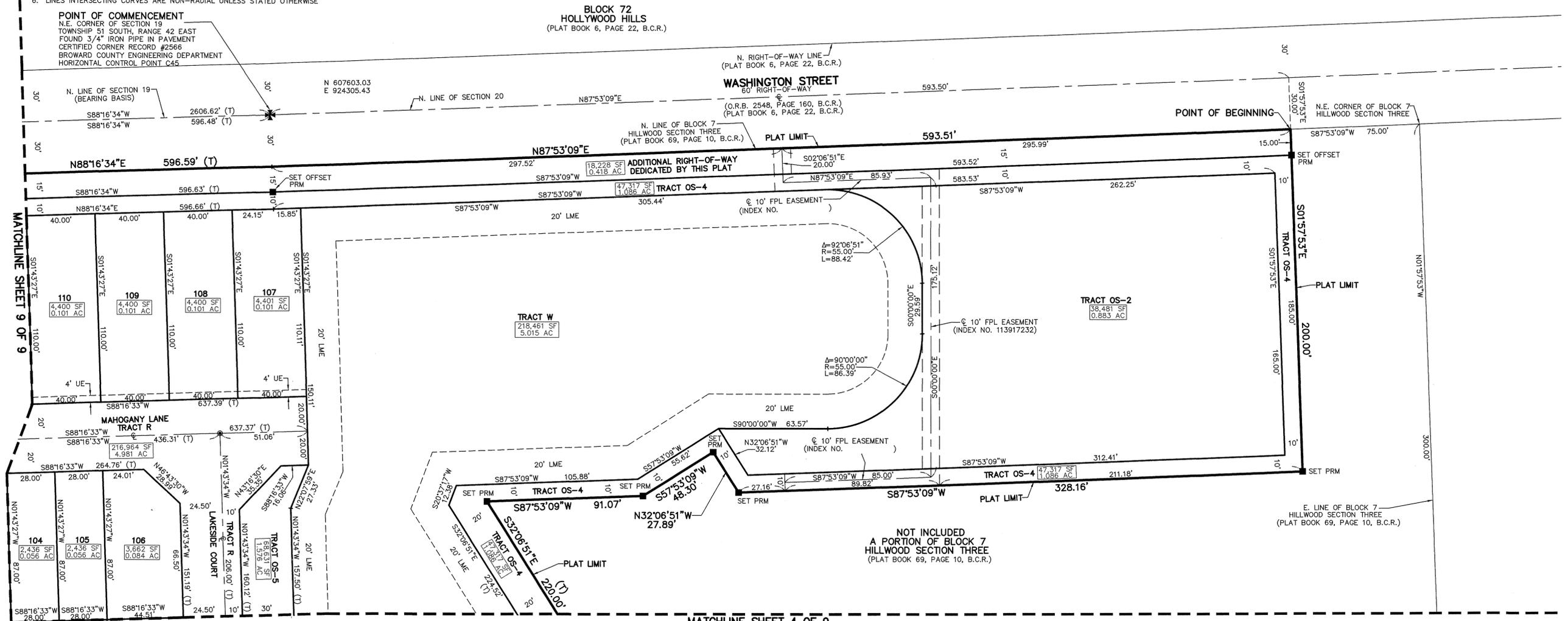
## SURVEYOR'S NOTES

- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.
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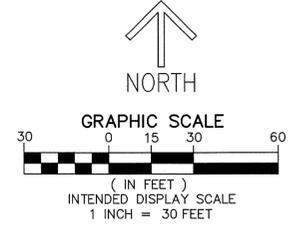
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**POINT OF COMMENCEMENT**  
N.E. CORNER OF SECTION 19  
TOWNSHIP 51 SOUTH, RANGE 42 EAST  
FOUND 3/4" IRON PIPE IN PAVEMENT  
CERTIFIED CORNER RECORD #2566  
BROWARD COUNTY ENGINEERING DEPARTMENT  
HORIZONTAL CONTROL POINT C45

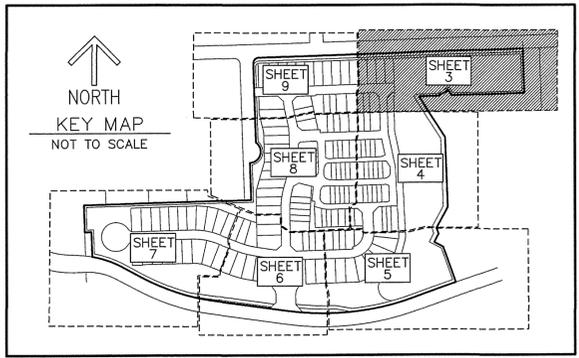


MATCHLINE SHEET 4 OF 9

INSTR #114276146  
Page 3 of 9



- ### LEGEND/ABBREVIATIONS
- AC - ACRES
  - B.C.R. - BROWARD COUNTY RECORDS
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - CL - CENTERLINE
  - O.R.B. - OFFICIAL RECORDS BOOK
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  - L - ARC LENGTH
  - R - RADIUS
  - (R) - RADIAL LINE
  - SF - SQUARE FEET
  - (T) - TOTAL
  - LME - LAKE MAINTENANCE EASEMENT
  - UE - UTILITY EASEMENT
  - FPL - FLORIDA POWER & LIGHT CO.
  - - PERMANENT CONTROL POINT
  - - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.
  - - INDICATES NAIL AND DISK
  - ⊙ - INDICATES SECTION CORNER
  - ⊠ - INDICATES 1/4 SECTION CORNER



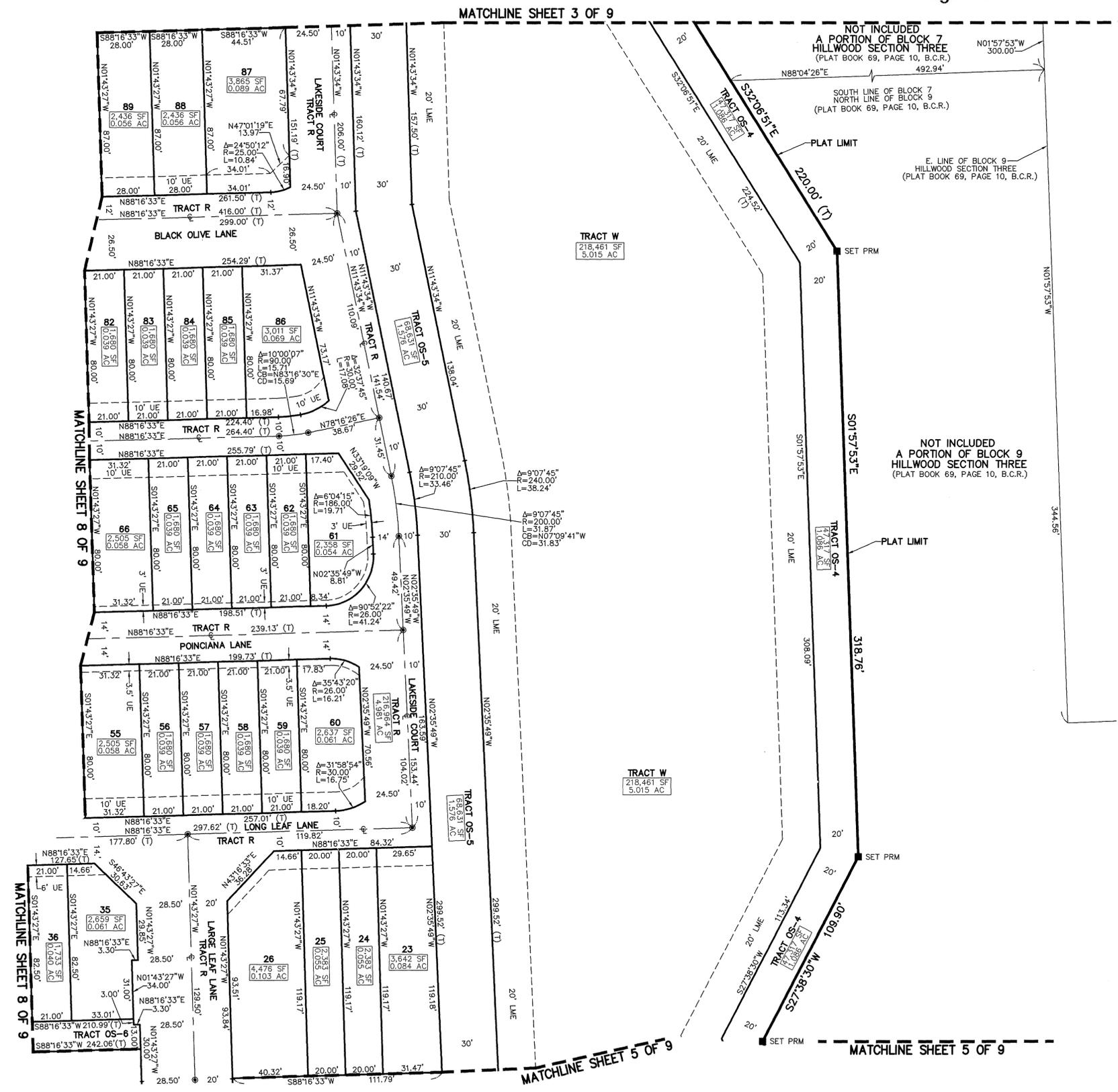
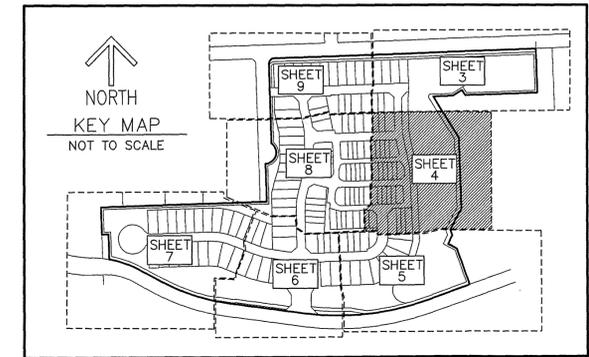
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# HILLCREST COUNTRY CLUB NORTH

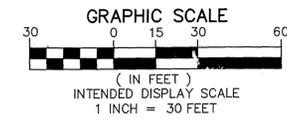
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**INSTR #114276146**  
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**SURVEYOR'S NOTES**

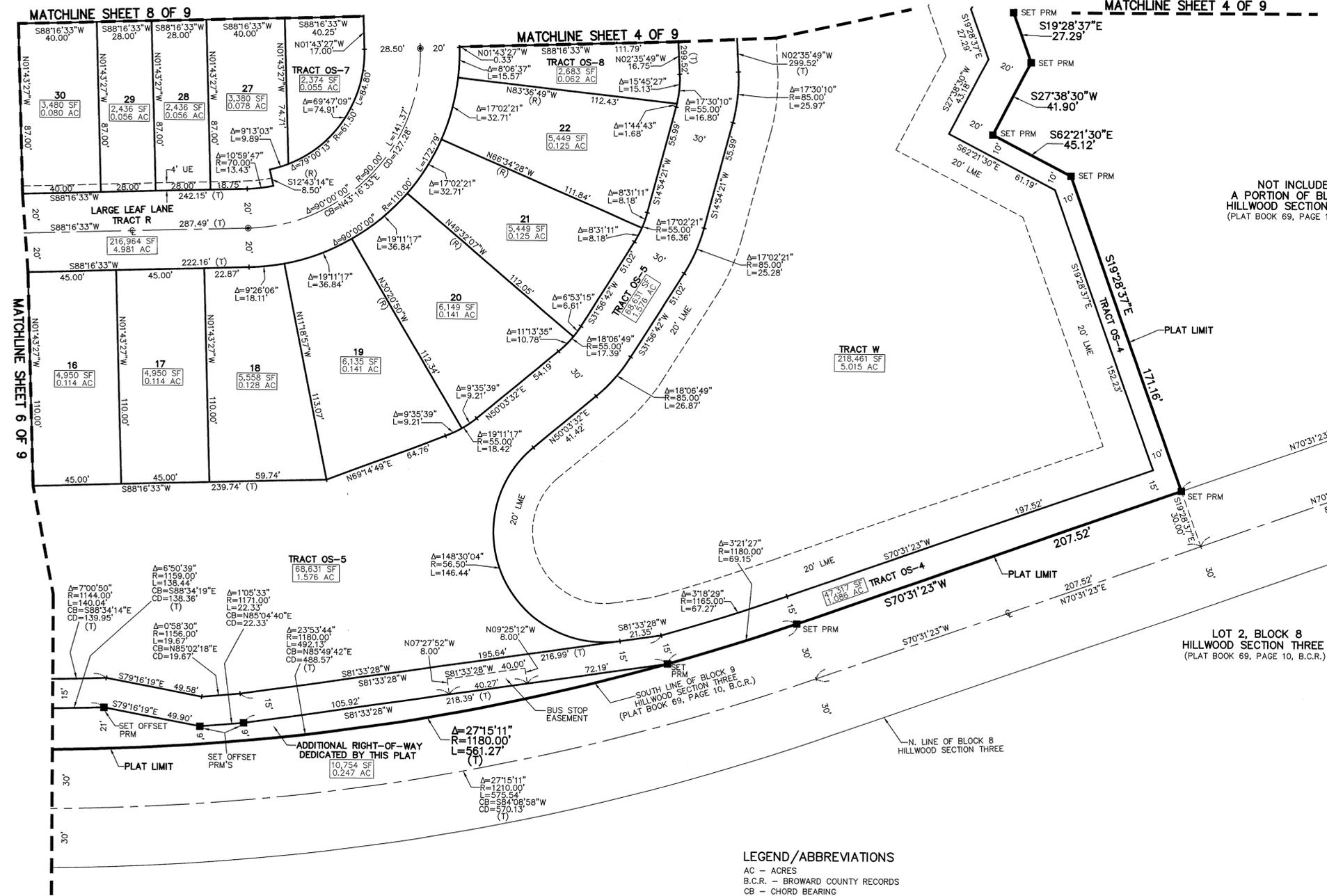
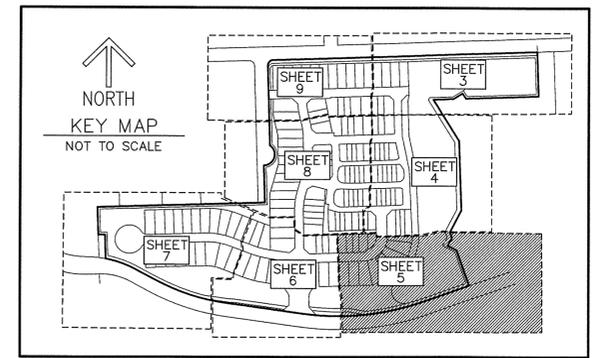
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**INSTR #114276146**  
 Page 5 of 9



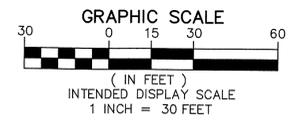
NOT INCLUDED  
 A PORTION OF BLOCK 9  
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 (PLAT BOOK 69, PAGE 10, B.C.R.)

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**LEGEND/ABBREVIATIONS**

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- ⊙ - INDICATES SECTION CORNER
- ⊙ - INDICATES 1/4 SECTION CORNER



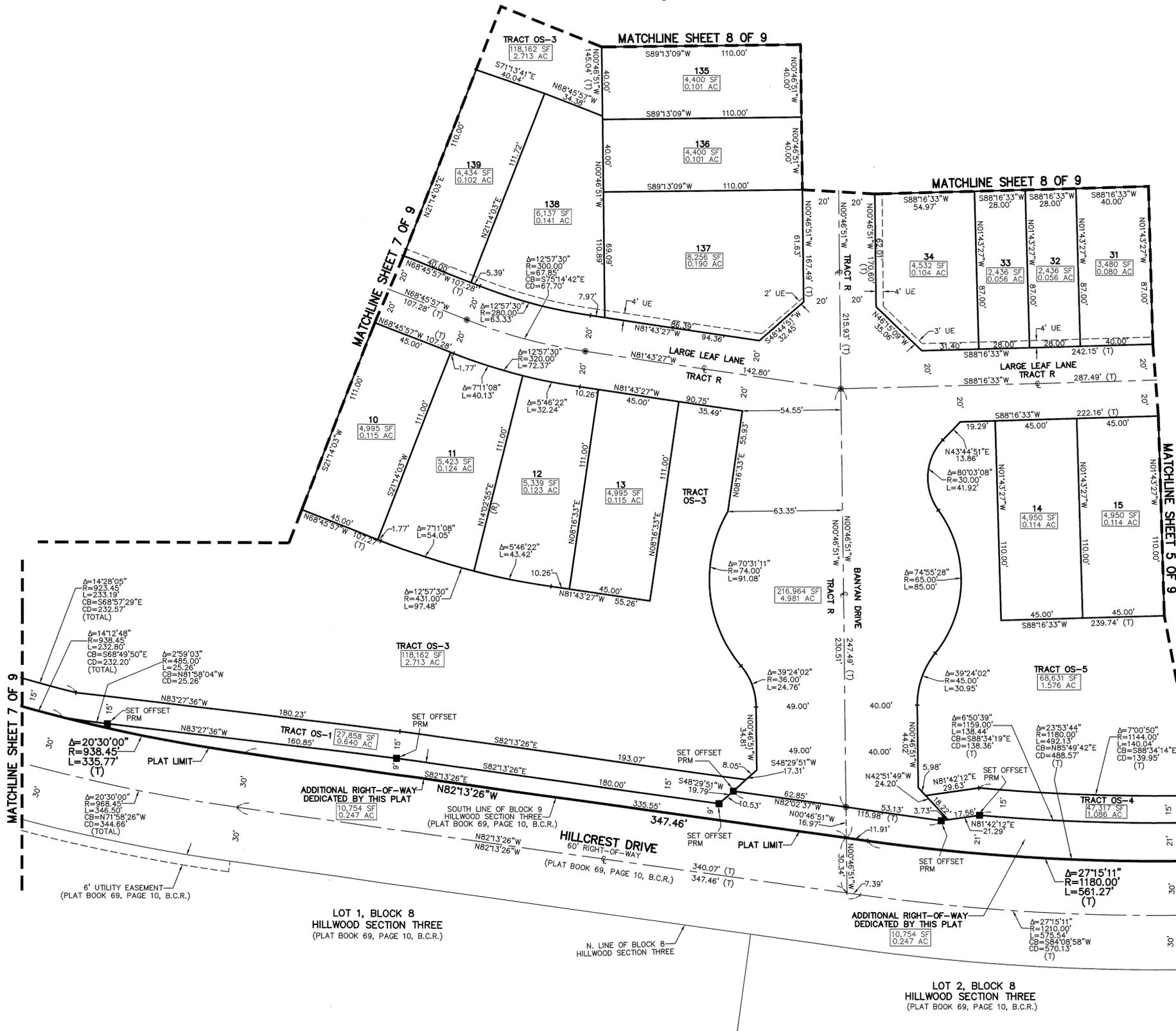
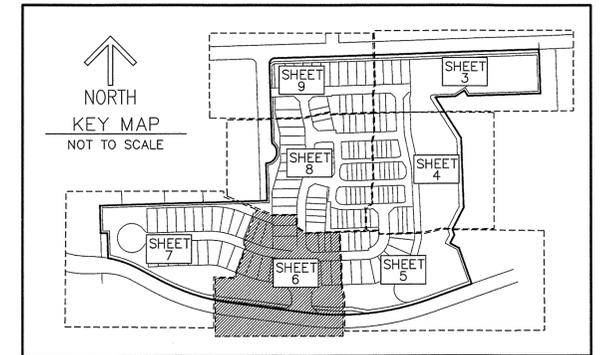
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
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SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB NORTH

BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,  
AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

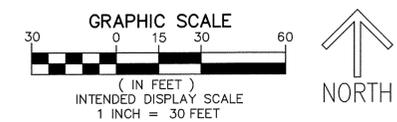
**INSTR #114276146**

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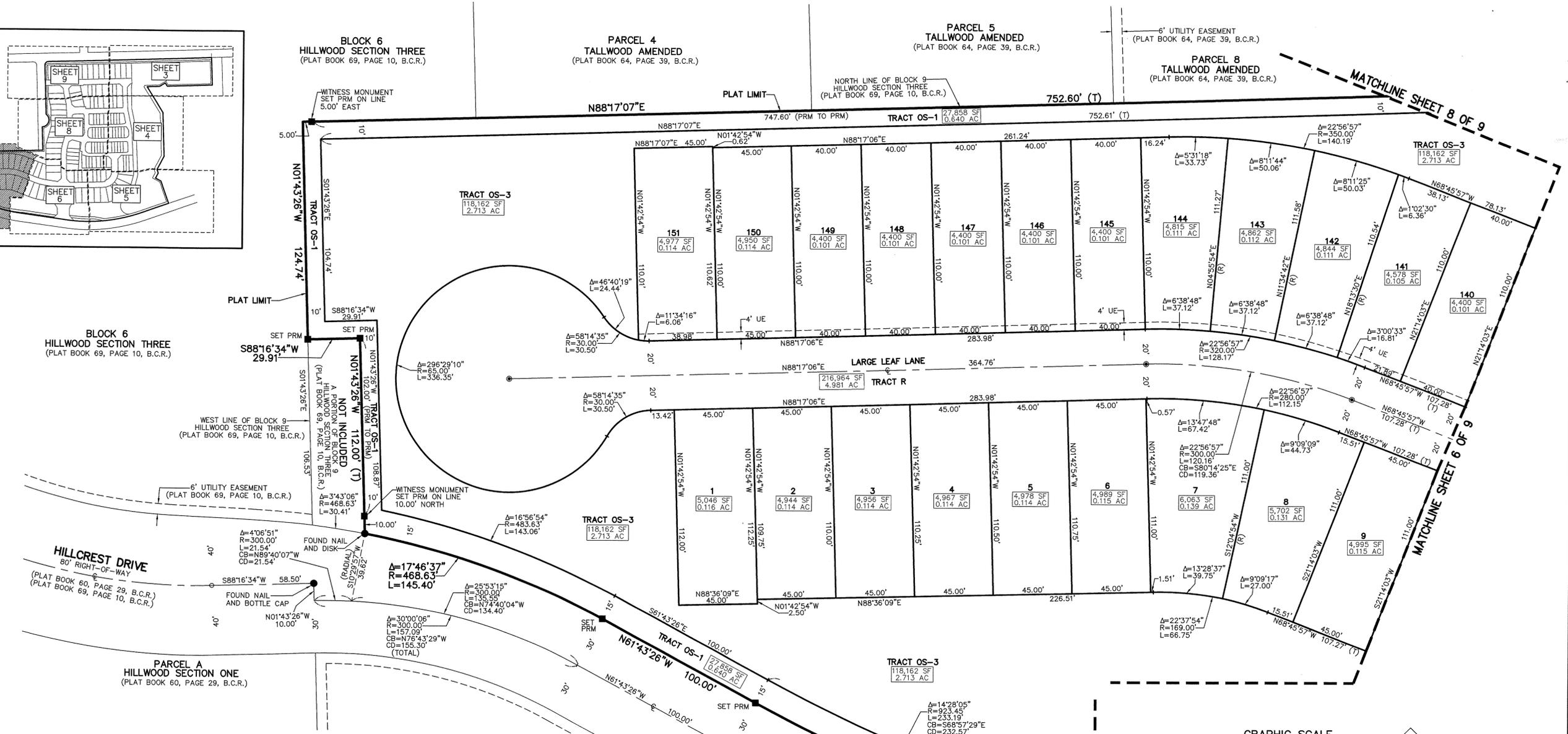
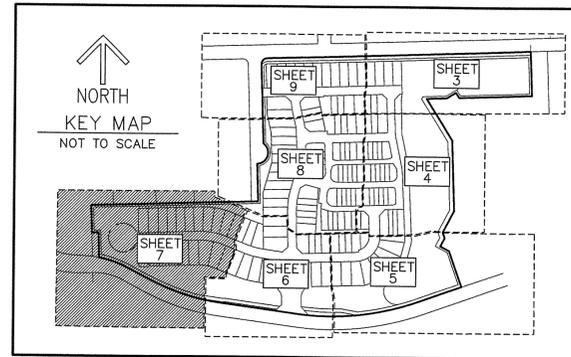
THIS INSTRUMENT PREPARED BY  
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PLAT BOOK 183 PAGE 22  
SHEET 7 OF 9

**INSTR #114276146**  
Page 7 of 9



**SURVEYOR'S NOTES**

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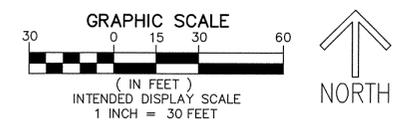
**LOT 1, BLOCK 8 HILLWOOD SECTION THREE**  
(PLAT BOOK 69, PAGE 10, B.C.R.)

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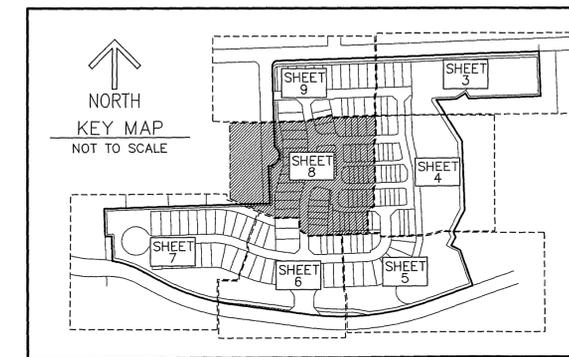
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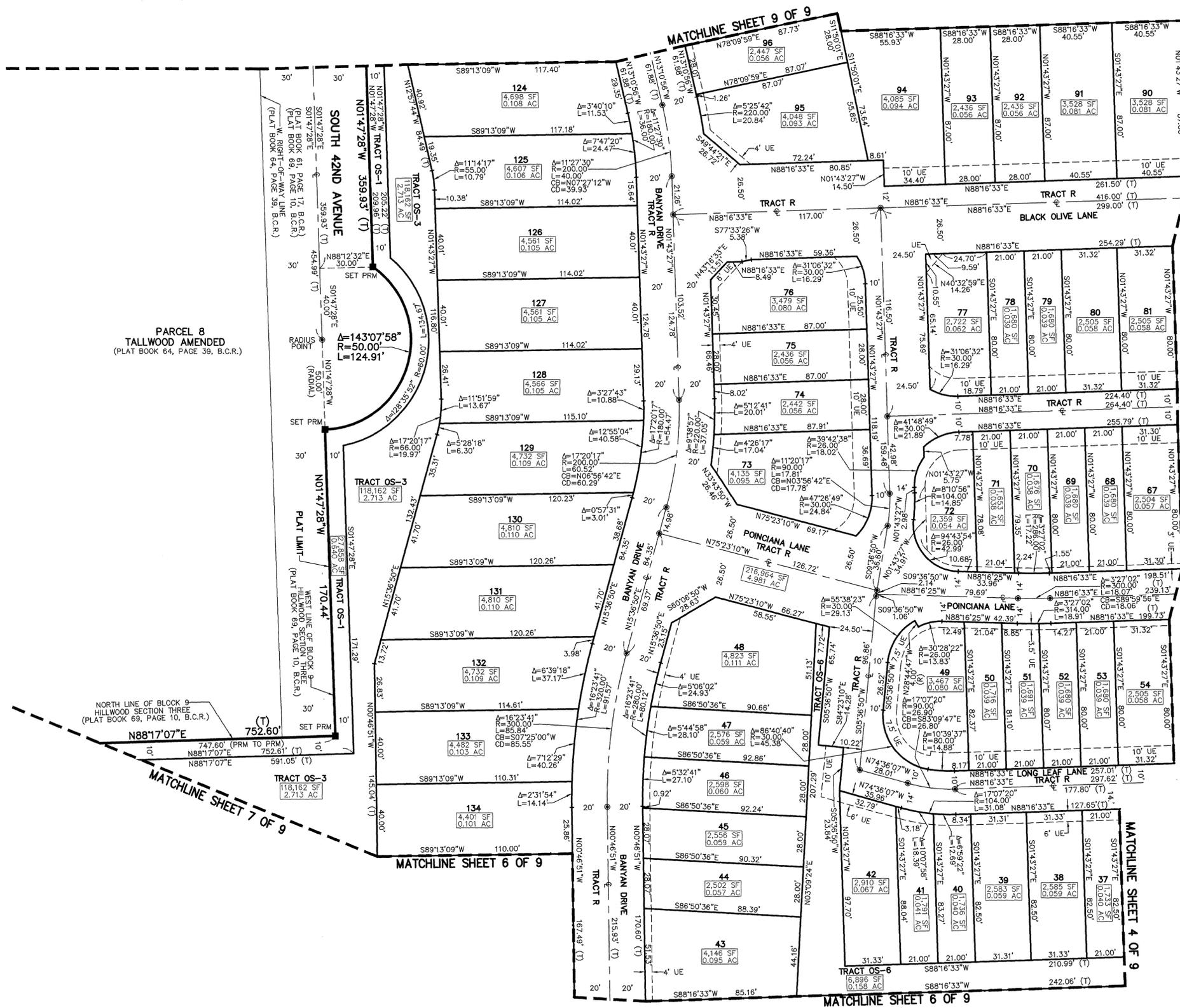
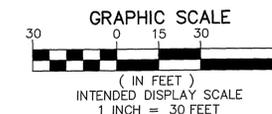
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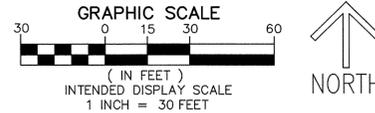
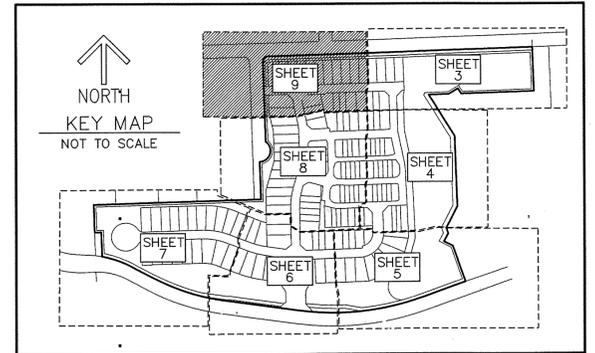
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4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.  
CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338  
CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924305.426
5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR 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 AND 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, TELEPHONE, 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.
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

# HILLCREST COUNTRY CLUB NORTH

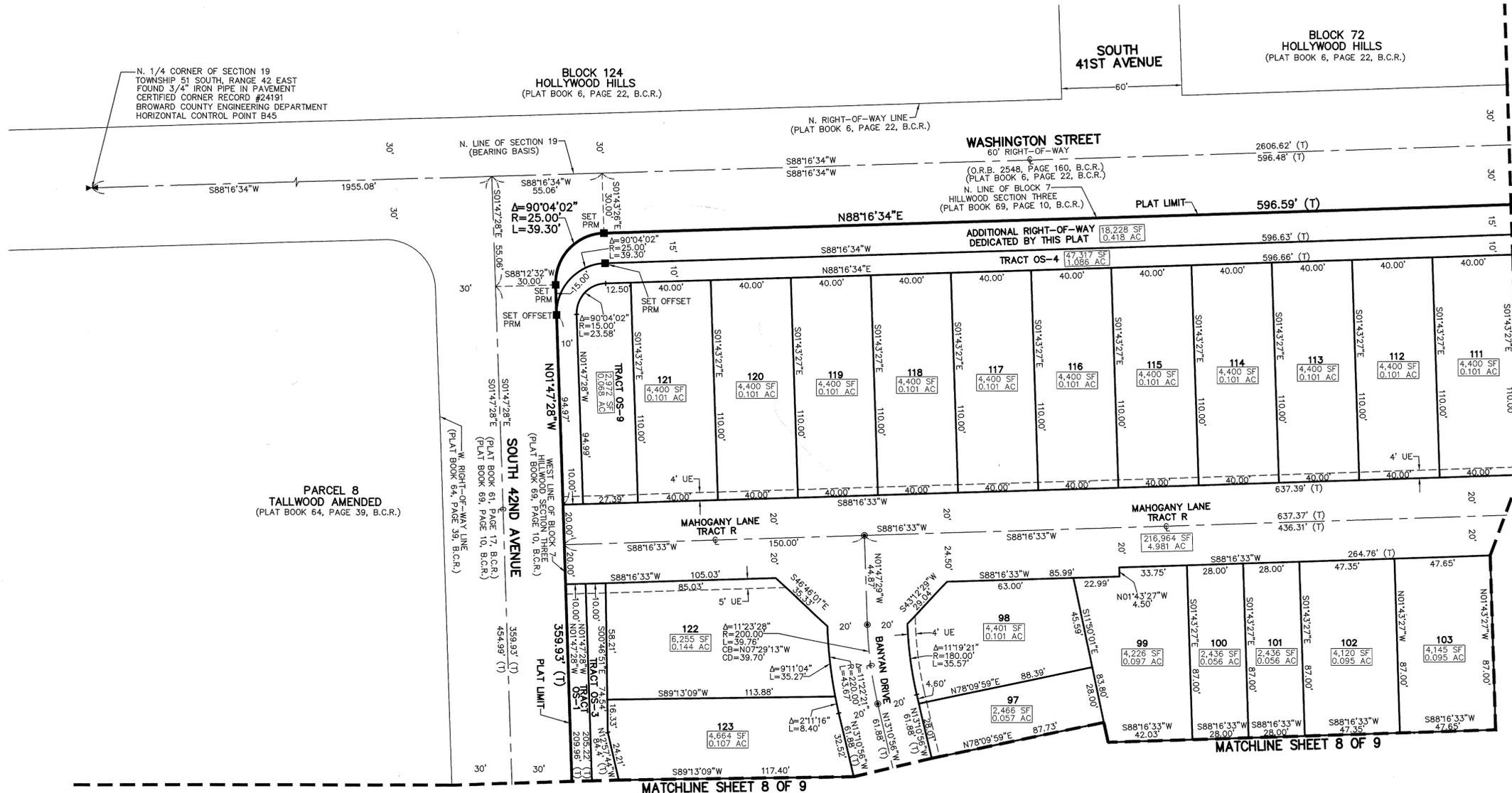
BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,  
AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

**INSTR #114276146**  
Page 9 of 9



- LEGEND/ABBREVIATIONS**
- AC - ACRES
  - B.C.R. - BROWARD COUNTY RECORDS
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - C - CENTERLINE
  - O.R.B. - OFFICIAL RECORDS BOOK
  - Δ - DELTA (CENTRAL ANGLE)
  - L - ARC LENGTH
  - R - RADIUS
  - (R) - RADIAL LINE
  - SF - SQUARE FEET
  - (T) - TOTAL
  - LME - LAKE MAINTENANCE EASEMENT
  - UE - UTILITY EASEMENT
  - FPL - FLORIDA POWER & LIGHT CO.
  - ⊙ - PERMANENT CONTROL POINT
  - PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.
  - ⊙ - INDICATES NAIL AND DISK
  - ⊙ - INDICATES SECTION CORNER
  - ⊙ - INDICATES 1/4 SECTION CORNER

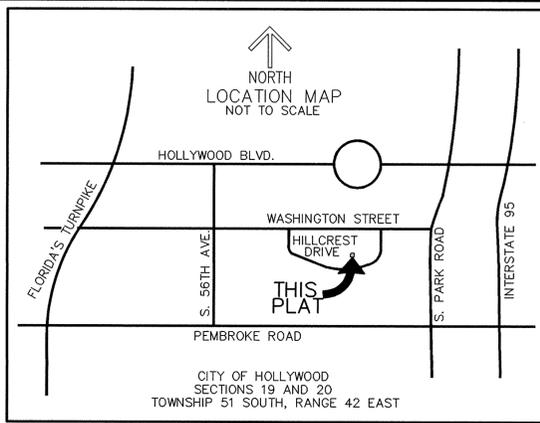


- SURVEYOR'S NOTES**
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - THIS PLAT IS RESTRICTED TO 67 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS.  
  
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 PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.  
  
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.
  - IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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  
  
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  - BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.  
  
CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338  
  
CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924305.426
  - THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR 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 AND 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, TELEPHONE, 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.
  - LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

# HILLCREST COUNTRY CLUB NORTH REPLAT

BEING A REPLAT OF LOTS 23 THROUGH 26, 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

**INSTR # 116396161, Plats 183/362**  
Page 1 of 3  
Recorded 03/06/2020 at 02:12 PM



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

### DESCRIPTION

ALL OF LOTS 23 THROUGH 26, 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.

CONTAINING 12,884 SQUARE FEET OR 0.2958 ACRES MORE OR LESS.

### DEDICATION

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, 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 DEDICATE AS FOLLOWS:

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

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 30<sup>th</sup> DAY OF January, 2020.

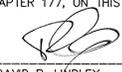
TABULAR DATA	SQUARE FEET	ACRES
OVERALL SITE	12,884	0.2958
RESIDENTIAL LOTS	12,884	0.2958

### SURVEYOR'S CERTIFICATION

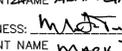
STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 14TH DAY OF MARCH, 2019 A.D.

DATE: 1/30/20

  
DAVID P. LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. L55005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
7900 GLADES ROAD SUITE 100  
BOCA RATON, FL. 33434

PULTE HOME COMPANY, LLC  
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS:   
PRINT NAME ADAM LARSON  
WITNESS:   
PRINT NAME MARK TRAUSI

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

### ACKNOWLEDGMENT

STATE OF FLORIDA) SS  
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED PATRICK GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT-LAND DEVELOPMENT

OF PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF January, 2020

MY COMMISSION EXPIRES: 8-28-2022  
NOTARY PUBLIC

COMMISSION NUMBER: GG246771  
PRINT NAME Nadia K. Lefevre

PULTE HOME COMPANY, LLC

PULTE HOME COMPANY, LLC  
NOTARY



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB NORTH REPLAT

PLAT BOOK 183 PAGE 362  
SHEET 2 OF 3

BEING A REPLAT OF LOTS 23 THROUGH 26, 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

**INSTR #116396161**  
**Plats 183/362**  
Page 2 of 3

### 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 R-2019-109 ADOPTED THIS 13<sup>th</sup> DAY OF May, 2019 AND BY SAID RESOLUTION THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

ALL APPLICABLE CONCURRENT/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION  
ATTEST: Patricia Alamy CITY CLERK APPROVED: L. Lopez  
LUIS A. LOPEZ, P.E.,  
CITY ENGINEER  
P.E. LICENSE NUMBER 51559

APPROVED BY: [Signature]  
MAYOR

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS ON THE 13<sup>th</sup> DAY OF January, 2019.

BY: [Signature]  
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 26<sup>th</sup> DAY OF February, 2020.

BY: D. V. Stetina  
EXECUTIVE DIRECTOR 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 5<sup>th</sup> DAY OF November, 2019.

BY: [Signature]  
MAYOR  
COUNTY COMMISSION



### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

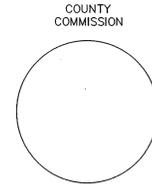
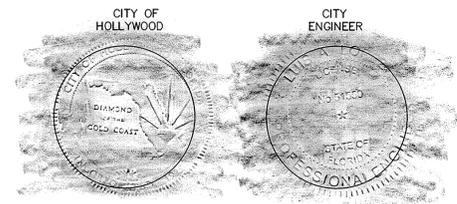
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: Alejandro S. Perez 2/20/2020 DATE  
**ALEJANDRO S. PEREZ**, DATE  
**ACTING COUNTY ENGINEER**  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. **33217**  
BY: Robert P. Legg, Jr. 2/20/2020 DATE  
ROBERT P. LEGG, JR. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 4030

### BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 11<sup>th</sup> DAY OF February, 2020.

BY: J.P. Seodke  
DIRECTOR/DESIGNEE



# HILLCREST COUNTRY CLUB NORTH REPLAT

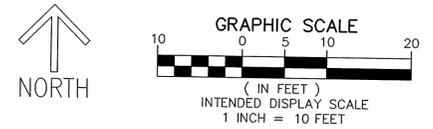
BEING A REPLAT OF LOTS 23 THROUGH 26, HILLCREST COUNTRY CLUB NORTH,  
AS RECORDED IN PLAT BOOK 183, PAGES 16 THROUGH 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK 183 PAGE 364

SHEET 3 OF 3

**INSTR #116396161**  
**Plats 183/362**  
**Page 3 of 3**

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
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CERTIFICATE OF AUTHORIZATION NO. LB 3591



### LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CL - CENTERLINE
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.

### SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.

2. THIS PLAT IS RESTRICTED TO 4 TOWNHOUSE UNITS.

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 PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY NOVEMBER 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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

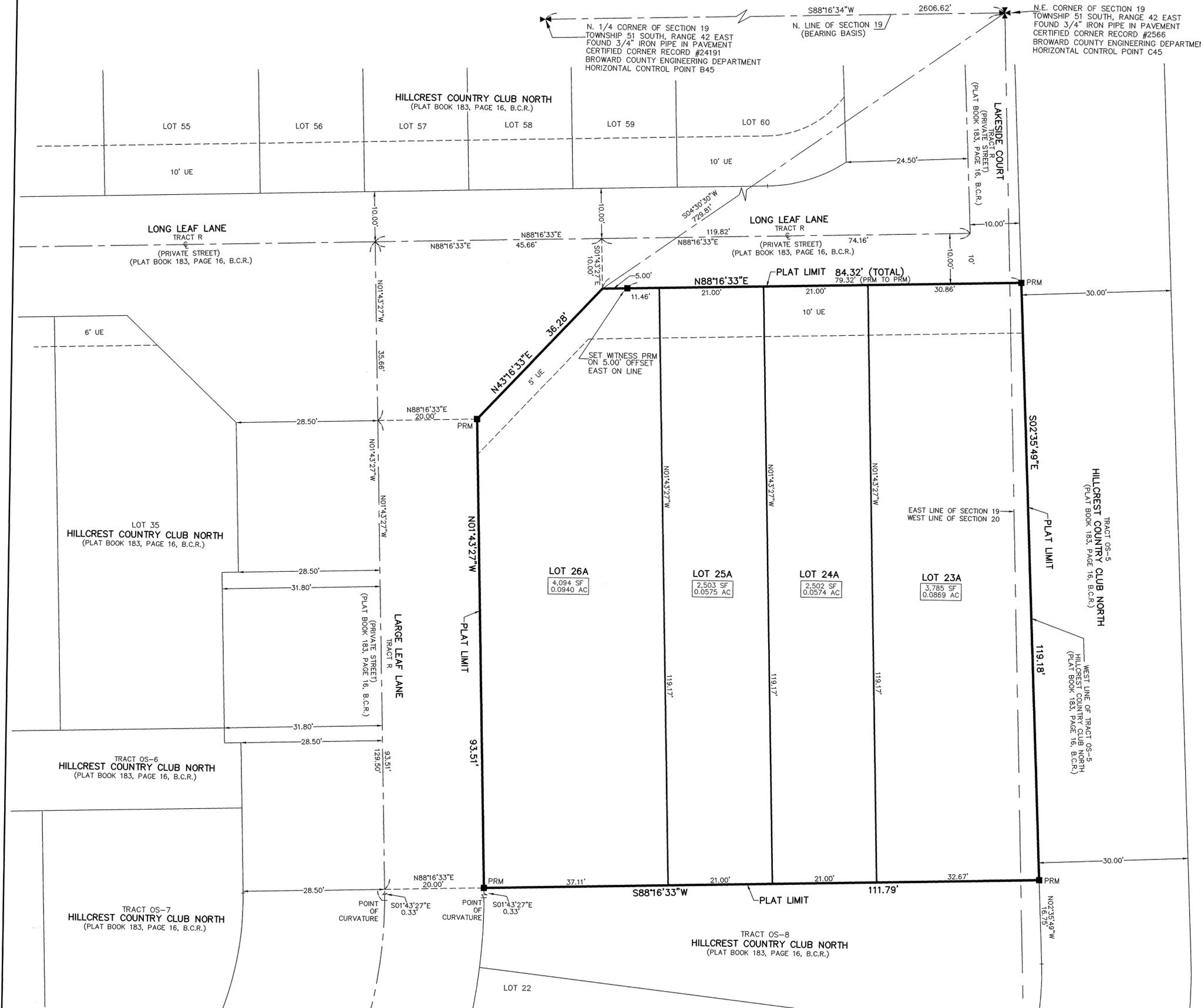
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CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924305.426

5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR 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, TELEPHONE, 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.



Return recorded copy to:

PLAT REL

Plat Book 183, Page125

Planning and Development Management Division  
Environmental Protection and  
Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

Document prepared by:  
Kenneth D. DeLaTorre  
Design & Entitlement Consultants, LLC.  
2135 Bellcrest Court  
Royal Palm Beach, Fl. 33411

**NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS, AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT THAT RUN WITH THE PROPERTY.**

**AGREEMENT FOR AMENDMENT  
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: Broward County, a political subdivision of the state of Florida, hereinafter referred to as "County,"

AND

Pulte Home Company, LLC., its successors and assigns, hereinafter referred to as "Developer" (collectively referred to as the "Parties").

A. Developer is the owner of property shown on the Hillcrest Country Club South Plat, Plat No./Clerk's File No. 007-MP-16, P.B. 183, Pgs. 125 - 151, hereinafter referred to as "Plat," which Plat was approved by the Board of County Commissioners of Broward County ("Board") on March 14, 2017.

B. A description of the platted area is attached hereto as Exhibit "A" and made a part hereof.

C. Developer has determined there exists a need for an amendment to the notation on the face of said Plat.

D. County has no objection to amending the notation and the Board approved such an amendment at its meeting of October 22, 2019.

BCF358  
Rev. 07/05/18

1

Approved BCC 10/22/19, #23  
Submitted By Planning & Development  
RETURN TO DOCUMENT CONTROL



9

NOW, THEREFORE, in consideration of the mutual terms, conditions, and promises hereinafter set forth, the Parties agree as follows:

1. The foregoing recitals are true and correct and form a material part of this Agreement upon which the Parties have relied.
2. County and Developer hereby agree that the notation shown on the face of the Plat is hereby amended as set forth in Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the Plat being amended are not parties to this Agreement, Developer hereby agrees to indemnify and defend County from any claims or causes of action brought by owners and/or mortgagees of property within the Plat as a result of this Agreement. This indemnification obligation will run with the land and bind Developer's successors and assigns.
4. Notice. In order for notice to a Party to be effective under this Agreement, notice must be sent via U.S. first class mail with a contemporaneous copy via e-mail to the address listed below and will be effective upon mailing. The addresses for notice will remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

For County:

Director, Planning and Development Management Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324

For Developer:

Pulte Home Company, LLC. Attn: Patrick Gonzalez

4400 PGA Boulevard, Suite 700

Palm Beach Gardens, Fl. 33410

5. Recordation; Runs with the Land; Enforcement. This Agreement shall be recorded in the Public Records of Broward County, Florida, at Developer's expense. This Agreement, including the benefits and obligations contained herein, will run with the land and be binding on and inure to the benefit of Developer and its grantees, successors, heirs, and assigns holding title to, or otherwise having an ownership interest in, all or a portion of the Plat. County, through its Board of County Commissioners, its successors and assigns, may enforce the Plat notation language by action at law or in equity against any person or person(s) or entity(ies) violating or attempting to violate the terms of the Plat notation language.

6. Venue; Choice of Law. This Agreement will be interpreted and construed in accordance with and governed by the laws of the state of Florida. All Parties acknowledge and accept that jurisdiction of any controversies or legal problems arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, will be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Agreement will be exclusively in such state courts, forsaking any other jurisdiction that either party may claim by virtue of its residency or other jurisdictional device. **BY ENTERING INTO THIS AGREEMENT, THE PARTIES HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS AGREEMENT AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS SECTION, THE PARTY MAKING THE REQUEST FOR JURY TRIAL WILL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS WILL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**
7. Notations. All other notations on the face of the above referenced Plat not amended by this Agreement will remain in full force and effect.
8. Changes to Form Agreement. Developer represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office.
9. All Prior Agreements Superseded. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein; and the Parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof will be predicated upon any prior representations or agreements whether oral or written
10. Captions and Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
11. No Waiver. No waiver of any provision of this Agreement will be effective unless it is in writing, signed by the Party against whom it is asserted, and any such written waiver will only be applicable to the specific instance to which it relates and will not be deemed to be a continuing or future waiver.
12. Exhibits; Priority of Provisions. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or

handwritten provisions inserted in this Agreement or attached hereto will control all printed provisions in conflict therewith. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision of this Agreement, the term, statement, requirement, or provision contained in this Agreement will prevail and be given effect.

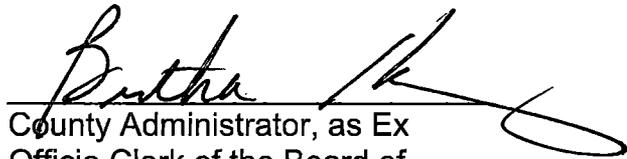
13. Further Assurances. The Parties hereby agree to execute, acknowledge, deliver and cause to be done, executed, acknowledged, and delivered all further assurances and to perform such acts as reasonably requested of them in order to carry out this Agreement.
14. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein will be effective unless contained in a written document executed with the same formality and of equal dignity herewith.
15. Severability. In the event any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part will be deemed severed from this Agreement and the balance of this Agreement will remain in full force and effect.
16. Joint Preparation. This Agreement has been jointly prepared by the Parties hereto, and will not be construed more strictly against either Party.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: Broward County through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the 20<sup>th</sup> day of October, 2019, and Developer, signing by and through its Vice President, duly authorized to execute same.

**County**

ATTEST:

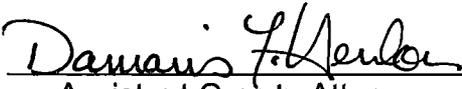
  
County Administrator, as Ex  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

Broward County, through its  
Board of County Commissioners

By   
Mayor (10/22/19 #23)  
28<sup>th</sup> day of JANUARY, 2020



Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By   
Assistant County Attorney  
**Damaris Y. Henlon**  
14<sup>th</sup> day of January, 2020



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All of Hillcrest Country Club South according to the plat thereof as recorded at Plat Book 183, Pages 125 -151 of the Public Records of Broward County, Florida.

**EXHIBIT "B"**

**AMENDMENT TO NOTATION ON PLAT**

The existing notation shown on the face of the Plat clarifying and limiting the use of the platted property is amended from:

This plat is restricted to 238 single family detached units and 256 townhouse units.

The notation shown on the face of the Plat clarifying and limiting the use of the platted property is amended to:

This plat is restricted to 201 single family detached units and 259 townhouse units.

**EXHIBIT "B" - CONTINUED**

**PLEASE CHECK THE APPROPRIATE BOX OR BOXES.**

**Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by October 22, 2024, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant 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**

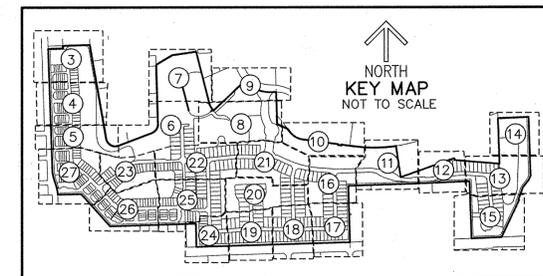
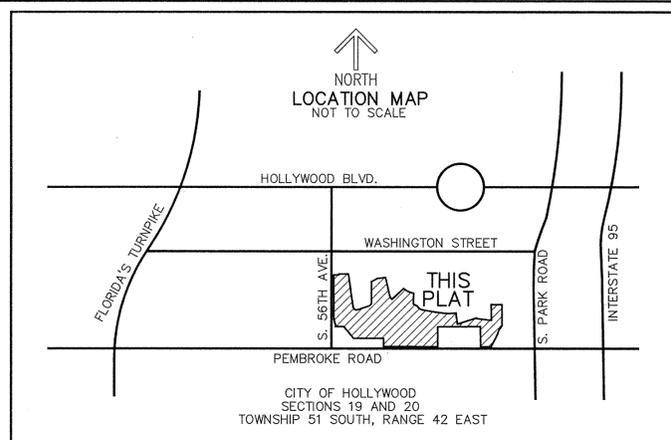
If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by October 22, 2024, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner 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.

**Air Navigation Hazards.**

Any structure within this Plat shall comply with Section 2(1)(f), Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.

# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,  
AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

### DEDICATION

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

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

TRACTS OS-1 THROUGH OS-25 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND DRAINAGE PURPOSES.

TRACT R AS SHOWN HEREON IS HEREBY DEDICATED TO PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES, AND NOT THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PRIVATE ROAD PURPOSES. AMENDMENT OR ABANDONMENT OF TRACT R OR ANY PORTION THEREOF SHALL REQUIRE APPROVAL BY A MAJORITY OF OWNERS, APPROVAL BY THE CITY OF HOLLYWOOD, AND SHALL BE EVIDENCED BY RECORDATION OF AN APPROPRIATE DOCUMENT.

THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS PURPOSES OVER TRACT R TO THE CITY OF HOLLYWOOD FOR EMERGENCY VEHICLES AND SERVICE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES AND CABLE TELEVISION SERVICES.

THE BUS STOP EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

PARCELS A AND B AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF HOLLYWOOD, FLORIDA.

TRACT REC AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, AND LICENSEES FOR RECREATION AREA.

TRACTS W-1 THROUGH W-6 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES.

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

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 17<sup>th</sup> DAY OF January, 2018.

PULTE HOME COMPANY, LLC  
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
PRINT NAME BRETT BAKER

BY: [Signature]  
BRETT BAKER  
DIVISION PRESIDENT

WITNESS: [Signature]  
PRINT NAME Patricia Proenza

### ACKNOWLEDGMENT

STATE OF FLORIDA) SS  
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED BRETT BAKER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17<sup>th</sup> DAY OF January, 2018.

MY COMMISSION EXPIRES: 7/19/21  
NOTARY PUBLIC

COMMISSION NUMBER: GG 126200  
PRINT NAME Patricia Proenza

PULTE HOME COMPANY, LLC  
NOTARY



### DESCRIPTION

ALL OF PARCEL A, HILLWOOD SECTION ONE, AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S.88°16'34"W. ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 2606.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE CONTINUE S.88°16'34"W. ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 1267.96 FEET; THENCE S.01°57'14"E. ALONG A LINE 35.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, AS SHOWN ON SAID HILLWOOD SECTION ONE, A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING; THENCE N.88°16'34"E. A DISTANCE OF 160.00 FEET; THENCE N.01°57'14"W. A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF BLOCK 1, HILLWOOD SECTION ONE, AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.88°16'34"E. ALONG SAID SOUTH LINE, A DISTANCE OF 295.00 FEET; THENCE S.09°52'13"E. ALONG THE WEST LINE OF SAID HILLWOOD SECTION ONE, AND HILLWOOD SECTION TWO, AS RECORDED IN PLAT BOOK 64, PAGE 27 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,040.60 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 100°54'41"; THENCE SOUTHEASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID HILLWOOD SECTION TWO, A DISTANCE OF 176.12 FEET; THENCE N.69°13'06"E. ALONG THE SOUTH LINE OF SAID HILLWOOD SECTION TWO, A DISTANCE OF 389.52 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 70°56'32"; THENCE NORTHEASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID HILLWOOD SECTION TWO, A DISTANCE OF 123.82 FEET; THENCE N.01°43'26"W. ALONG THE EAST LINE OF SAID HILLWOOD SECTION TWO, A DISTANCE OF 648.75 FEET; THENCE N.59°13'18"E. ALONG THE SOUTH LINE OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 205.91 FEET; THENCE N.81°41'39"E. ALONG THE SOUTH LINE OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 261.73 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF HILLWOOD SECTION THREE, AS RECORDED IN PLAT BOOK 69, PAGE 10 OF SAID PUBLIC RECORDS; THENCE S.14°15'10"E. ALONG SAID WEST LINE, A DISTANCE OF 577.13 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 29°15'49"; THENCE SOUTHEASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID HILLWOOD SECTION THREE, A DISTANCE OF 102.15 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF SAID HILLWOOD SECTION ONE; THENCE N.46°29'05"E. ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 465.24 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A, AND A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.46°29'05"E., A RADIAL DISTANCE OF 380.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE NORTH LINE OF SAID PARCEL A, THROUGH A CENTRAL ANGLE OF 48°12'30", A DISTANCE OF 319.73 FEET; THENCE N.88°16'34"E. ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 58.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE S.01°43'26"E. ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE CONTINUE S.01°43'26"E., A DISTANCE OF 98.02 FEET; THENCE S.65°19'17"E., A DISTANCE OF 125.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF BLOCK 8 OF SAID HILLWOOD SECTION THREE; THENCE S.37°49'17"E. ALONG SAID SOUTH LINE, A DISTANCE OF 49.57 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 200.92 FEET AND A CENTRAL ANGLE OF 44°24'09"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 155.71 FEET; THENCE S.82°13'26"E. ALONG SAID SOUTH LINE, A DISTANCE OF 396.77 FEET; THENCE S.07°46'34"W., A DISTANCE OF 10.00 FEET; THENCE S.82°13'26"E., A DISTANCE OF 30.00 FEET; THENCE N.07°46'34"E., A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 8; THENCE S.82°13'26"E. ALONG SAID SOUTH LINE, A DISTANCE OF 150.08 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,600.00 FEET AND A CENTRAL ANGLE OF 16°12'22"; THENCE EASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 452.56 FEET; THENCE S.08°25'48"E., A DISTANCE OF 343.51 FEET; THENCE N.70°31'23"E., A DISTANCE OF 620.36 FEET; THENCE S.19°28'12"E., A DISTANCE OF 22.64 FEET; THENCE S.85°09'59"E., A DISTANCE OF 489.36 FEET; THENCE N.01°58'37"W., A DISTANCE OF 497.66 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N.87°42'53"E., A DISTANCE OF 334.55 FEET; THENCE S.01°59'20"E., A DISTANCE OF 643.59 FEET; THENCE S.25°23'53"W., A DISTANCE OF 51.20 FEET; THENCE S.37°51'14"W., A DISTANCE OF 102.00 FEET; THENCE S.19°46'47"W., A DISTANCE OF 146.00 FEET; THENCE S.85°46'48"E., A DISTANCE OF 8.26 FEET; THENCE S.25°23'53"W., A DISTANCE OF 445.94 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 824 (PEMBROKE ROAD), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86018-2501, SAID RIGHT-OF-WAY LINE LYING 50.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 20; THENCE S.87°32'26"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 329.66 FEET; THENCE N.01°57'53"W., A DISTANCE OF 624.51 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF KELSEY PLAT, AS RECORDED IN PLAT BOOK 131, PAGE 15 OF SAID PUBLIC RECORDS; THENCE S.87°37'45"W. ALONG SAID EASTERLY PROJECTION AND SAID NORTH LINE, A DISTANCE OF 669.37 FEET; THENCE S.88°18'12"W. ALONG THE NORTH LINE OF SAID KELSEY PLAT, AND THE NORTH LINE OF H.R.S. BROWARD COUNTY SOUTH REGIONAL HEALTH CENTER, AS RECORDED IN PLAT BOOK 143, PAGE 3 OF SAID PUBLIC RECORDS, A DISTANCE OF 656.84 FEET; THENCE S.01°47'28"E. ALONG THE WEST LINE OF SAID H.R.S. BROWARD COUNTY SOUTH REGIONAL HEALTH CENTER, A DISTANCE OF 615.44 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 824 (PEMBROKE ROAD), SAID RIGHT-OF-WAY LINE LYING 60.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 19; THENCE S.88°18'45"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,674.66 FEET; THENCE N.01°41'15"W. ALONG THE EAST LINE OF BLOCK 1, PEMBROKE COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 104, PAGE 19 OF SAID PUBLIC RECORDS, A DISTANCE OF 253.00 FEET; THENCE S.88°18'45"W. ALONG THE NORTH LINE OF SAID BLOCK 1, PEMBROKE COMMERCIAL CENTER, AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 933.74 FEET; THENCE N.41°48'19"W., A DISTANCE OF 473.34 FEET; THENCE S.88°18'12"W., A DISTANCE OF 255.39 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH 52ND AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 30363, PAGE 1623 OF SAID PUBLIC RECORDS; THENCE N.02°14'33"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1.69 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 15°26'55"; THENCE NORTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 90.33 FEET; THENCE N.17°41'28"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.97 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 15°44'14"; THENCE NORTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 72.79 FEET; THENCE N.01°57'14"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,336.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,562,892 SQUARE FEET OR 127.7064 ACRES MORE OR LESS.

INSTR # 114864725, Plats 183/125  
Page 1 of 27  
Recorded 02/01/2018 at 10:16 AM

TABULAR DATA	SQUARE FEET	ACRES
OVERALL SITE	5,562,892	127.706
RESIDENTIAL LOTS	1,873,252	43.003
PARCELS A AND B	119,072	2.734
TRACT R	757,451	17.389
ADDITIONAL RIGHT-OF-WAY	14,457	0.332
TRACTS OS-1 THROUGH OS-25	1,538,511	35.319
TRACTS W-1 THROUGH W-6	1,138,515	26.137
TRACT REC	121,634	2.792

### 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 RECENTLY SURVEYED, SUBDIVIDED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 30TH DAY OF JANUARY, 2017 A.D. PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRE SUBDIVISION IMPROVEMENTS.

DATE: 1/22/18

[Signature]

DAVID P. LINDLEY,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER 3591  
7900 GLADES ROAD SUITE 100  
BOCA RATON, FL. 33434



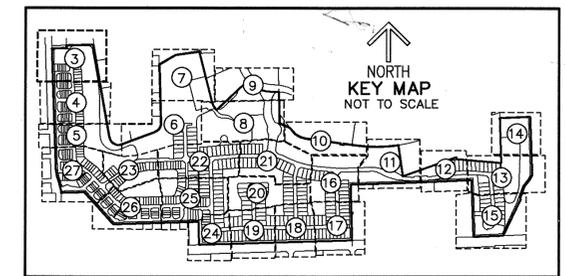
THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (561)392-1991 FAX (561)750-1452  
 CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,  
 AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
 TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
 LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK 183 PAGE 126  
 SHEET 2 OF 27

**INSTR #114864725**  
**Plats 183/125**  
 Page 2 of 27



**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 12-10-18 ADOPTED THIS 8 DAY OF May 2018 AND BY SAID RESOLUTION THE ADDITIONAL RIGHT-OF-WAY, UTILITY EASEMENTS, EMERGENCY ACCESS EASEMENT AND BUS STOP EASEMENT AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE ~~CONCERN~~ IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION  
 ATTEST: [Signature] CITY CLERK APPROVED: [Signature] CITY ENGINEER  
 APPROVED BY: [Signature] MAYOR

**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 14th DAY OF MARCH 2017 A.D.

BY: [Signature] DEPUTY  
 BY: [Signature] MAYOR COUNTY COMMISSION

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY, THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS 28 DAY OF April 2018

BY: [Signature] 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 20th DAY OF January 2018  
 BY: [Signature] EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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

BY: [Signature] 1/23/18 RICHARD TORNESE, DATE DIRECTOR FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 40263  
 BY: [Signature] 1/4/18 ROBERT P. LEGG, JR. DATE PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS 4030

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

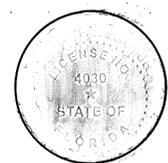
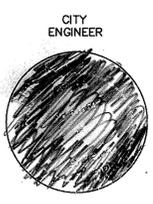
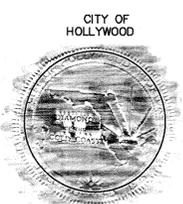
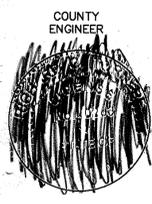
THIS PLAT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ RECORD VERIFIED.

BY: \_\_\_\_\_ DEPUTY

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 4th DAY OF January 2018

BY: [Signature] DIRECTOR/DESIGNEE

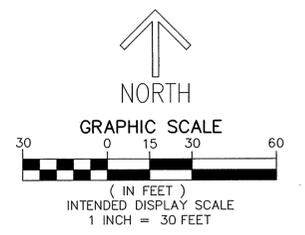
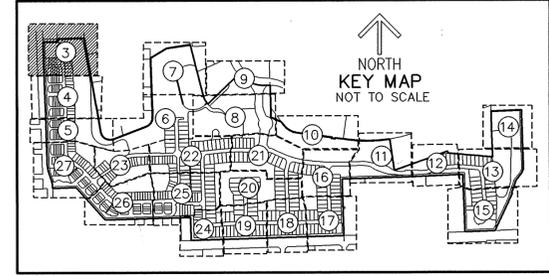


# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,  
AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
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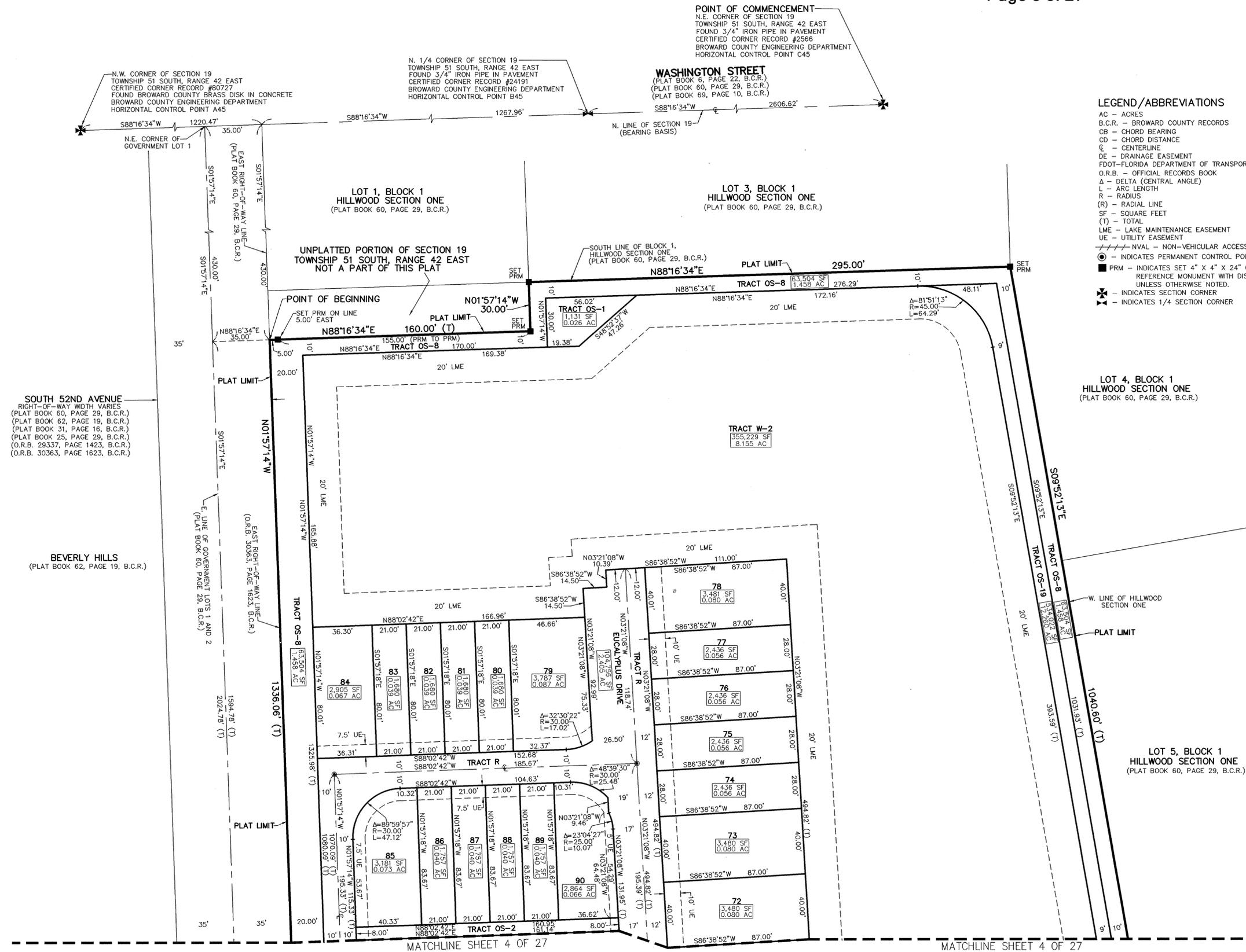
**INSTR #114864725**  
**Plats 183/125**  
Page 3 of 27



- LEGEND/ABBREVIATIONS**
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  - B.C.R. - BROWARD COUNTY RECORDS
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  - UE - UTILITY EASEMENT
  - NVAL - NON-VEHICULAR ACCESS LINE
  - - INDICATES PERMANENT CONTROL POINT
  - PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.
  - ✱ - INDICATES SECTION CORNER
  - ✱ - INDICATES 1/4 SECTION CORNER

**SURVEYOR'S NOTES**

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.
2. THIS PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS WHICH ARE FURTHER RESTRICTED TO THE SOUTHERN 83.6 ACRES OF THE PLAT DESIGNATED "IRREGULAR (11.5) RESIDENTIAL WITHIN A DASHED-LINE AREA" ON THE BROWARD COUNTY LAND USE MAP.  
  
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 PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.  
  
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT VIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 14, 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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 CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 14, 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47.  
  
CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE, NORTHING 602163.461 EASTING 921793.338  
  
CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001, NORTHING 607603.028 EASTING 924305.426
5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR 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 AND 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, TELEPHONE, 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.
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE



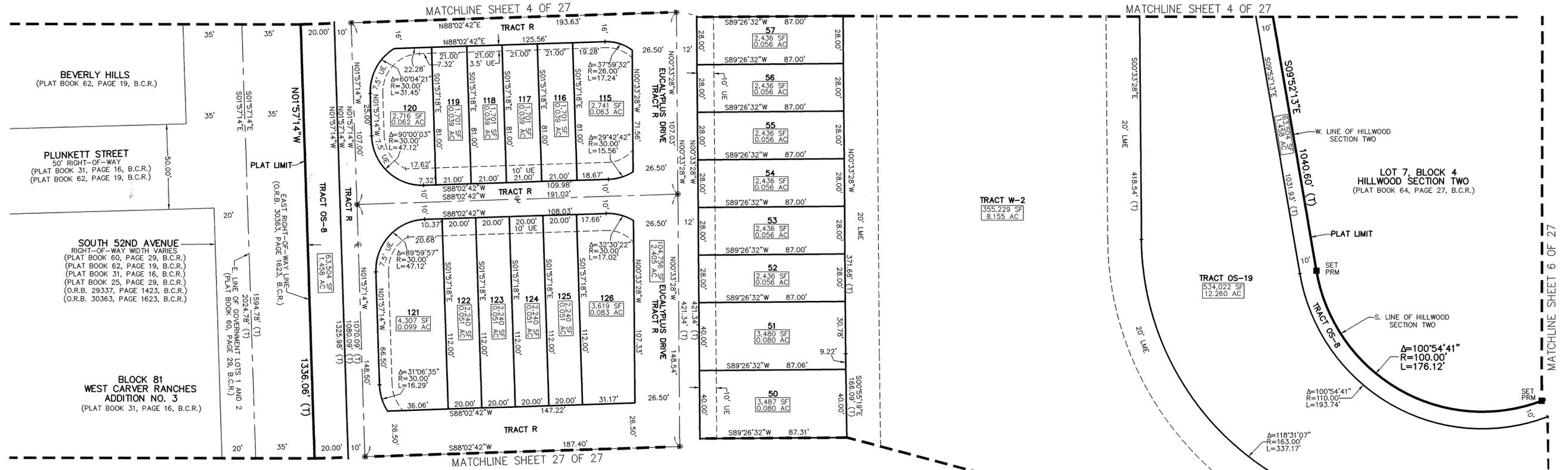
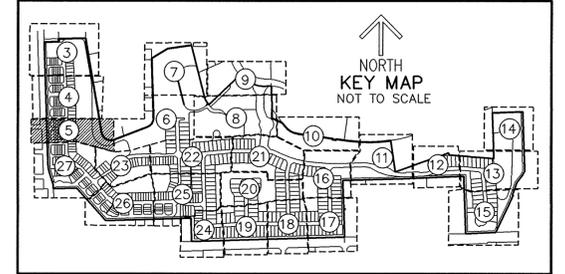


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 CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH

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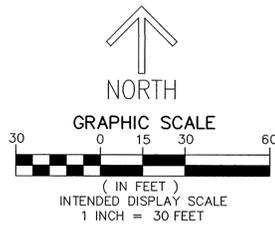
**INSTR #114864725**  
**Plats 183/125**  
 Page 5 of 27



**SURVEYOR'S NOTES**

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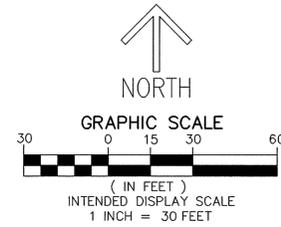
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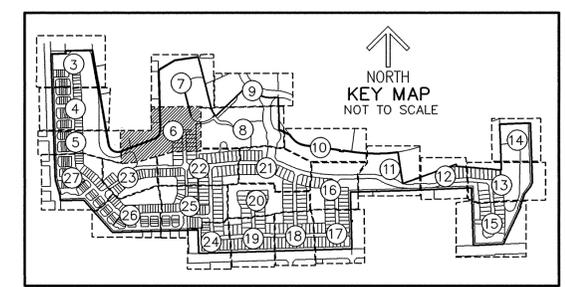
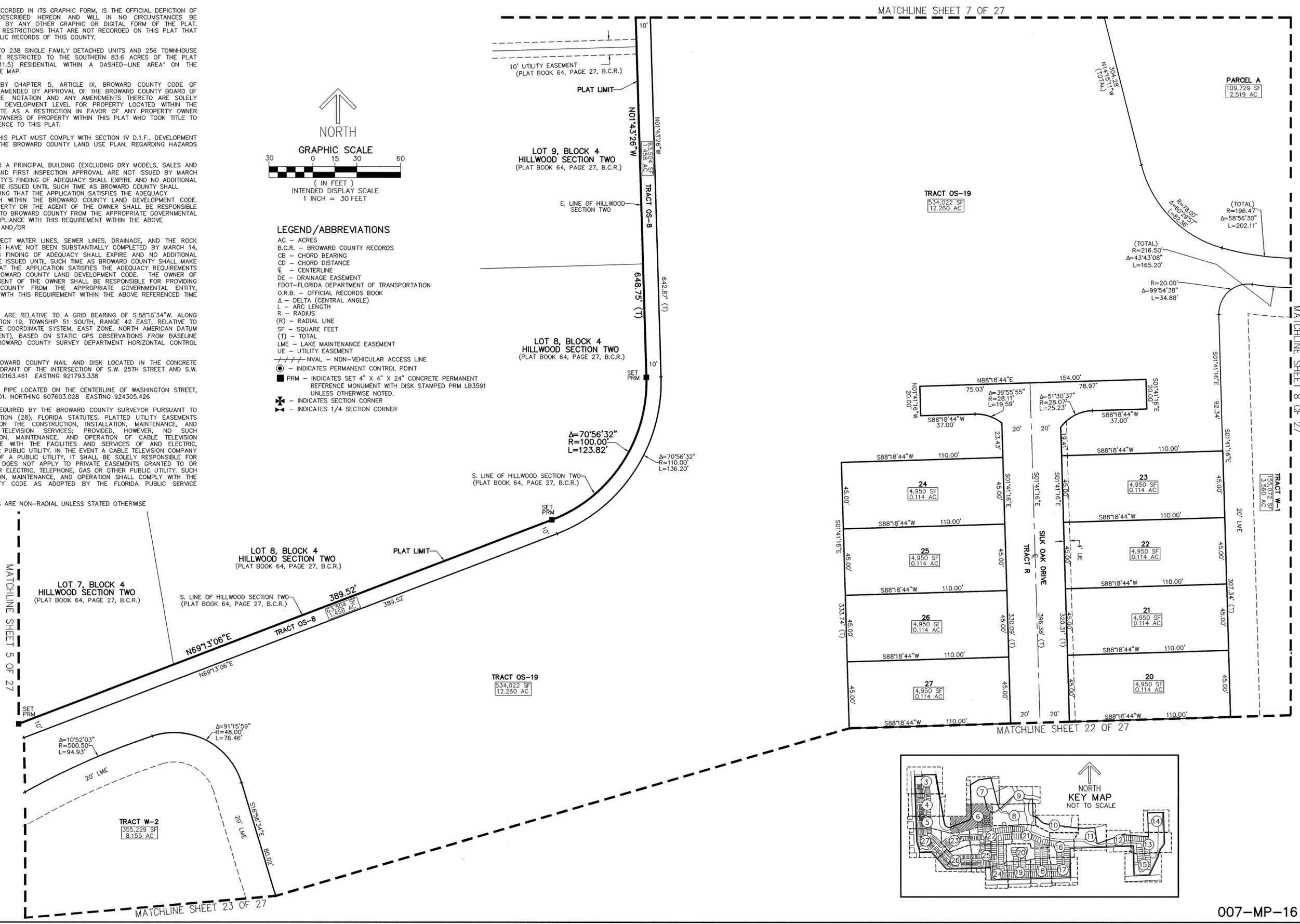
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 TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
 LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



### LEGEND/ABBREVIATIONS

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- B.C.R. - BROWARD COUNTY RECORDS
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- CD - CHORD DISTANCE
- CL - CENTERLINE
- DE - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
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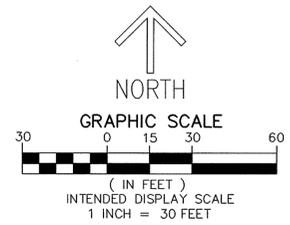
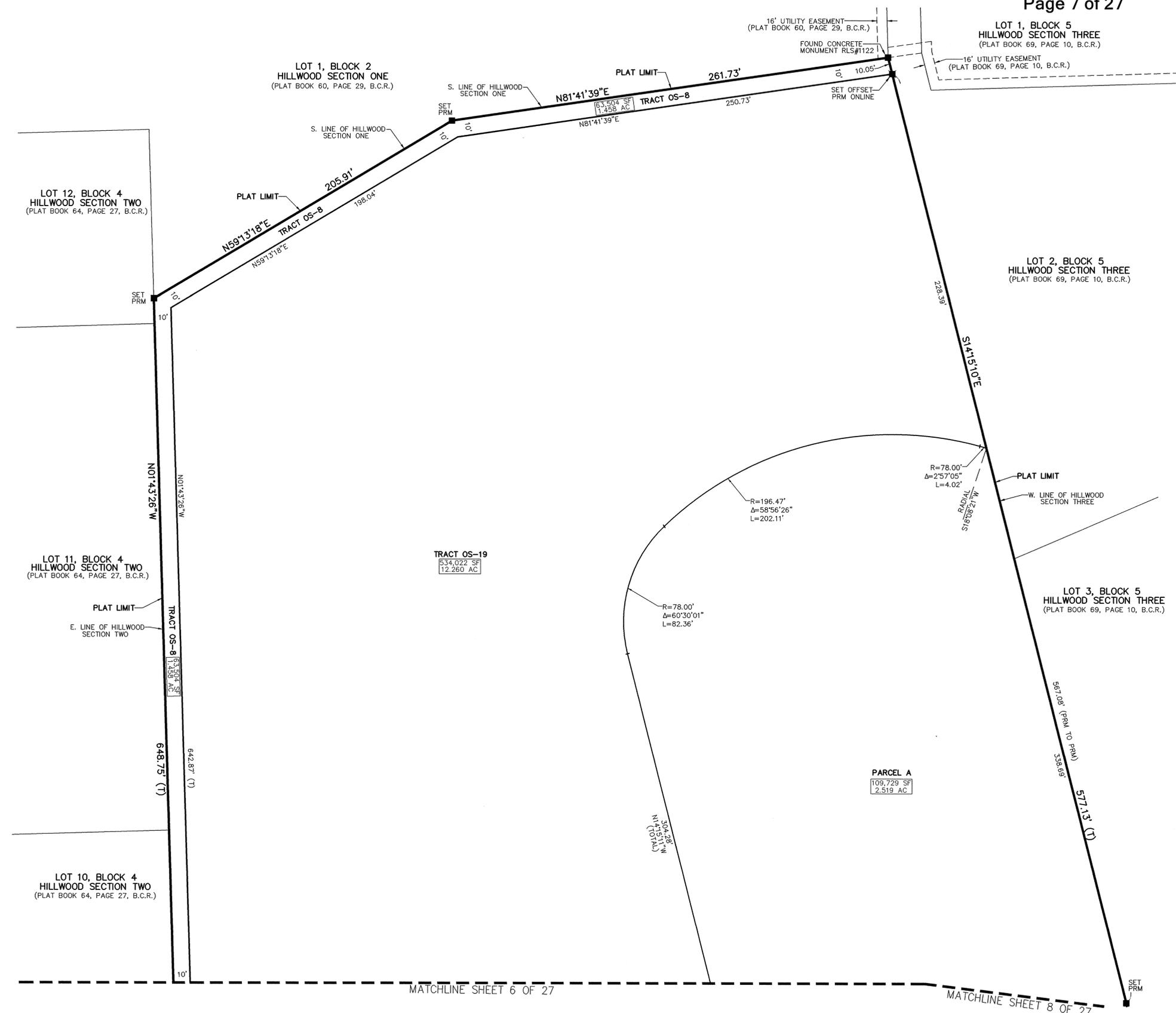
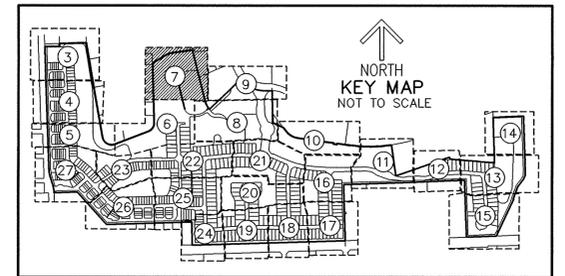


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THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

**INSTR #114864725**  
**Plats 183/125**  
**Page 7 of 27**



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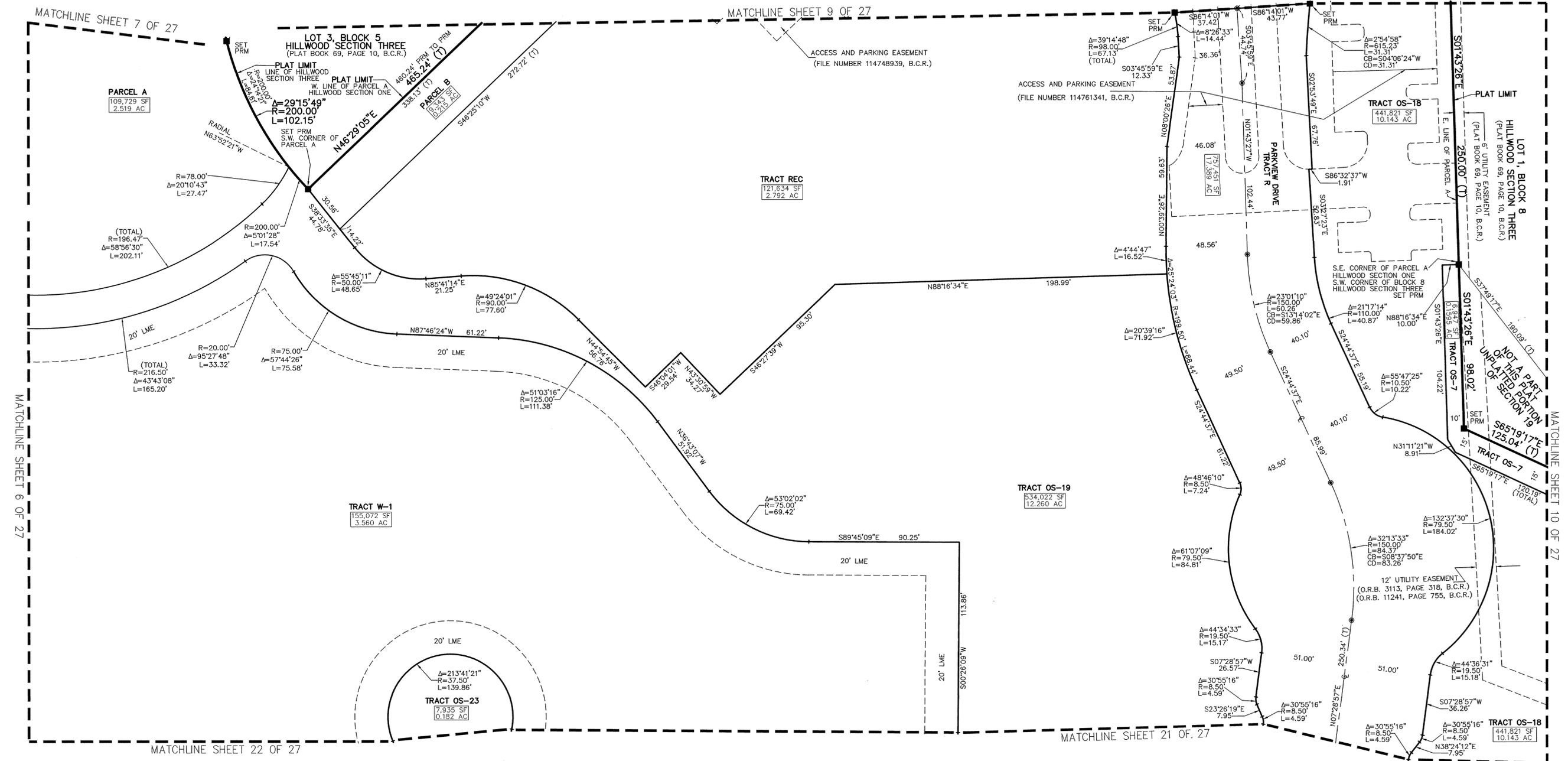
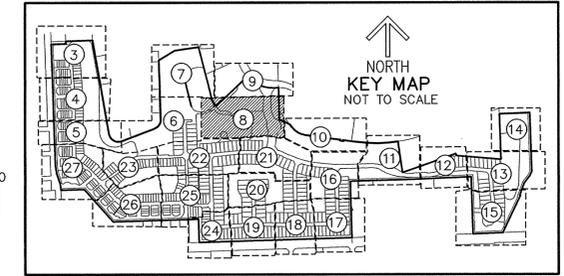
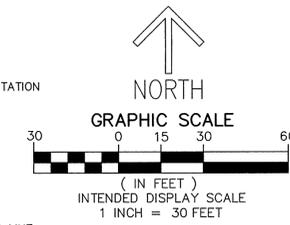
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MATCHLINE SHEET 7 OF 27

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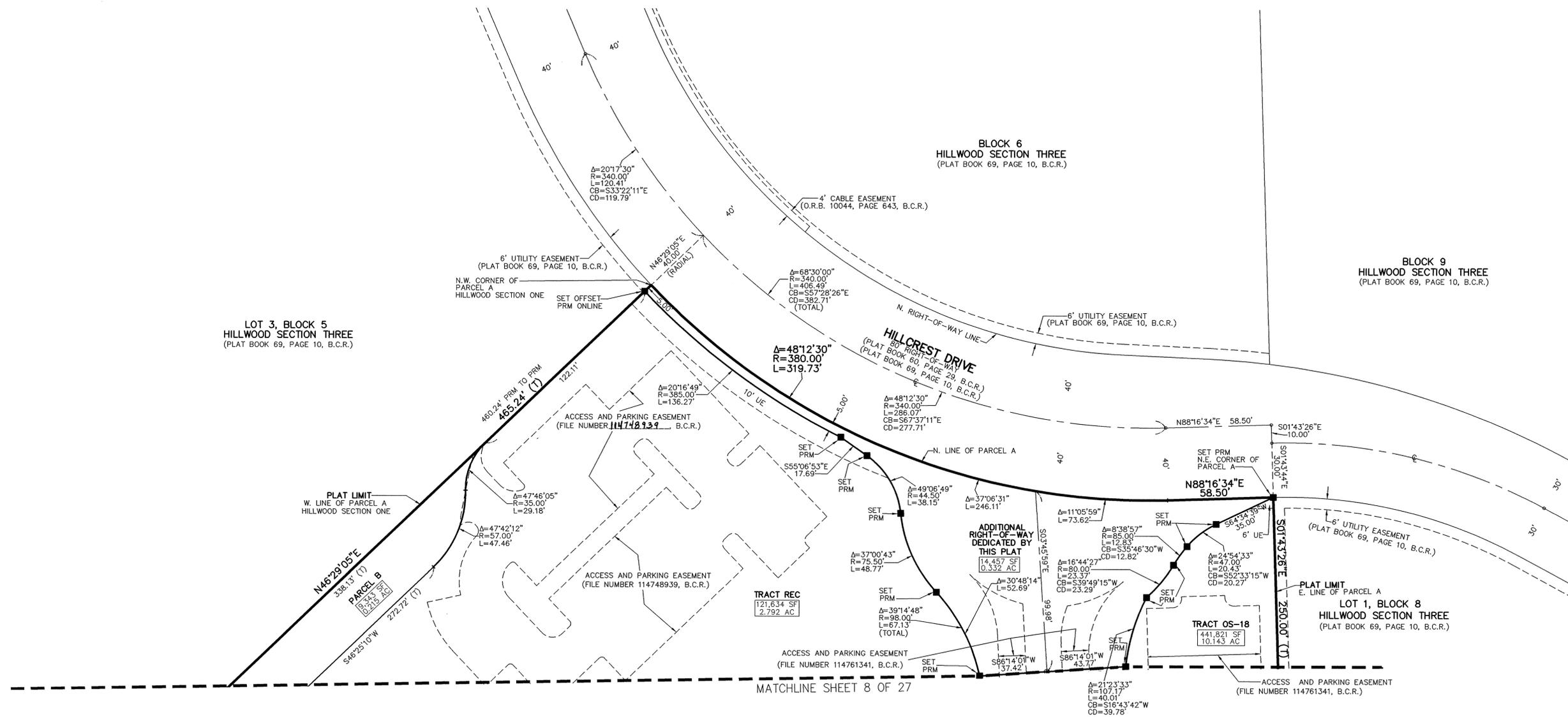
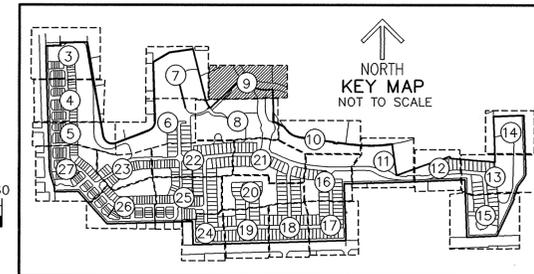
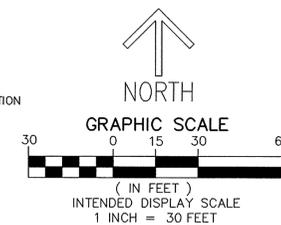
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 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (561)392-1991 FAX (561)750-1452  
 CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,  
 AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
 TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
 LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

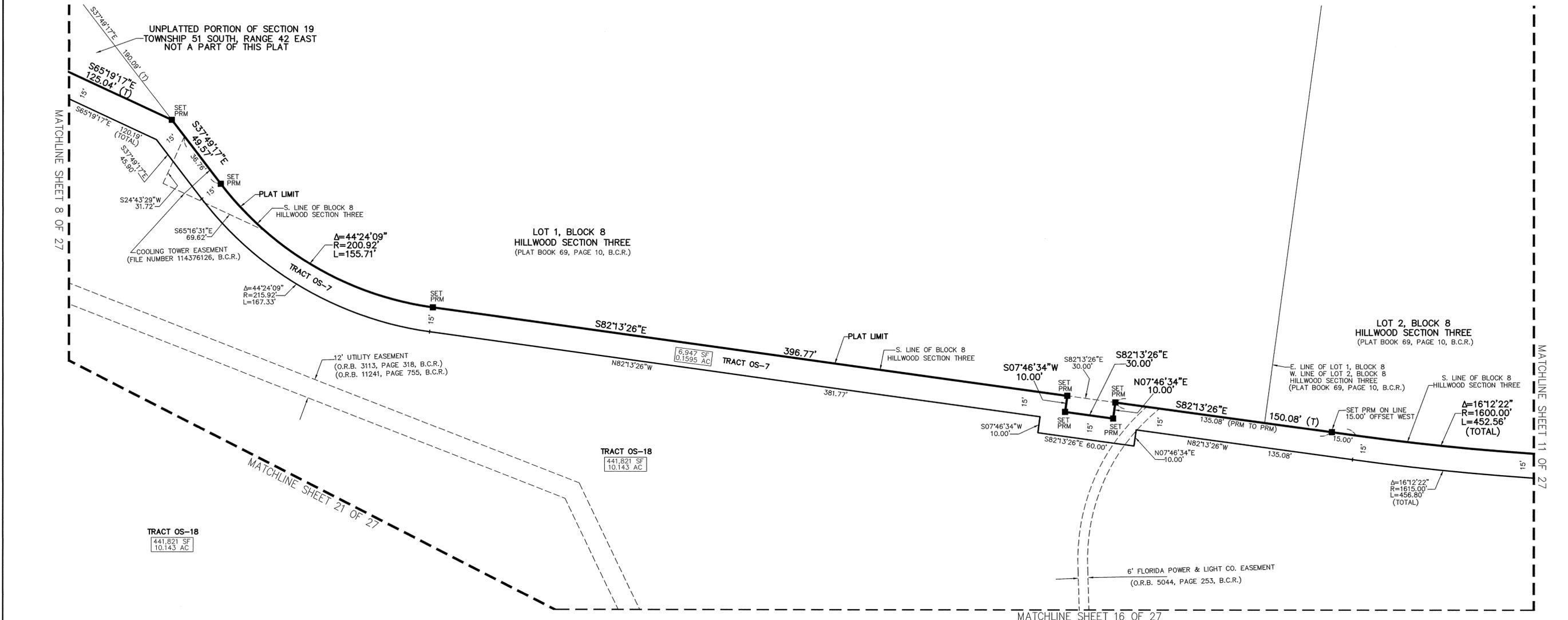
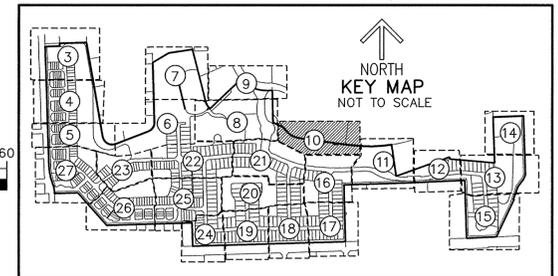
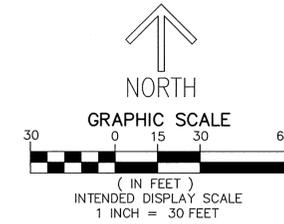
**INSTR #114864725**  
**Plats 183/125**  
 Page 10 of 27

**SURVEYOR'S NOTES**

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**LEGEND/ABBREVIATIONS**

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- CL - CENTERLINE
- DE - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. - OFFICIAL RECORDS BOOK
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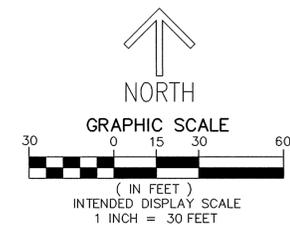
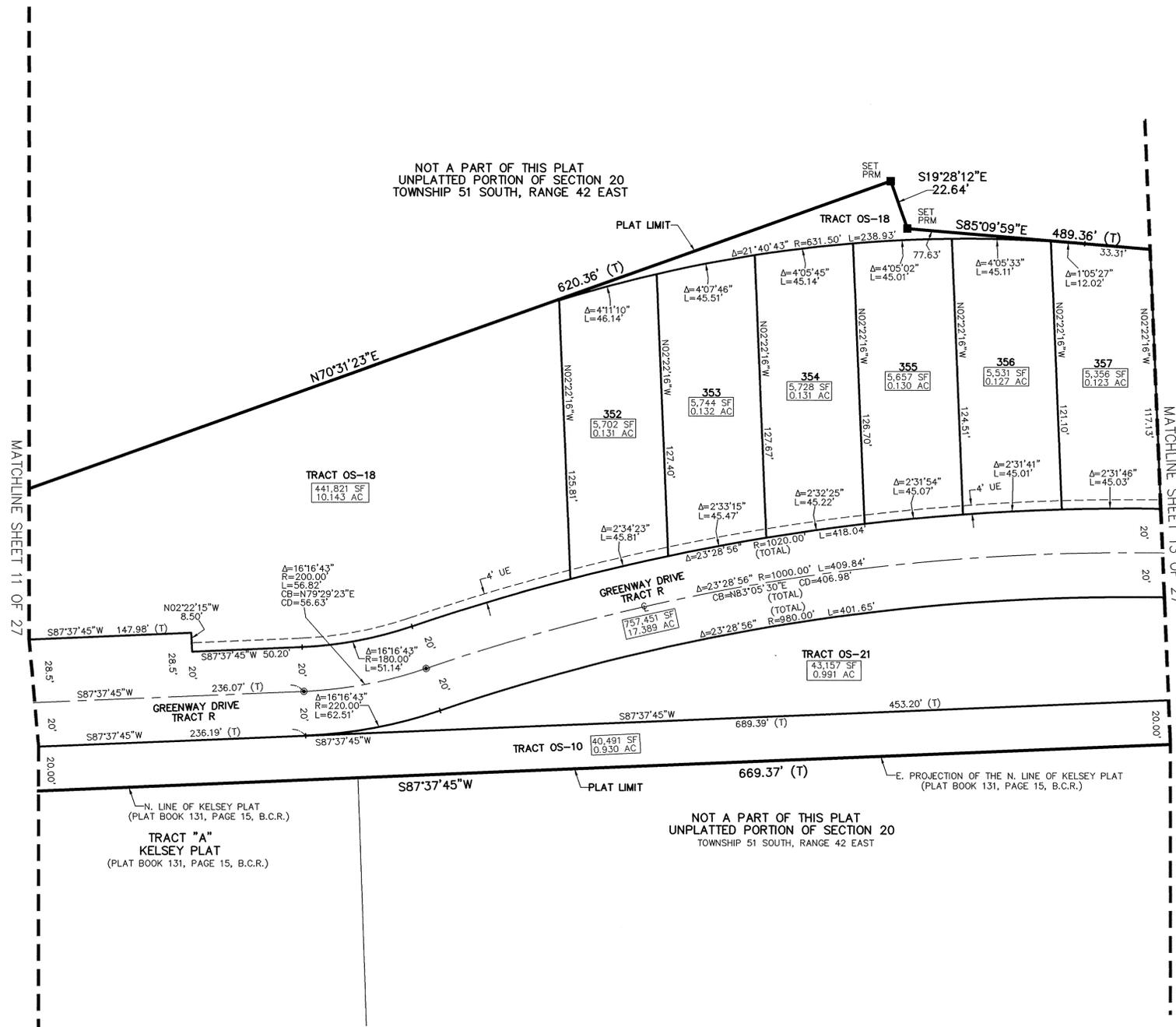
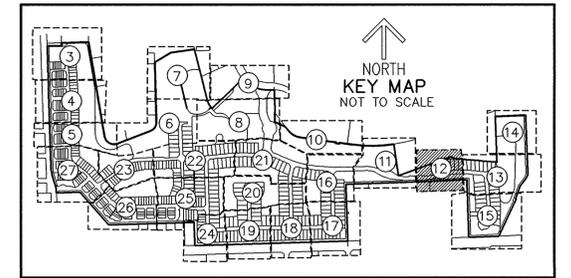


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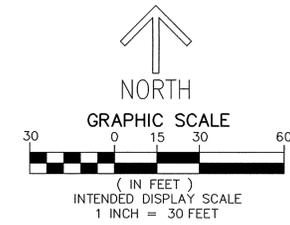
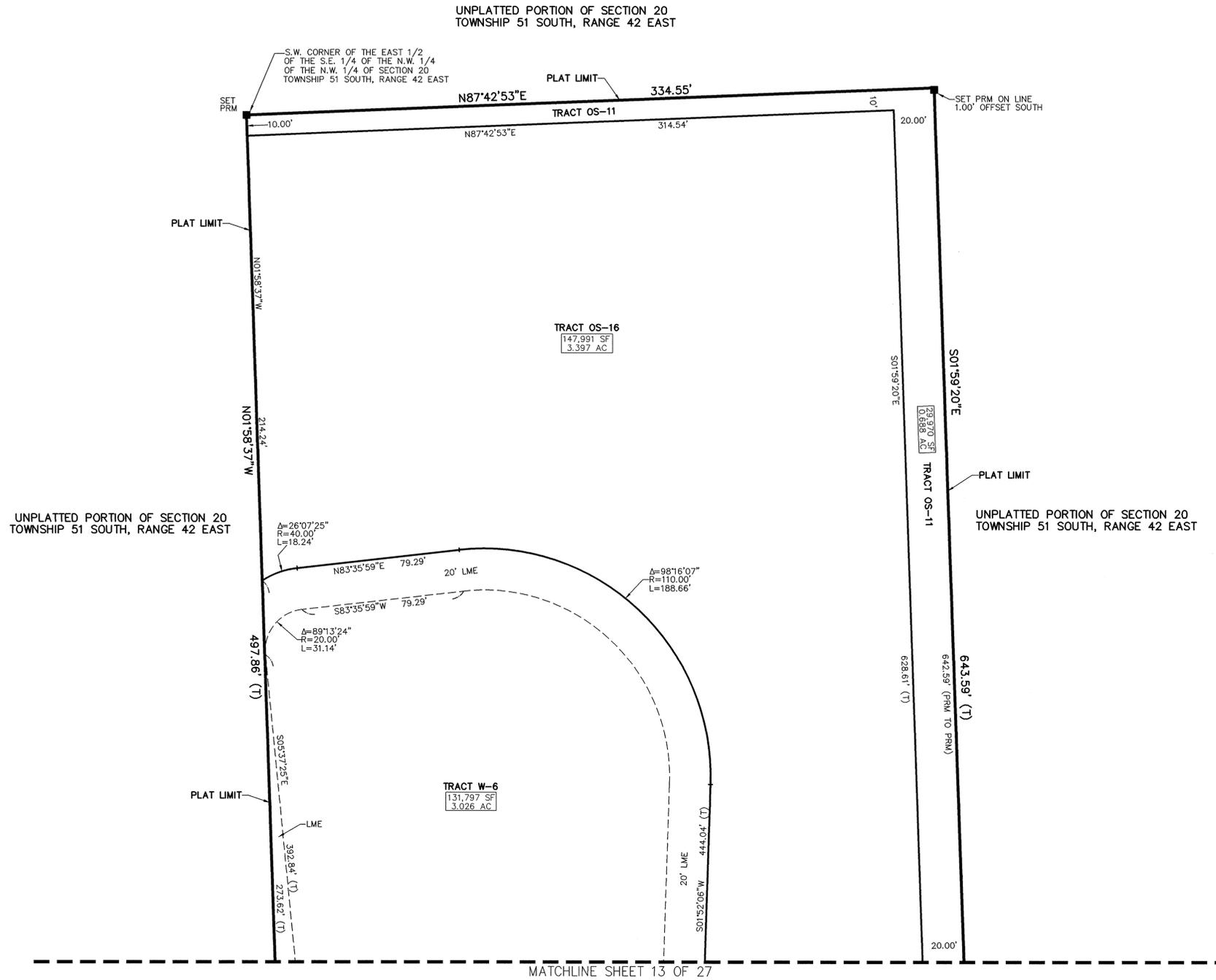
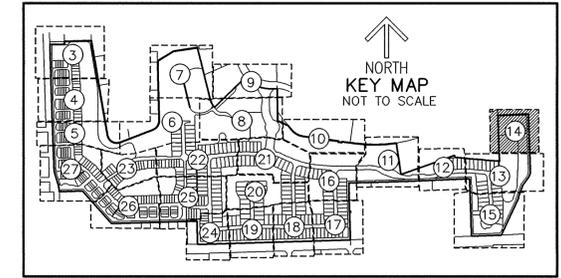


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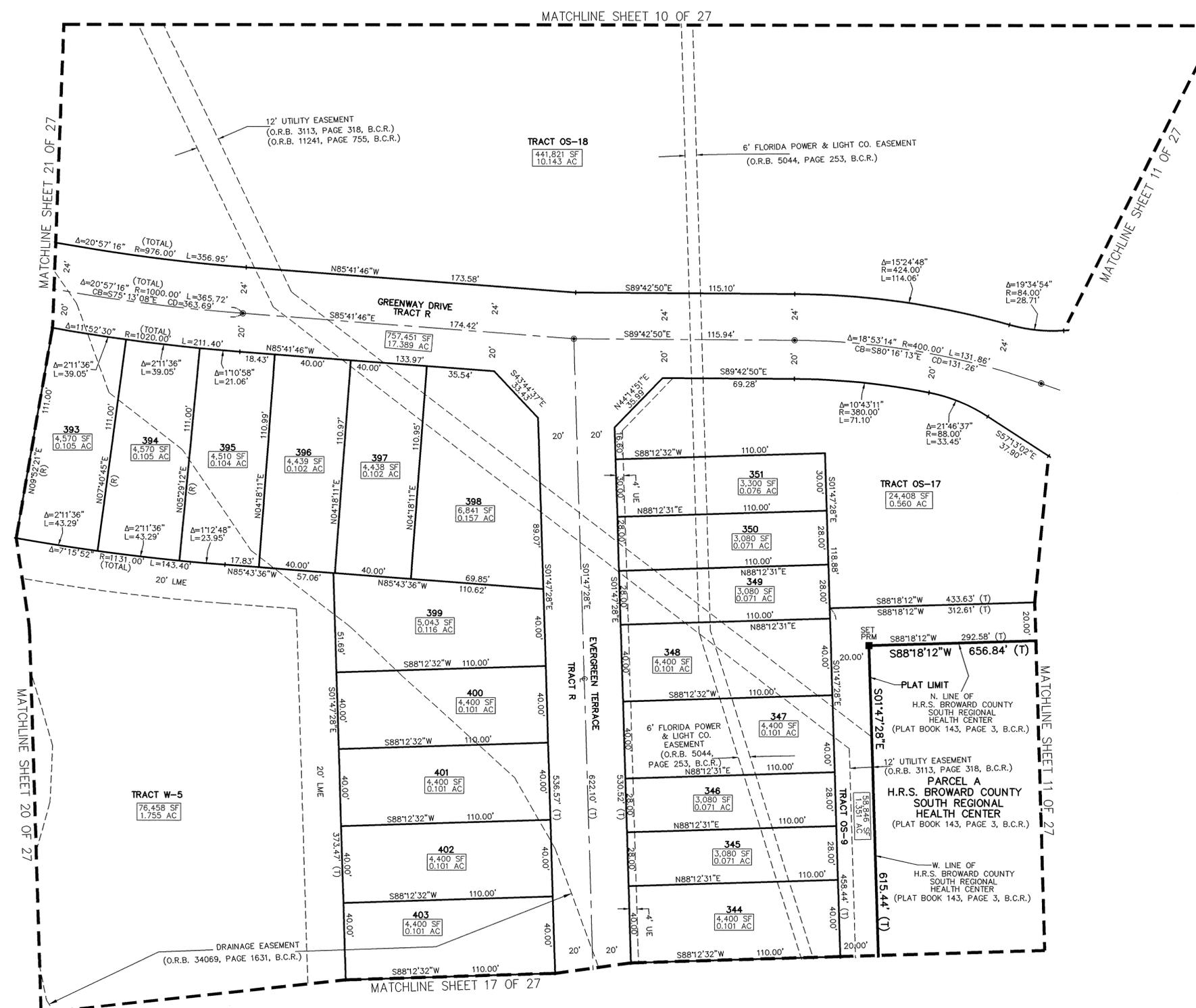
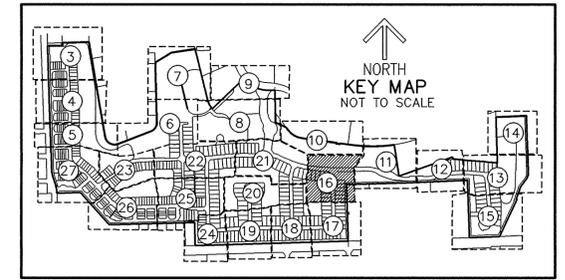


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**GRAPHIC SCALE**  
( IN FEET )  
INTENDED DISPLAY SCALE  
1 INCH = 30 FEET

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CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

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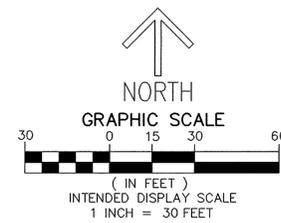
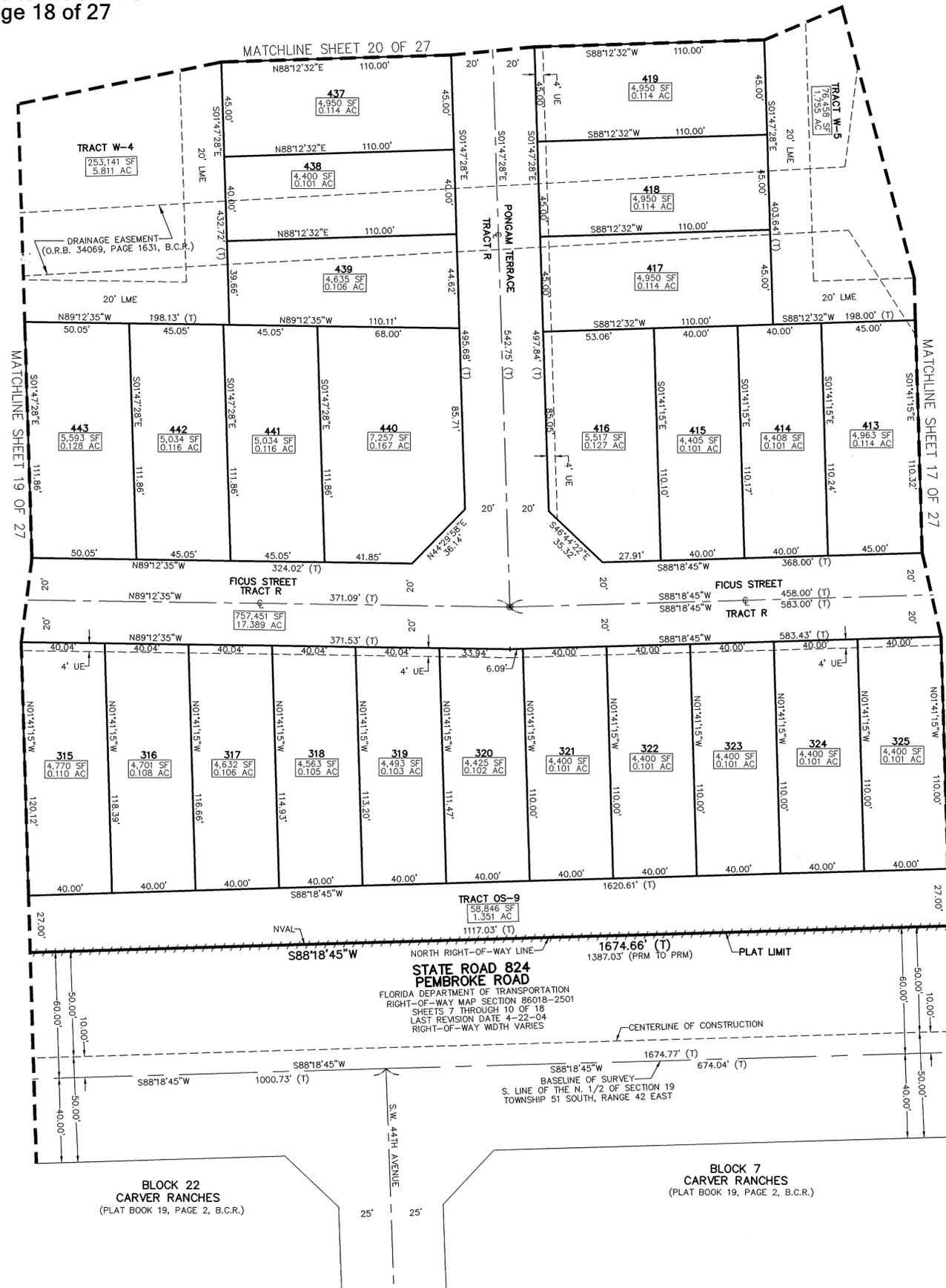
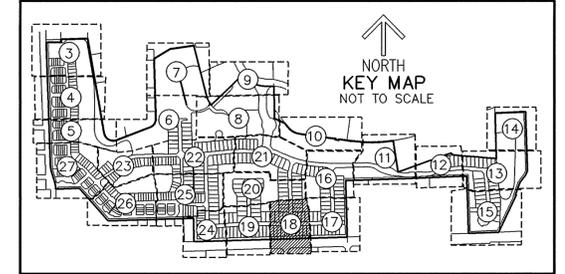


# HILLCREST COUNTRY CLUB SOUTH

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TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
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**INSTR #114864725**  
**Plats 183/125**  
Page 18 of 27



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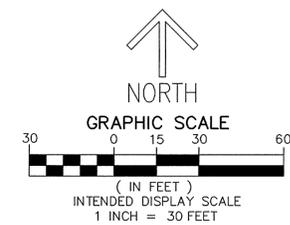
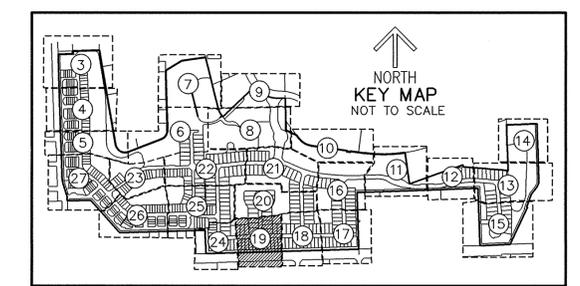
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**Plats 183/125**  
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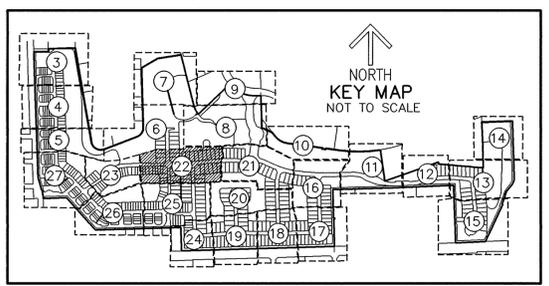


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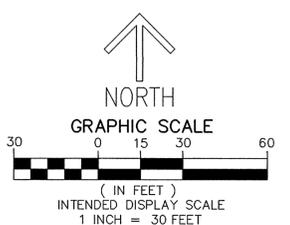


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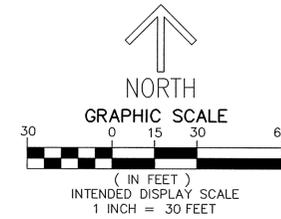
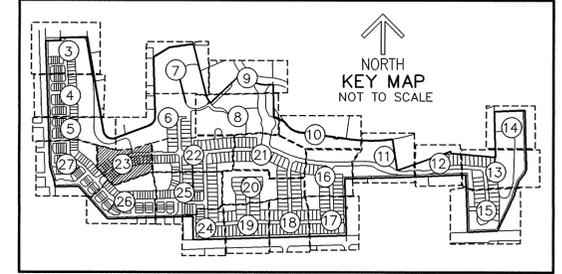


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 DAVID P. LINDLEY  
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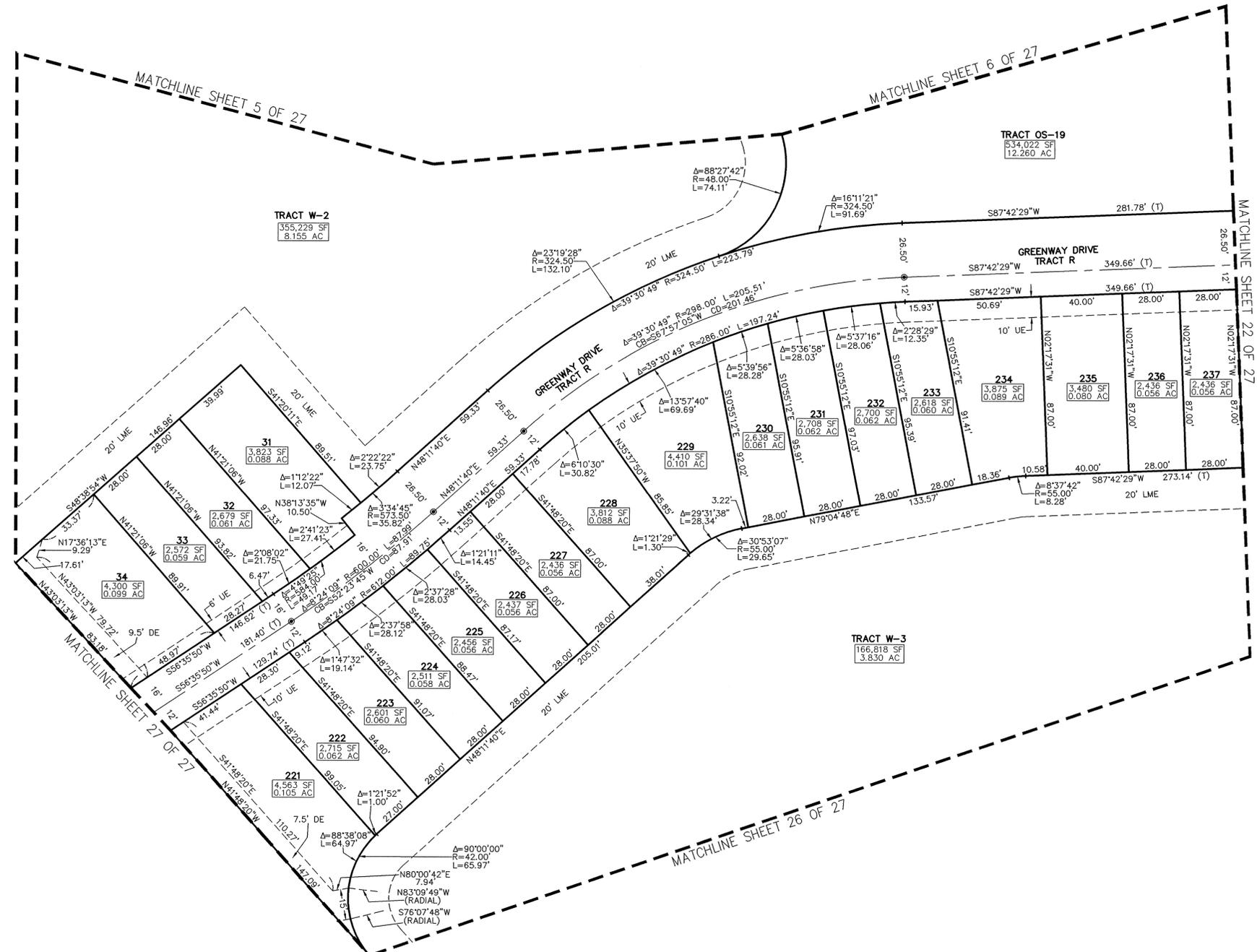
# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,  
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 TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
 LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

**INSTR #114864725**  
**Plats 183/125**  
**Page 23 of 27**



- LEGEND/ABBREVIATIONS**
- AC - ACRES
  - B.C.R. - BROWARD COUNTY RECORDS
  - CB - CHORD BEARING
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IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 14, 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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.

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CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 46TH AVENUE. NORTHING 602163.461 EASTING 921793.338

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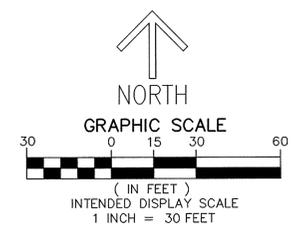
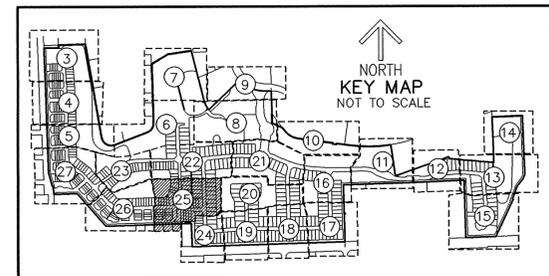


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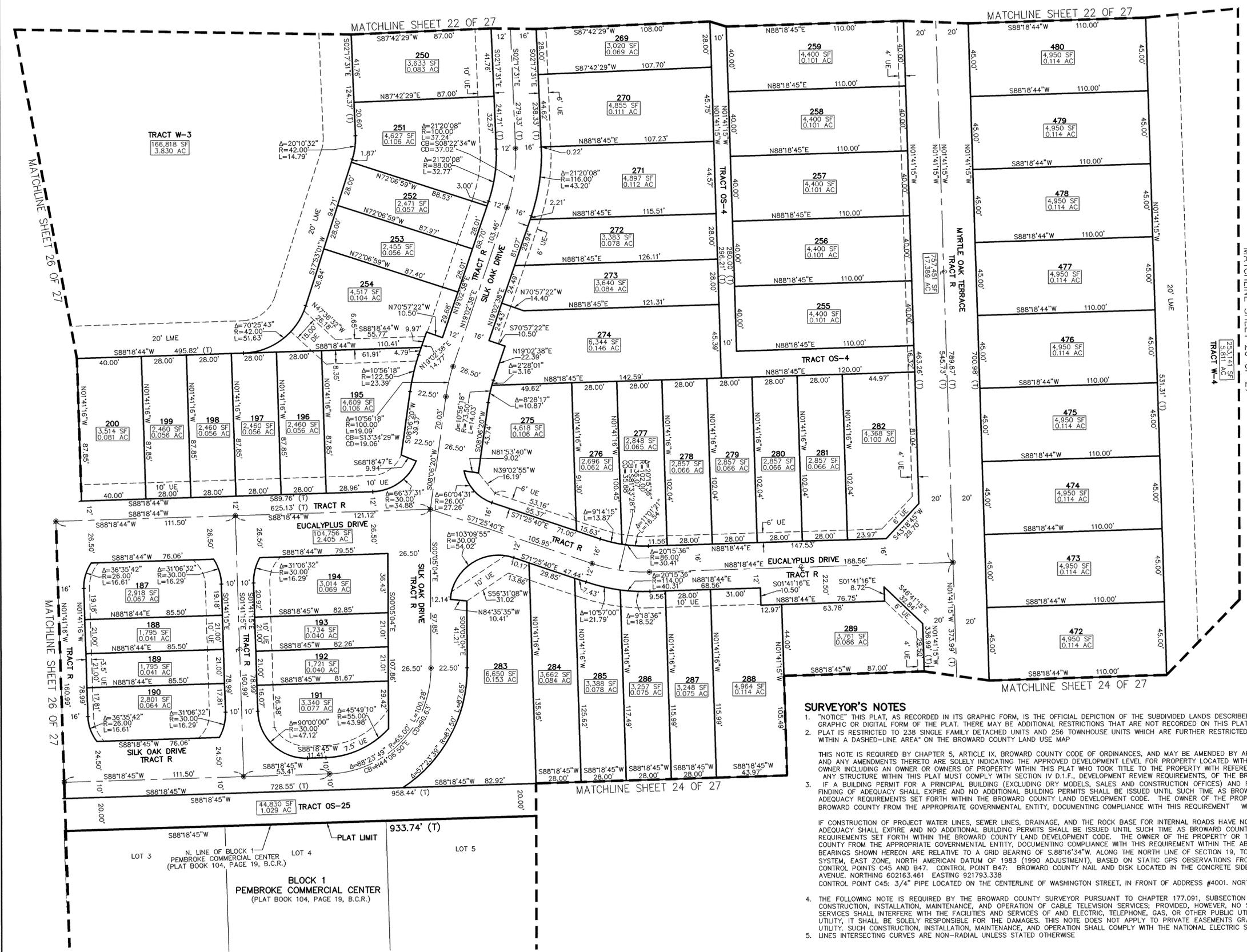
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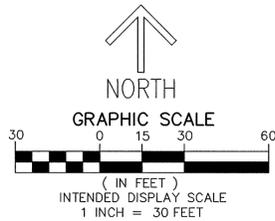
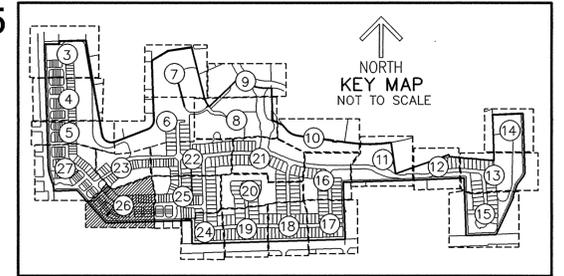
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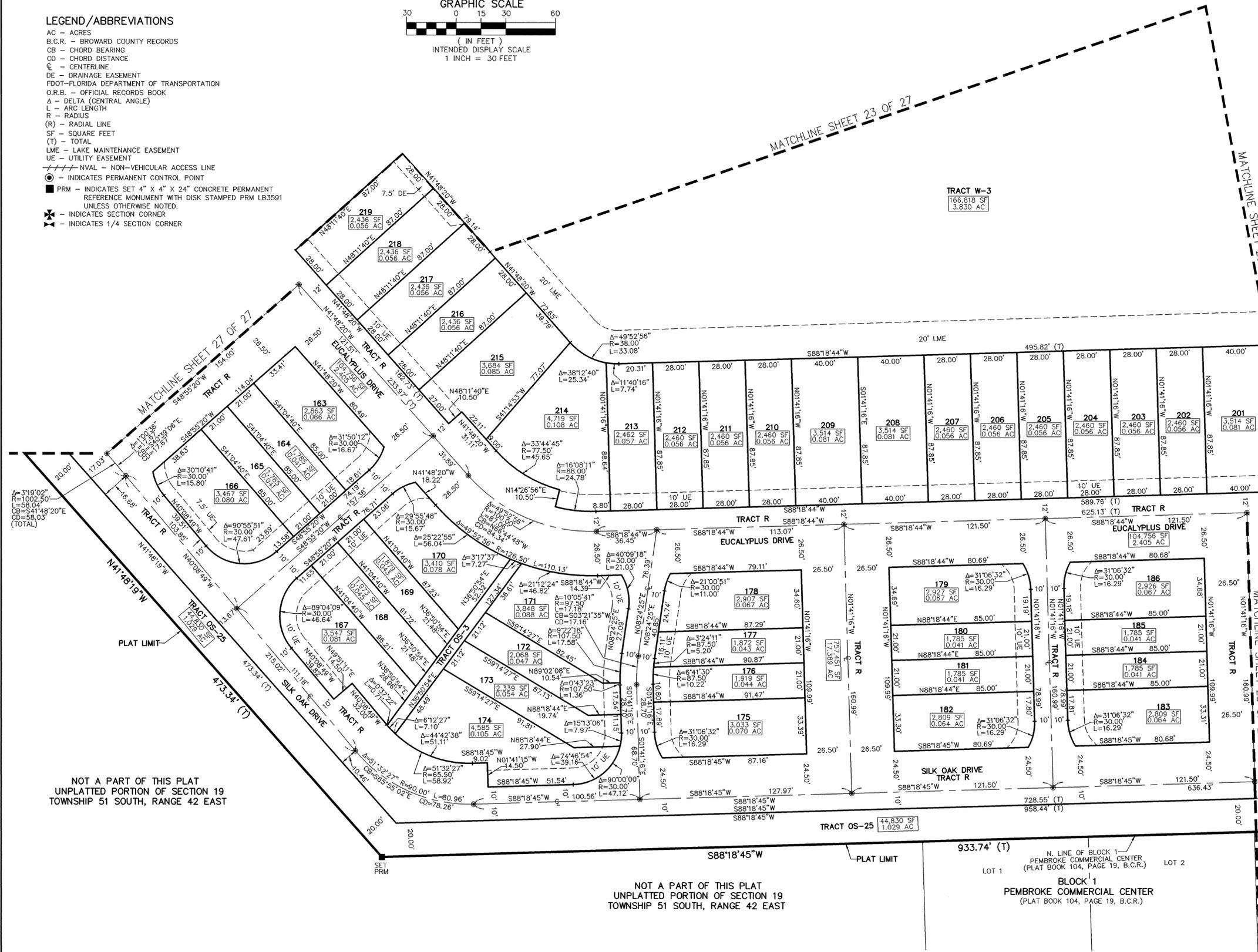
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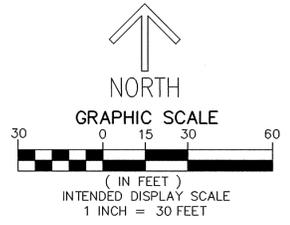
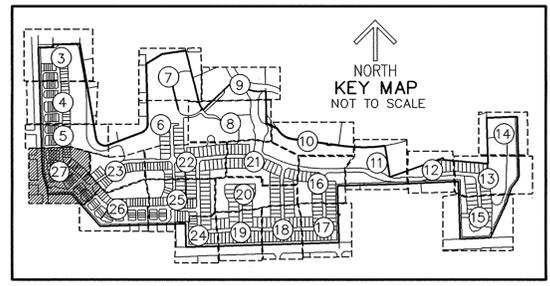
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- PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS WHICH ARE FURTHER RESTRICTED TO THE SOUTHERN 83.6 ACRES OF THE PLAT DESIGNATED 'IRREGULAR (11.5) RESIDENTIAL WITHIN A DASHED-LINE AREA' ON THE BROWARD COUNTY LAND USE MAP.

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 PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 14, 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM AN APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

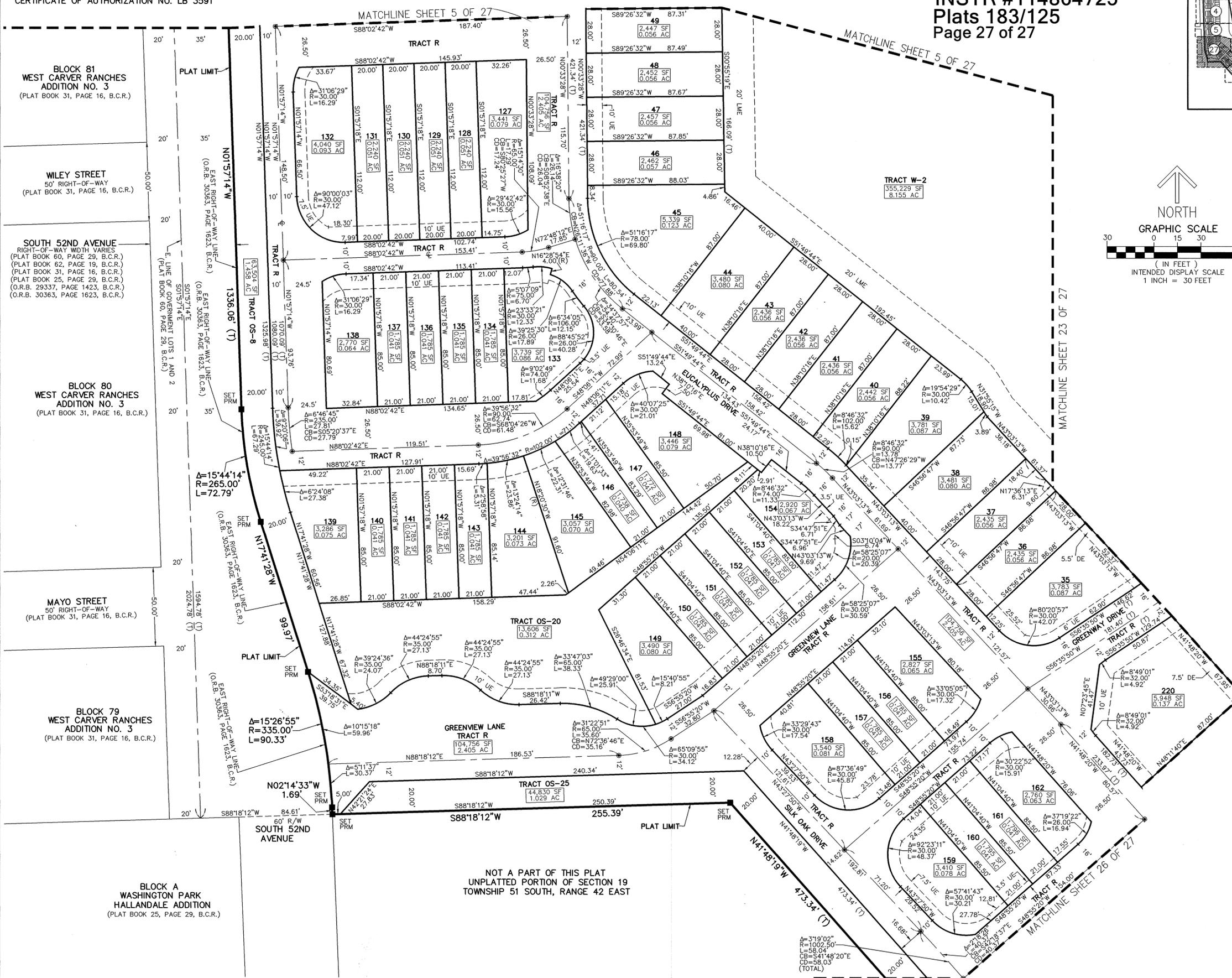
IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 14, 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM AN APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°16'34"W ALONG THE NORTH LINE OF SECTION 13 TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47.

CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTING 607603.028 EASTING 924305.426

- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR 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 AND 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, TELEPHONE, 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.

- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE



NOT A PART OF THIS PLAT  
UNPLATTED PORTION OF SECTION 19  
TOWNSHIP 51 SOUTH, RANGE 42 EAST

BLOCK A  
WASHINGTON PARK  
HALLANDALE ADDITION  
(PLAT BOOK 25, PAGE 29, B.C.R.)

BLOCK 81  
WEST CARVER RANCHES  
ADDITION NO. 3  
(PLAT BOOK 31, PAGE 16, B.C.R.)

WILEY STREET  
50' RIGHT-OF-WAY  
(PLAT BOOK 31, PAGE 16, B.C.R.)

SOUTH 52ND AVENUE  
RIGHT-OF-WAY WIDTH VARIES  
(PLAT BOOK 60, PAGE 29, B.C.R.)  
(PLAT BOOK 62, PAGE 16, B.C.R.)  
(PLAT BOOK 31, PAGE 16, B.C.R.)  
(PLAT BOOK 25, PAGE 29, B.C.R.)  
(O.R.B. 29337, PAGE 1423, B.C.R.)  
(O.R.B. 30363, PAGE 1623, B.C.R.)

BLOCK 80  
WEST CARVER RANCHES  
ADDITION NO. 3  
(PLAT BOOK 31, PAGE 16, B.C.R.)

MAYO STREET  
50' RIGHT-OF-WAY  
(PLAT BOOK 31, PAGE 16, B.C.R.)

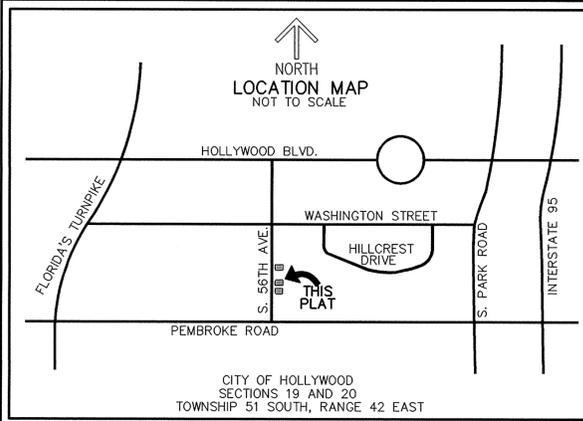
BLOCK 79  
WEST CARVER RANCHES  
ADDITION NO. 3  
(PLAT BOOK 31, PAGE 16, B.C.R.)

# HILLCREST COUNTRY CLUB SOUTH REPLAT 1

PLAT BOOK 183 PAGE 353  
SHEET 1 OF 4

BEING A REPLAT OF LOTS 103 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 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

**INSTR # 116396030, Plats 183/353**  
Page 1 of 4  
Recorded 03/06/2020 at 01:27 PM



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

### DESCRIPTION

LOTS 103 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 SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING 50,883 SQUARE FEET OR 1.1670 ACRES MORE OR LESS.

### DEDICATION

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS HILLCREST COUNTRY CLUB SOUTH REPLAT 1, AND DOES HEREBY DEDICATE AS FOLLOWS:

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

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 30th DAY OF January, 2020.

PULTE HOME COMPANY, LLC  
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
PRINT NAME ADAM LARSON  
WITNESS: [Signature]  
PRINT NAME Mark Trausi

BY: [Signature]  
PATRICK GONZALEZ, P.E.  
VICE PRESIDENT - LAND DEVELOPMENT

TABULAR DATA	SQUARE FEET	ACRES
OVERALL SITE	50,883	1.1670
RESIDENTIAL LOTS	50,883	1.1670

### 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 RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 14TH DAY OF MARCH, 2019 A.D.

DATE: 1/30/20

[Signature]  
DAVID P. LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
7900 GLADES 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 PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT-LAND DEVELOPMENT OF PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF January, 2020

MY COMMISSION EXPIRES: 6-28-2022  
COMMISSION NUMBER: 69246771  
[Signature]  
NOTARY PUBLIC  
Nadia K. Lefevre  
PRINT NAME

PULTE HOME COMPANY, LLC



PULTE HOME COMPANY, LLC  
NOTARY



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH REPLAT 1

BEING A REPLAT OF LOTS 103 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 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK 183 PAGE 354  
SHEET 2 OF 4

INSTR #116396030  
Plats 183/353  
Page 2 of 4

### 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 R-2019-109 ADOPTED THIS 18<sup>th</sup> DAY OF MAY, 2019, AND BY SAID RESOLUTION THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Victoria A. Coney  
CITY CLERK

APPROVED: L. Lopez  
LUIS A. LOPEZ, P.E.,  
CITY ENGINEER  
P.E. LICENSE NUMBER 51559

APPROVED BY: [Signature]  
MAYOR

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS ON THE DAY OF January, 2019.

BY: [Signature]  
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 22<sup>nd</sup> DAY OF February, 2020.

BY: D. VonStetina  
EXECUTIVE DIRECTOR 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 5<sup>th</sup> DAY OF NOVEMBER, 2019.

BY: [Signature]  
MAYOR  
COUNTY COMMISSION



### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

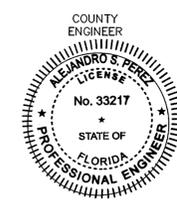
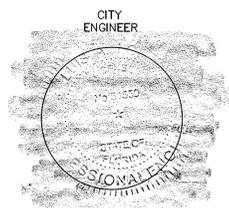
BY: Alejandro S. Perez 2/20/2020  
ALEJANDRO S. PEREZ, DATE  
ACTING COUNTY ENGINEER  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 33217

BY: Robert P. Legg, Jr. 2/20/2020  
ROBERT P. LEGG, JR., DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 4030

### BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 14<sup>th</sup> DAY OF February, 2020.

BY: J. Perodie  
DIRECTOR/DESIGNEE



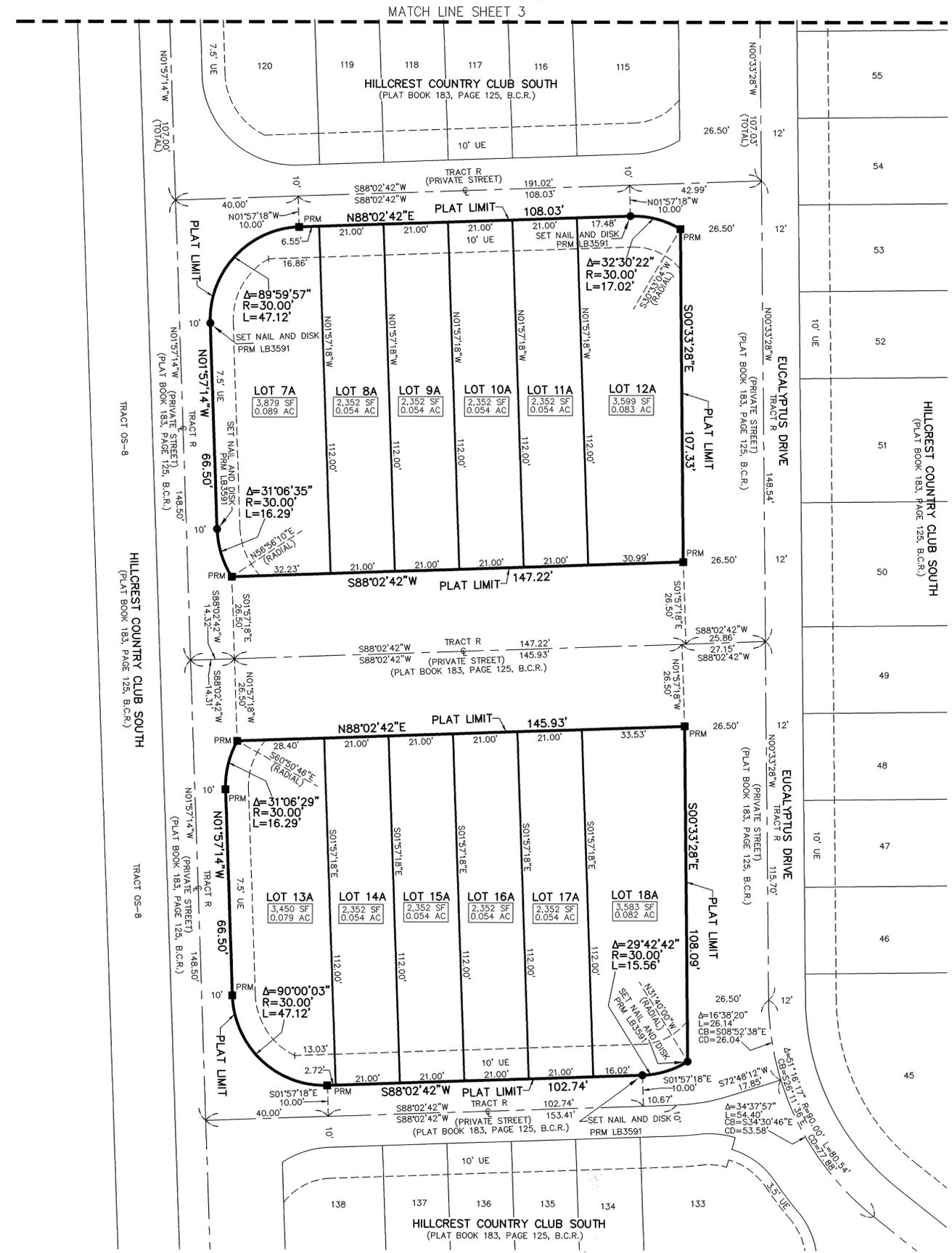
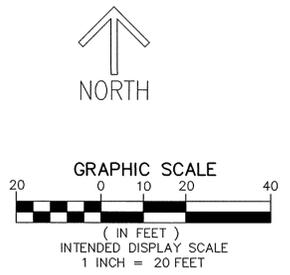
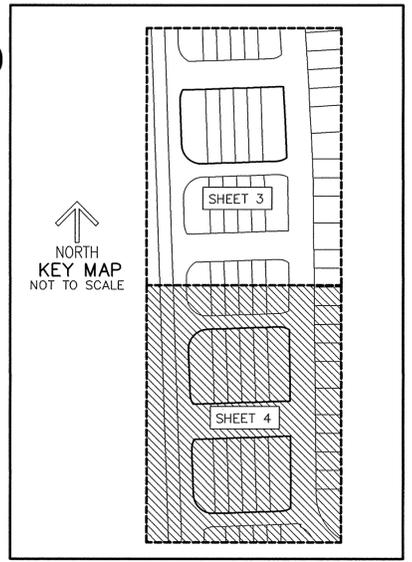


# HILLCREST COUNTRY CLUB SOUTH REPLAT 1

BEING A REPLAT OF LOTS 103 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 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

**INSTR #116396030**  
**Plats 183/353**  
Page 4 of 4

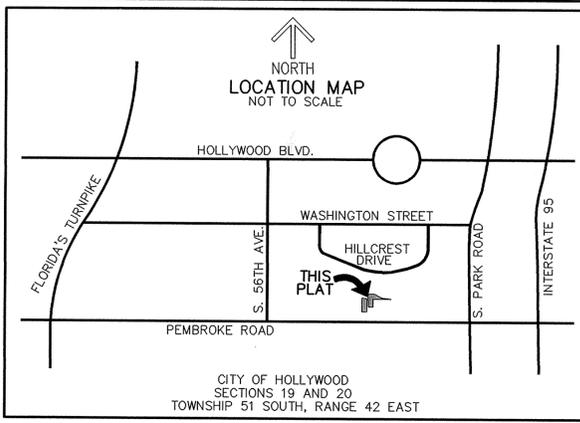


- LEGEND/ABBREVIATIONS**
- AC - ACRES
  - B.C.R. - BROWARD COUNTY RECORDS
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - C - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - L - ARC LENGTH
  - R - RADIUS
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.

- SURVEYOR'S NOTES**
1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.
  2. THIS PLAT IS RESTRICTED TO 18 TOWNHOUSE UNITS.
- 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 PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY NOVEMBER 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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 CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY NOVEMBER 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W, ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.
- CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338
- CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924305.426
5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR 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, TELEPHONE, 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.

# HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 399 THROUGH 405, TOGETHER WITH TRACTS OS-5 AND OS-17, ALL OF 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 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

### DESCRIPTION

LOTS 344 THROUGH 351 AND LOTS 399 THROUGH 405, TOGETHER WITH TRACTS OS-5 AND OS-17, ALL OF 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 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING 88,713 SQUARE FEET OR 2.0366 ACRES MORE OR LESS.

### DEDICATION

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS HILLCREST COUNTRY CLUB SOUTH REPLAT 2, AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCELS A2 AND B2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND DRAINAGE PURPOSES.

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

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 30<sup>th</sup> DAY OF January, 2020.

PULTE HOME COMPANY, LLC  
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
PRINT NAME P. GUNZALEZ

WITNESS: [Signature]  
PRINT NAME ADAM GARON

BY: [Signature]  
BRENT BAKER  
DIVISION PRESIDENT

TABULAR DATA	SQUARE FEET	ACRES
OVERALL SITE	88,713	2.0366
RESIDENTIAL LOTS	51,856	1.1905
PARCELS A2 AND B2	36,857	0.8461

### 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 RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 14TH DAY OF MARCH, 2019 A.D.

DATE: 1/30/20

[Signature]  
DAVID P. LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
7900 GLADES ROAD SUITE 100  
BOCA RATON, FL. 33434

### ACKNOWLEDGMENT

STATE OF FLORIDA) SS  
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED BRENT BAKER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF January, 2020

MY COMMISSION EXPIRES: 8-28-2022  
COMMISSION NUMBER: GG246771

[Signature]  
NOTARY PUBLIC

[Signature]  
Nadia K. Lefevre  
PRINT NAME

PULTE HOME COMPANY, LLC  
PULTE HOME COMPANY, LLC  
NOTARY

SEAL

Notary Public State of Florida  
Nadia K. Lefevre  
My Commission GG 246771  
Expires 08/28/2022



# HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 399 THROUGH 405, TOGETHER WITH TRACTS OS-5 AND OS-17, ALL OF 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 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

### 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 R-2019-109 ADOPTED THIS 1st DAY OF May 2019 AND BY SAID RESOLUTION THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

ALL APPLICABLE CONCURRENT IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION  
ATTEST: [Signature]  
CITY CLERK

APPROVED: [Signature]  
LUIS A. LOPEZ, P.E.  
CITY ENGINEER  
P.E. LICENSE NUMBER 51559

APPROVED BY: [Signature]  
MAYOR

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS 2nd DAY OF January 2019.

BY: [Signature]  
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 26th DAY OF February 2020.

BY: [Signature]  
EXECUTIVE DIRECTOR 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 2nd DAY OF NOVEMBER 2019.

BY: [Signature]  
MAYOR  
COUNTY COMMISSION



### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

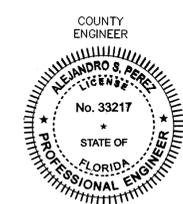
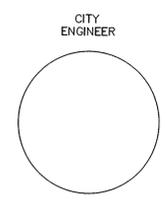
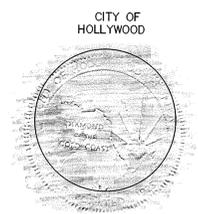
BY: [Signature] 2/20/2020  
ALEJANDRO S. PEREZ DATE  
ACTING COUNTY ENGINEER  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 33217

BY: [Signature] 2/20/2020  
ROBERT P. LEGG, JR. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 4030

### BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 14th DAY OF February 2020.

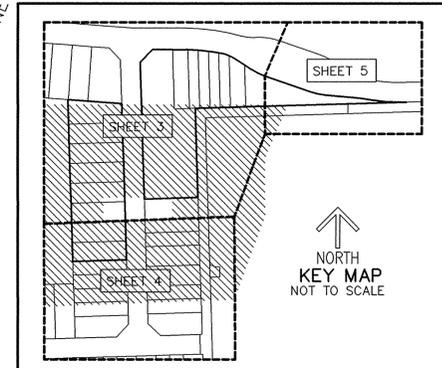
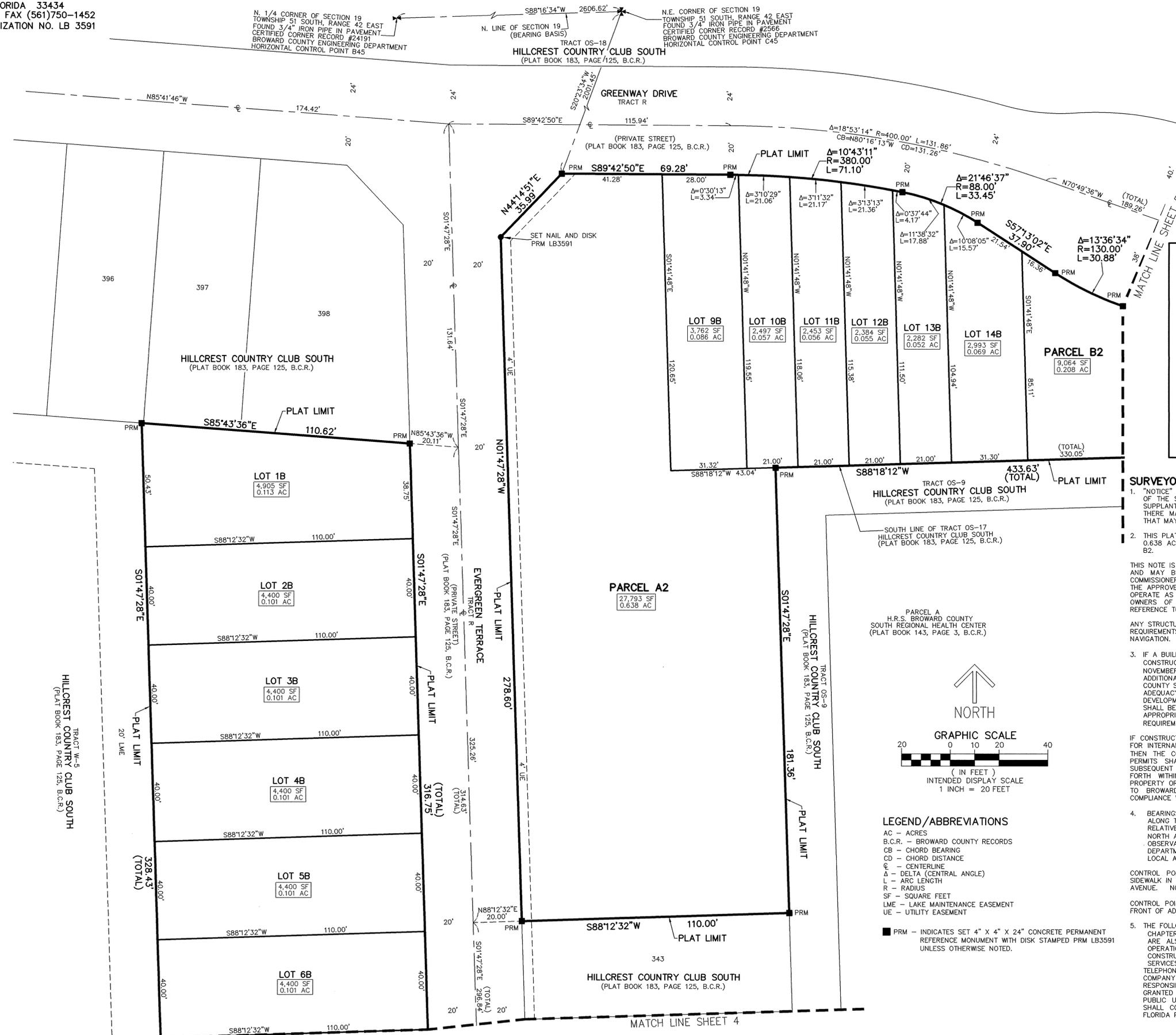
BY: [Signature]  
DIRECTOR/DESIGNEE



# HILLCREST COUNTRY CLUB SOUTH REPLAT 2

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**SURVEYOR'S NOTES**  
1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.  
2. THIS PLAT IS RESTRICTED TO 8 SINGLE FAMILY DETACHED UNITS, 6 TOWNHOUSE UNITS, 0.638 ACRE OPEN SPACE ON PARCEL A2 AND 0.208 ACRE OPEN SPACE ON PARCEL B2.

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 PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY NOVEMBER 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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

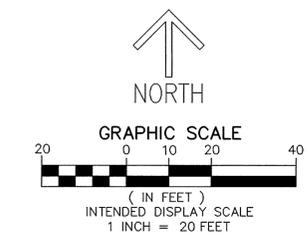
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4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W, ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 EASTING 924305.426

5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR 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, TELEPHONE, 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.

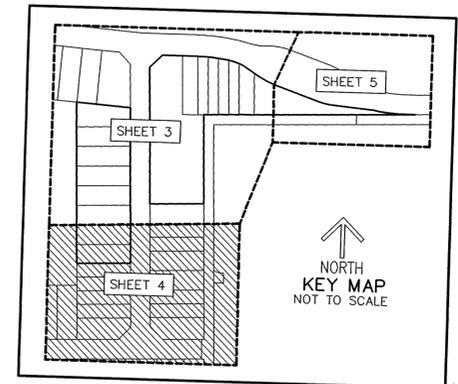
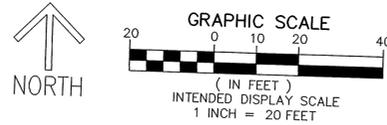


- LEGEND/ABBREVIATIONS**
- AC - ACRES
  - B.C.R. - BROWARD COUNTY RECORDS
  - CB - CHORD BEARING
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  - SF - SQUARE FEET
  - LME - LAKE MAINTENANCE EASEMENT
  - LUE - UTILITY EASEMENT
  - PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.

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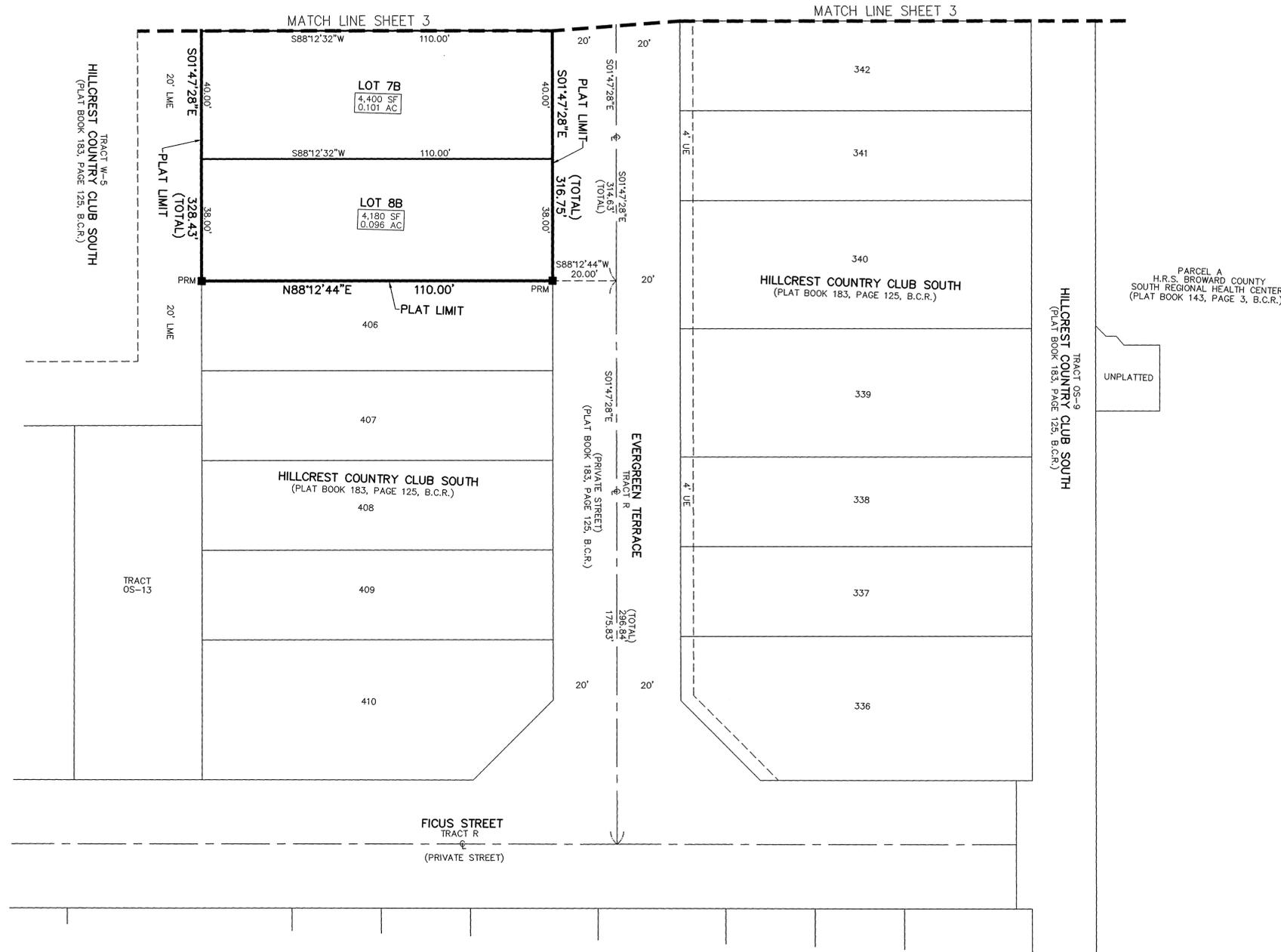


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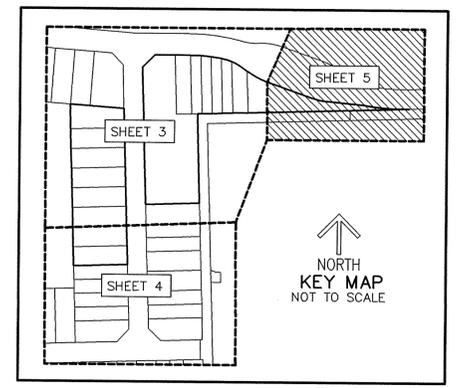
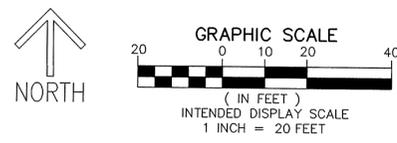
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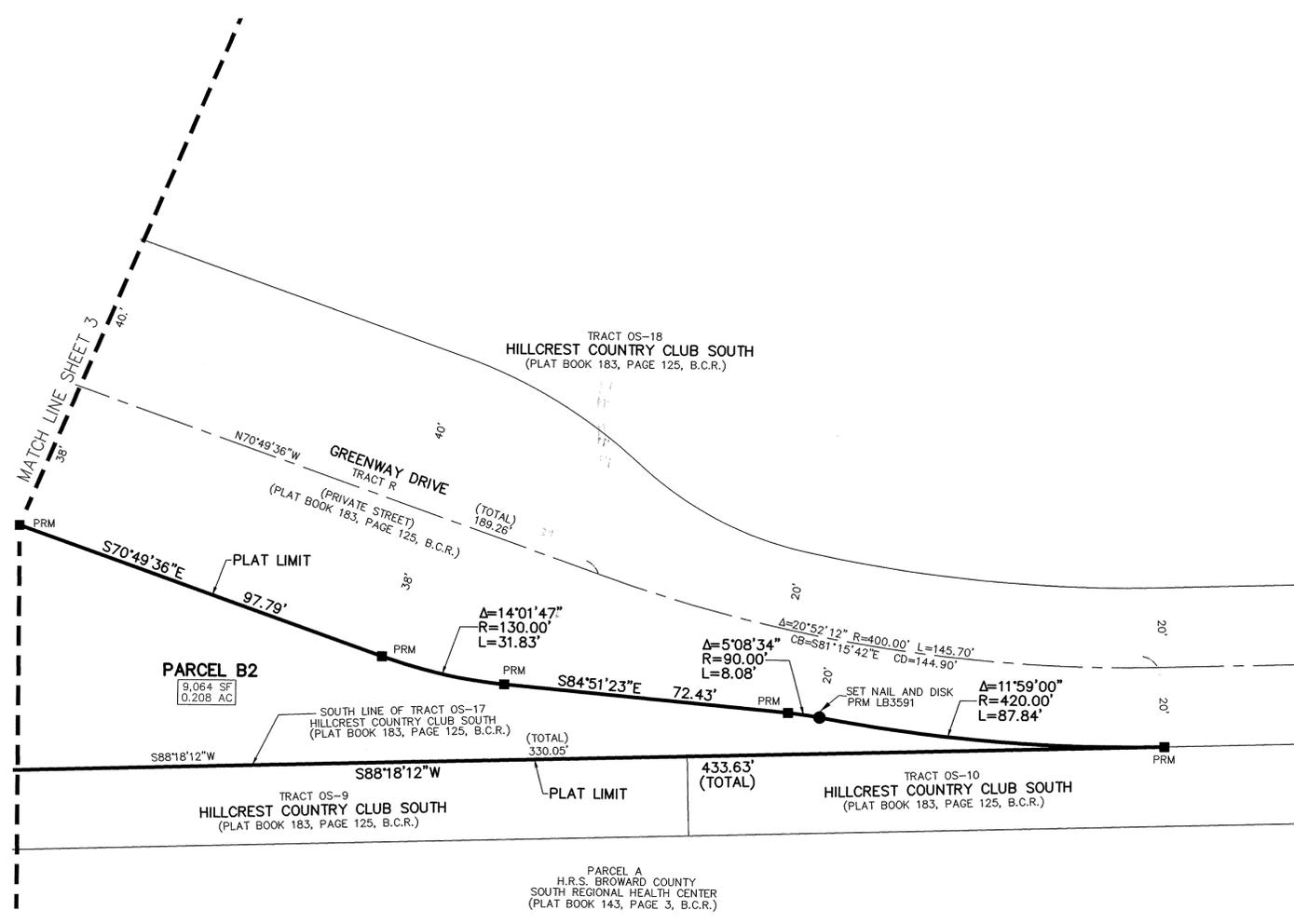
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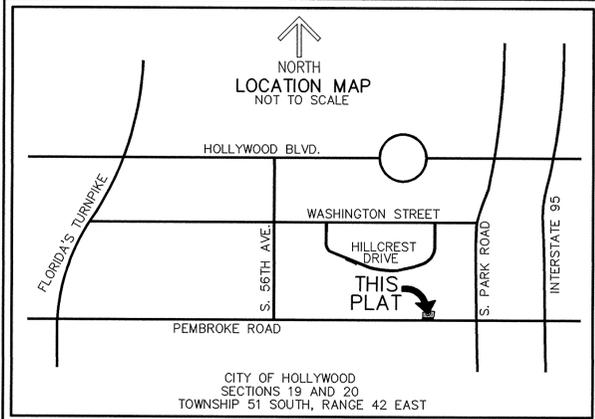
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5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION 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, TELEPHONE, 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.

# HILLCREST COUNTRY CLUB SOUTH REPLAT 3

BEING A REPLAT OF LOT 378, TOGETHER WITH ALL OF TRACT OS-22, 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 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (561)392-1991 FAX (561)750-1452  
 CERTIFICATE OF AUTHORIZATION NO. LB 3591

### DESCRIPTION

LOT 378, TOGETHER WITH ALL OF TRACT OS-22, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 125 THROUGH 151 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 39,903 SQUARE FEET OR 0.9160 ACRES MORE OR LESS.

### DEDICATION

STATE OF FLORIDA ) SS  
 COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS HILLCREST COUNTRY CLUB SOUTH REPLAT 3, AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL C, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND DRAINAGE PURPOSES.

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

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 30<sup>th</sup> DAY OF January, 2020

PULTE HOME COMPANY, LLC  
 A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
 PRINT NAME ADAM GARON  
 BY: [Signature]  
 PRINT NAME PATRICK GONZALEZ, P.E.  
 VICE PRESIDENT - LAND DEVELOPMENT  
 WITNESS: [Signature]  
 PRINT NAME Mark Trausi

TABULAR DATA	SQUARE FEET	ACRES
OVERALL SITE	39,903	0.9160
RESIDENTIAL LOTS	8,894	0.2042
PARCEL C	31,009	0.7118

### 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 RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 17<sup>th</sup> DAY OF MARCH, 2019 A.D.

DATE: 1/30/20  
[Signature]  
 DAVID P. LINDLEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. LS5005  
 CAULFIELD AND WHEELER, INC.  
 CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
 7900 GLADES ROAD SUITE 100  
 BOCA RATON, FL. 33434

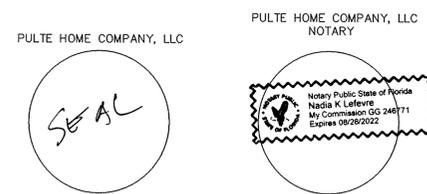
### ACKNOWLEDGMENT

STATE OF FLORIDA) SS  
 COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED PATRICK GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT-LAND DEVELOPMENT OF PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF January, 2020

MY COMMISSION EXPIRES: 8-28-2022  
[Signature]  
 NOTARY PUBLIC  
 COMMISSION NUMBER: Nadia K. LeFevre  
 PRINT NAME  
GG 246771



# HILLCREST COUNTRY CLUB SOUTH REPLAT 3

BEING A REPLAT OF LOT 378, TOGETHER WITH ALL OF TRACT OS-22, 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 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

### 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 R-2019-109, ADOPTED THIS 1st DAY OF MAY, 2019 AND BY SAID RESOLUTION THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

ALL APPLICABLE CONCURRENT IMPACT FEES FOR THE CONSTRUCTION, EXPANSION AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION  
ATTEST: Lotucia A. Cenny  
CITY CLERK

APPROVED: L. Lopez  
LUIS A. LOPEZ, P.E.,  
CITY ENGINEER  
P.E. LICENSE NUMBER 51559

APPROVED BY: [Signature]  
MAYOR

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 1st DAY OF January, 2019.

BY: [Signature]  
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 2nd DAY OF February, 2020.

BY: D. VonStetina  
EXECUTIVE DIRECTOR 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 5th DAY OF NOVEMBER, 2019.



BY: [Signature]  
MAYOR  
COUNTY COMMISSION

### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

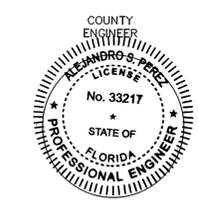
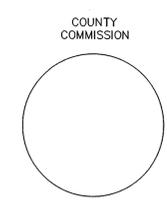
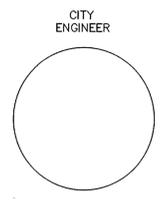
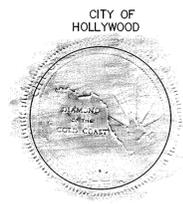
BY: Alejandro S. Perez 2/20/2020  
ALEJANDRO S. PEREZ, DATE  
ACTING COUNTY ENGINEER  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 33217

BY: Robert P. Legg, Jr. 2/20/2020  
ROBERT P. LEGG, JR., DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 4030

### BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 14th DAY OF February, 2020.

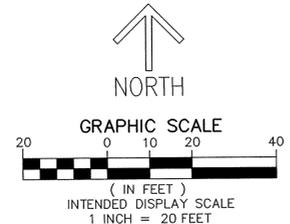
BY: Jo Rosodia  
DIRECTOR/DESIGNEE



# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF LOT 378, TOGETHER WITH ALL OF TRACT OS-22, 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 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591



### LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- SF - SQUARE FEET
- UE - UTILITY EASEMENT

■ PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.

### SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 THIS COUNTY.
2. THIS PLAT IS RESTRICTED TO 2 SINGLE FAMILY DETACHED UNITS AND 0.712 ACRE OPEN SPACE ON PARCEL C.

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 PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY NOVEMBER 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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

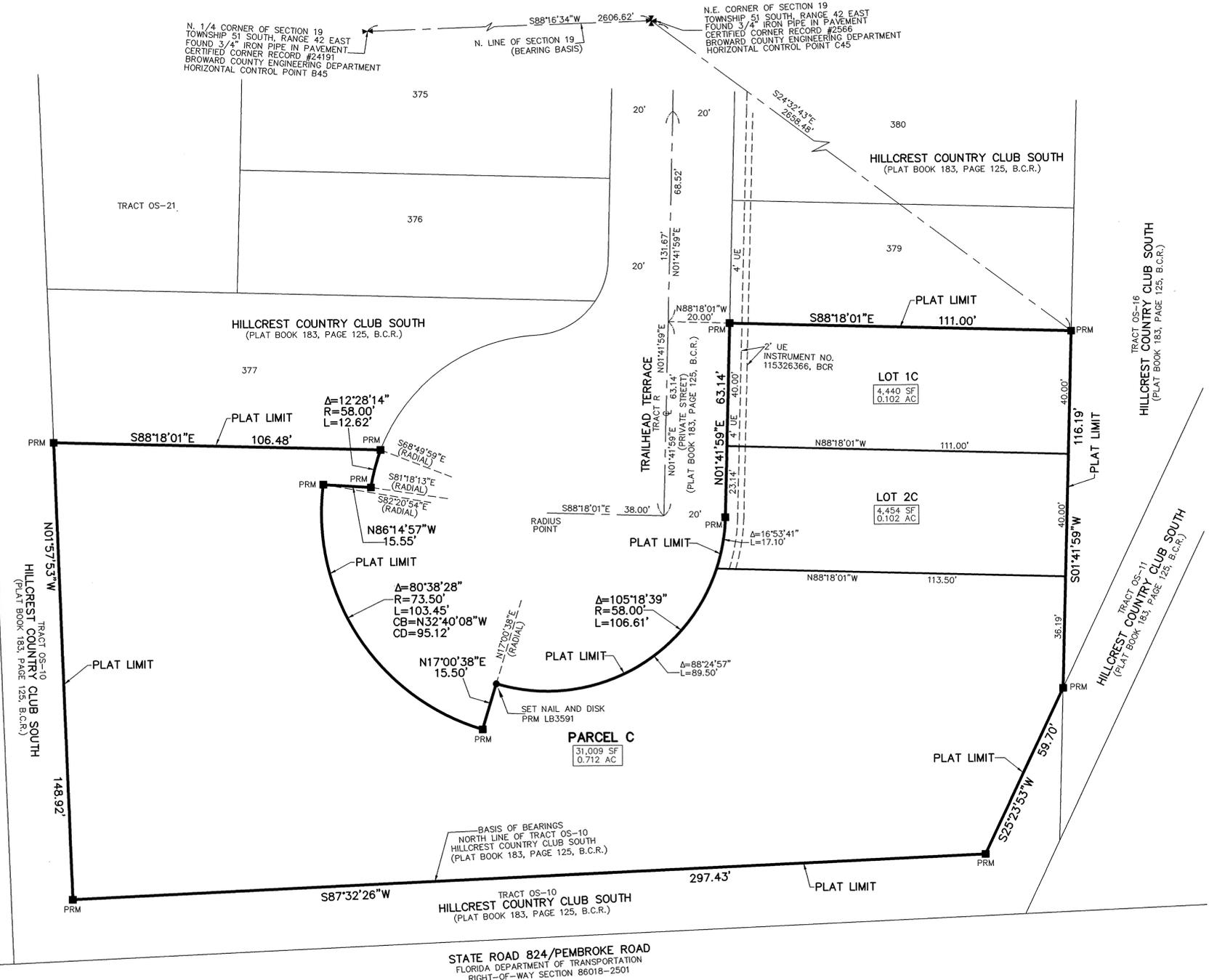
IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY NOVEMBER 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE ESTABLISHED BETWEEN BROWARD COUNTY SURVEY DEPARTMENT HORIZONTAL CONTROL POINTS C45 AND B47, AND MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

CONTROL POINT B47: BROWARD COUNTY NAIL AND DISK LOCATED IN THE CONCRETE SIDEWALK IN THE N.W. QUADRANT OF THE INTERSECTION OF S.W. 25TH STREET AND S.W. 48TH AVENUE. NORTHING 602163.461 EASTING 921793.338

CONTROL POINT C45: 3/4" PIPE LOCATED ON THE CENTERLINE OF WASHINGTON STREET, IN FRONT OF ADDRESS #4001. NORTHING 607603.028 -EASTING 924305.426

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ORDINANCE NO. O-2019-23

(15-JPZ-44c)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ORDINANCE NO. O-76-25, THE HILLCREST PUD ORDINANCE, AS AMENDED BY RESOLUTION R-81-56, ORDINANCES O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-34, O-2009-38, O-2013-11, O-2016-10, O-2016-14 AND O-2017-09, BY AMENDING EXHIBIT "A" OF O-2017-09 TO MODIFY CERTAIN CONDITIONS RELATING TO AN EXISTING FPL EASEMENT; FURTHER AMENDING EXHIBIT "B", THE HILLCREST PUD-R MODIFIED SITE PLAN (PREVIOUSLY AMENDED BY ORDINANCE NO. O-2016-10) RELATING TO THE 645 RESIDENTIAL UNITS AND AMENITIES. INCLUDING BUT NOT LIMITED TO THE GOLF COURSE.

WHEREAS, the previously existing development has already established the character and nature of the Hillcrest PUD-R project; and

WHEREAS, on May 18, 2016, the City Commission adopted Ordinance No. O-2016-09, which approved a land use amendment to change the designations of the Hillcrest property from the land use designation of Open Space and Recreation (18 hole golf course) to Irregular Residential within a portion of the dash line area (11.5 units per acre); and

WHEREAS, on May 18, 2016, the City Commission also adopted Ordinance No. O-2016-10, which amended the Hillcrest PUD-R by specifically amending Subsection (3)(B) to modify the final site plan to redistribute the previously approved 645 residential units and amenities, including but not limited to portions of the 9-hole and 18-hole golf courses, and to modify certain development standards within the residential portion of the project; the approved Ordinance included conditions for both Phase 1 and Phase 2; and

WHEREAS, on July 3, 2017, the City Commission adopted Ordinance No. O-2017-09, which specifically amended Subsection (3)(B) of the previously approved Ordinance, to modify those conditions related to Phase 2 of the Hillcrest PUD project to allow the issuance, prior to plat recordation, of building permits to facilitate certain site work for the project that was inclusive of but not limited to earthwork, utilities, paving and drainage, and off-site improvements; and

WHEREAS, the Applicant has submitted a request to amend certain aspects of Exhibit "B", the Site Plan, as well as the Phase 2 conditions set forth in Exhibit "A" of Ordinance No. O-2017-09 as follows:

- (1) To reconfigure certain lots within Phases 1 and 2 to allow for an undesirable townhome model to be replaced with a more popular townhome model that will require ~~37~~ 38 lots to be replatted as set forth in Exhibit "B"; and
- (2) That the Phase 2 conditions set forth in Exhibit "A" of Ordinance No. O-2017-09 be amended to allow the relocation of townhomes that are in conflict with an existing 6' wide FPL easement; and
- (3) To modify the Site Plan to reflect and document the land areas swapped with 1100 Hillcrest Drive, LLC. Within Phase 1, a 0.31-acre square parcel located at the far end of the Hillcrest Tennis Center parcel was deeded. A small rectangular parcel at the west end, just west of the cul de sac, of Phase 1 was also deeded. This parcel is approximately .09 acres. In Phase 2, a 1-acre land swap with the Charter School, located in the rear / west of the property was also deeded to 1100 Hillcrest Drive, LLC as set forth in Exhibit "C". This land will be separated from the Hillcrest Passive Open space area by constructing a forty (40) foot landscape buffer with a six (6) foot berm and fence, which effectively amends Ordinance O-2013-11 and O-2016-14; and
- (4) To relocate the tot lot as set forth in Exhibit "B"; and

WHEREAS, the Department of Development Services, Division of Planning and Urban Design, and staff, following review and analysis of the application and its associated documents, have determined that the proposed amendment/modifications to the conditions set forth in Exhibit "A" of Ordinance No. O-2017-09 for Phase 2 of the Final Site Plan as well as the request for the modification of the Site Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City's Hollywood Comprehensive Plan and the City-Wide Master Plan, and have therefore forwarded a recommendation of approval of the amendments/modifications to the conditions as more specifically set forth on the attached Exhibit "A", and approval of the modifications to the Site Plan as set forth in the attached Exhibit "B"; and

WHEREAS, the City Commission has conducted duly advertised hearings on the proposed ordinance through the above referenced petition and has considered all comments received concerning the proposed amendment/modifications as required by state law and local ordinances and resolutions; and

WHEREAS, the City Commission finds that the request to amend/modify the conditions to the Hillcrest PUD-R modified Final Site Plan for Phase 2 (specifically Subsection 3(B) of Ordinance No. O-2017-09), and the modifications to the Site Plan previously approved by Ordinance No. O-2016-10, are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood's Comprehensive Plan, and are in the best interest of the citizens of the City of Hollywood.

NOW, THEREFORE, BE IT ORDAINED 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 are incorporated in this Ordinance.

Section 2: That Section 3(B) of Ordinance No. O-76-25, commonly known as the "Hillcrest PUD," as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-5, O-2002-34, O-2009-38, O-2013-11, O-2016-10, O-2016-14 and O-2017-09, shall be further amended/modified only as to Phase 2 conditions established Exhibit "A" of O-2017-09, Exhibit "A", as more specifically set forth in the amended Exhibit "A" attached to this Ordinance, and the attached Exhibit "A" will replace and supersede the Exhibit "A" approved under Ordinance No. O-2017-09.

Section 3: That Subsection 3(B) of Ordinance No. O-76-25, commonly known as the "Hillcrest PUD," as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-5, O-2002-34, O-2009-38, O-2013-11, O-2016-10, O-2016-14 and O-2017-09, as it relates the Modified Final Site Plan, shall be further amended as set forth in the attached Exhibit "B".

Section 4: That all other conditions and provisions of Ordinance No. O-76-25, as amended by Resolution R-81-56, Ordinance Nos. O-81-80, O-84-54, O-87-39, O-93-75, O-99-09, O-2000-05, O-2002-30, O-2009-38, O-2016-10, O-2016-14 and O-2017-09, not amended by this Ordinance shall remain in full force and effect.

Section 5: That all sections or parts of sections of the Code of Ordinances, the Zoning and Land Development Regulations, and all ordinances or parts of ordinances and all resolutions, or parts of resolutions in conflict are repealed to the extent of such conflict.

ORDINANCE HILLCREST PUD-R AMENDMENT TO CONDITIONS PREVIOUSLY APPROVED IN ORDINANCE NO. O-2016-10.

Section 6: That this Ordinance shall be in full force and affect upon its passage and adoption.

Advertised October 21, 2019.

PASSED on first reading this 28 day of August, 2019.

PASSED AND ADOPTED on second reading this 6 day of November, 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 B. GONZALES  
CITY ATTORNEY

**EXHIBIT "A"**  
**CONDITIONS TO HILLCREST PUD-R MODIFIED SITE PLAN (2016/2017)**

The developer shall execute the attached Hold Harmless Agreement (Attachment 1 to Exhibit "A") prior to the issuance of any permits. The Applicant shall comply with conditions for each Phase as set below with the exception of the improvements outlined in the Hold Harmless Agreement.

**A. Conditions within Phase 1:**

1. Prior to the Issuance of any Building Permits, the following items shall be submitted to the City:
  - a) The Applicant shall provide the Declaration of Restrictive Covenants, in a form acceptable to the City Attorney's Office and recorded in the Public Records of Broward County; and
  - b) Provide documentation relating to the abandonment or relocation of easements as required to implement the Modified Final Site Plan; and
  - c) Provide documentation relating to the finalization of access with Tobin properties at Hillcrest roundabout; and
  - d) Park Impact shall be satisfied; and
  - e) Provide a copy of the homeowners/condominium association documents which will include a restriction prohibiting any conversion of the garages, and prohibiting asphalt shingles on any roof; and
  - f) Final design of all public improvements including any additional requirements required by the Plats or Land Use Plan Amendment shall be completed; and
  - g) Full road width restoration required on all streets impacted within rights-of-way required, as well as provide a restoration plan; and
  - h) Applicant shall provide copies of all outside agency permits that must be obtained, including but not limited to FDOT and Broward County.
2. Prior to the issuance of the 60<sup>th</sup> Certificate of Occupancy for a principal building:
  - a) Provide a school access and parking easement and a shared parking agreement, in a form acceptable to the City Attorney's Office. However, a temporary shared parking agreement, acceptable to the City, must be obtained prior to eliminating access to and use of parking spaces on the existing school

property together with spaces provided for under the existing shared parking agreement associated with the clubhouse property, and shall be in effect until such time that the Certificate of Occupancy for the clubhouse amenity is obtained; and

- b) Provide a right-of-way license and maintenance agreement for neighborhood signage and right-of-way enhancements; and
  - c) Provide an access and parking easement, in a form acceptable to the City Attorney's Office, for access to development's access and Hillcrest Drive roundabout for Building 21; and
  - d) All amenities (i.e. Clubhouse, tennis courts, pools, etc.) shall be completed; and
  - e) Bus shelter easements and the installation of solar lighted shelter units at all bus stops to be completed or in the alternative, the Developer shall remit to the City a cash payment equivalent for the construction of the solar lighted bus shelter units by the City
3. Reclaimed Water Reuse Agreement for the use of re-use water for irrigation purpose needs to be executed by the property owner who will own the project after the first Certificate of Occupancy.
  4. Should Broward County and/or the State approve certain material changes not addressed by the City in the O-2016-09 (PO-2015-33) (LUPA Amendment), which may affect aspects of this Final Site Plan the City is free to reopen the Site Plan (O-2016-10) (PO-2016-03) to address the changes made by the County within 60 days action. Further, if Broward County approves certain material changes not addressed by the City in the Plat Resolution (R-2016-139), which may affect aspects of this Final Site Plan the City is free to reopen the Site Plan (O-2016-10) (PO-2016-03) to address the changes made by the County within 60 days action.

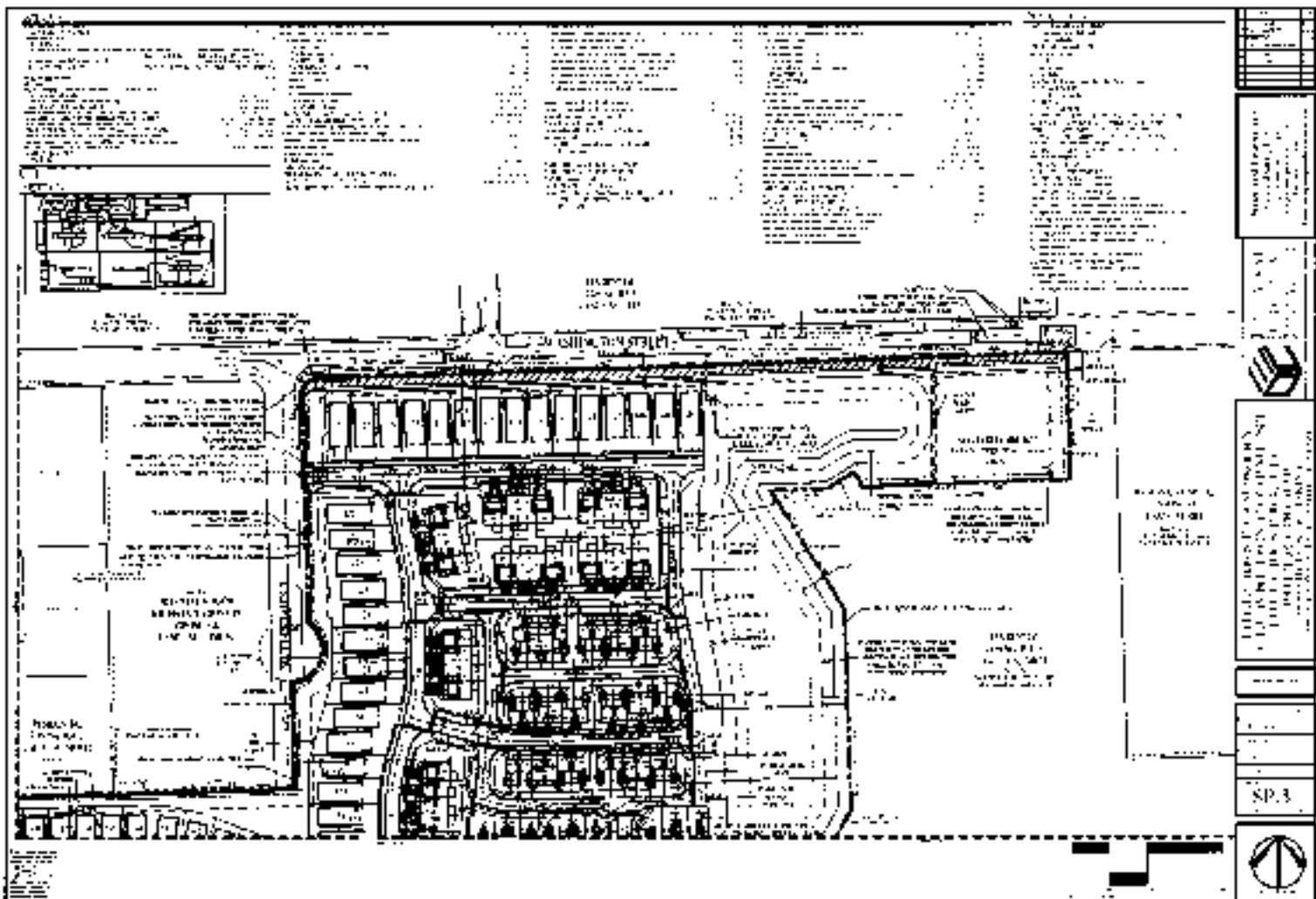
#### **B. Conditions within Phase 2:**

1. No development permit shall be issued for a principal building, within the Phase 2 (18-hole golf course), until the Land Use Plan Amendment (PC 16-1) is approved by Broward County, all conditions of Ordinance O-2016-09 (PO-2015-33) have been satisfied, and the Hillcrest Country Club South Plat has been recorded. Site work building permits may be issued prior to plat recordation, and site work includes but is not be limited to earthwork, utilities, paving and drainage and off site improvements. The developer shall execute the attached Hold Harmless Agreement (Attachment 1 to Exhibit 'A') prior to the issuance of site work building permits.
2. Prior to the issuance of any Building Permit's, the following items shall be submitted to the City:

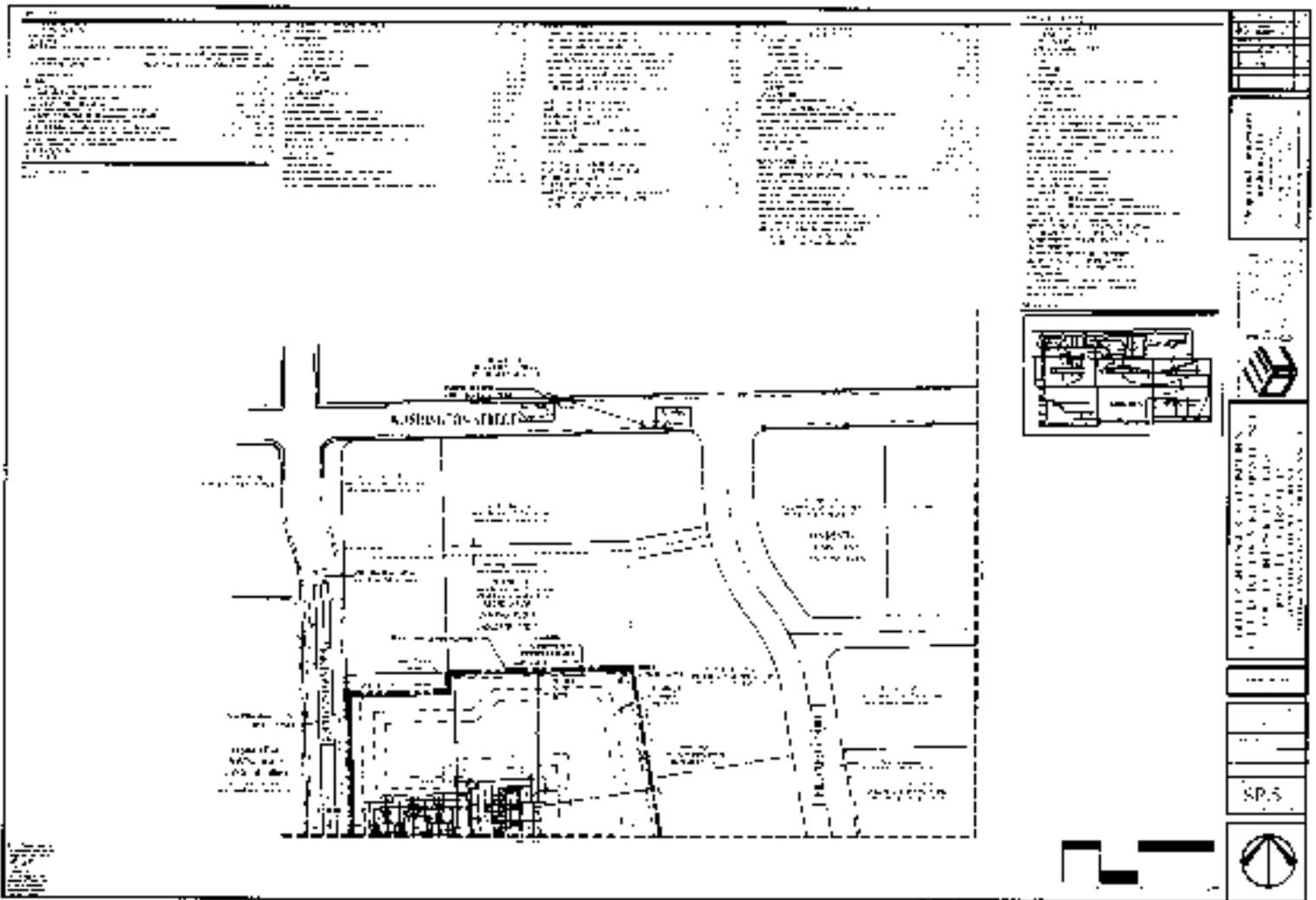
- a) Park Impact Fee shall be satisfied; and
  - b) Provide a copy of the homeowners/condominium association documents which will include a restriction prohibiting any conversion of the garages, and prohibiting asphalt shingles on any roof; and
  - c) Bus shelter easements and the installation of solar lighted shelter units at all bus stops to be completed or in the alternative, the Developer shall remit to the City a cash payment equivalent for the construction of the solar lighted bus shelter units by the City; and
  - d) Final design of all public improvements including any additional requirements required by the Plats or Land Use Plan Amendment shall be completed; and
  - e) The City maintains an existing forcemain through an existing utility easement connecting sanitary sewer for the property at the SE corner of the 18 hole Golf Course to a manhole on Hillcrest Drive. Approval of the modified Final Site Plan is contingent upon the existing forcemain being relocated as indicated on the Final Site Plan that obtained sign-off. The referenced easement needs to be vacated and a new easement provided for the relocate forcemain as shown on the modified Final Site Plan. The survey also shows a 6' FPL Utility easement which appears to be for the lift station W-17. The electrical service for the existing lift station needs to be provided from another source provided and installed by this project, and the easement needs to be vacated. A new easement acceptable to FPL will need to be provided for new electrical service. All coordination with FPL will need to be done by the developer; and
  - f) The proposed project calls for two existing FDOT drainage retention ponds, within existing FDOT drainage easements, to be relocated. New easements acceptable to FDOT will need to be provided for the relocated ponds.
3. Reclaimed Water Reuse Agreement for the use of re-use water for irrigation purpose needs to be executed by the property owner who will own the project after the first Certificate of Occupancy.
  4. Should Broward County and/or the State approve certain material changes not addressed by the City in the O-2016-09 (PO-2015-33) (LUPA Amendment), which may affect aspects of this Final Site Plan the City is free to reopen the Site Plan (O-2016-10)(PO-2016-03) to address the changes made by the County within 60 days action. Further, if Broward County approve certain material changes not addressed by the City in the Plat Resolution (R-2016-139), which may affect aspects of this Final Site Plan the City is free to reopen the Site Plan (PO-2016-03) to address the changes made by the County within 60 days action.

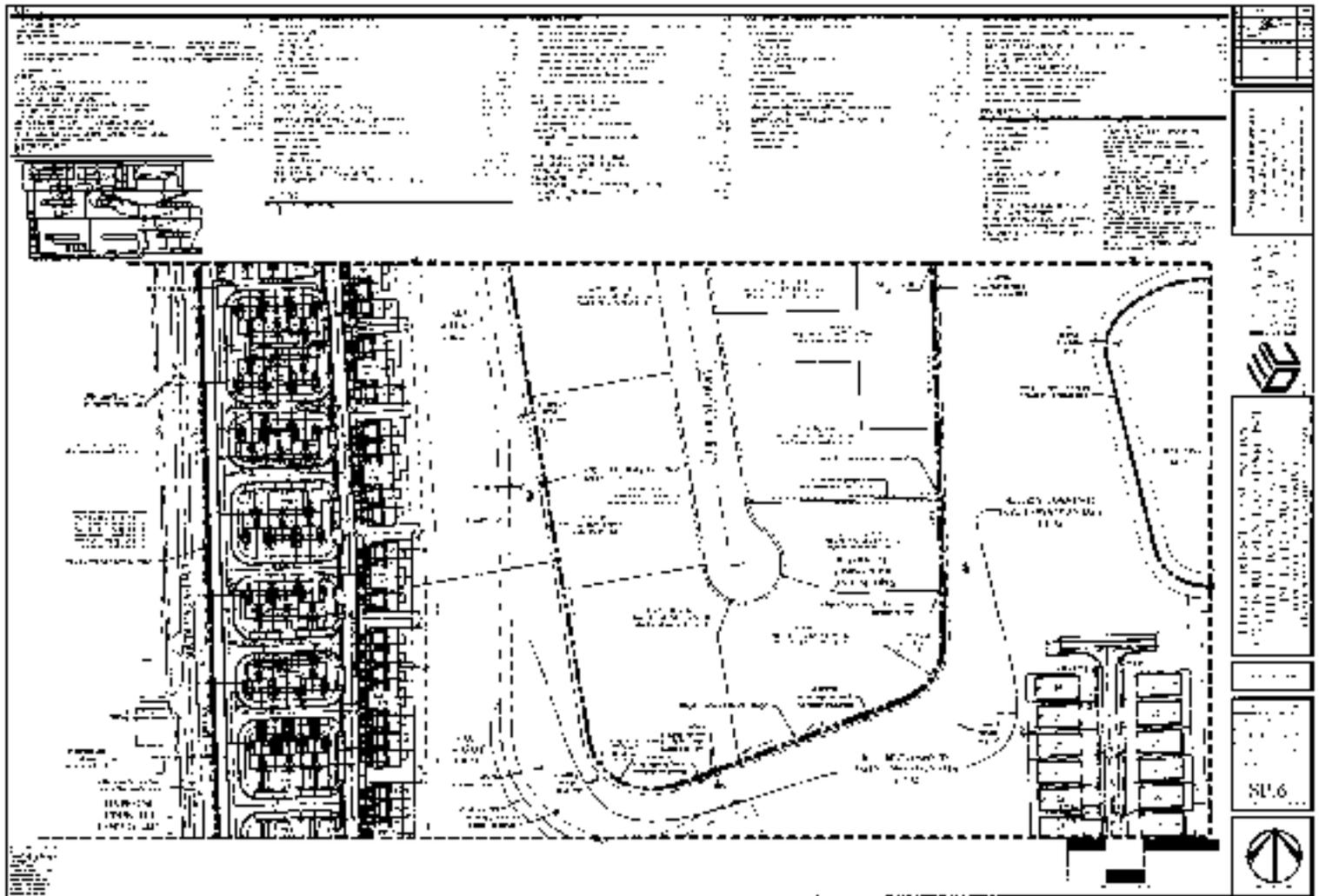






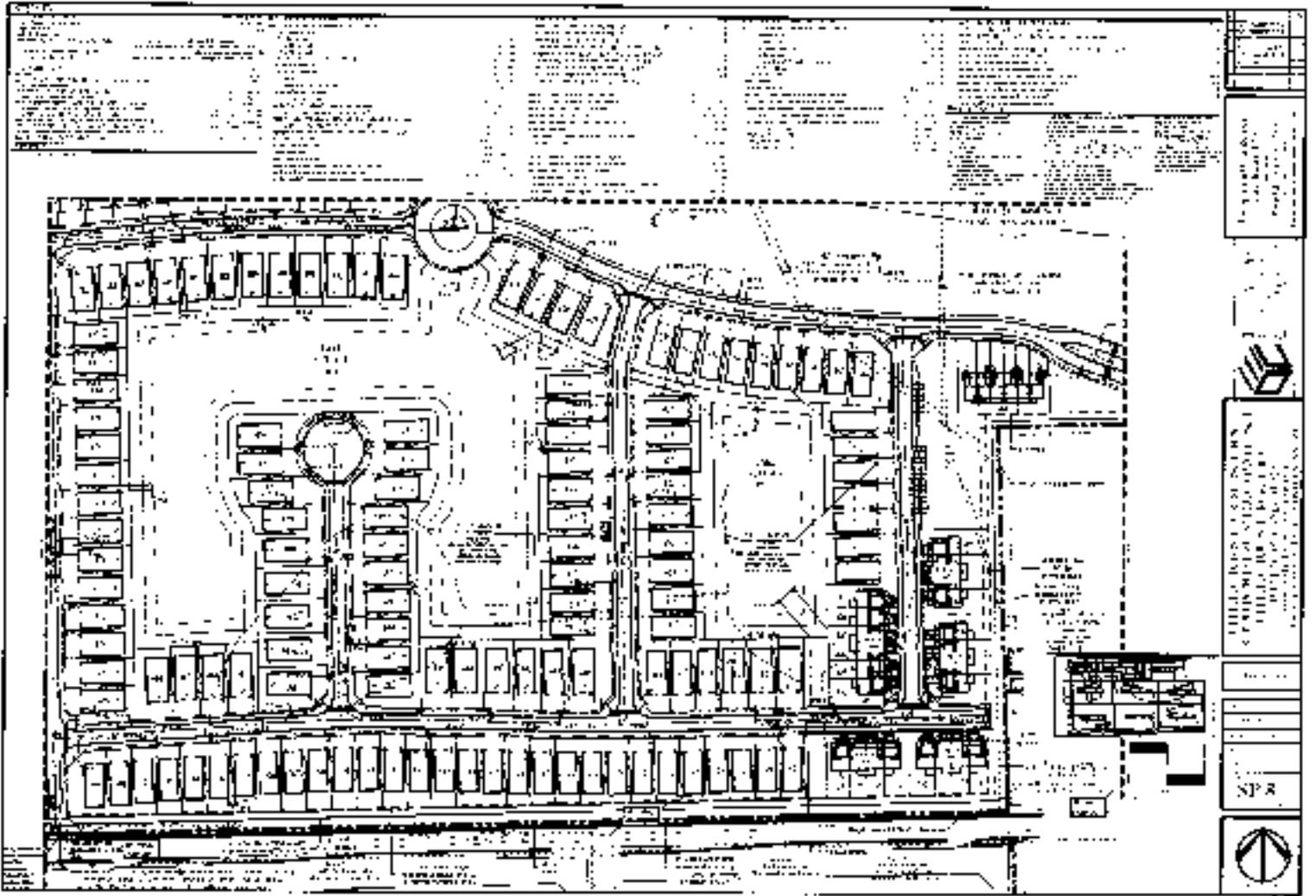






1. GENERAL NOTES  
 2. SITE PLAN  
 3. FLOOR PLANS  
 4. SECTION PLANS  
 5. ELEVATIONS  
 6. DETAILS  
 7. SCHEDULES  
 8. SPECIFICATIONS  
 9. CONTRACT DOCUMENTS  
 10. PERMITS  
 11. UTILITIES  
 12. LANDSCAPE ARCHITECTURE  
 13. STRUCTURAL ENGINEERING  
 14. MECHANICAL ENGINEERING  
 15. ELECTRICAL ENGINEERING  
 16. PLUMBING ENGINEERING  
 17. ENVIRONMENTAL ENGINEERING  
 18. ARCHITECTURAL RECORDS  
 19. AS-BUILT DRAWINGS  
 20. MAINTENANCE MANUALS  
 21. OPERATION MANUALS  
 22. WARRANTY DOCUMENTS  
 23. CLOSEOUT DOCUMENTS  
 24. ARCHIVAL DRAWINGS  
 25. LEGAL DOCUMENTS  
 26. HISTORICAL RECORDS  
 27. RESEARCH REPORTS  
 28. CONSULTANT REPORTS  
 29. MEETING MINUTES  
 30. CORRECTIVE ACTION REPORTS  
 31. CHANGE ORDER LOG  
 32. PAYMENT SCHEDULE  
 33. SCHEDULE OF VALUES  
 34. PROJECT MANUAL  
 35. CONTRACT AGREEMENT  
 36. OWNER'S MANUAL  
 37. ARCHITECT'S MANUAL OF PROFESSIONAL PRACTICE  
 38. AIA CONTRACT DOCUMENTS  
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 615. AIA B676-2017  
 616. AIA B677-2017  
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 619. AIA B680-2017  
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 621. AIA B682-





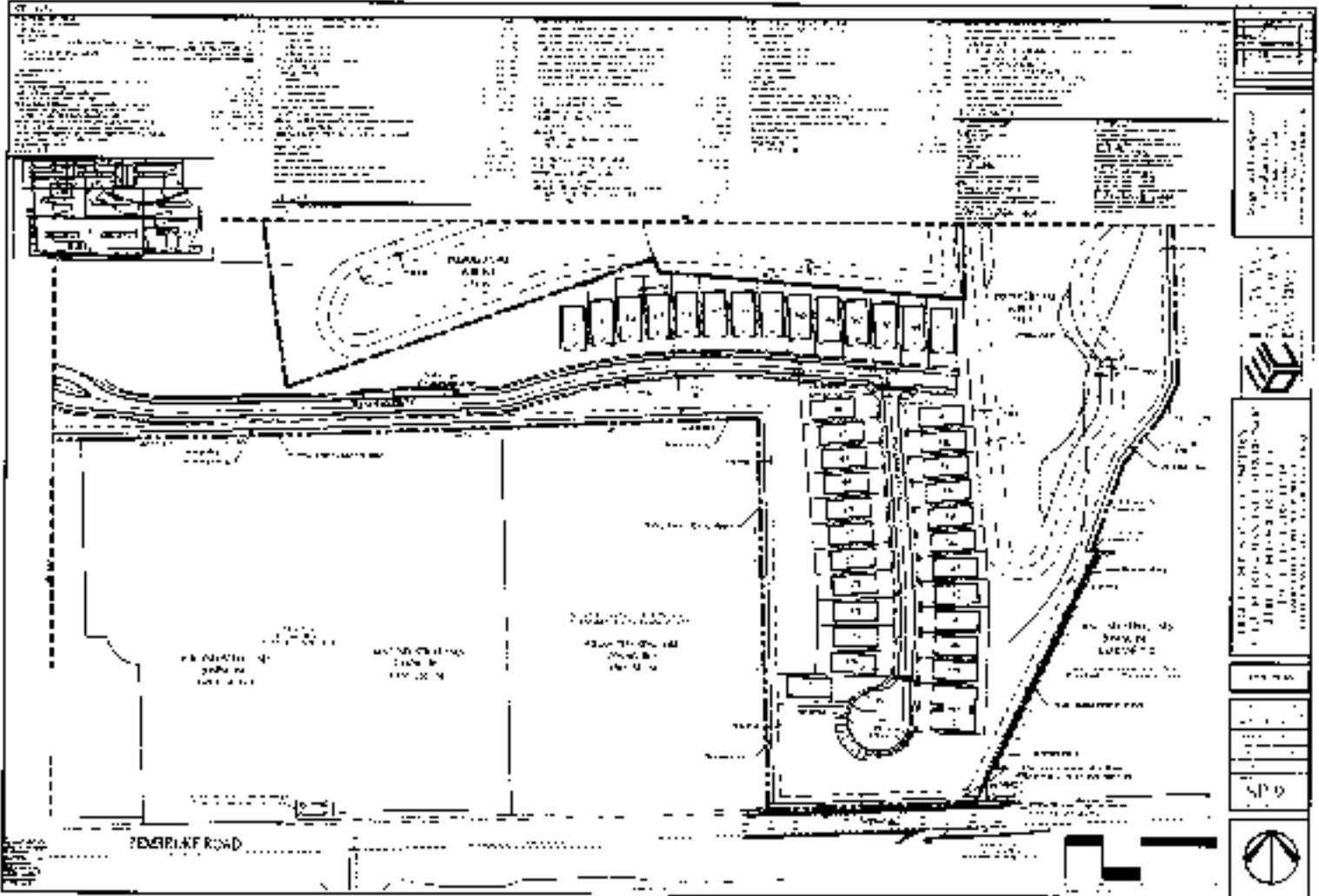
PROJEKTANT  
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KONSTRUKCJA



UL. BIELSKA 100  
01-116 WARSZAWA  
TEL. 22 63 43 43  
WWW.BIELSKA100.PL

NR 2





This vertical column on the right side of the drawing contains several key elements:
 

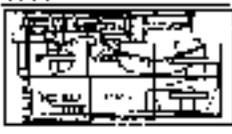
- Scale Bar:** Located at the top, showing a scale of 0, 10, 20, and 30 feet.
- North Arrow:** A simple arrow pointing upwards, indicating the orientation of the plan.
- Professional Seal:** A circular seal for the professional responsible for the drawing, containing the name 'JAMES H. ...' and the title 'REGISTERED PROFESSIONAL ENGINEER'.
- Project Information:** A block of text providing details about the project, including the name of the client or developer and the specific site address.
- Revision Table:** A table with columns for 'NO.', 'DATE', and 'DESCRIPTION', used to track changes made to the drawing during the design process.



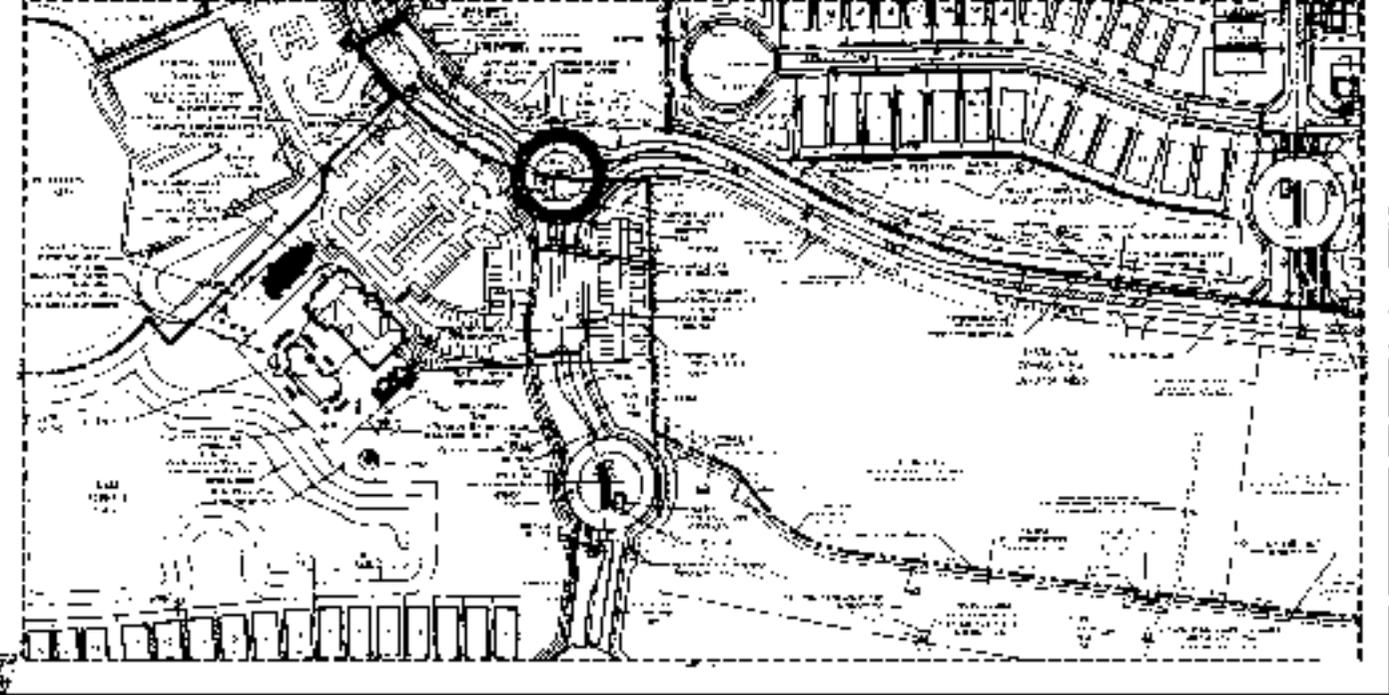
1. THE PROJECT IS A DEVELOPMENT OF A COMMUNITY CENTER AND RESIDENTIAL BUILDINGS. THE COMMUNITY CENTER WILL BE A TWO-STORY BUILDING WITH A GYMNASIUM, MULTIPURPOSE ROOM, AND OFFICES. THE RESIDENTIAL BUILDINGS WILL BE A MIXTURE OF ONE AND TWO-BEDROOM UNITS. THE DEVELOPMENT IS SCHEDULED TO BE COMPLETED BY THE END OF 2005.

2. THE DEVELOPMENT IS SCHEDULED TO BE COMPLETED BY THE END OF 2005. THE COMMUNITY CENTER WILL BE A TWO-STORY BUILDING WITH A GYMNASIUM, MULTIPURPOSE ROOM, AND OFFICES. THE RESIDENTIAL BUILDINGS WILL BE A MIXTURE OF ONE AND TWO-BEDROOM UNITS.

3. THE DEVELOPMENT IS SCHEDULED TO BE COMPLETED BY THE END OF 2005. THE COMMUNITY CENTER WILL BE A TWO-STORY BUILDING WITH A GYMNASIUM, MULTIPURPOSE ROOM, AND OFFICES. THE RESIDENTIAL BUILDINGS WILL BE A MIXTURE OF ONE AND TWO-BEDROOM UNITS.



NO. 1	1.00
NO. 2	1.00
NO. 3	1.00
NO. 4	1.00
NO. 5	1.00
NO. 6	1.00
NO. 7	1.00
NO. 8	1.00
NO. 9	1.00
NO. 10	1.00
NO. 11	1.00
NO. 12	1.00
NO. 13	1.00
NO. 14	1.00
NO. 15	1.00
NO. 16	1.00
NO. 17	1.00
NO. 18	1.00
NO. 19	1.00
NO. 20	1.00



THE CITY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF ENGINEERING  
101 CALIFORNIA STREET, SUITE 100  
SAN FRANCISCO, CALIFORNIA 94102  
TELEPHONE: (415) 355-3333  
FAX: (415) 355-3334

DATE: 10/11/04

PROJECT NO. 04-0011





**TABLE 1.1 - MATERIALS AND FINISHES**

Item No.	Description	Quantity
1.01	CONCRETE	1.00
1.02	STEEL	1.00
1.03	PAINT	1.00
1.04	FINISHES	1.00

See Notes on Drawing for details of materials and finishes.

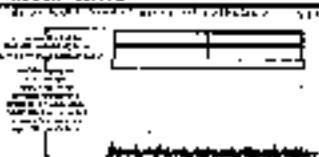


FIGURE 1.1 - Aerial View

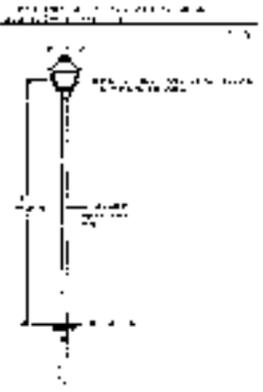
**FIGURE 1.2 - SECTION A-A**



**FIGURE 1.3 - SECTION B-B**



Item No.	Description	Quantity	Unit
1.01	CONCRETE	1.00	CU YD
1.02	STEEL	1.00	TONS
1.03	PAINT	1.00	GALLONS
1.04	FINISHES	1.00	SQ YD

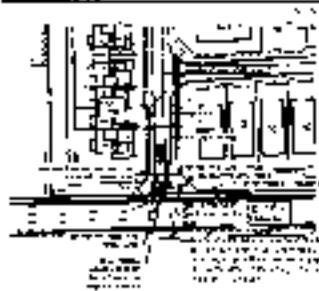


PROJECT LOCATION: [Address]

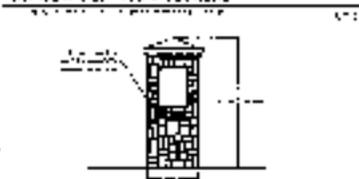
DATE: [Date]

SCALE: [Scale]

**FIGURE 1.4 - SECTION C-C**



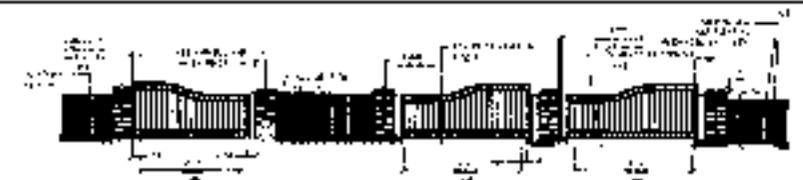
**FIGURE 1.5 - SECTION D-D**



**FIGURE 1.6 - SECTION E-E**



**FIGURE 1.7 - SECTION F-F**



UNIVERSITY OF CALIFORNIA, BERKELEY

ARCHITECTURAL DEPARTMENT

1100 UNIVERSITY AVENUE, BERKELEY, CA 94720

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# EXHIBIT "C"

## DESCRIPTION

ALL OF THE HILLCREST COUNTRY CLUB NORTH PLAT AS RECORDED IN PLAT BOOK 183, PAGE 16 - 24.

DESCRIPTION:

ALL OF THE HILLCREST COUNTRY CLUB SOUTH PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 125 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS PARCELS A , B AND THE ADDITIONAL RIGHT-OF-WAY.

TOGETHER WITH

LOT 2, BLOCK 5, HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

BROWARD COUNTY  
Planning Council

TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Hillcrest Country Club South Replat 2  
(044-MP-18) City of Hollywood

DATE: October 15, 2019

This memorandum updates our previous comments regarding the referenced plat dated December 19, 2018.

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Irregular (11.5) Residential within a Dashed-Line Area" land use category. This plat is generally located between Hillcrest Drive and Pembroke Road, west of South Park Road.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 15-1, which amended the future land use designation from "Commercial Recreation within a Dashed-Line Area" to 83.6 acres of "Irregular (11.5) Residential within a Dashed-Line Area" and 53.8 acres of "Open Space Recreation within a Dashed-Line Area". Said amendment was approved by the Broward County Commission on June 14, 2016, subject to the following voluntary restrictions as revised on October 15, 2019:

- Restrict 53.8 acres as open space for use by the public;
- Transportation system improvements, which include the following: 1) construction of left turn lanes in all directions and a traffic signal at the intersection of Washington Street and South 57 Avenue, 2) modification of the existing signal at the intersection of Park Road and Washington Street to allow a protected northbound left turn phase and southbound left turn phase, and 3) installation of traffic signal hardware and signal timing modifications at Park Road and Washington Street to allow the proposed protected northbound and southbound turn phases; and
- Off-site improvements shall be completed prior to the issuance of the 516th Certificate of Occupancy for a residence.

The proposed open space uses are in compliance with the permitted uses of the effective land use plan.

Hillcrest Country Club South Replat 2  
October 15, 2019  
Page Two

Regarding the proposed 14 dwelling units, the proposed plat is part of Hillcrest development which allows a maximum of 2,095 dwelling units. As of this date, the City of Hollywood has indicated that 2,944 dwelling units have been proposed by plat or granted development permits inclusive of this plat. Therefore, the proposed 14 dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

It is noted that PC 16-2 was not subject to BrowardNext – BCLUP Policy 2.16.2 as said amendment did not propose any additional residential units to the BCLUP.

The effective land use plan shows the following land uses surrounding the plat:

- North: Irregular (11.5) Residential within a Dashed-Line Area
- South: Irregular (11.5) Residential within a Dashed-Line Area and Industrial
- East: Irregular (11.5) Residential within a Dashed-Line Area and Industrial
- West: Irregular (11.5) Residential within a Dashed-Line Area

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:LKH

cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood

2-10-19

BROWARD COUNTY  
Planning Council

TO: Josic P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Bay, Executive Director 

RE: Hillcrest Country Club South Replat 3  
(045-MP-18) City of Hollywood

DATE: October 15, 2019

This memorandum updates our previous comments regarding the referenced plat dated December 19, 2018.

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective and use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Irregular (11.5) Residential within a Dashed-Line Area" land use category. This plat is generally located on the north side of Pembroke Road, between South 52 Avenue and Park Road.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 16-1, which amended the future land use designation from "Commercial Recreation within a Dashed-Line Area" to 83.6 acres of "Irregular (11.5) Residential within a Dashed-Line Area" and 53.8 acres of "Open Space Recreation within a Dashed-Line Area". Said amendment was approved by the Broward County Commission on June 14, 2016, subject to the following voluntary restrictions as revised on October 15, 2019:

- Restrict 53.8 acres as open space for use by the public; and
- Transportation system improvements, which include the following: 1) construction of left turn lanes in all directions and a traffic signal at the intersection of Washington Street and South 52 Avenue; 2) modification of the existing signal at the intersection of Park Road and Washington Street to a low a protected northbound left turn phase and southbound left turn phase; and 3) installation of traffic signal hardware and signal timing modifications at Park Road and Washington Street to allow the proposed protected northbound and southbound turn phases; and
- Offsite improvements shall be completed prior to the issuance of the 516th Certificate of Occupancy for a residence.

The proposed open space uses are in compliance with the permitted uses of the effective land use plan.

**Hillcrest Country Club South Replat 3**

**October 15, 2019**

**Page Two**

Regarding the proposed 2 dwelling units, the proposed plat is part of the Hillcrest development which allows a maximum of 2,995 dwelling units. As of this date, the City of Hollywood has indicated that 2,944 dwelling units have been proposed by plat or granted development permits, inclusive of this plat. Therefore, the proposed 2 dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

It is noted that PC 16-1 was not subject to BrowardNext – BCLUP Policy 2.16.2 as said amendment did not propose any additional residential units to the BCLUP.

The effective land use plan shows the following land uses surrounding the plat:

North: Irregular (11.5) Residential within a Dashed-Line Area  
South: Industrial (City of Pembroke Park)  
East: Open Space Recreation and Industrial  
West: Industrial

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:LRH

cc: Dr. Wazir Ismael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood





TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Hillcrest Country Club North Replat  
(042-MP-18) City of Hollywood

DATE: October 15, 2019

This memorandum updates our previous comments regarding the referenced plat dated December 19, 2018.

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the “Irregular (11.5) Residential within a Dashed-Line Area” land use category. This plat is generally located on the southeast corner of Long Leaf Lane and Large Leaf Lane.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 07-15, which amended the land use from the “Commercial Recreation within a Dashed-Line Area” to “Irregular (11.5) Residential within a Dashed-Line Area” land use designation. Said amendment was adopted by the Broward County Commission on December 11, 2007, subject to the following voluntary restrictions:

- Roadway improvements, which include the following: 1) construction of a traffic signal at Washington Street and South 52 Avenue; 2) an exclusive left turn lane on all four approaches at Washington Street and South 52 Avenue; 3) an additional southbound right turn lane at Washington Street and South Park Road; 4) a protected northbound left turn phase at Washington Street and South Park Road; 5) traffic signal hardware and signal timing updates to accommodate the additional protected northbound left turn phase at Washington Street and South Park Road; (Note: See Page 2 for updated voluntary transportation commitments)
- Recordation of a perpetual 15 foot roadway easement along the northern edge of the property for Washington Street; and
- Landscape and irrigation design consistent with the principles adopted by the “NatureScape Broward” program.

Planning Council staff notes that this amendment was subject to BCLUP Policy 2.16.2 regarding affordable housing, and that the City of Hollywood’s affordable housing programs and projects were found to adequately address the requirements of said policy.

**Hillcrest Country Club North Replat**  
**October 15, 2019**  
**Page Two**

In addition, it is noted that the aforementioned voluntary commitment to make five (5) roadway improvements **has been amended** (new transportation improvements listed below) as part of BCLUP amendment PC 16-1, which changed the land use designation for a **different parcel** located within the Hillcrest “Dashed-Line Area” from “Commercial Recreation within a Dashed-Line Area” to “Irregular (11.5) Residential within a Dashed-Line Area” and “Recreation and Open Space within a Dashed-Line Area.” Said amendment was adopted by the Broward County Commission on June 14, 2016, subject to the following voluntary restrictions as revised on October 15, 2019:

- Restrict approximately 53.8 acres as open space for use by the public;
- Transportation system improvements, which include the following: 1) construction of left turn lanes in all directions and a traffic signal at the intersection of Washington Street and South 52 Avenue; 2) modification of the existing signal at the intersection of Park Road and Washington Street to allow a protected northbound left turn phase and southbound left turn phase; and 3) installation of traffic signal hardware and signal timing modifications at Park Road and Washington Street to allow the proposed protected northbound and southbound turn phases; and
- Offsite improvements shall be completed prior to the issuance of the 516th Certificate of Occupancy for a residence.

Planning Council staff notes that the previous voluntary restrictions to record a perpetual 15 foot roadway easement along the northern edge of the property for Washington Street and implementation of landscape and irrigation design consistent with the principles adopted by the “NatureScape Broward” program remain in effect.

Regarding the proposed 4 dwelling units, the proposed plat is part of the Hillcrest development which permits a maximum of 2,995 dwelling units. As of this date, the City of Hollywood has indicated that **2,944** dwelling units have been proposed by plat or granted development permits, inclusive of this plat. Therefore, the proposed 4 dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Irregular (11.5) Residential within a Dashed-Line Area  
South: Irregular (11.5) Residential within a Dashed-Line Area  
East: Irregular (11.5) Residential within a Dashed-Line Area  
West: Irregular (11.5) Residential within a Dashed-Line Area

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.



**Hillcrest Country Club North Replat**  
**October 15, 2019**  
**Page Three**

BBB:LRH

cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood





TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Hillcrest Country Club South Replat 1  
(043-MP-18) City of Hollywood

DATE: October 15, 2019

This memorandum updates our previous comments regarding the referenced plat dated December 19, 2018.

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Irregular (11.5) Residential within a Dashed-Line Area" land use category. This plat is generally located on the east side of South 52 Avenue, between Washington Street and Pembroke Road.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendment PC 16-1, which amended the future land use designation from "Commercial Recreation within a Dashed-Line Area" to 83.6 acres of "Irregular (11.5) Residential within a Dashed-Line Area" and 53.8 acres of "Open Space Recreation within a Dashed-Line Area". Said amendment was approved by the Broward County Commission on June 14, 2016, subject to the following voluntary restrictions as revised on October 15, 2019:

- Restrict 53.8 acres as open space for use by the public;
- Transportation system improvements, which include the following: 1) construction of left turn lanes in all directions and a traffic signal at the intersection of Washington Street and South 52 Avenue; 2) modification of the existing signal at the intersection of Park Road and Washington Street to allow a protected northbound left turn phase and southbound left turn phase; and 3) installation of traffic signal hardware and signal timing modifications at Park Road and Washington Street to allow the proposed protected northbound and southbound turn phases; and
- Offsite improvements shall be completed prior to the issuance of the 516th Certificate of Occupancy for a residence.

**Hillcrest Country Club South Replat 1**  
**October 15, 2019**  
**Page Two**

Regarding the proposed 18 dwelling units, the proposed plat is part of the Hillcrest development which allows a maximum of 2,995 dwelling units. As of this date, the City of Hollywood has indicated that **2,944** dwelling units have been proposed by plat or granted development permits, inclusive of this plat. Therefore, the proposed 18 dwelling units are in compliance with the permitted uses and densities of the effective land use plan.

It is noted that PC 16-1 was not subject to BrowardNext – BCLUP Policy 2.16.2 as said amendment did not propose any additional residential units to the BCLUP.

The effective land use plan shows the following land uses surrounding the plat:

North: Irregular (11.5) Residential within a Dashed-Line Area  
South: Irregular (11.5) Residential within a Dashed-Line Area  
East: Irregular (11.5) Residential within a Dashed-Line Area  
West: Low Residential and Medium Residential

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:LRH

cc: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood

