

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

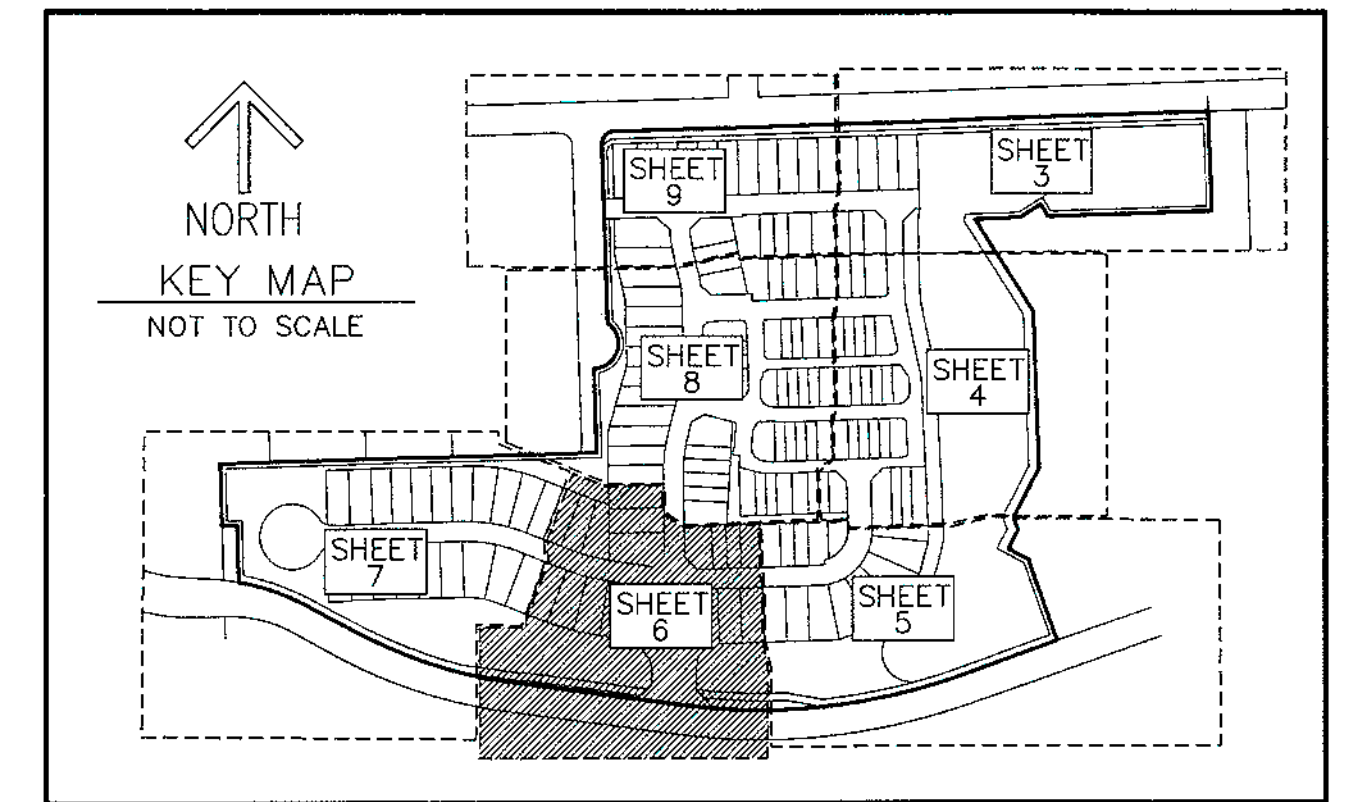
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INSTR #114276146

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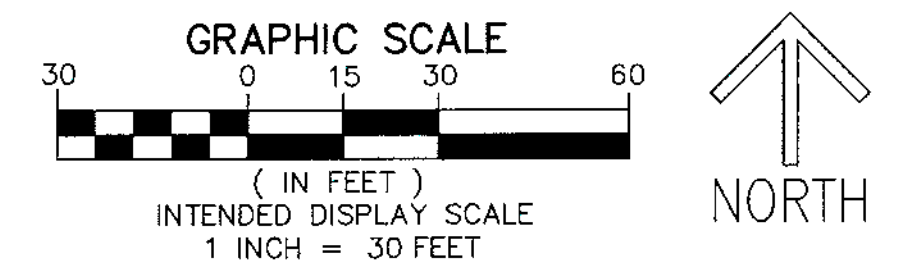
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SHEET 6 OF 9



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)
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● — INDICATES NAIL AND DISK
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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.

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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

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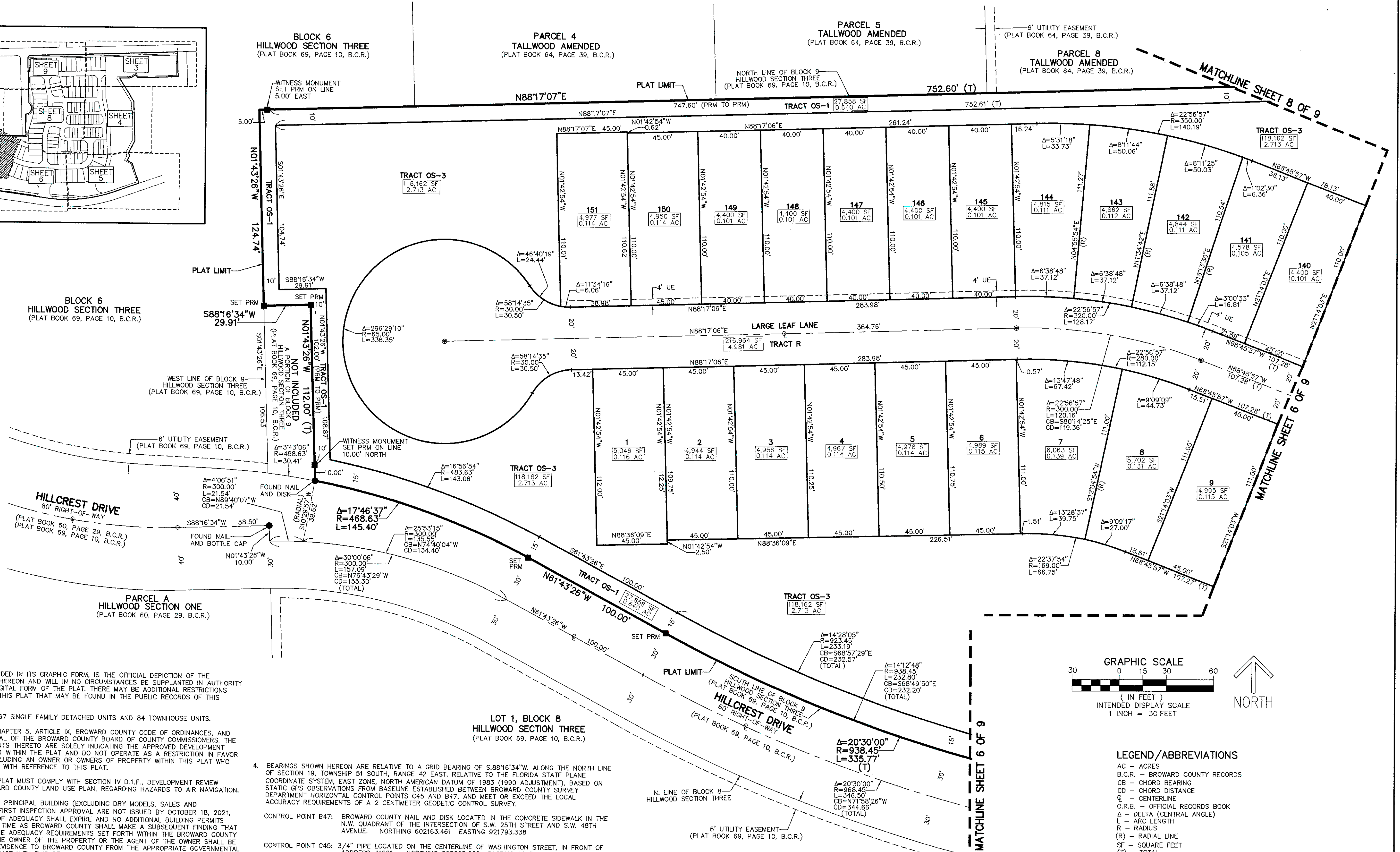
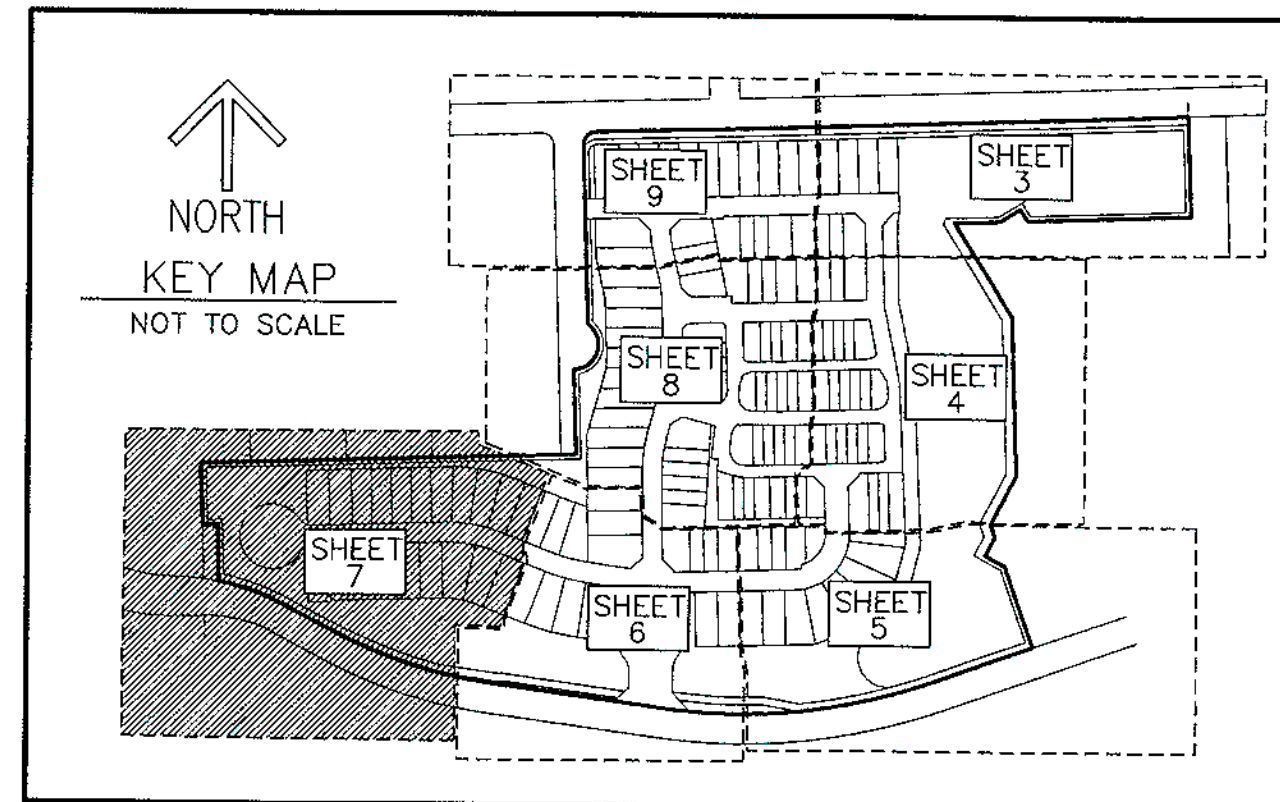
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SHEET 7 OF 9

INSTR #114276146

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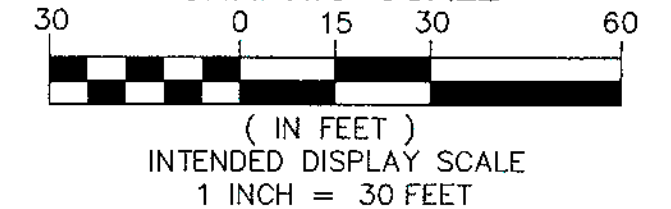
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GRAPHIC SCALE



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- - PERMANENT CONTROL POINT
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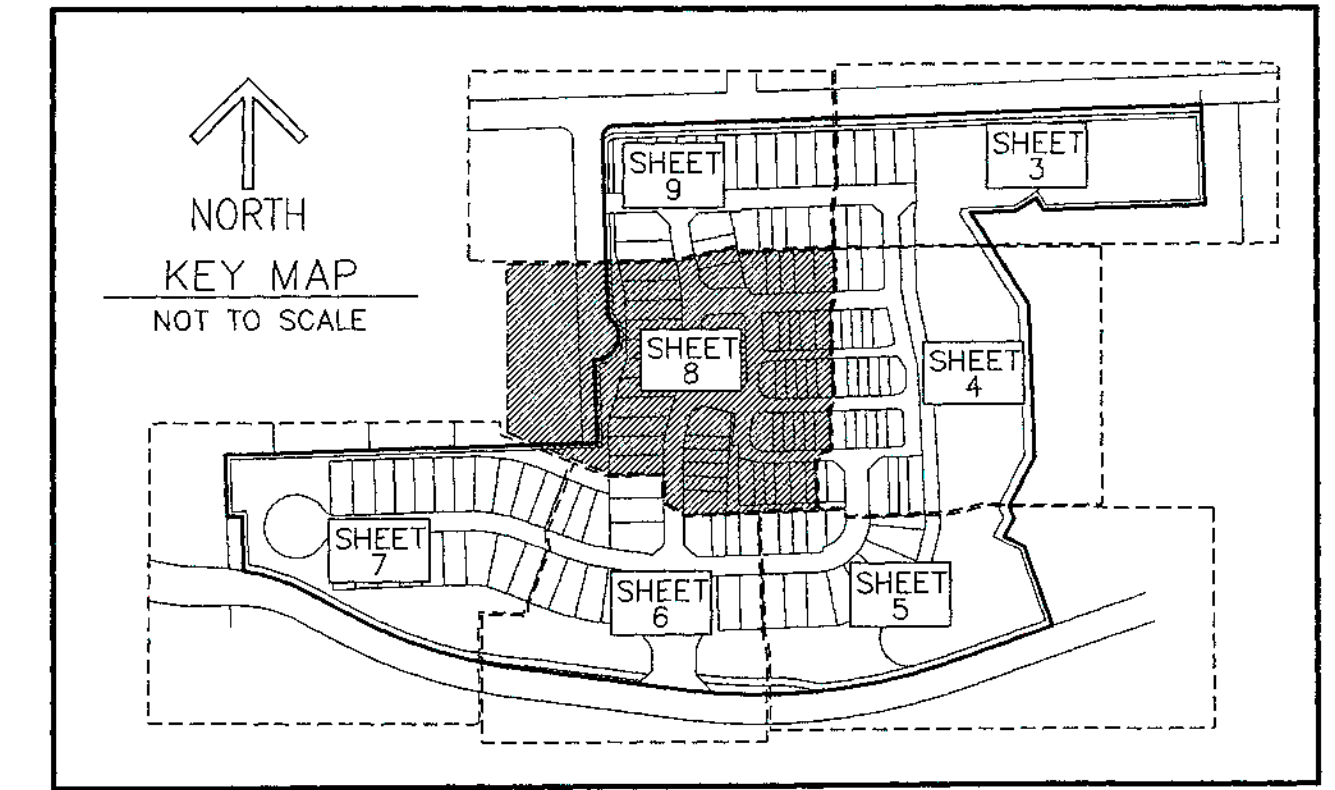
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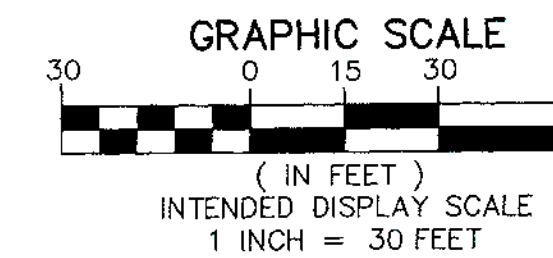
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SHEET 8 OF 9



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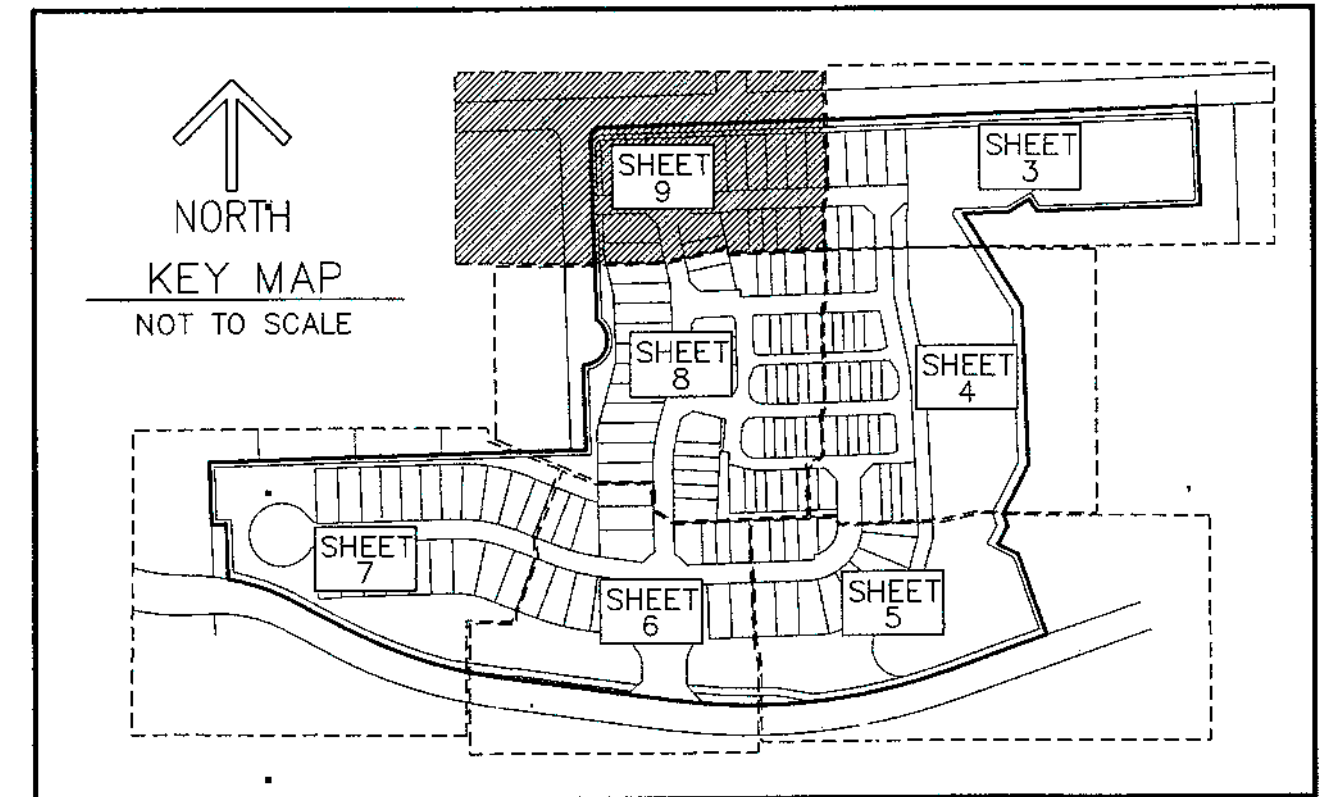
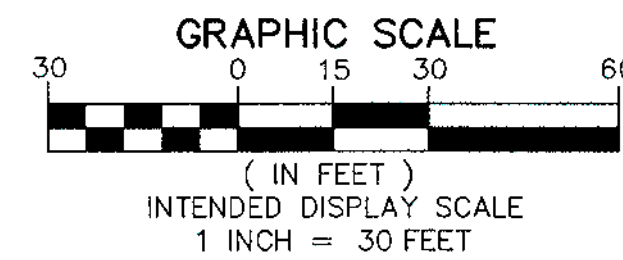
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IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY OCTOBER 18, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL 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.

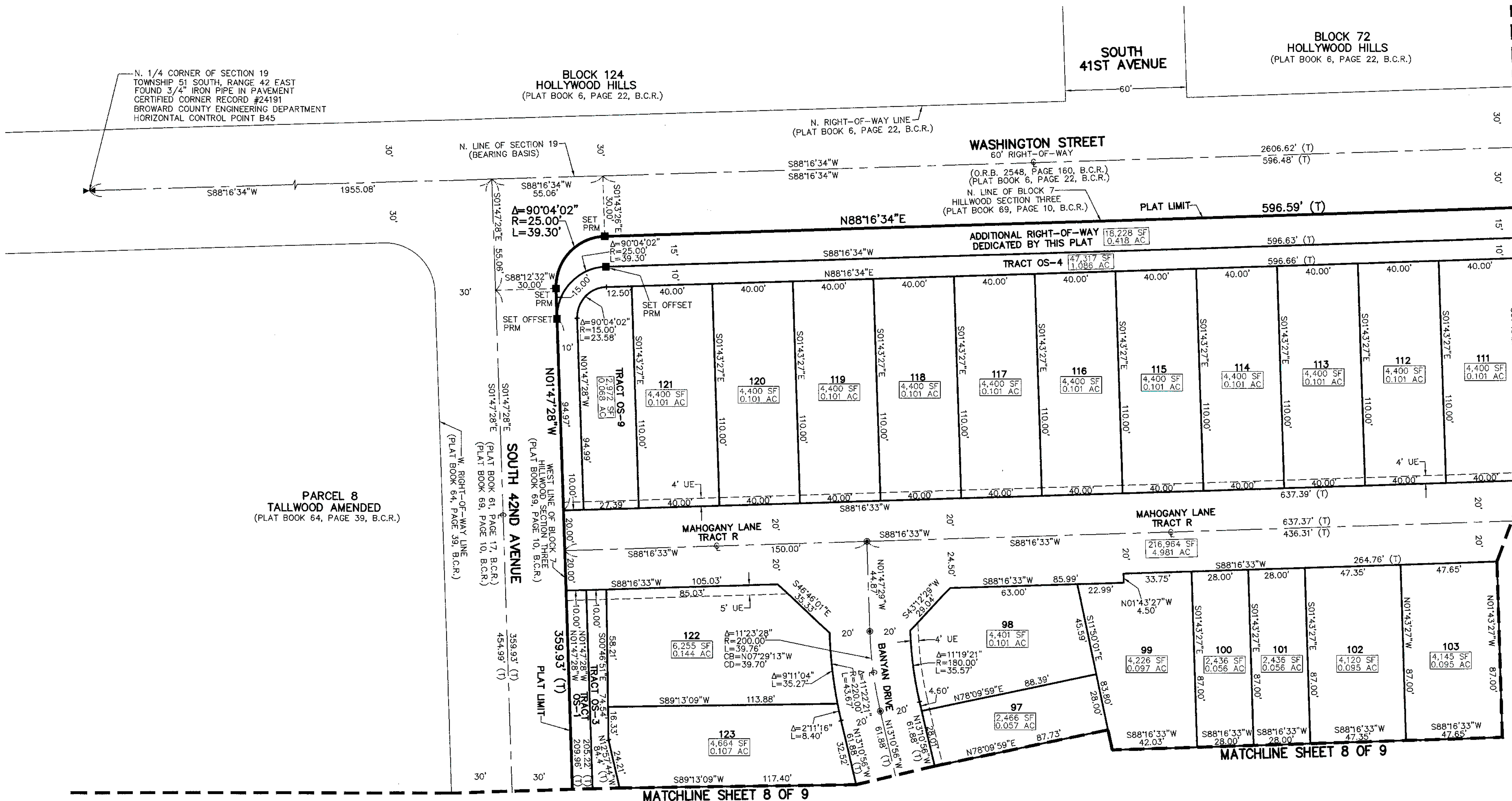
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W. ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BASED ON STATIC GPS OBSERVATIONS FROM BASELINE 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

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.

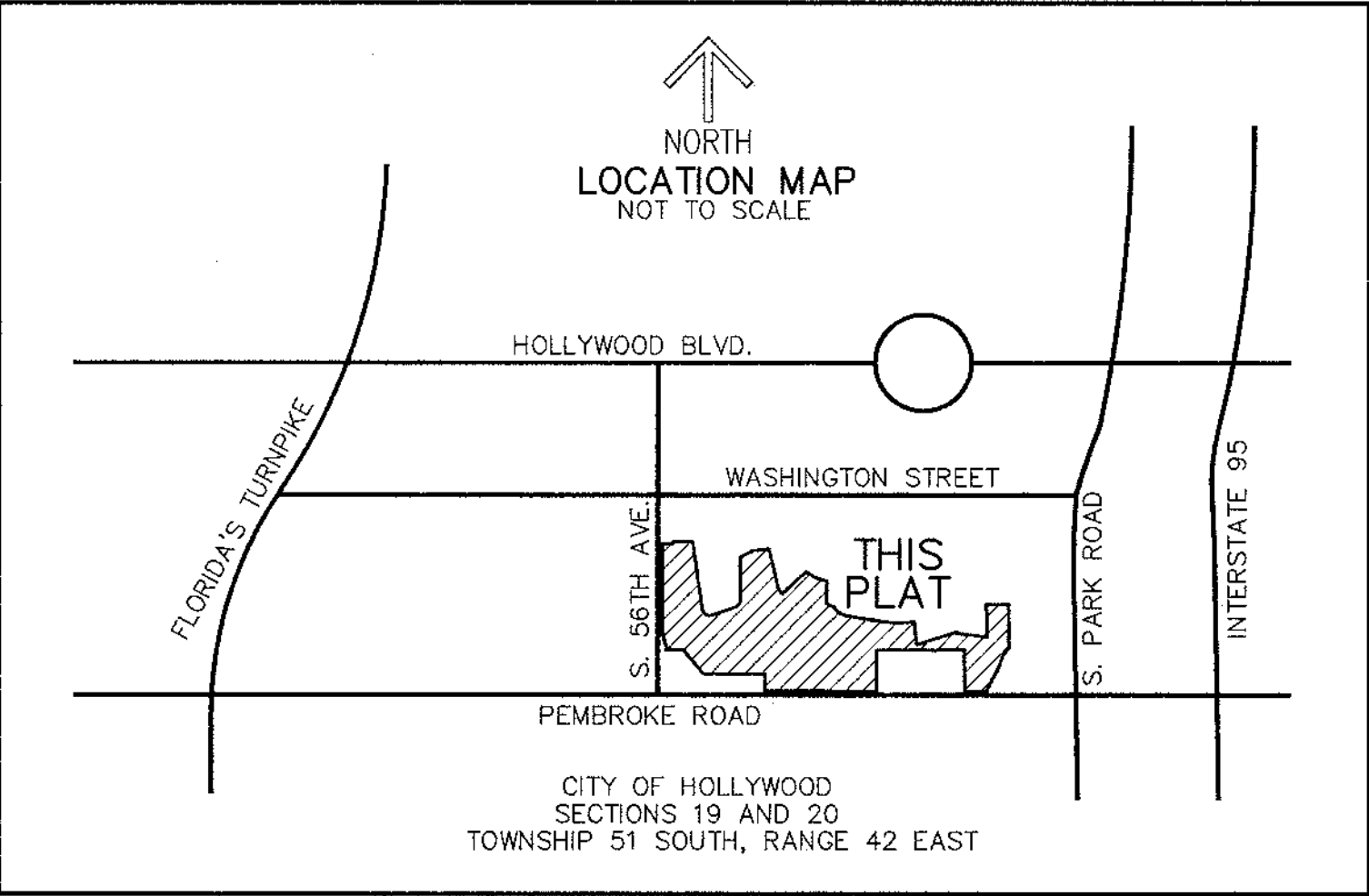
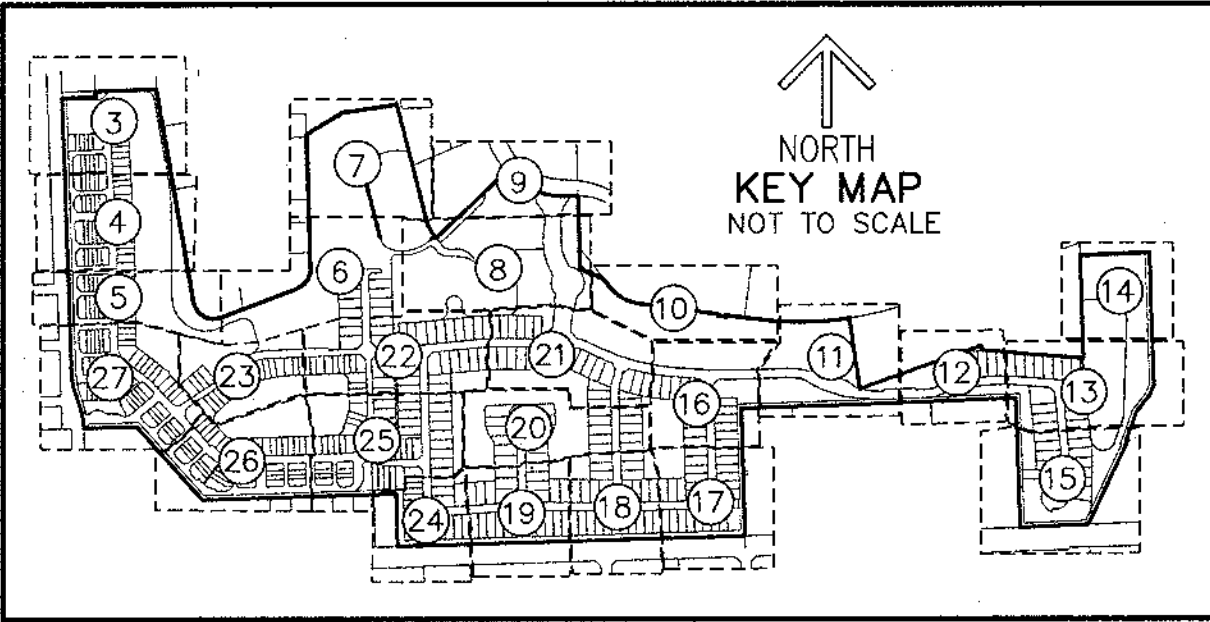
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE



HILLCREST COUNTRY CLUB 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



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 LINE, 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 497.86 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°46'46"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 WESTERN 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.

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 (U/E'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 12th DAY OF January, 2018.

PULTE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME BRENT BAKER

BY: [Signature]
DIVISION PRESIDENT

WITNESS: [Signature]
PRINT NAME Patricia Proenza

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.

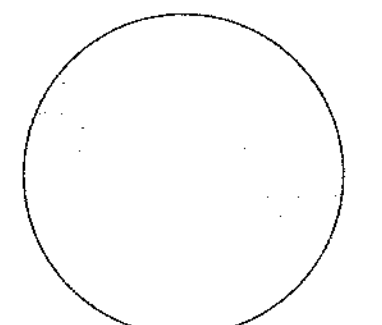
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF January, 2018.

MY COMMISSION EXPIRES: 7/19/21
NOTARY PUBLIC

COMMISSION NUMBER: GG 126200
PRINT NAME

PULTE HOME COMPANY, LLC

PULTE HOME COMPANY, LLC
NOTARY



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)

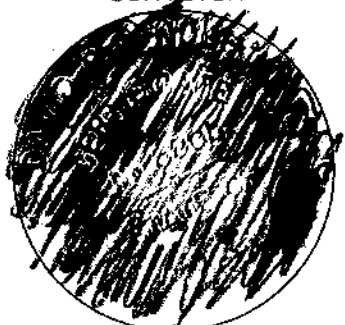
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE 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 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

SURVEYOR



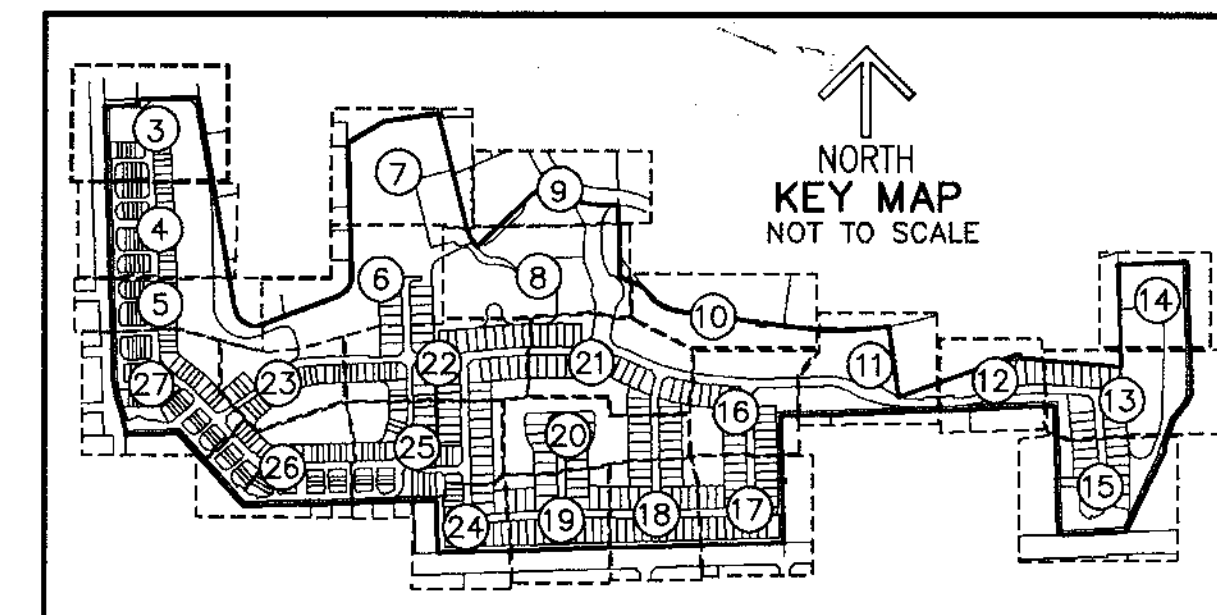
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

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 12-016-139 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 CONCURRING IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Patricia A. Conner CITY CLERK APPROVED: L. S. S. CITY ENGINEER

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 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 28 DAY OF January, 2018

BY: [Signature] EXECUTIVE DIRECTOR OR DESIGNEE

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 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 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

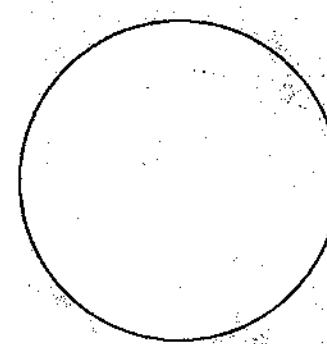
BY: [Signature] 1/4/18
ROBERT P. LEGG, JR. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

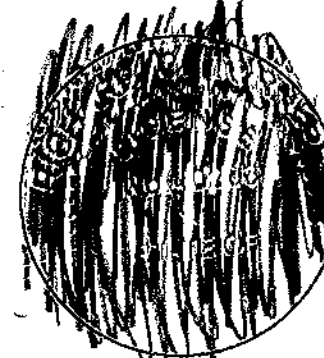
THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 4th DAY OF January, 2018

BY: [Signature]
DIRECTOR/DESIGNEE

COUNTY COMMISSION



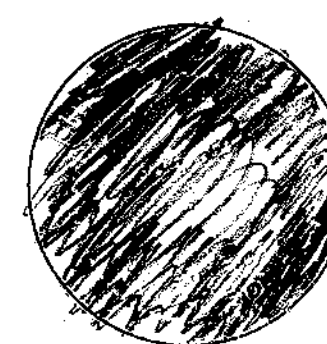
COUNTY ENGINEER



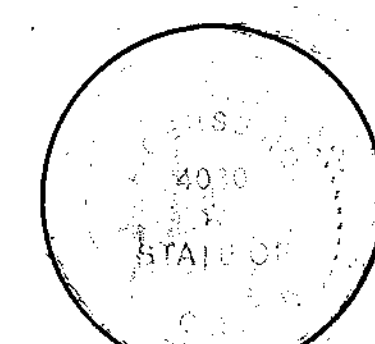
CITY OF HOLLYWOOD



CITY ENGINEER



COUNTY SURVEYOR



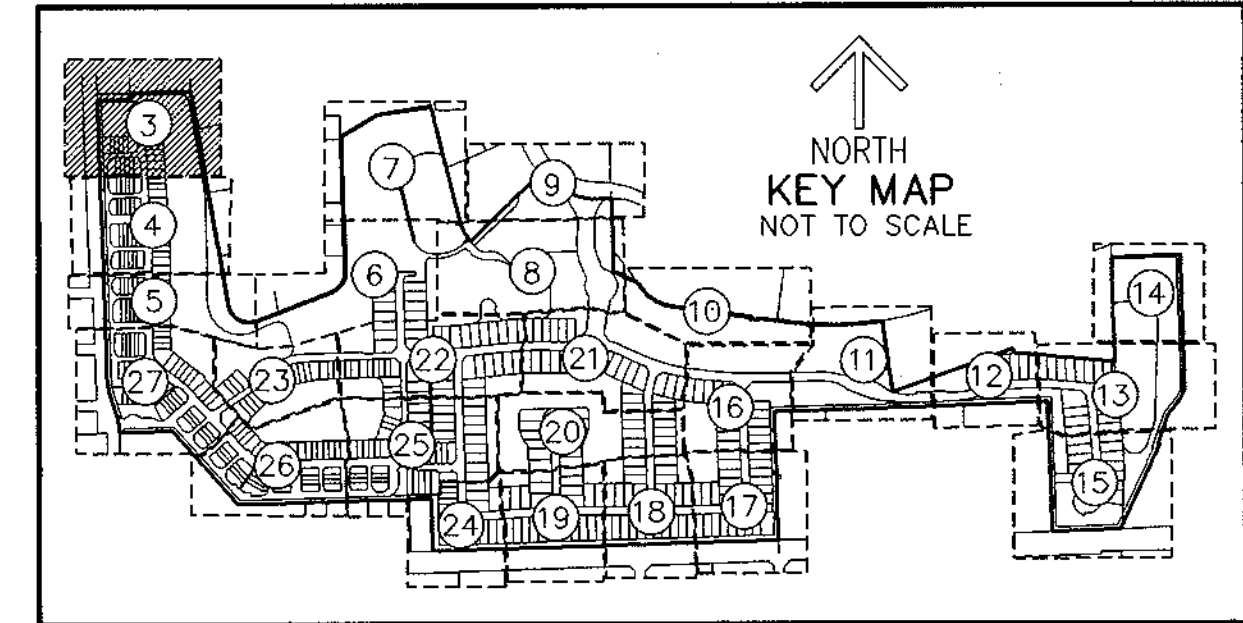
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB SOUTH

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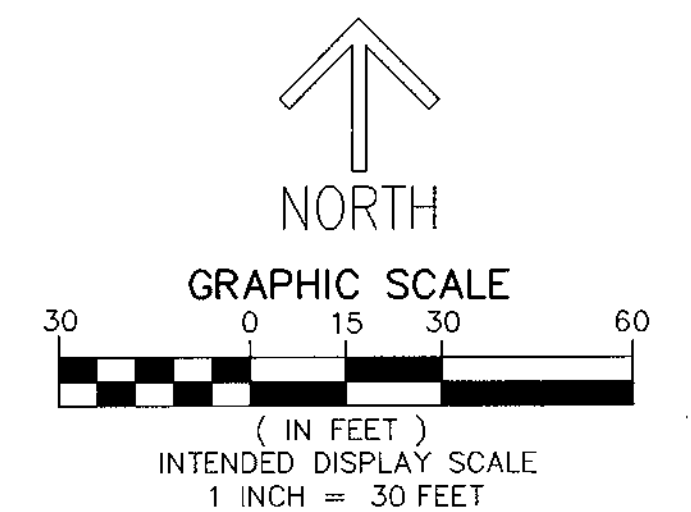
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Plats 183/125
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LEGEND/ABBREVIATIONS

AC - ACRES
B.C.R. - BROWARD COUNTY RECORDS
CB - CHORD BEARING
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DE - DRAINAGE EASEMENT
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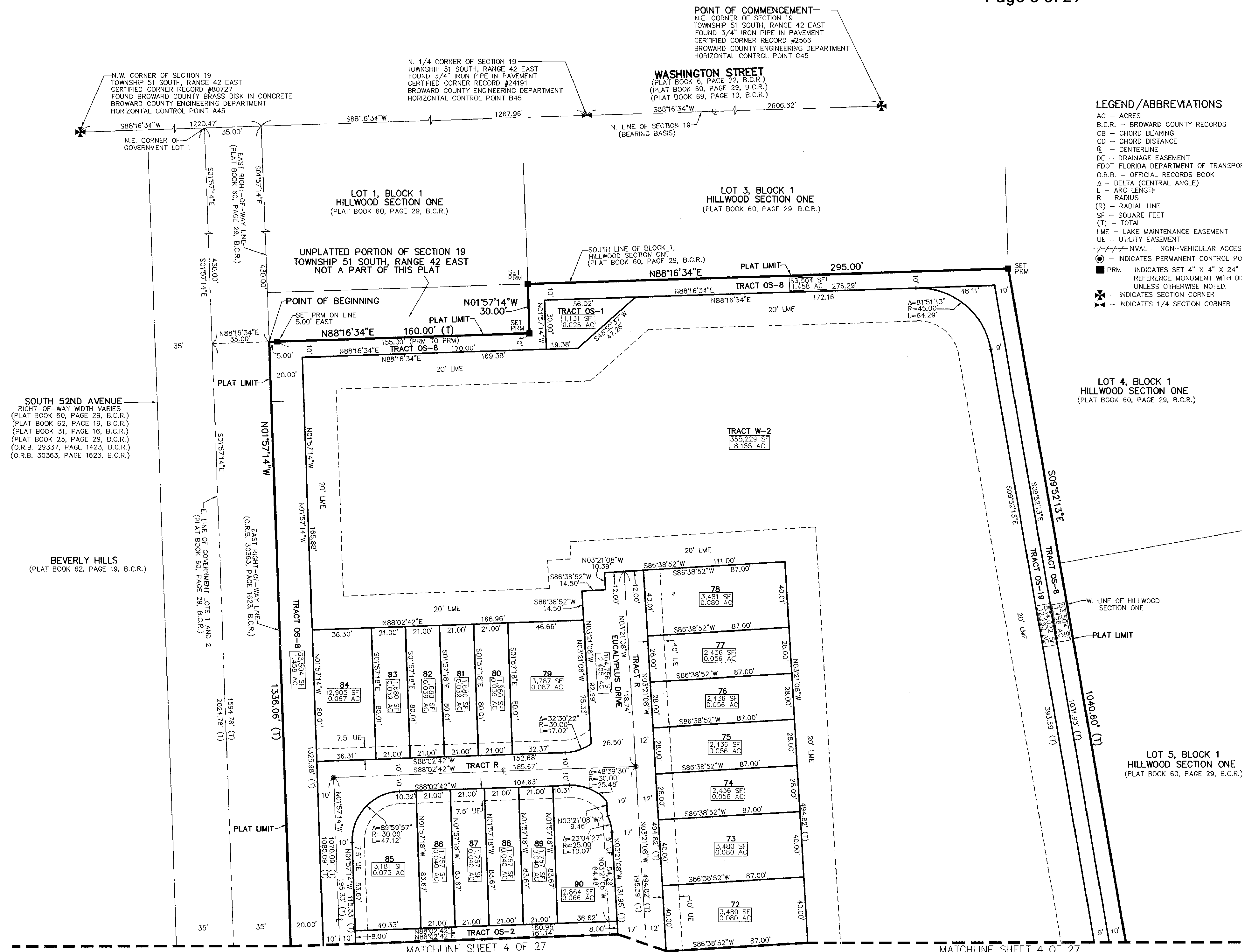
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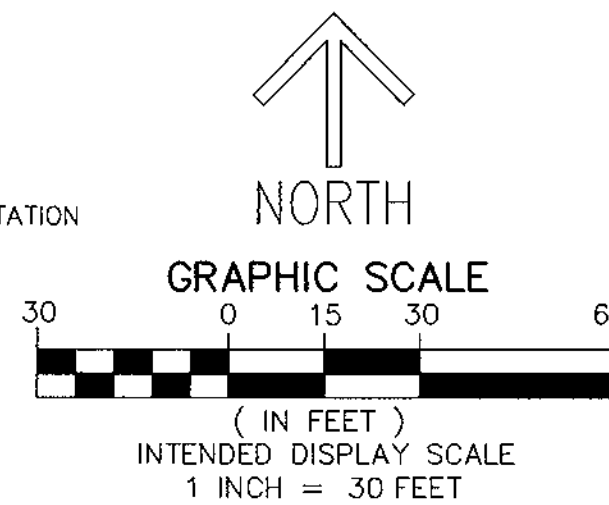
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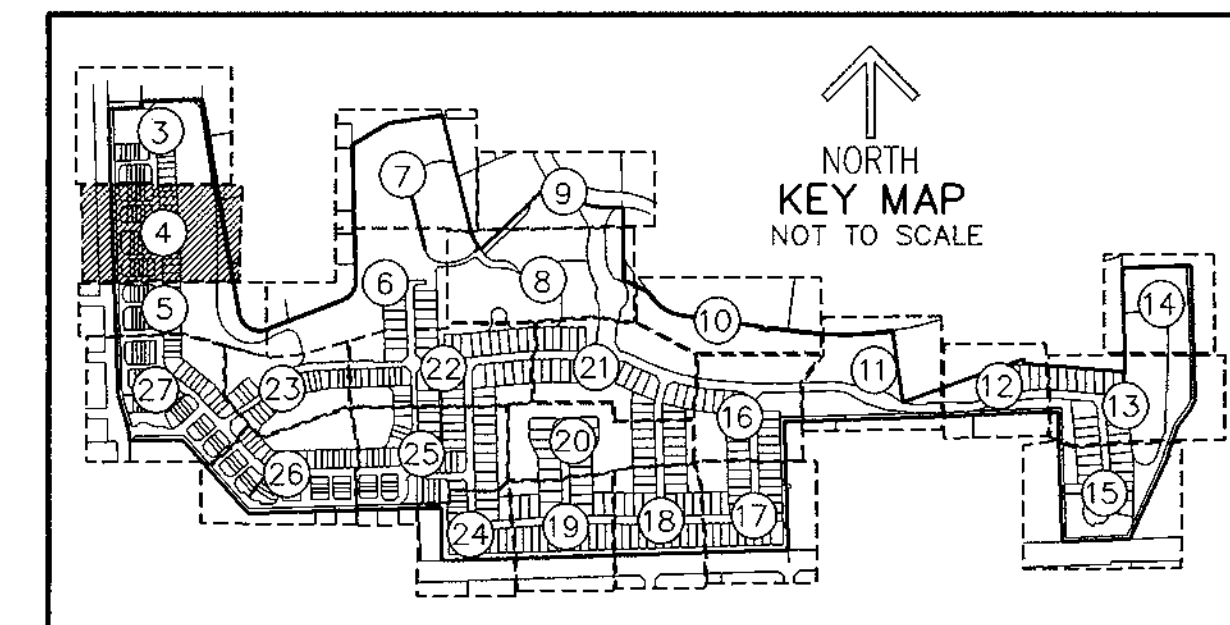
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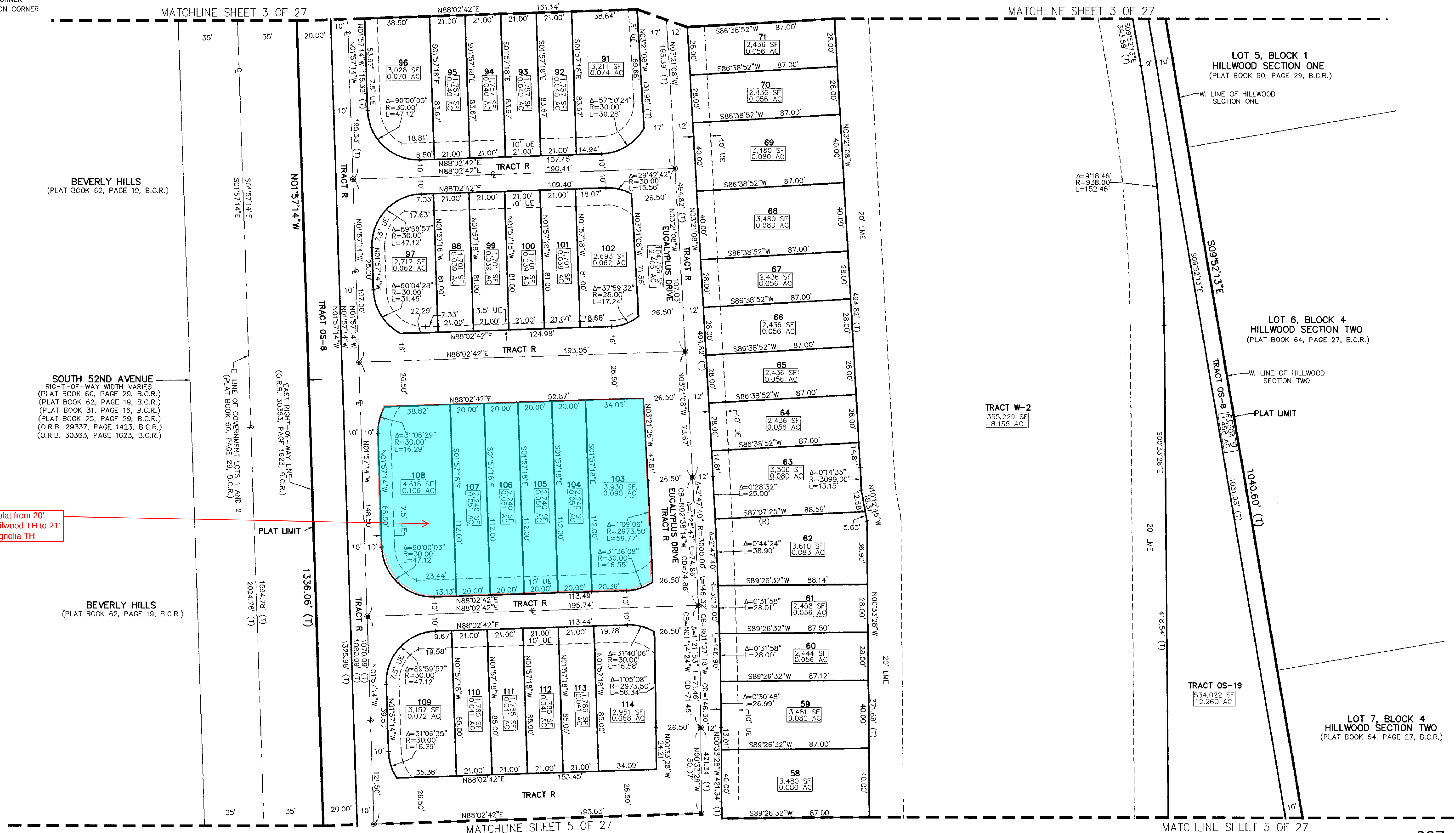


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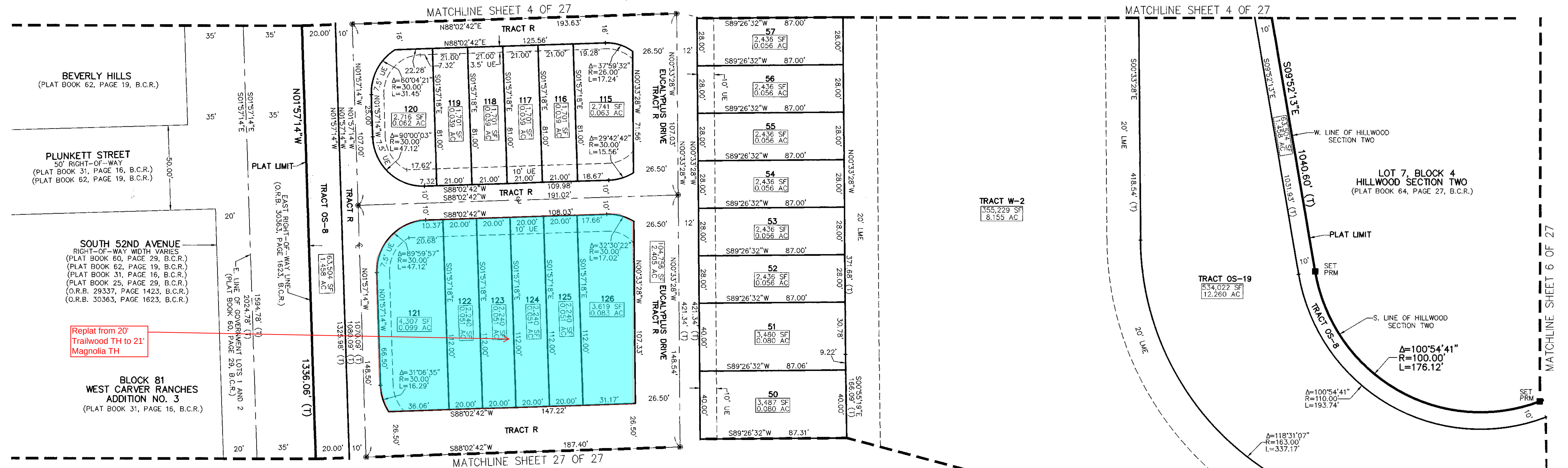
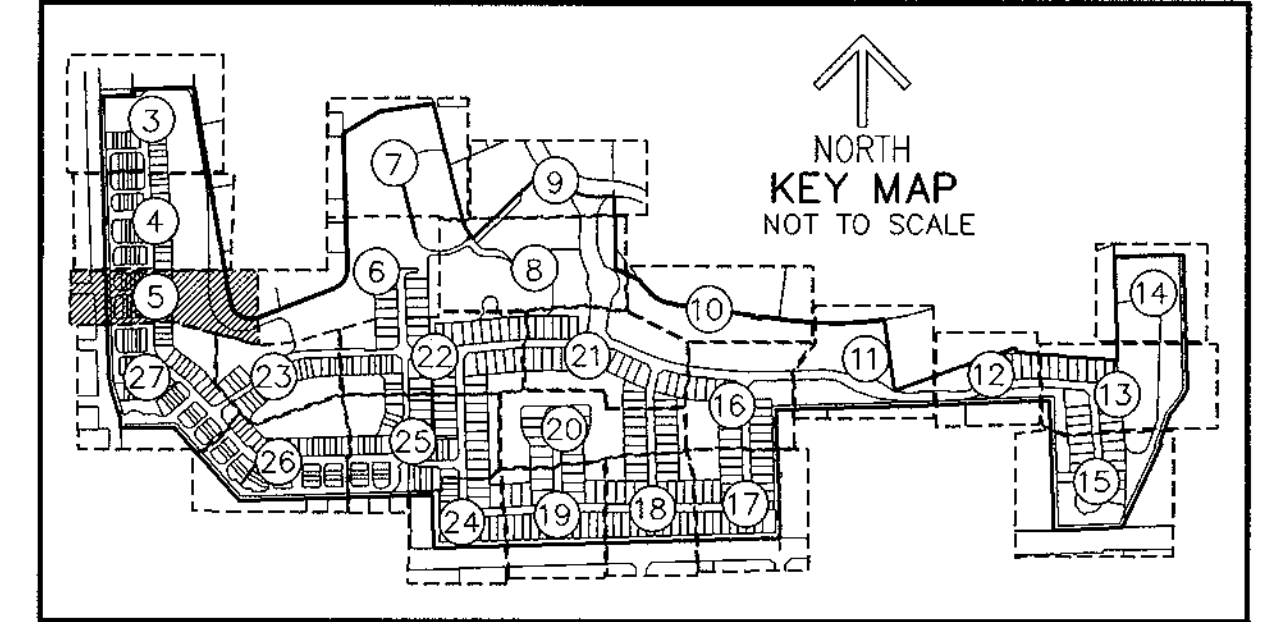
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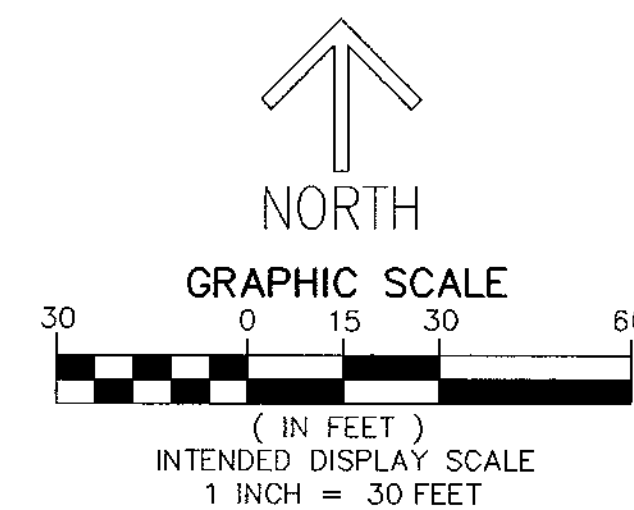
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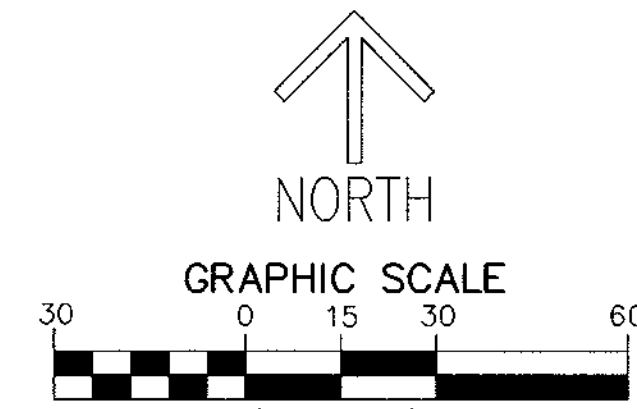
PLAT BOOK 183 PAGE 130

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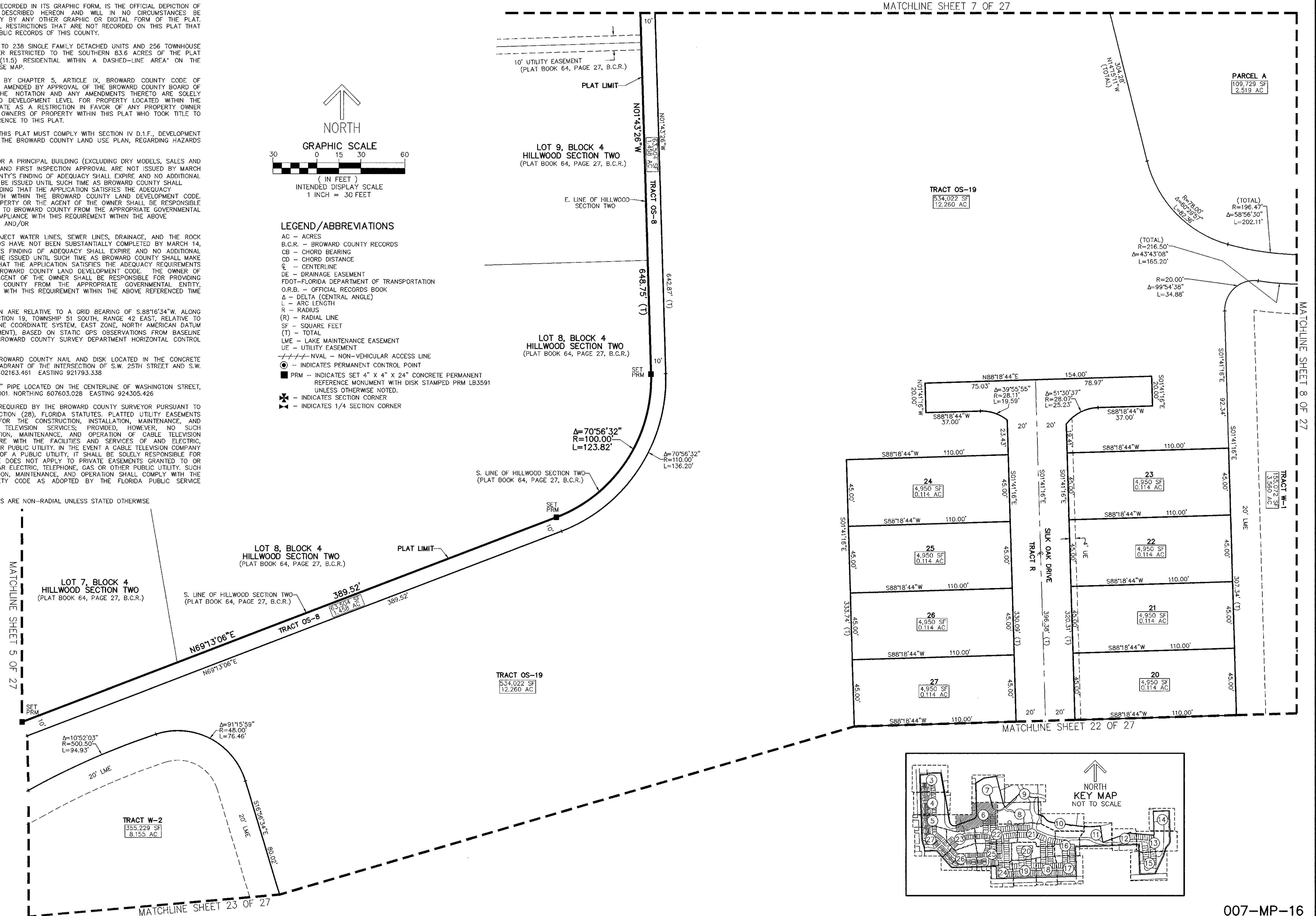
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LEGEND/ABBREVIATIONS

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B.C.R. — BROWARD COUNTY RECORDS
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CD — CHORD DISTANCE
CL — CENTERLINE
DE — DRAINAGE EASEMENT
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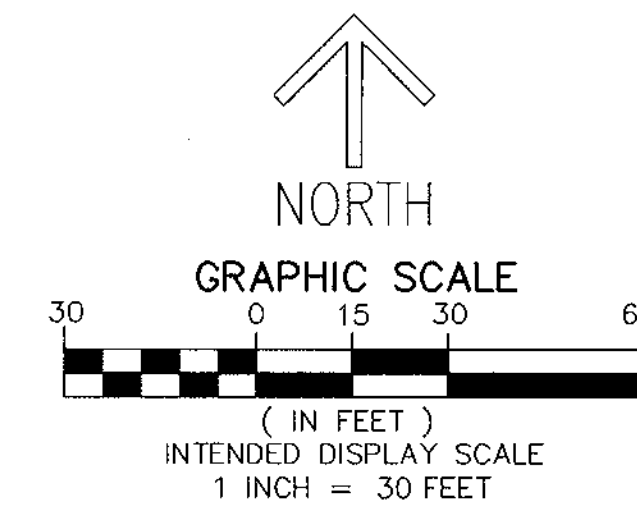
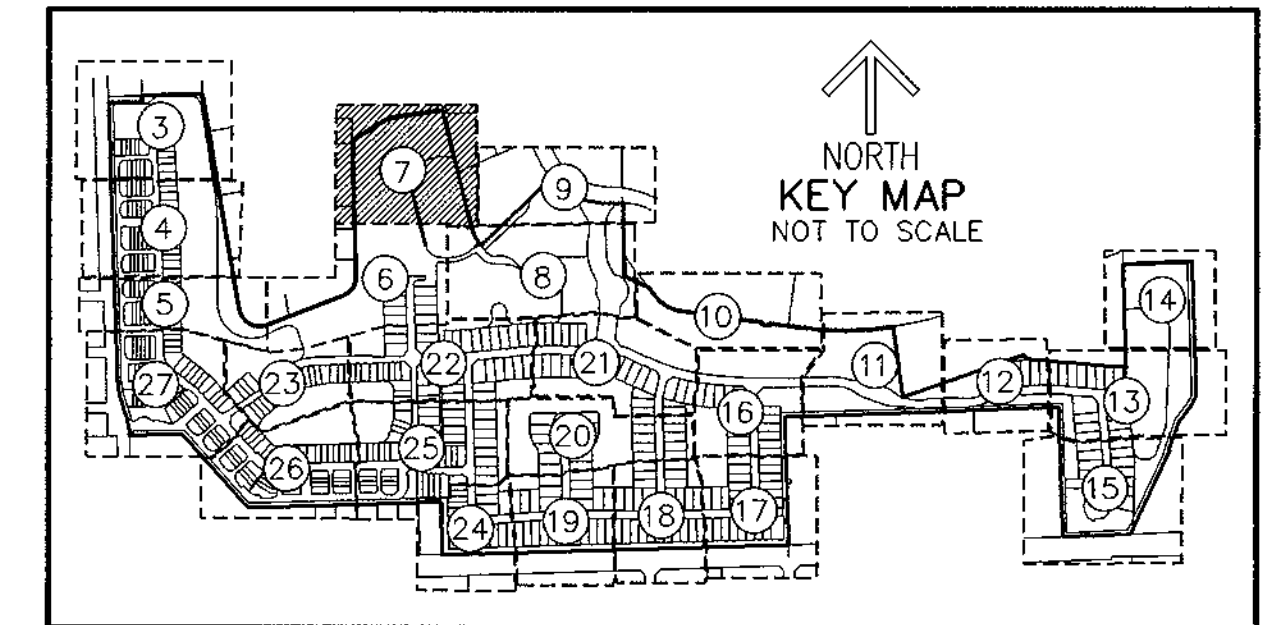
THIS INSTRUMENT PREPARED BY
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CERTIFICATE OF AUTHORIZATION NO. LB 3591

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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.

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007—MP—16

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SHEET 8 OF 27

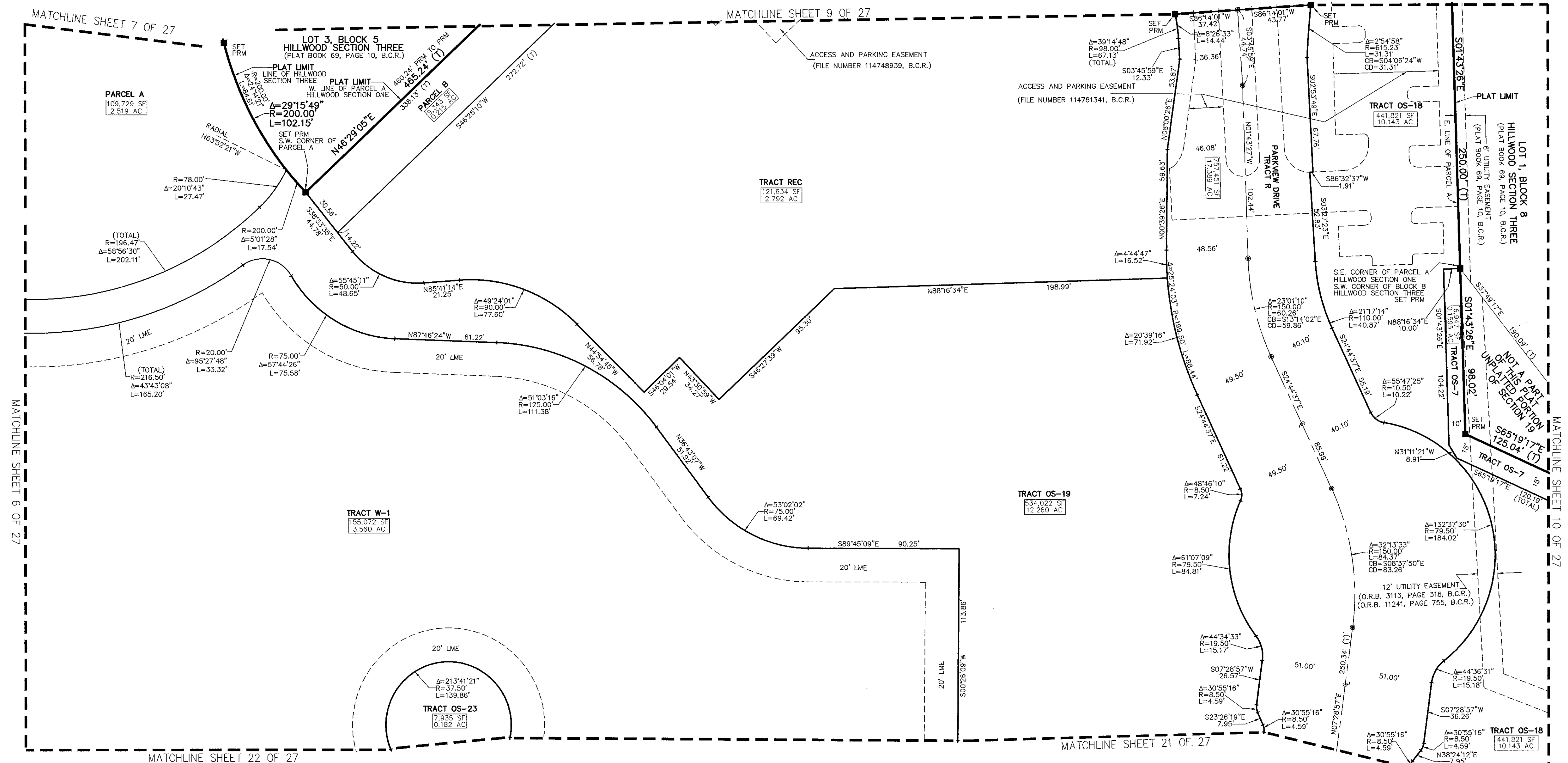
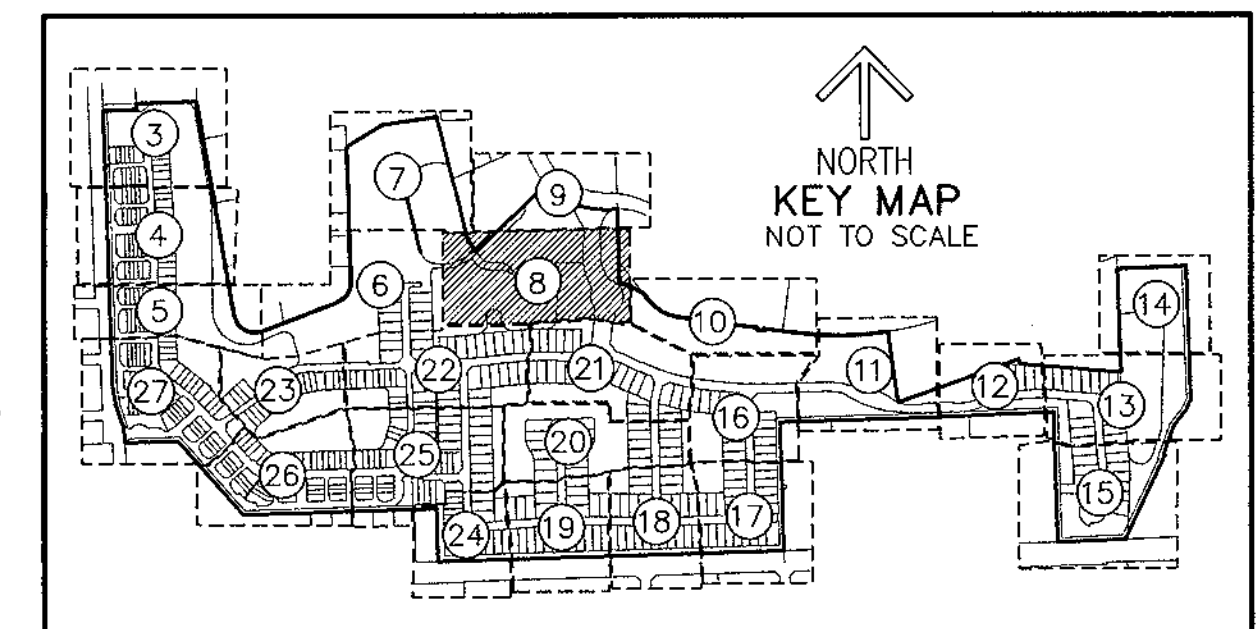
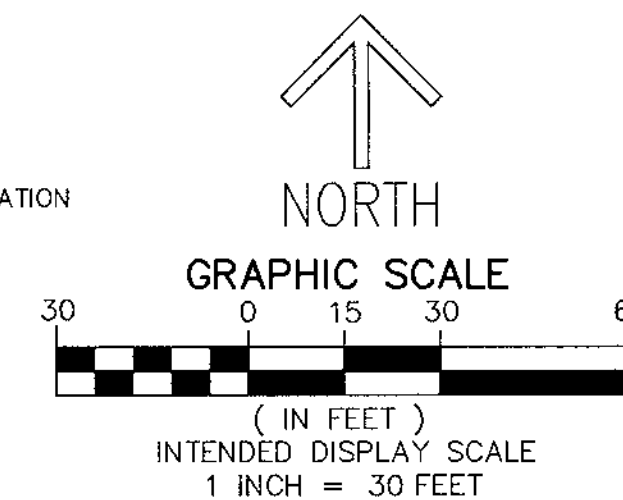
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Plats 183/125
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PLAT BOOK **183** PAGE **133**
SHEET 9 OF 27

INSTR #114864725
Plats 183/125
Page 9 of 27

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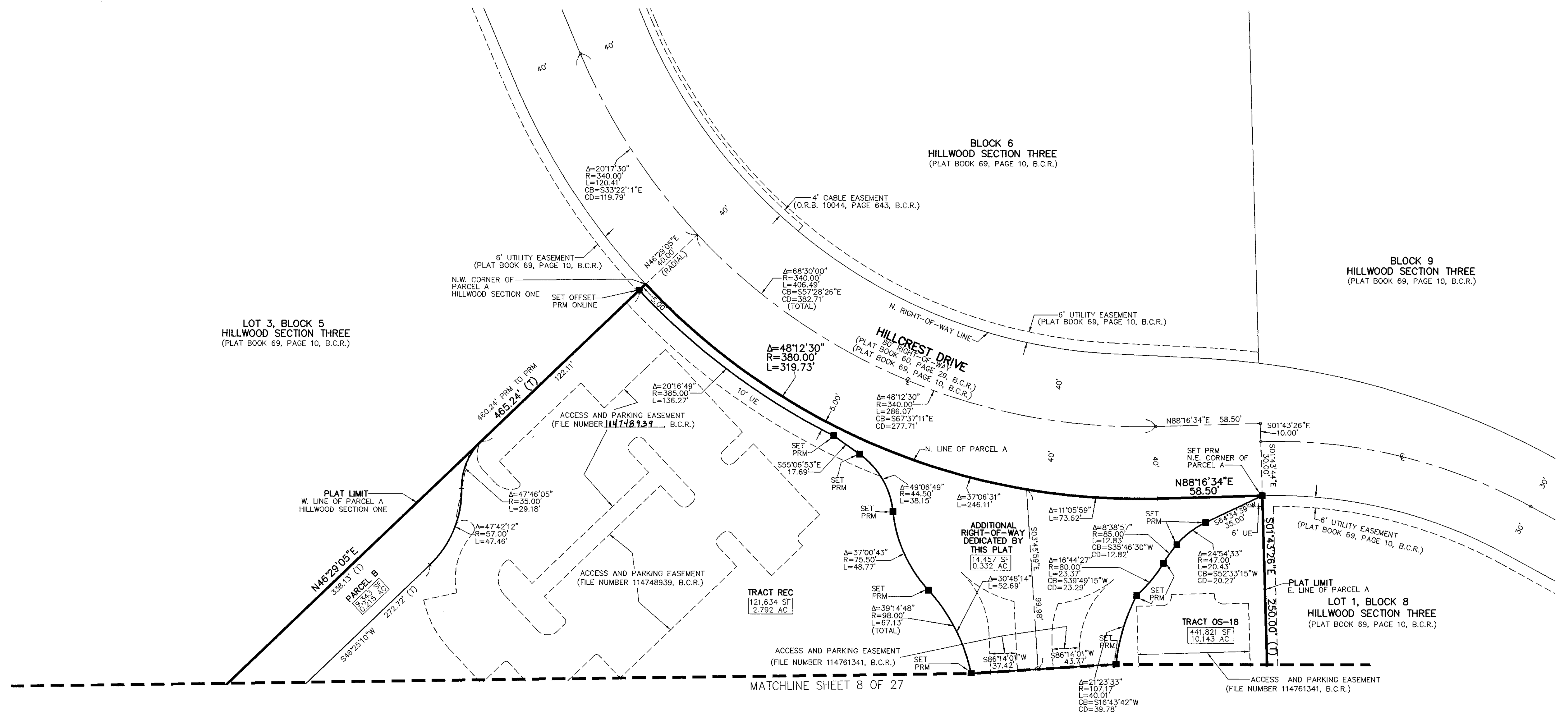
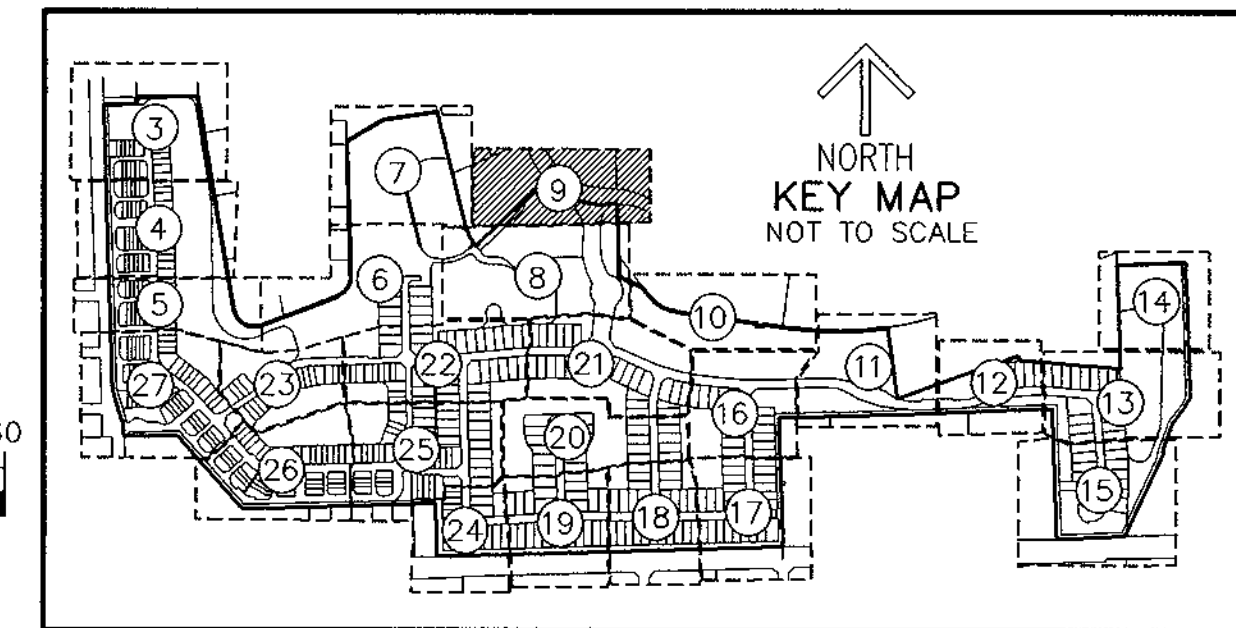
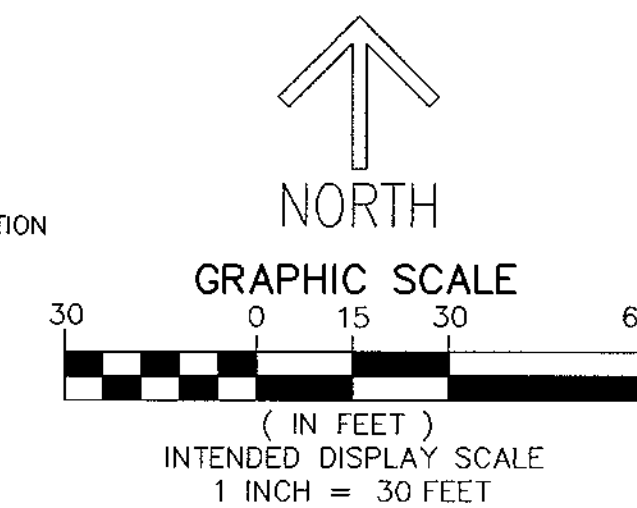
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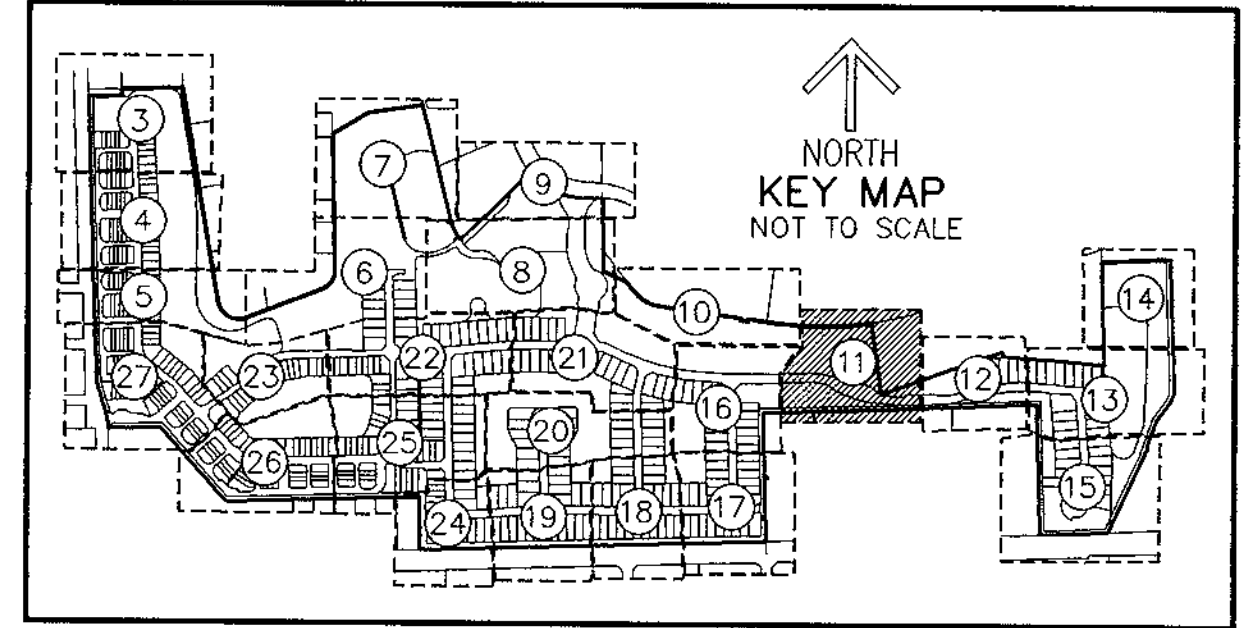
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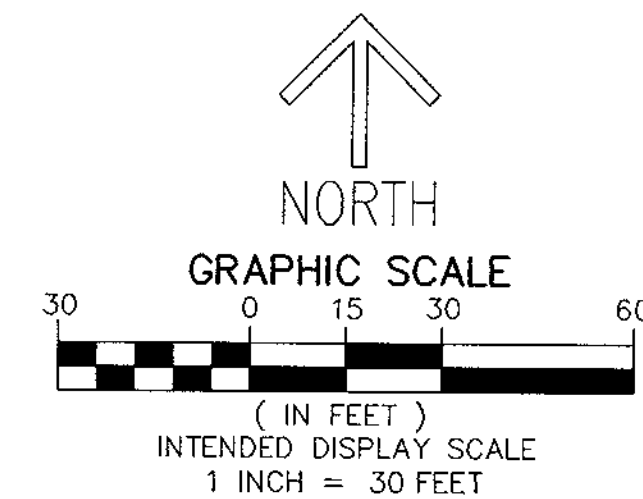
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LEGEND/ABBREVIATIONS

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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(R) - RADIAL LINE
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LME - LAKE MAINTENANCE EASEMENT
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--- 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
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SURVEYOR'S NOTES

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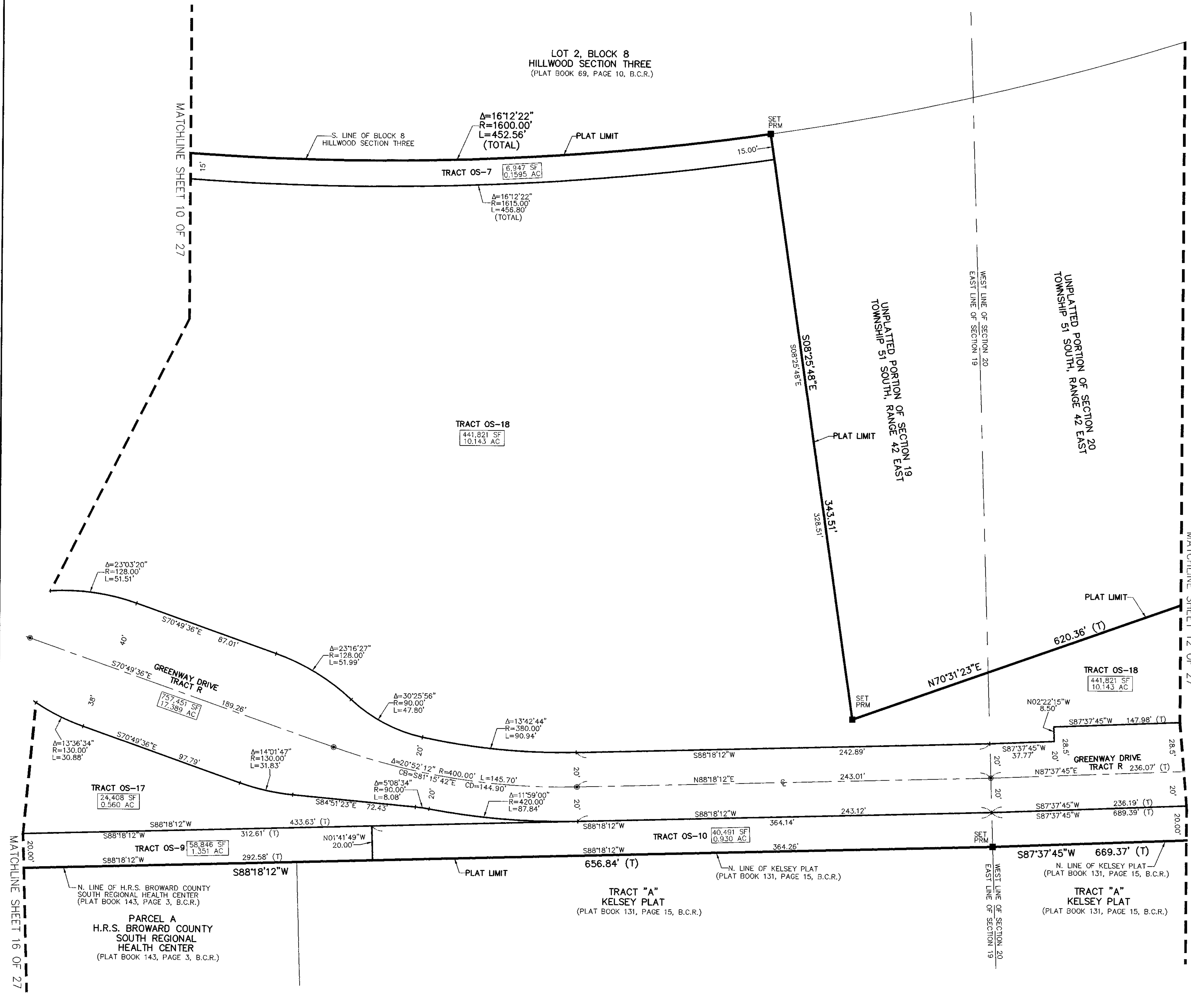
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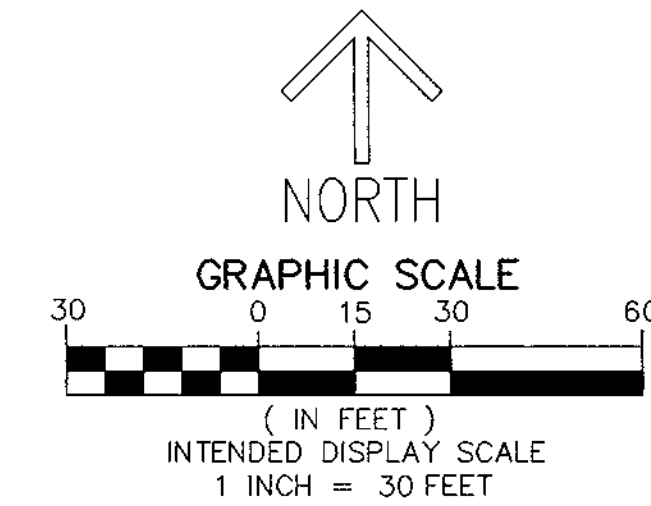
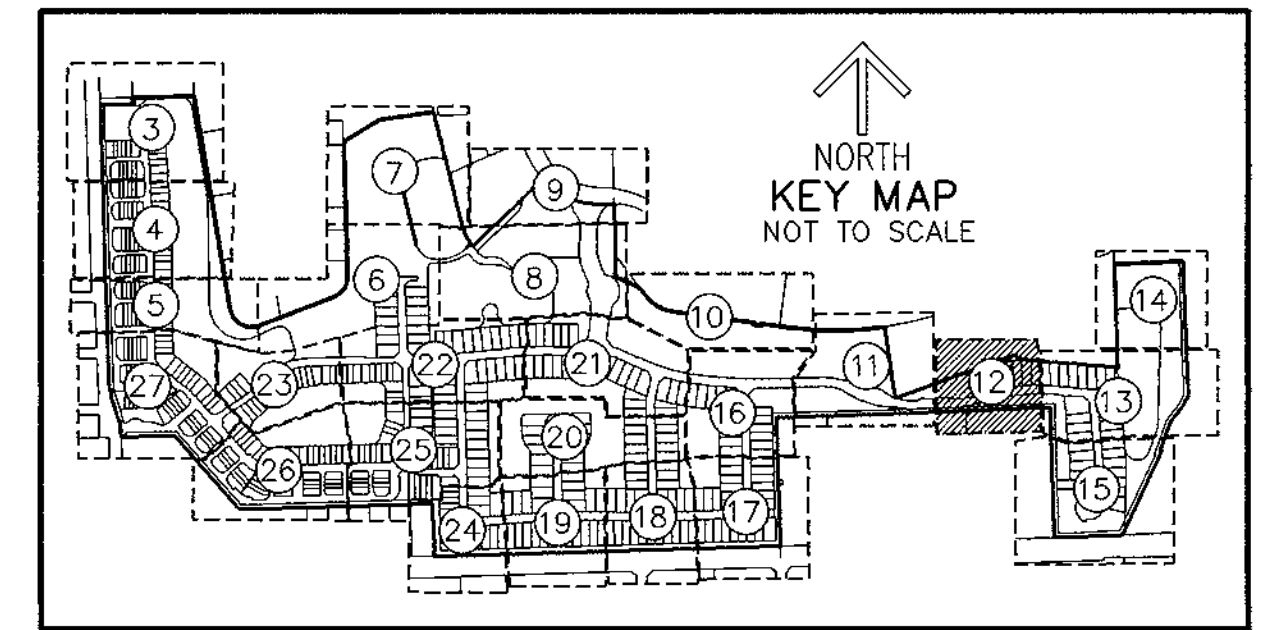
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB SOUTH

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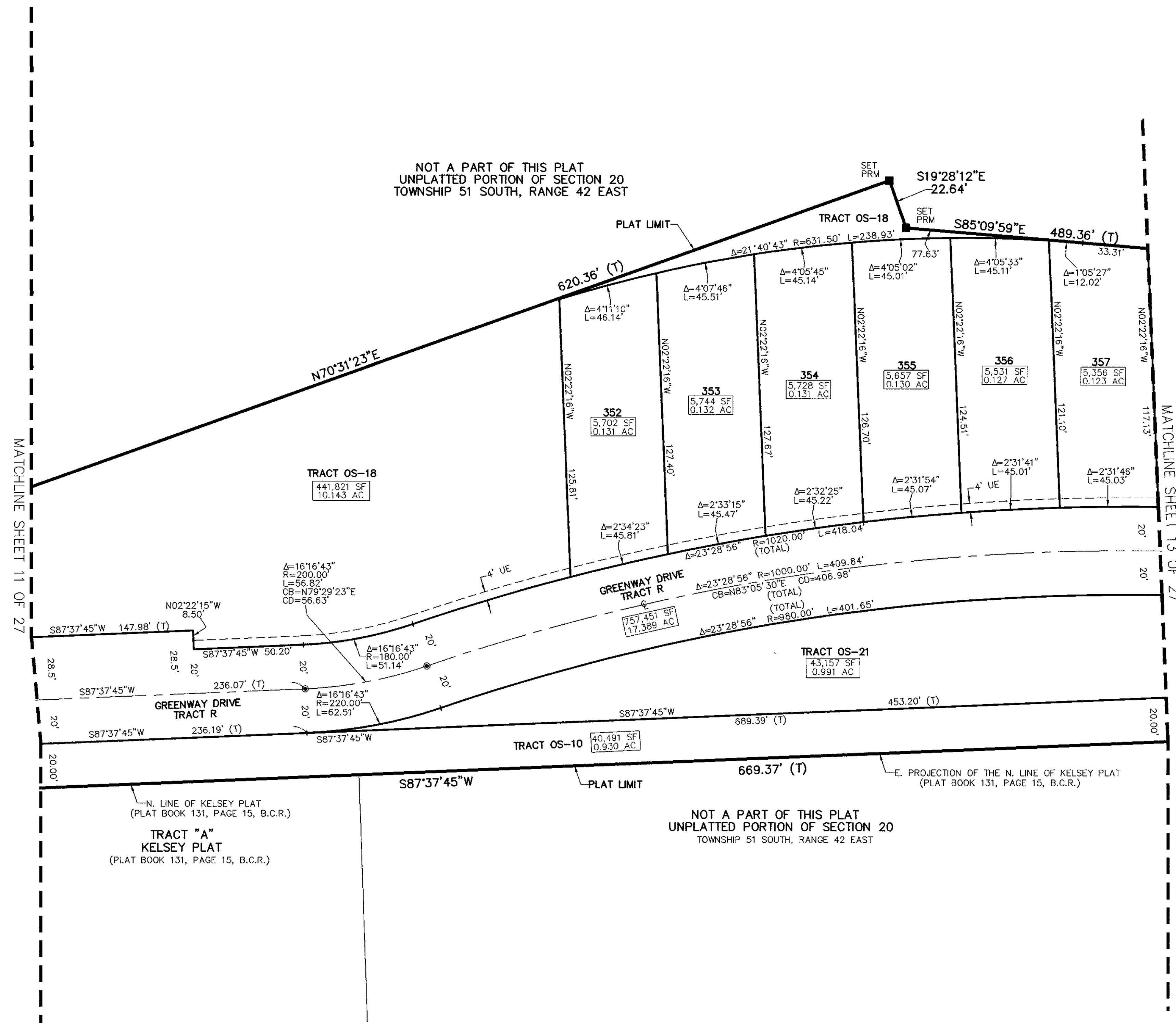
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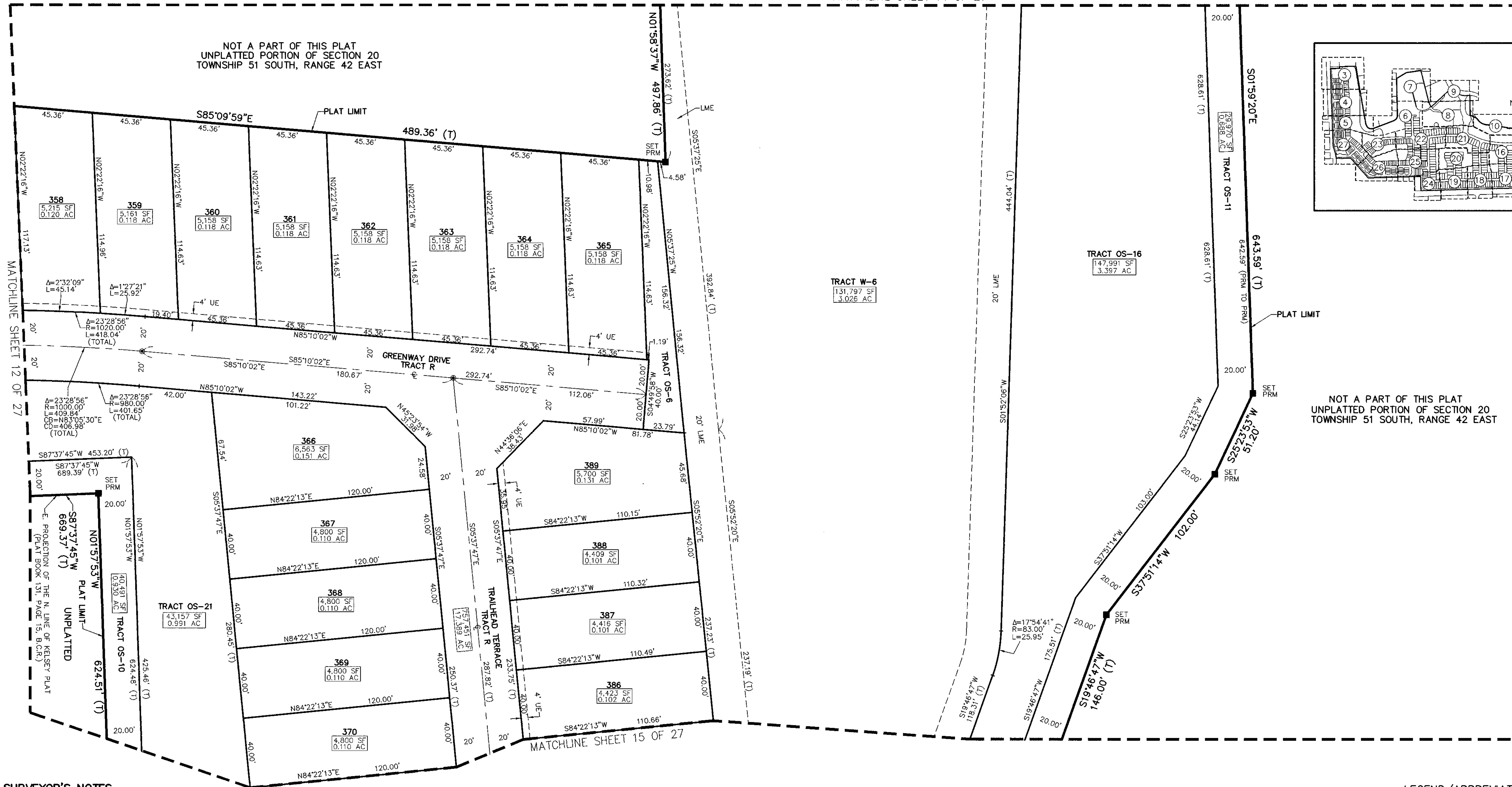
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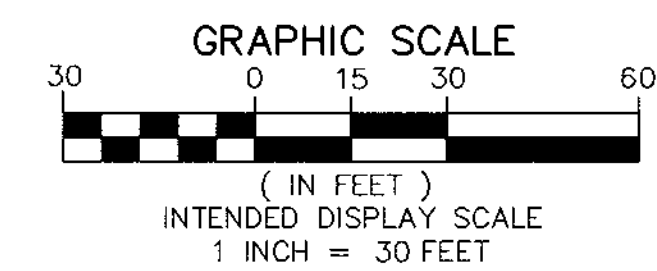
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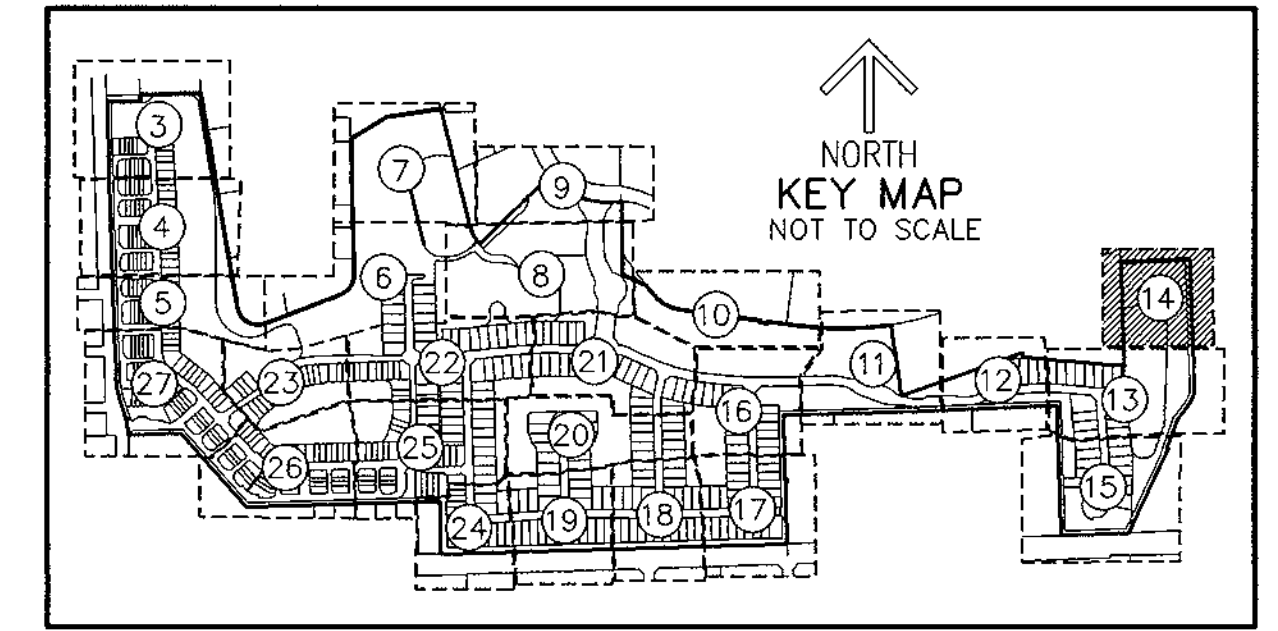
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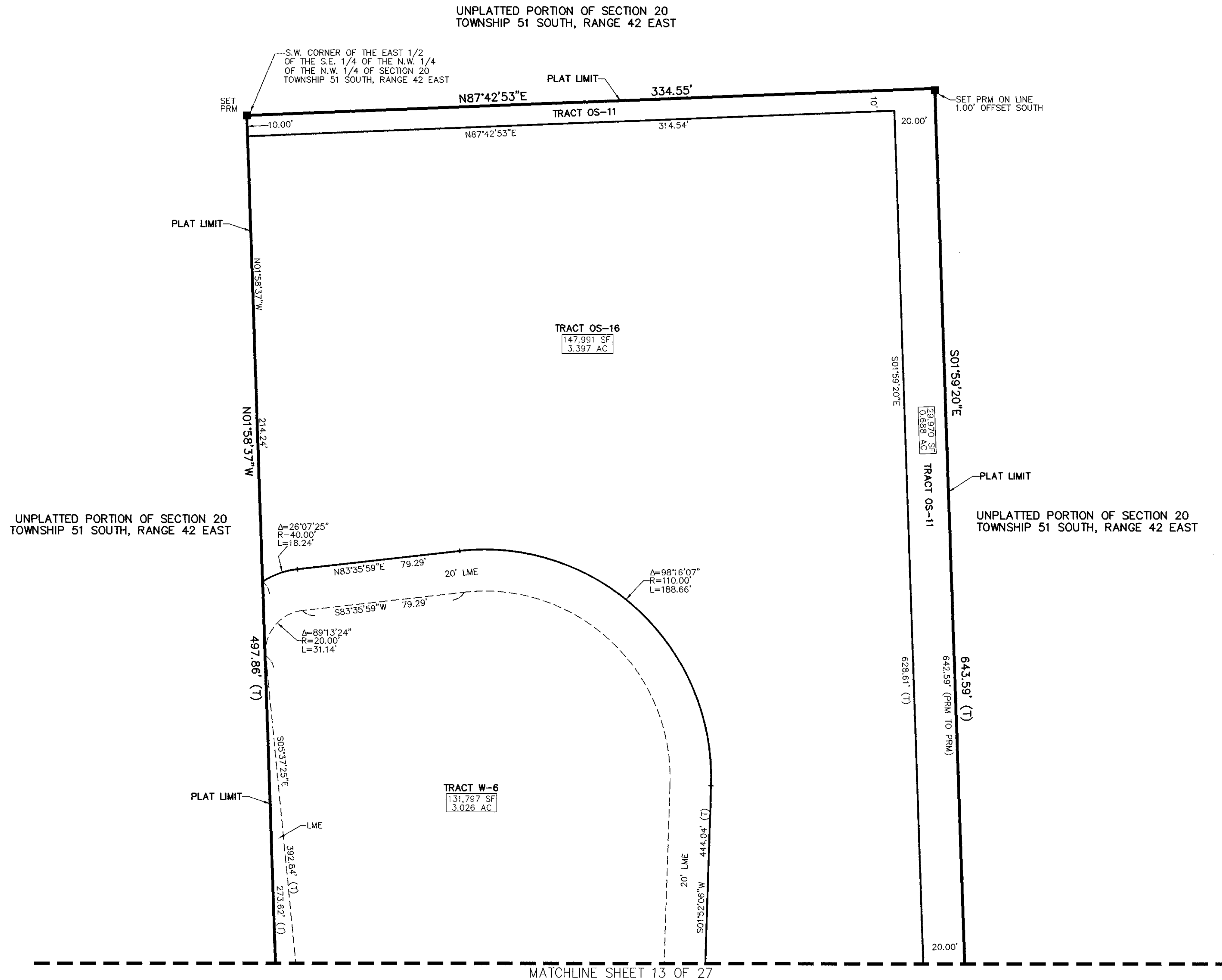
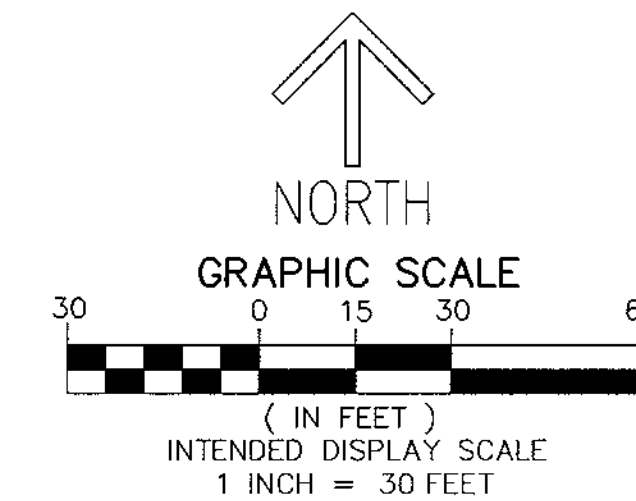
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6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

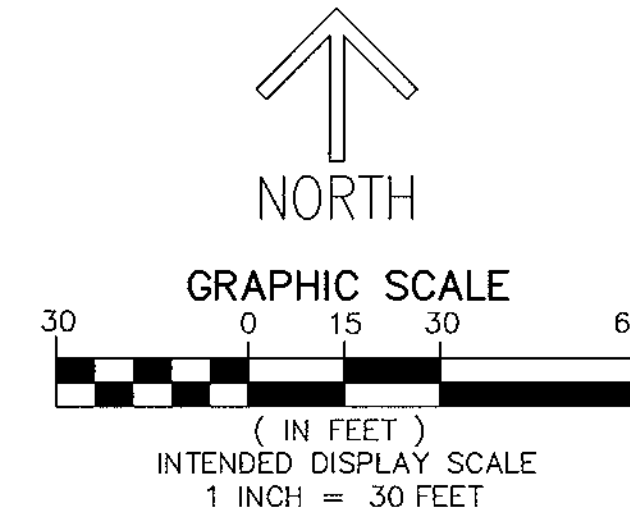
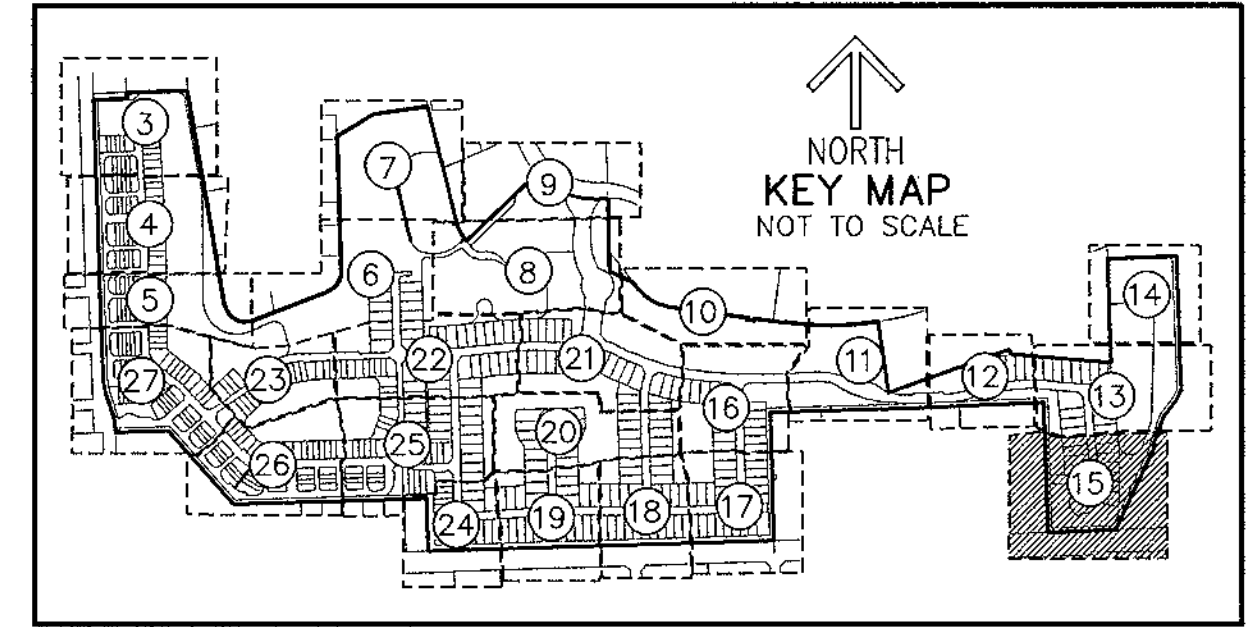
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

INSTR #114864725 HILLCREST COUNTRY CLUB SOUTH

Plats 183/125
Page 15 of 27

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,
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PLAT BOOK ~~183~~ PAGE ~~139~~
SHEET 15 OF 27



LEGEND/ABBREVIATIONS

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✱ - INDICATES 1/4 SECTION CORNER

NOT A PART OF THIS PLAT
UNPLATTED PORTION OF SECTION 20
TOWNSHIP 51 SOUTH, RANGE 42 EAST

NOT A PART OF THIS PLAT
UNPLATTED PORTION OF SECTION 20
TOWNSHIP 51 SOUTH, RANGE 42 EAST

Replat lot 378 to 40'
standard width. Add
new lot south. New
lot depth does not
encroach within
DCCR area.

SURVEYOR'S NOTES

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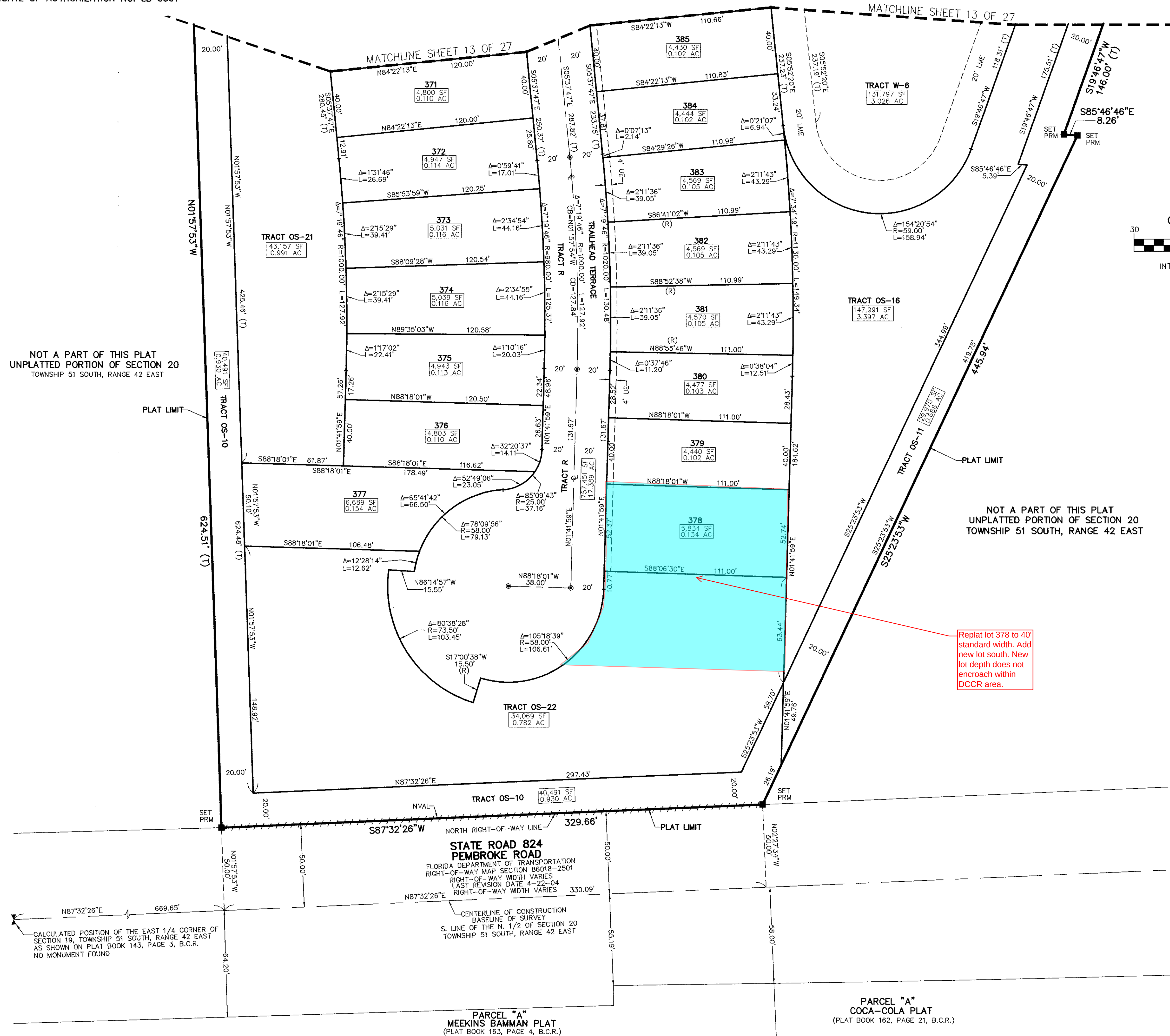
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PARCEL "A"
MEEKINS BAMMAN PLAT
(PLAT BOOK 163, PAGE 4, B.C.R.)

PARCEL "A"
COCA-COLA PLAT
(PLAT BOOK 162, PAGE 21, B.C.R.)

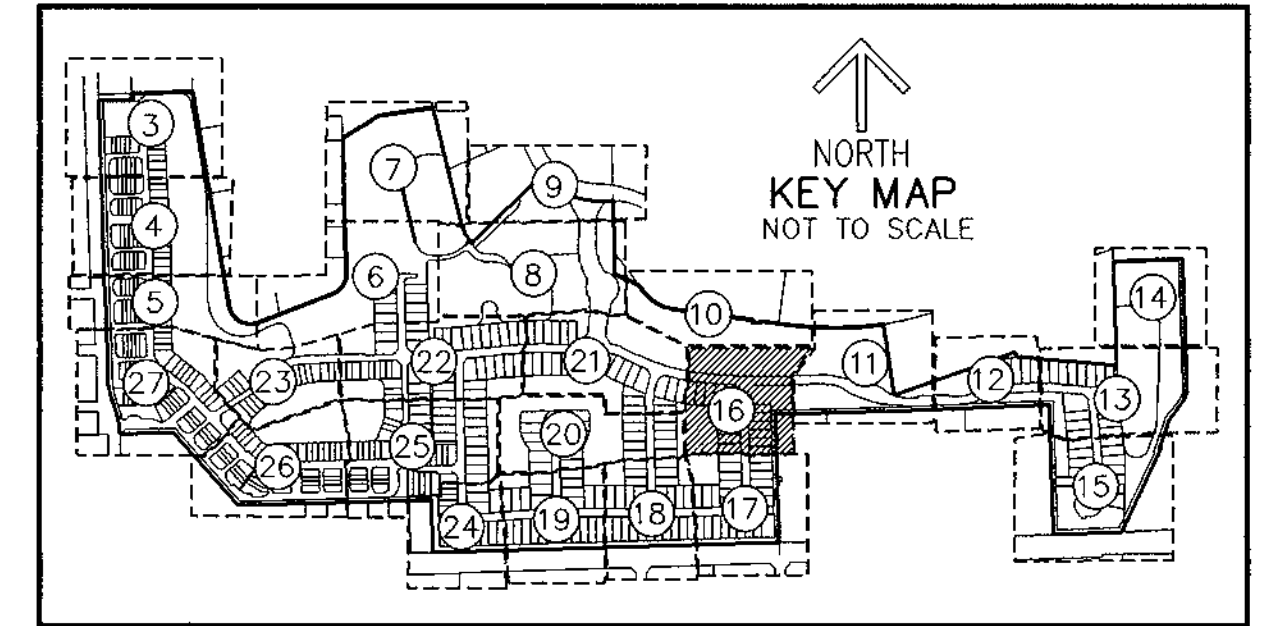
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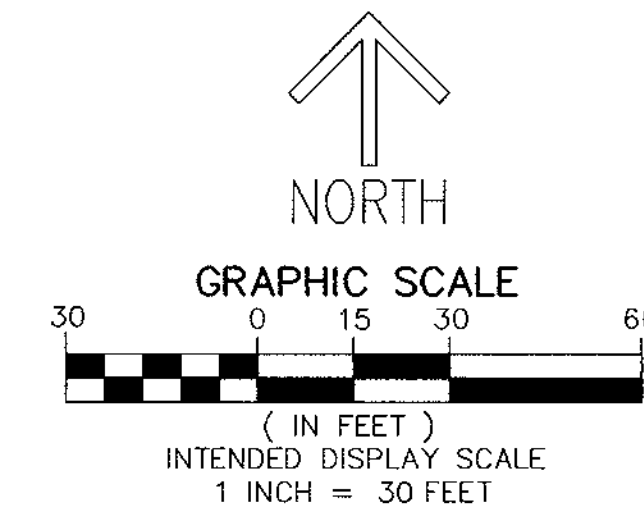
PLAT BOOK **183** PAGE **140**
SHEET 16 OF 27

INSTR #114864725
Plats 183/125
Page 16 of 27



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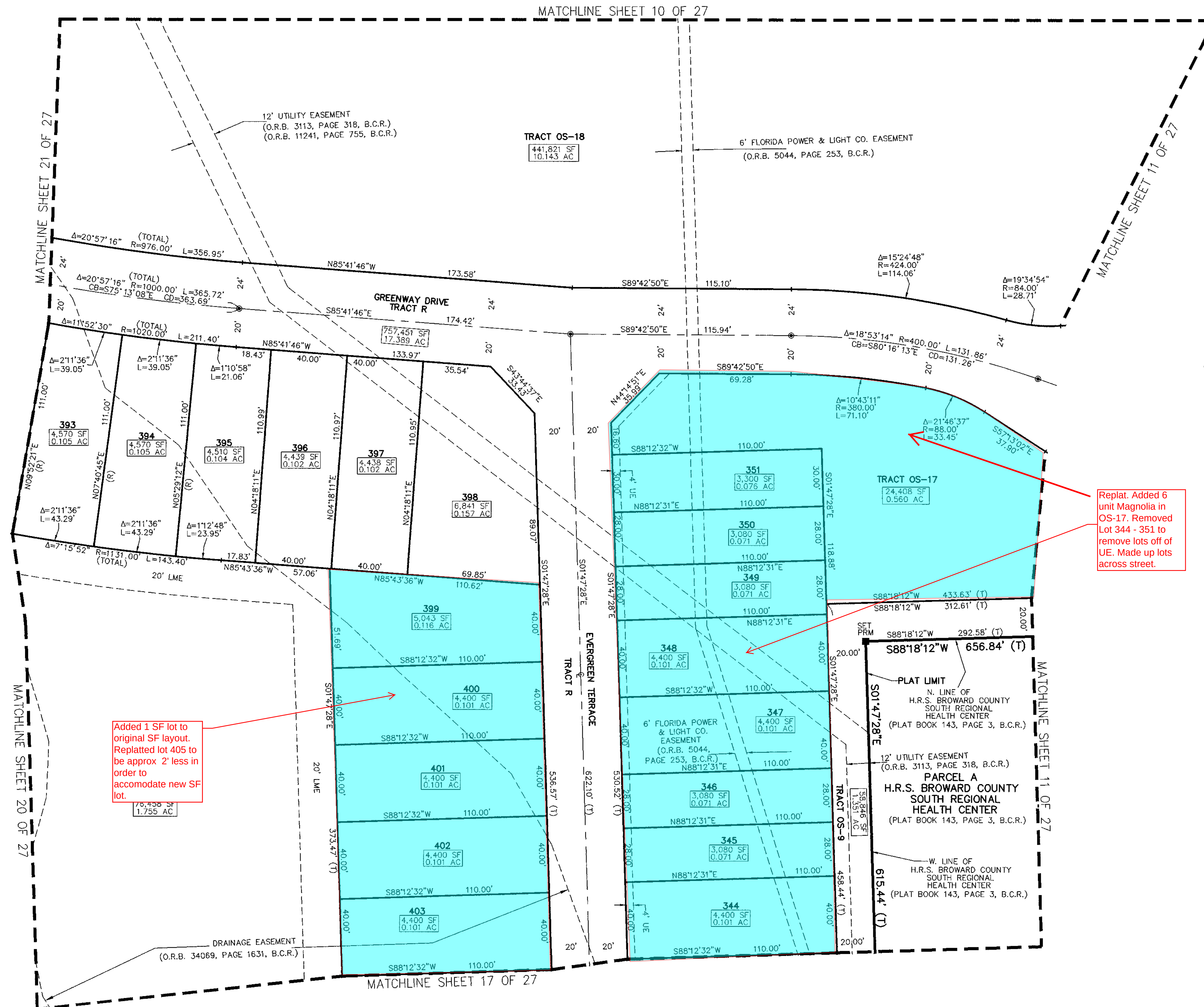
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Replat. Added 6 unit Magnolia in OS-17. Removed Lot 344 - 351 to remove lots off of UE. Made up lots across street.

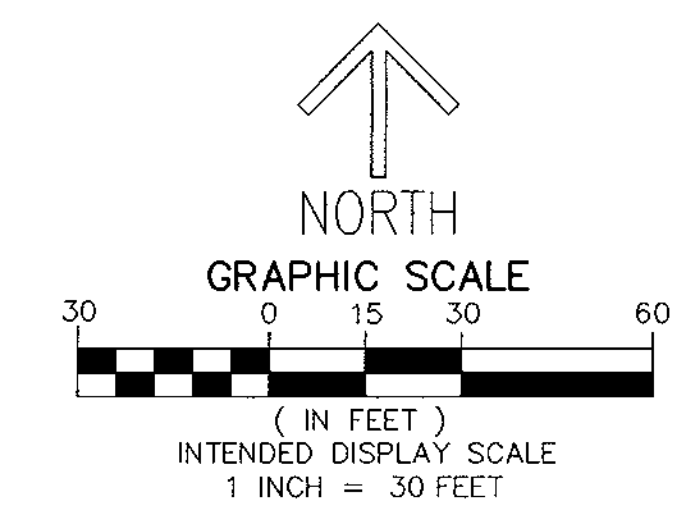
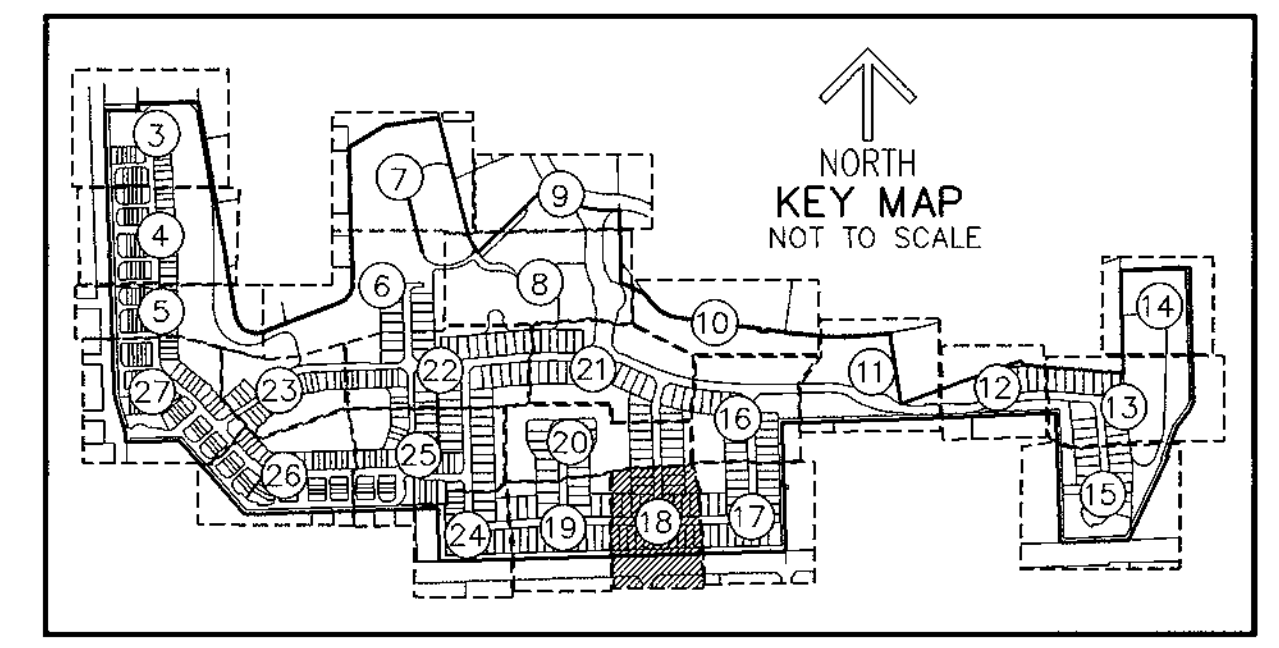
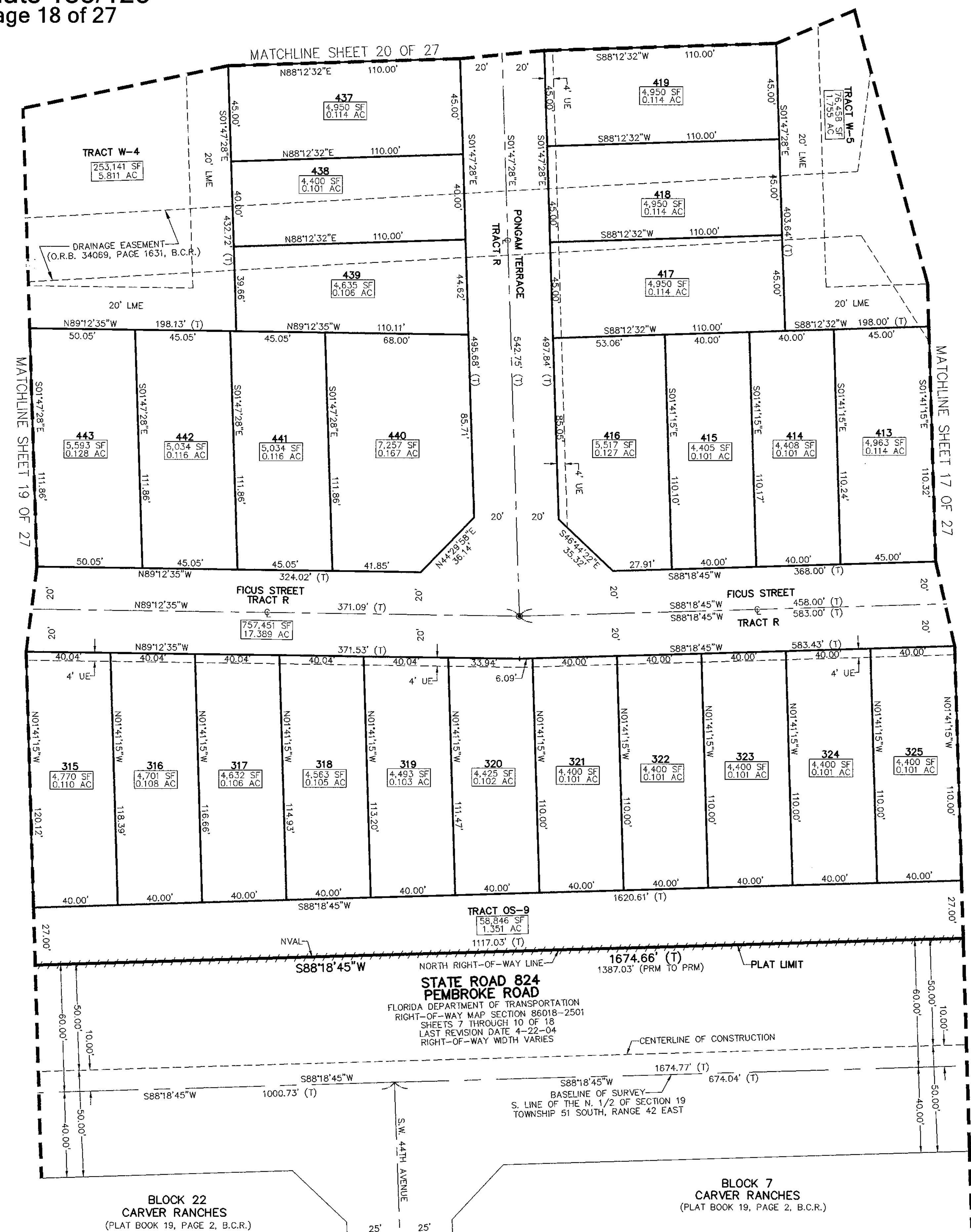
Added 1 SF lot to original SF layout. Replatted lot 405 to be approx 2' less in order to accommodate new SF lot.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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SURVEYORS — ENGINEERS — PLANNERS
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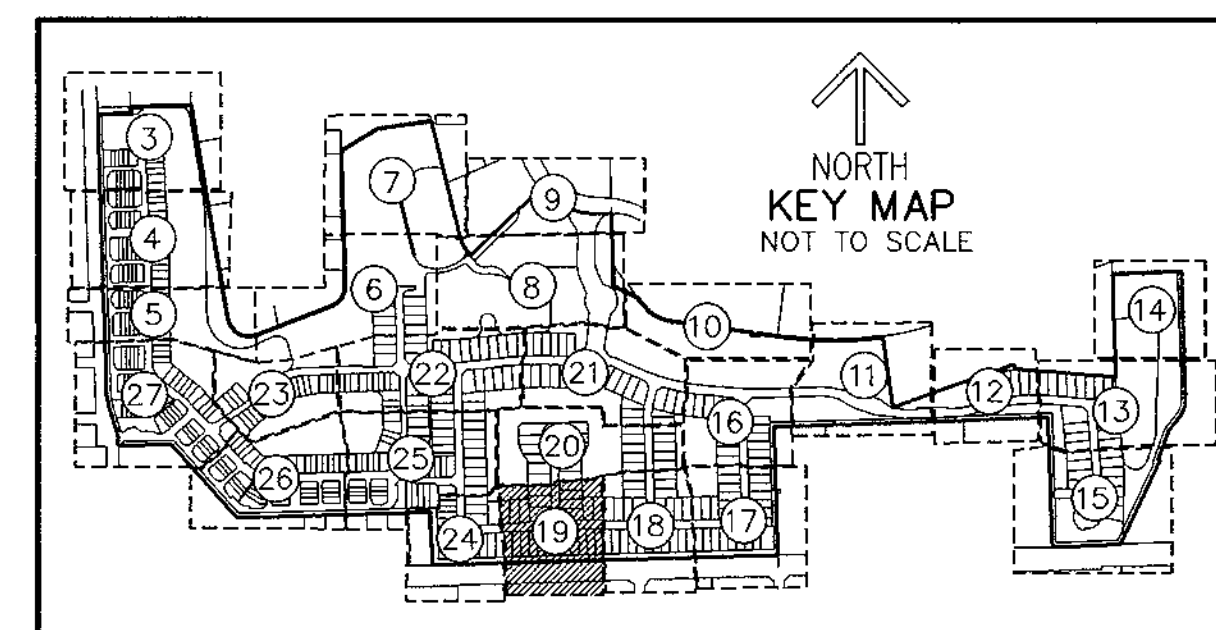
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
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BOCA RATON, FLORIDA 33434
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CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB SOUTH

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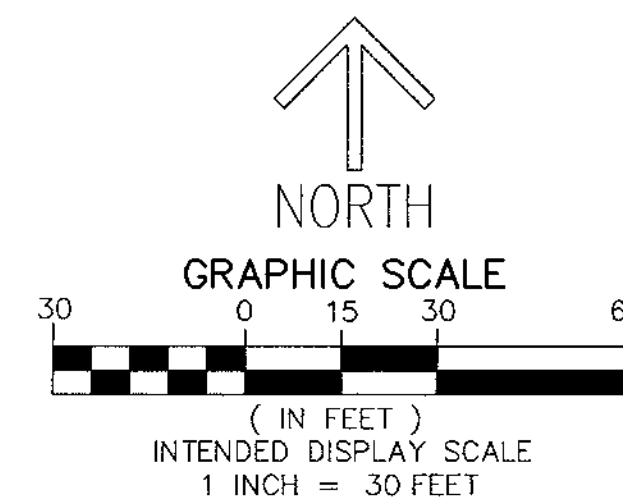
INSTR #114864725
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SHEET 19 OF 27



LEGEND/ABBREVIATIONS

AC — ACRES
B.C.R. — BROWARD COUNTY RECORDS
CB — CHORD BEARING
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FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
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✱ — INDICATES SECTION CORNER
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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.

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BLOCK 22
CARVER RANCHES
(PLAT BOOK 19, PAGE 2, B.C.R.)

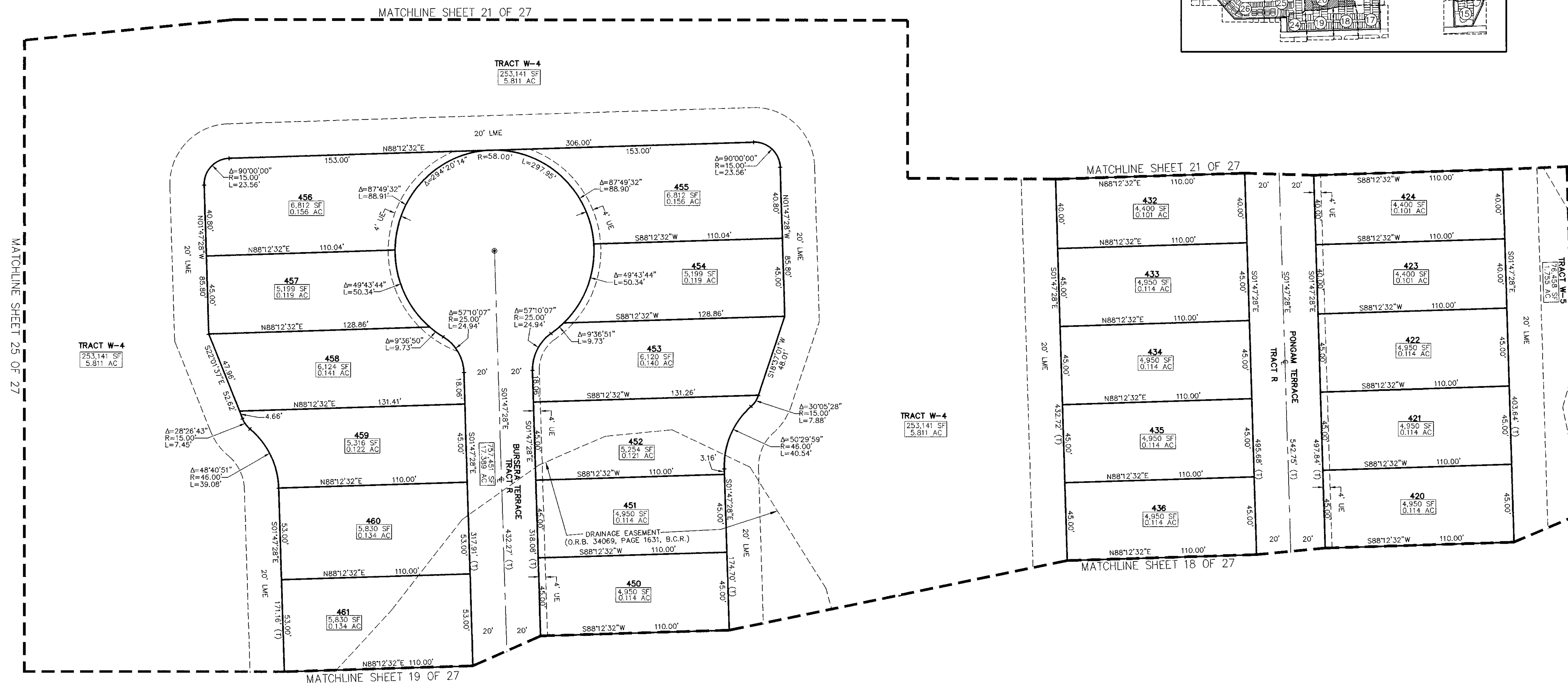
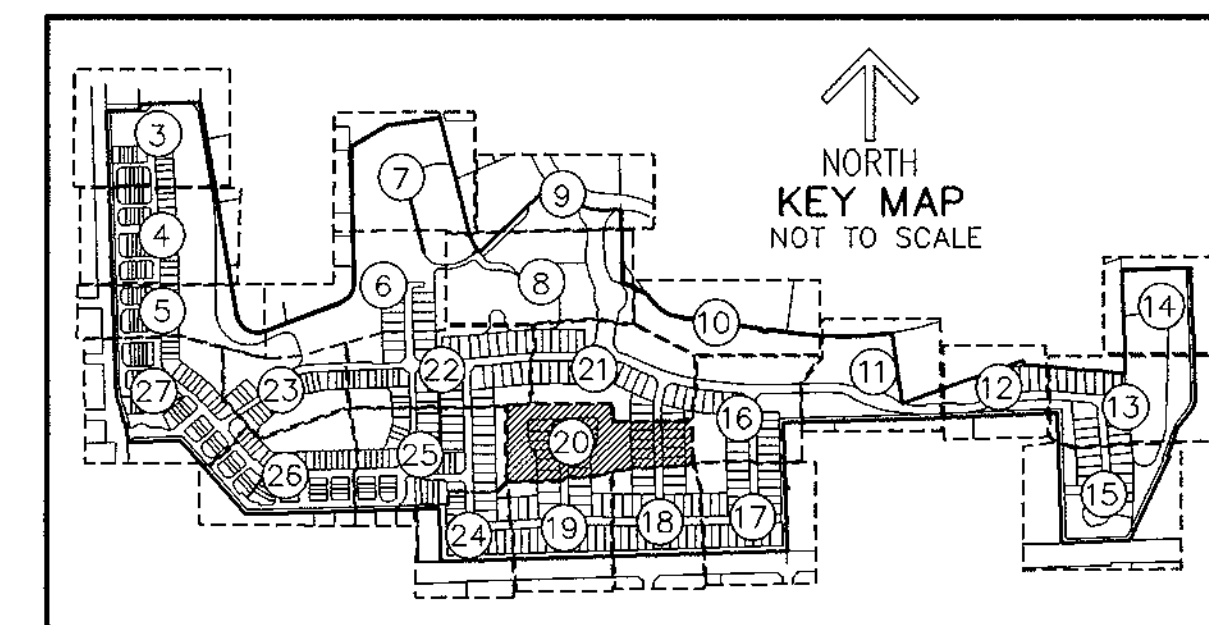
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SHEET 20 OF 27

INSTR #114864725
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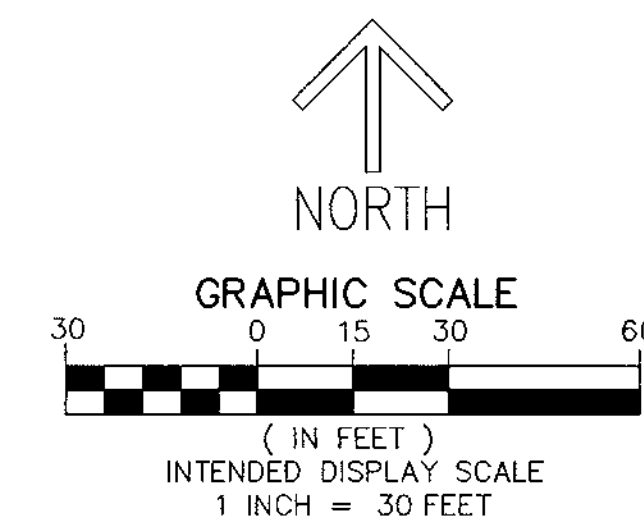


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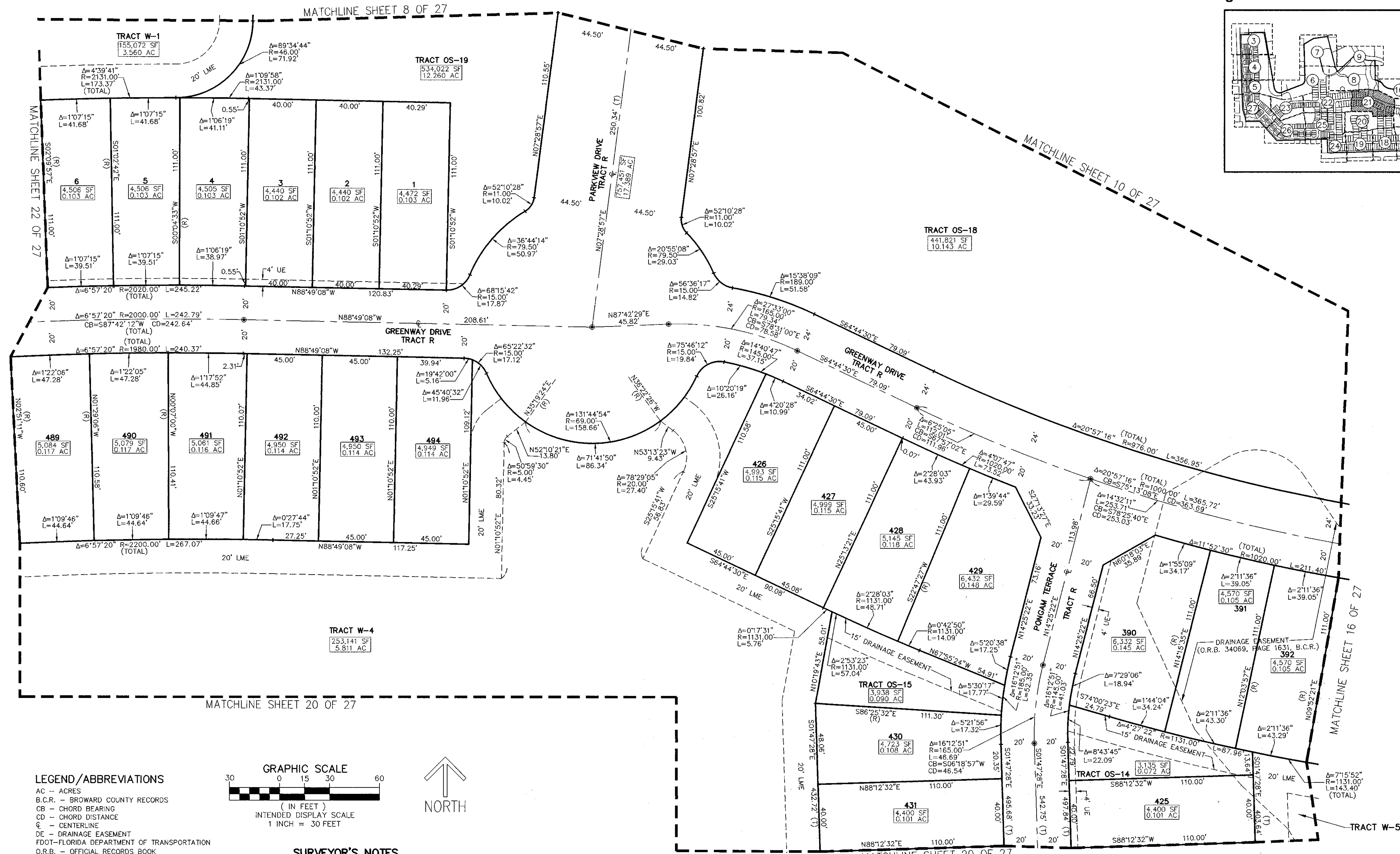
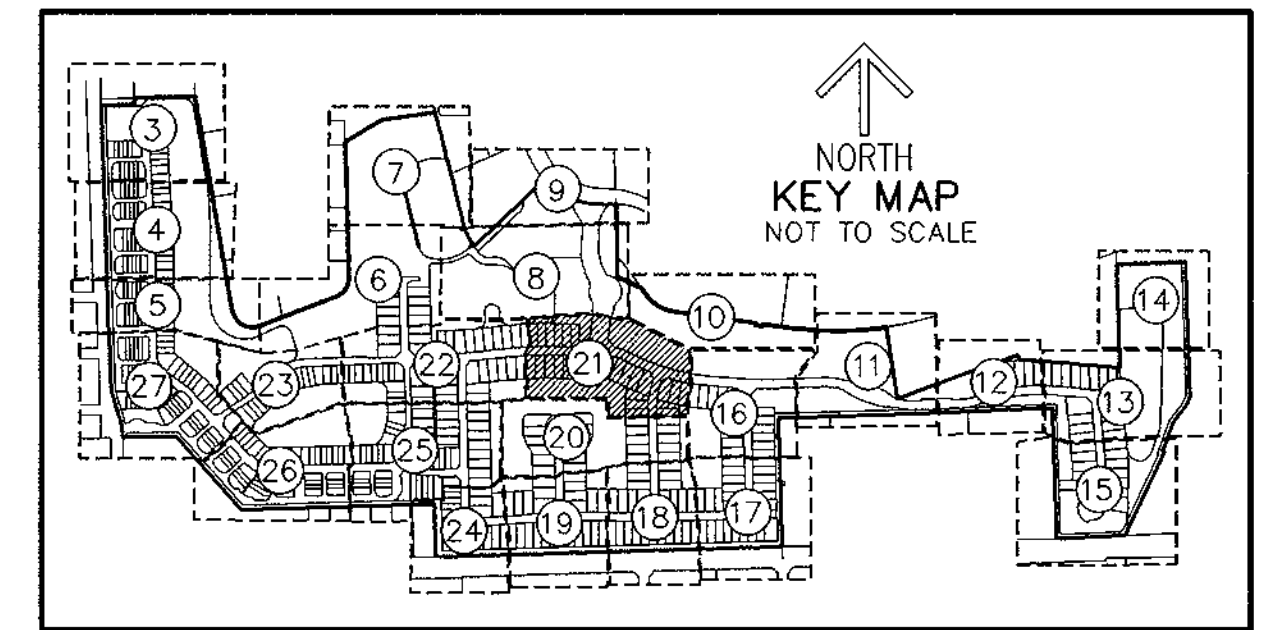
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PLAT BOOK 183 PAGE 145
SHEET 21 OF 27

INSTR #114864725
Plats 183/125
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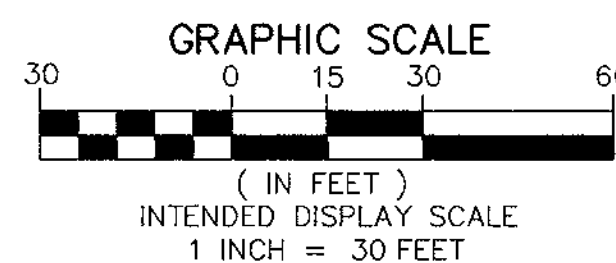


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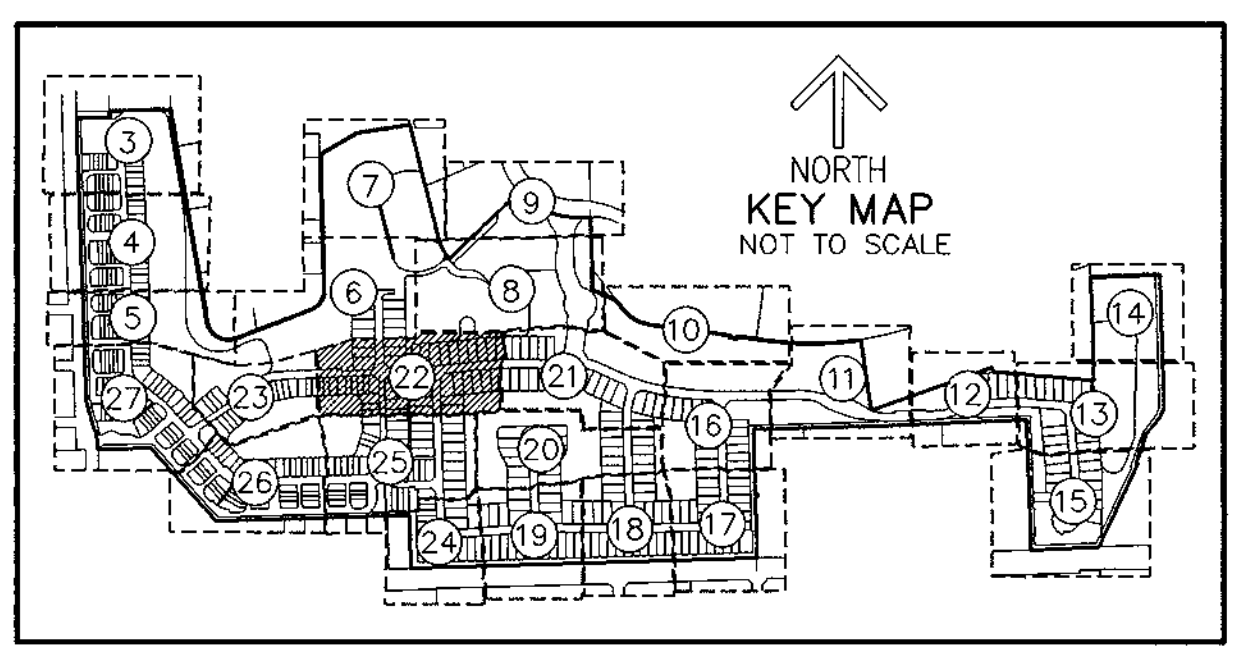
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INSTR #114864725 HILLCREST COUNTRY CLUB SOUTH

Plats 183/125
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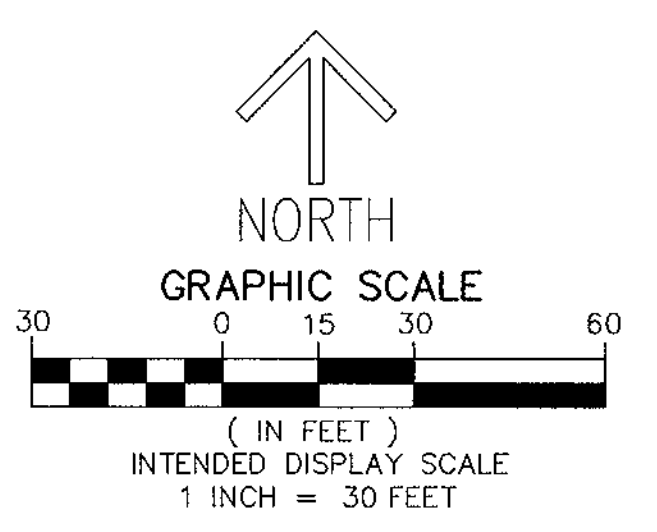


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- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

LEGEND/ABBREVIATIONS

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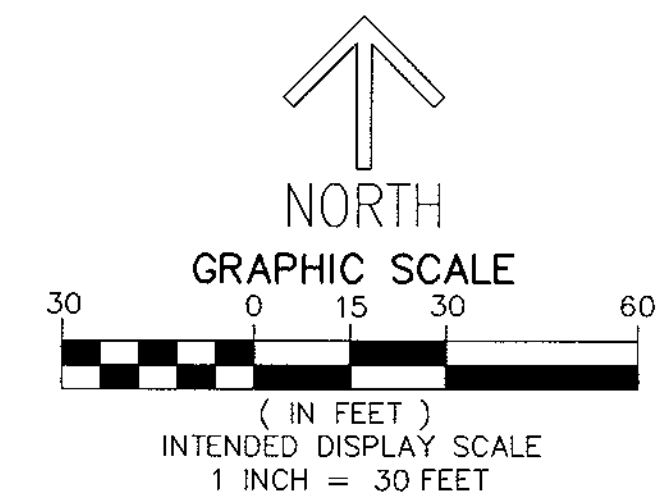
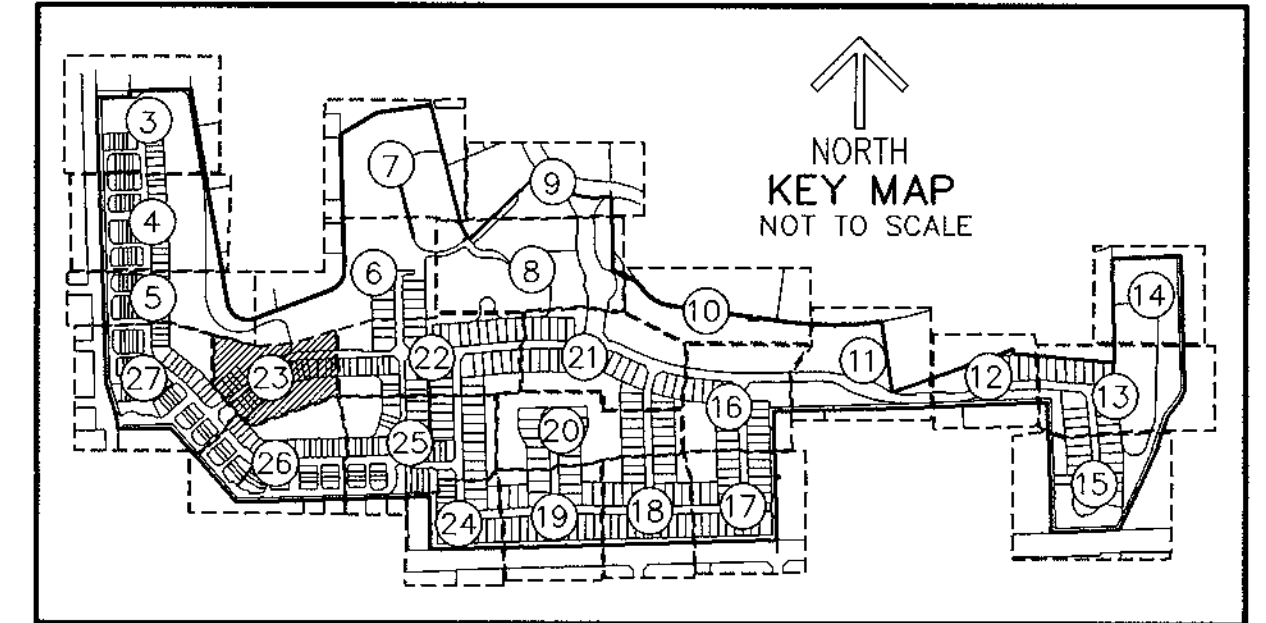
THIS INSTRUMENT PREPARED BY
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CERTIFICATE OF AUTHORIZATION NO. LB 3591

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TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
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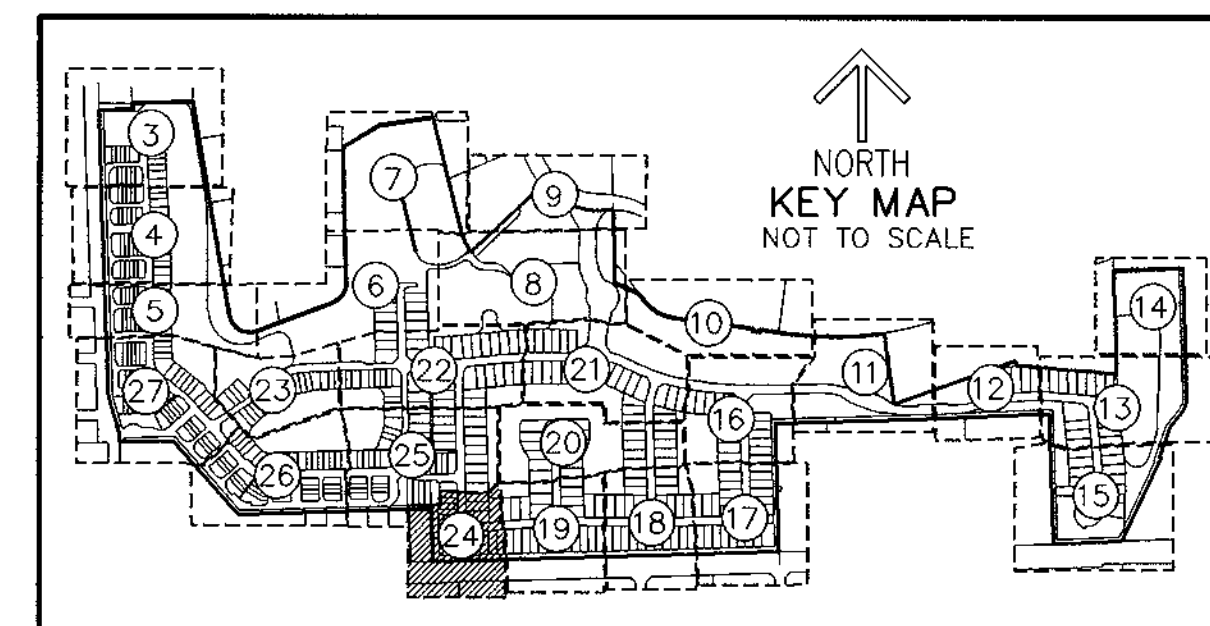
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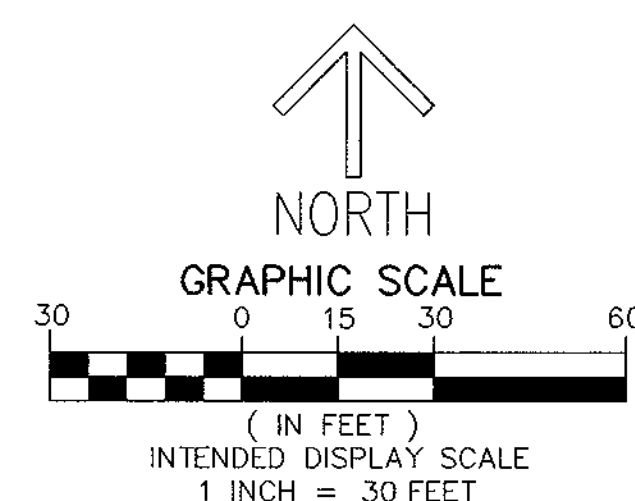
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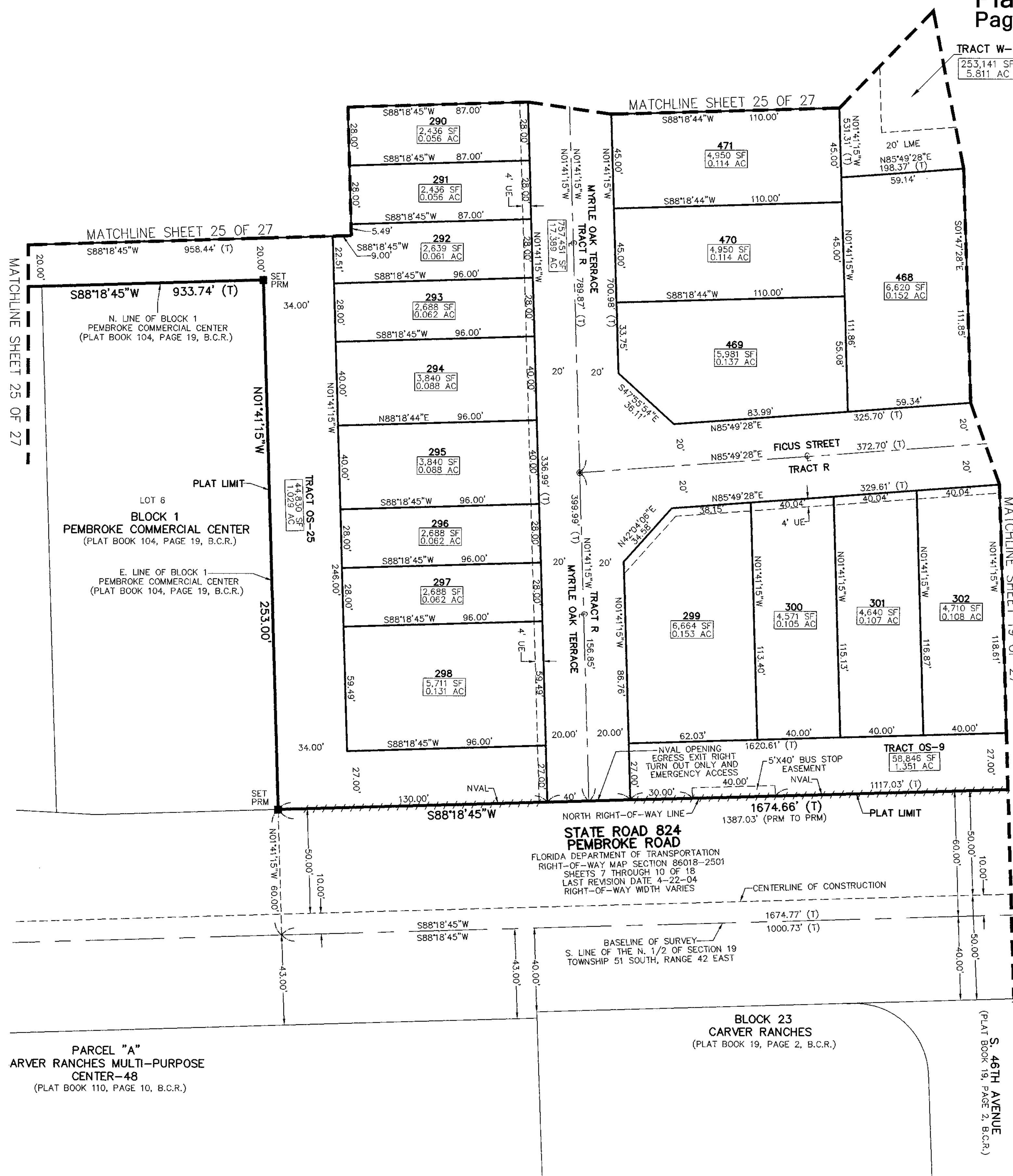
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PARCEL "A"
ARVER RANCHES MULTI-PURPOSE
CENTER-48
(PLAT BOOK 110, PAGE 10, B.C.R.)

BLOCK 23
CARVER RANCHES
(PLAT BOOK 19, PAGE 2, B.C.R.)

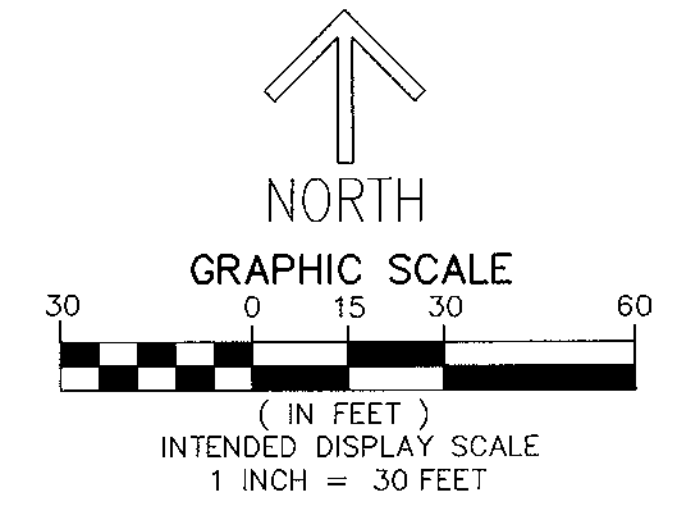
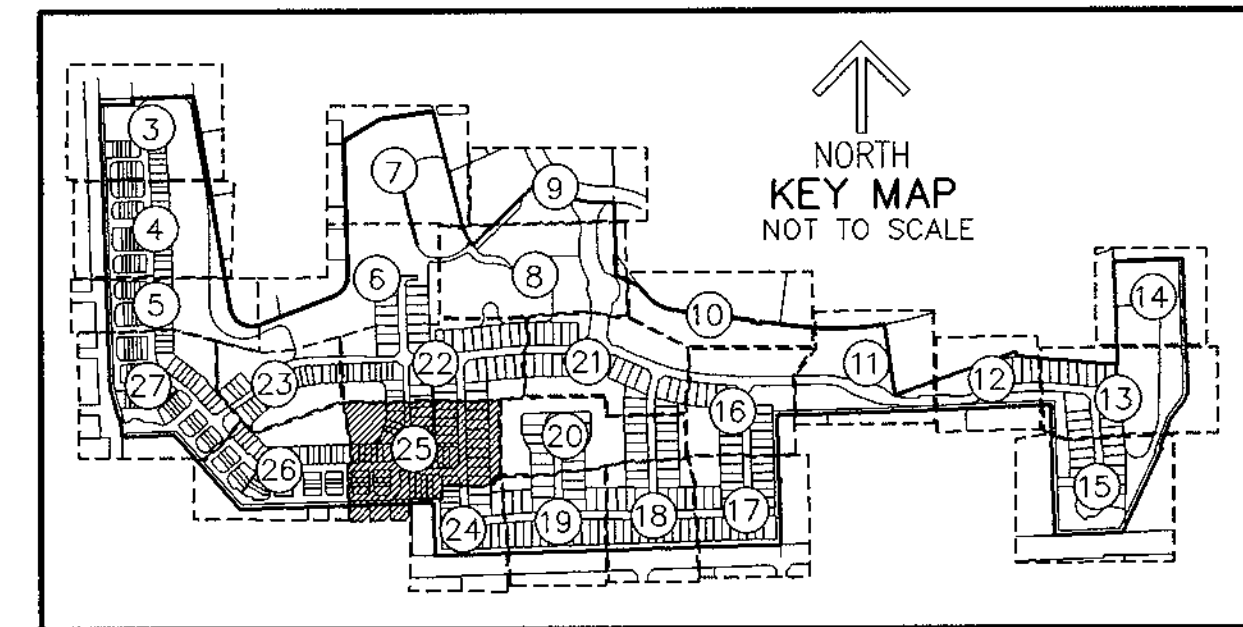
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HILLCREST COUNTRY CLUB SOUTH

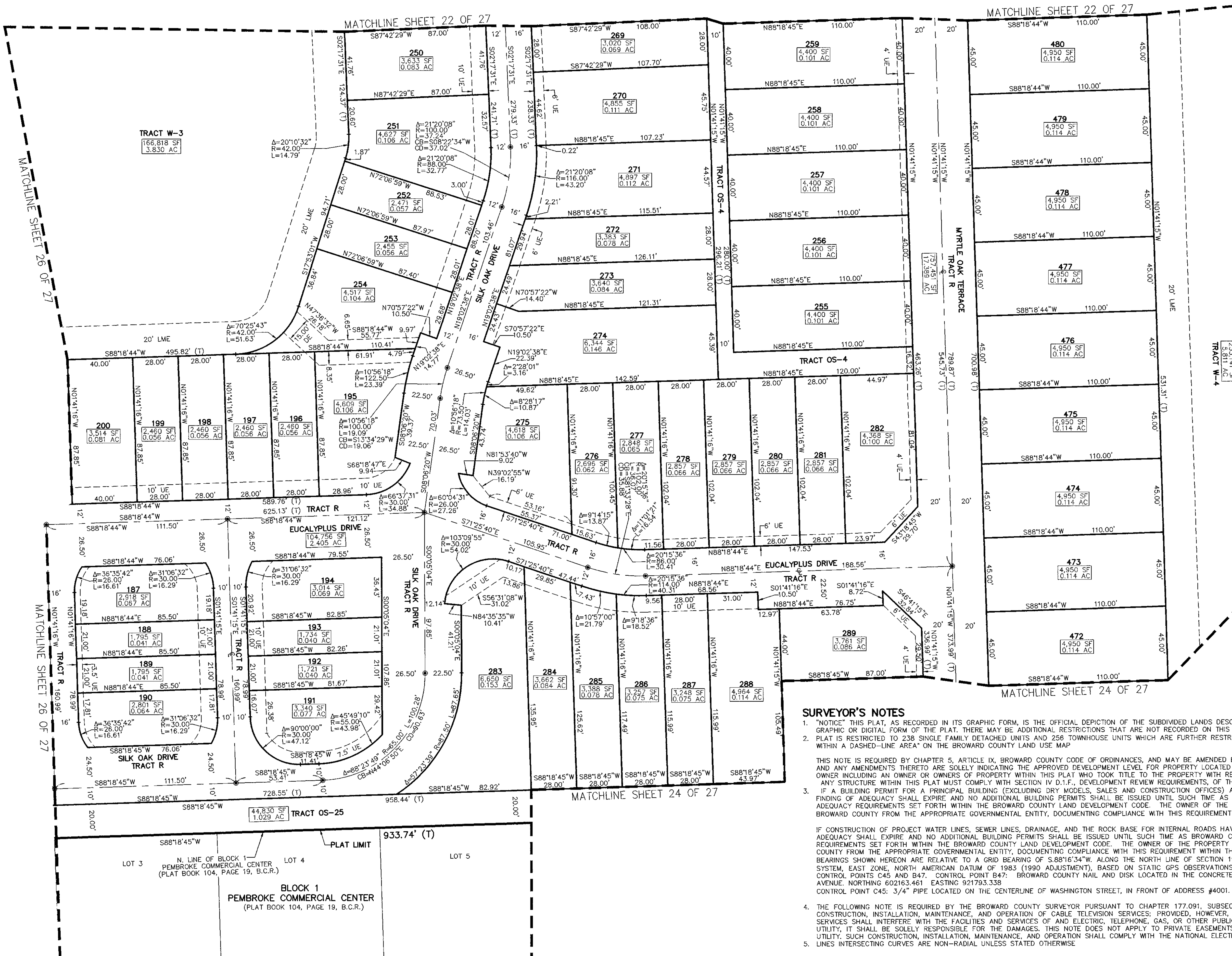
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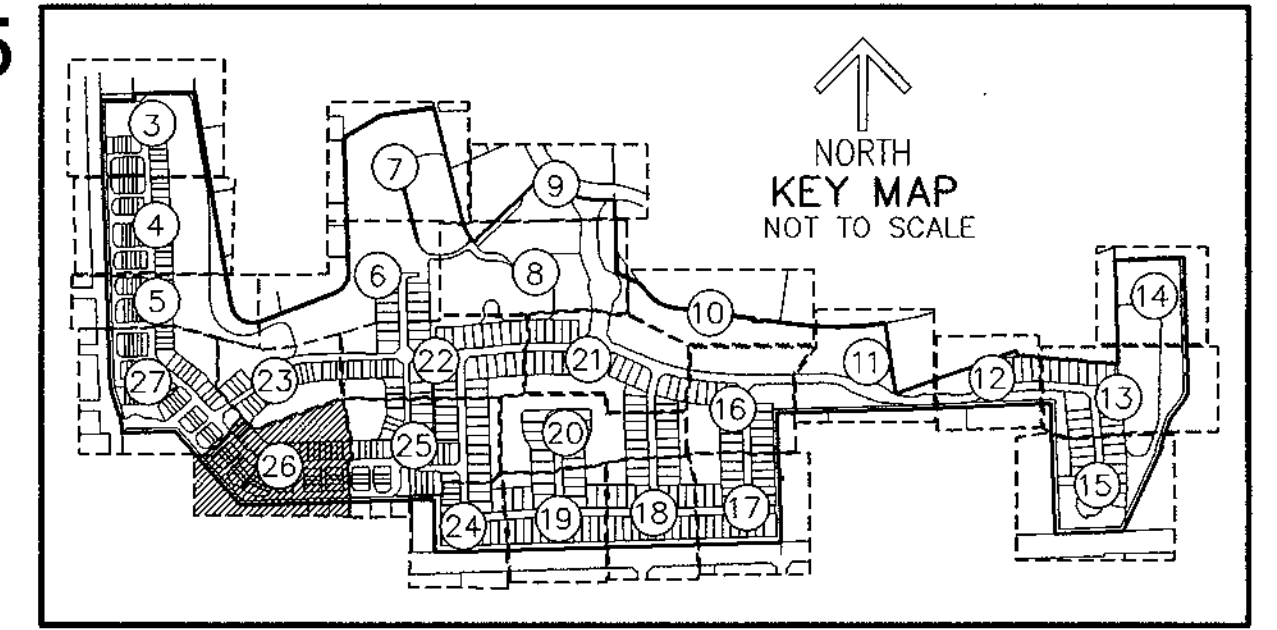
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HILLCREST COUNTRY CLUB SOUTH

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

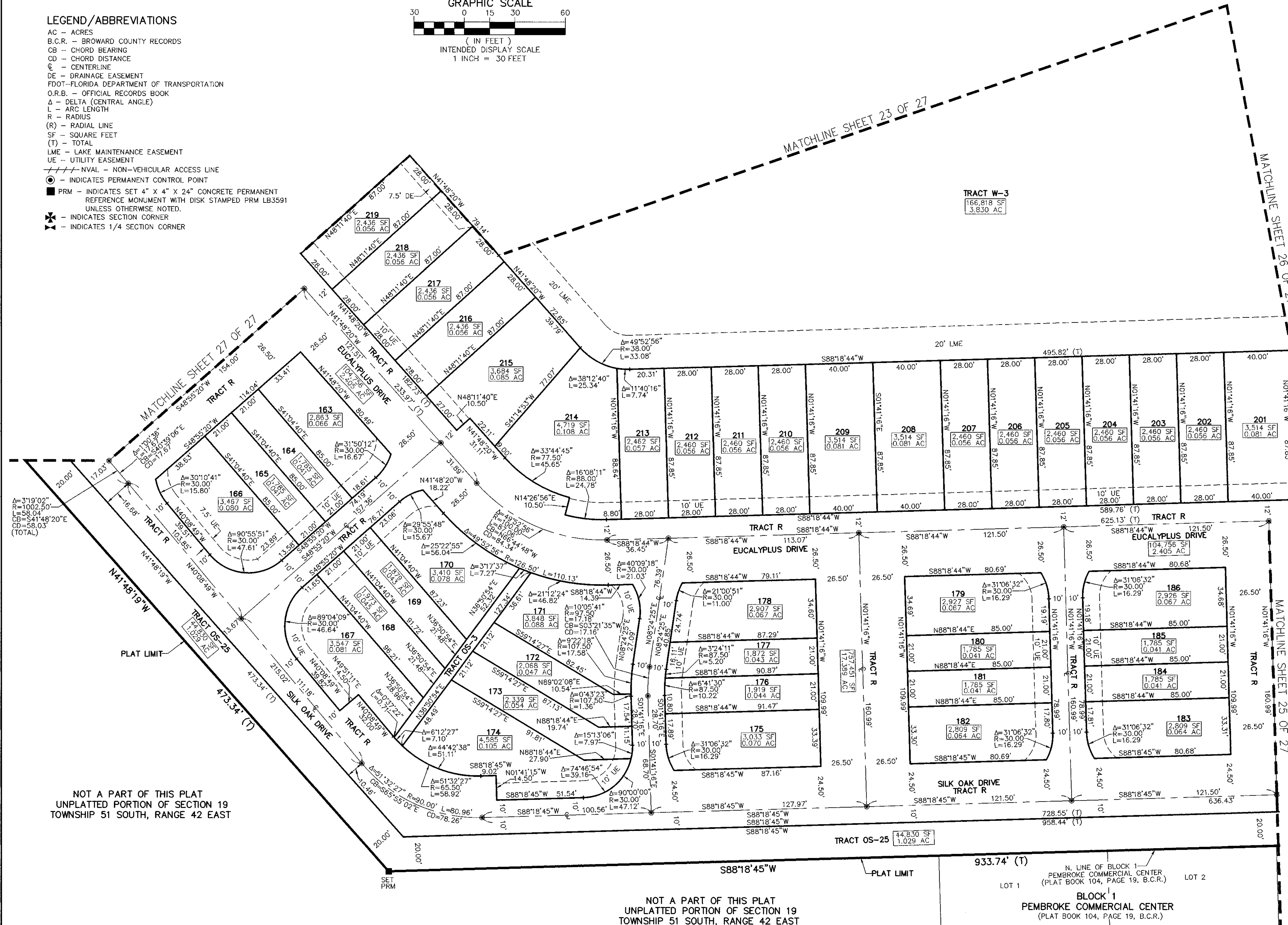
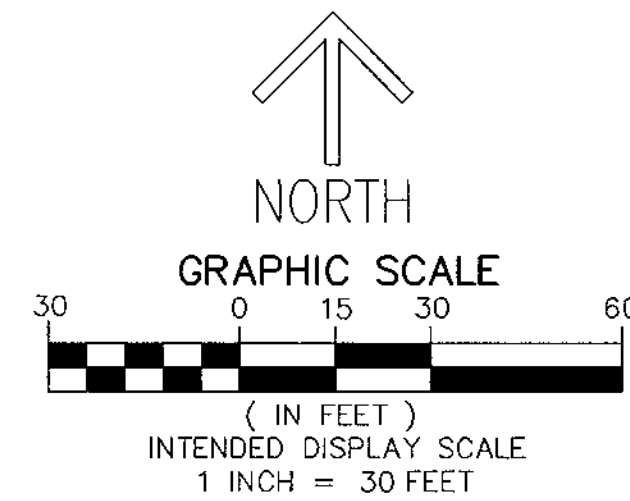
INSTR #114864725
Plats 183/125
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THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

LEGEND/ABBREVIATIONS

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

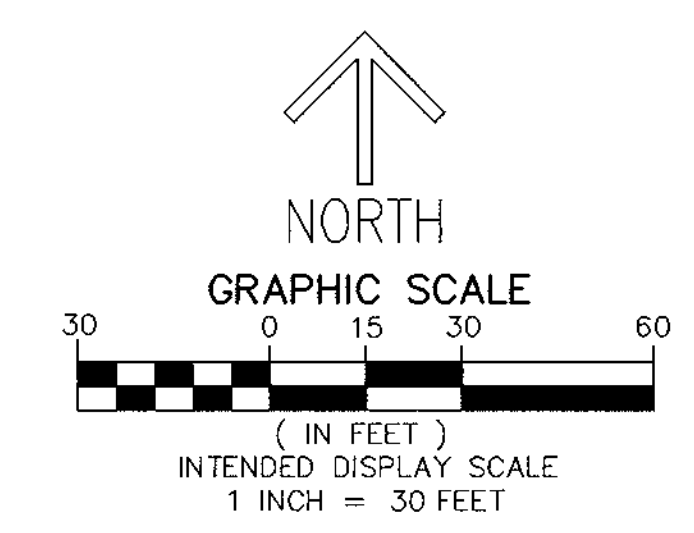
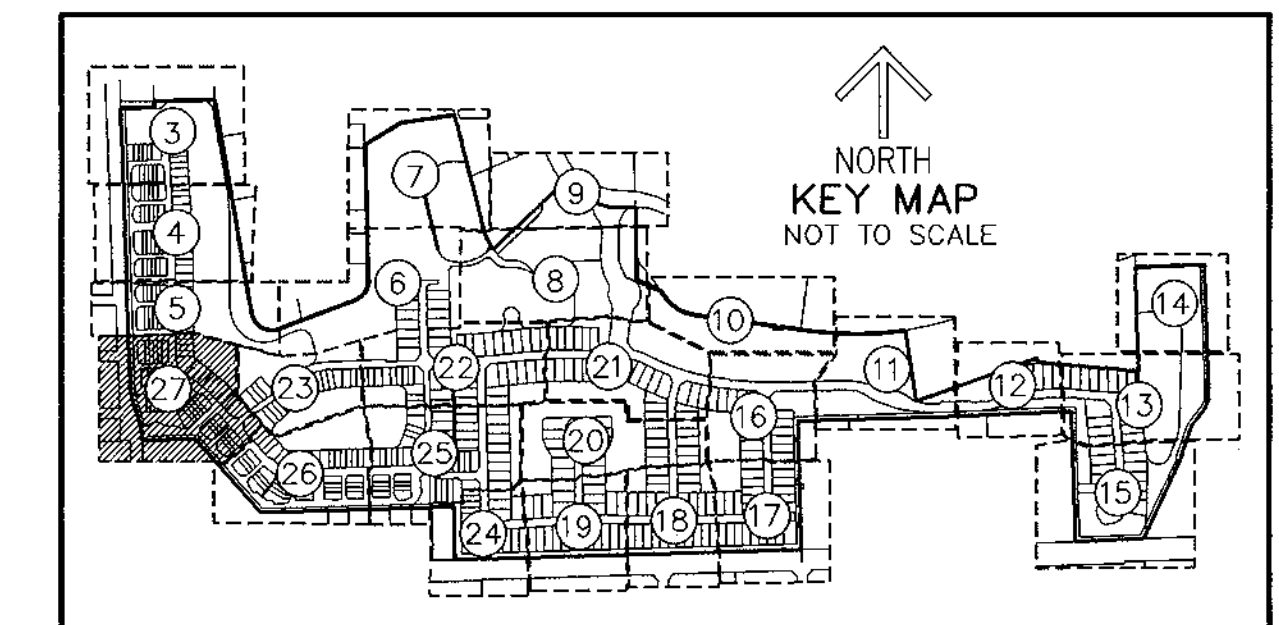
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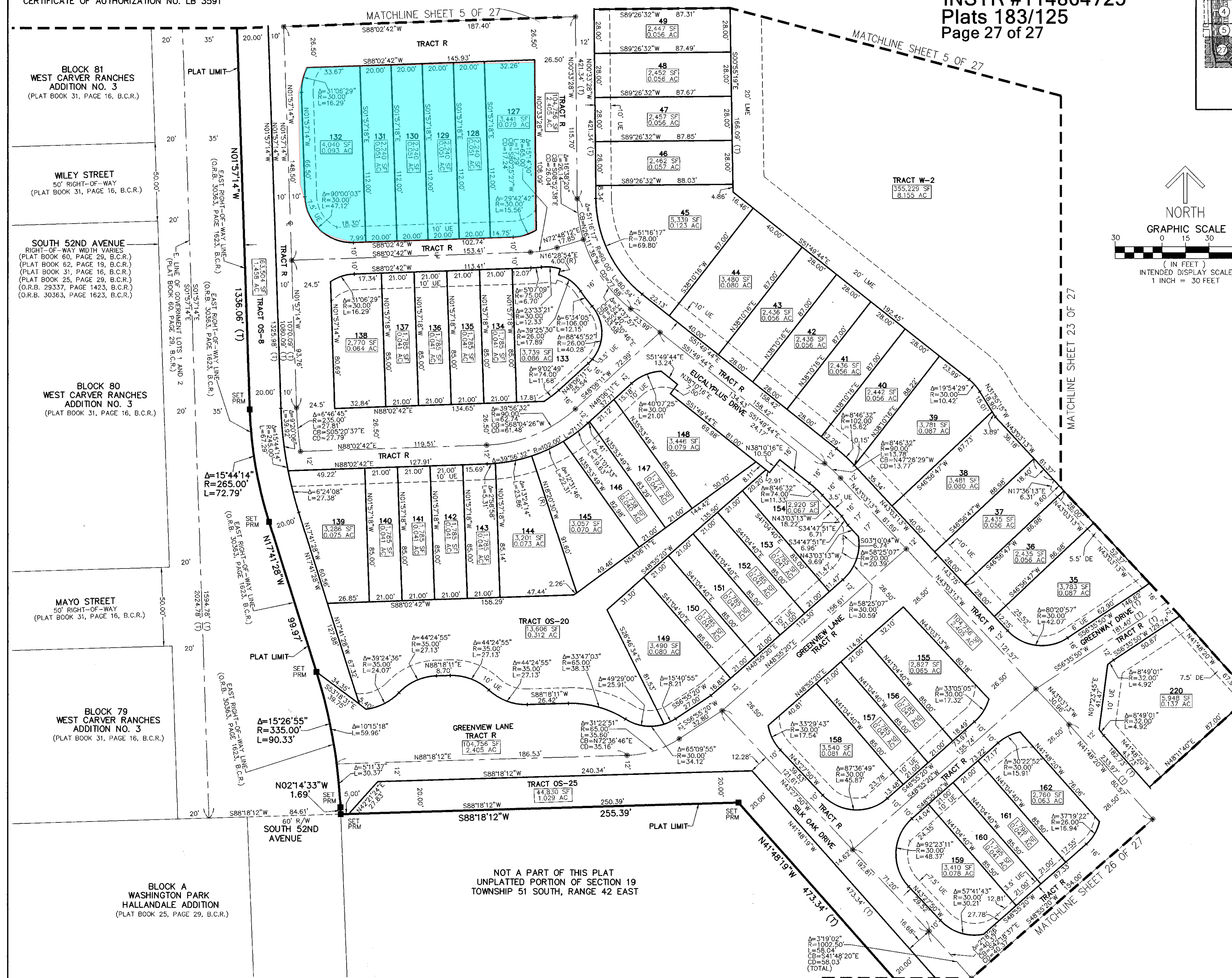
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Plats 183/125
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NOT A PART OF THIS PLAT
UNPLATTED PORTION OF SECTION 19
TOWNSHIP 51 SOUTH, RANGE 42 EAST

Exhibit 'A'

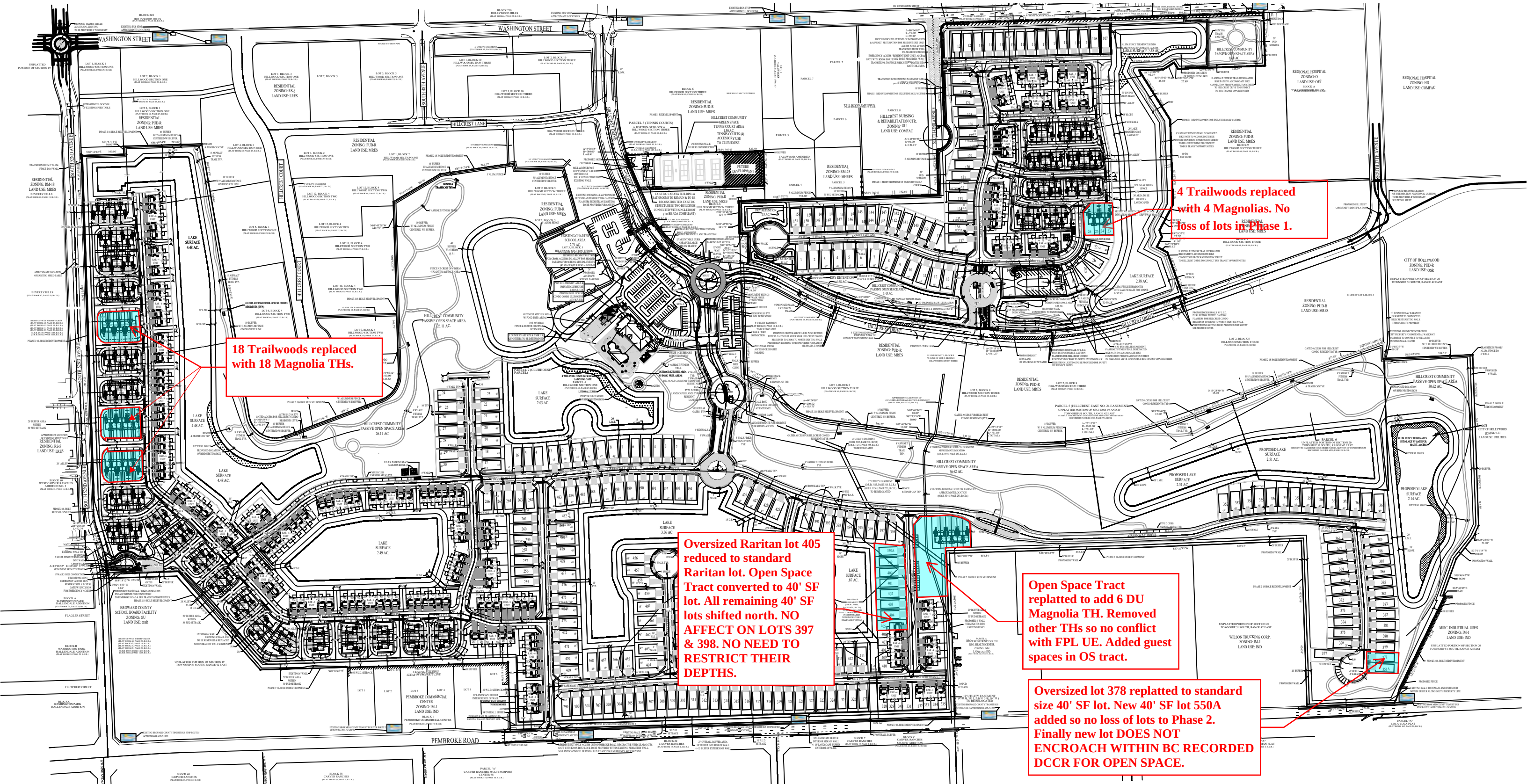


Exhibit 'B'

PARKVIEW AT HILLCREST

PHASE 2 LOTS ENCUMBERED BY

FDOT, UTILITY, & FPL EASEMENTS

(BUILDING PERMITS FOR THE IDENTIFIED LOTS ARE TO BE HELD FOR RELEASE UNTIL EASEMENTS ARE EITHER ABANDONED OR A REPLAT IS APPROVED REMOVING THE LOTS FROM THE EASEMENTS)

LOTS:

338-345 (8 LOTS)

392-409 (18 LOTS)

411-413 (3 LOTS)

417-418 (2 LOTS)

425 (1 LOT)

438-439 (2 LOTS)

444-452 (9 LOTS)

460-466 (7 LOTS)

50 LOTS TOTAL

