RESOLUTION NO. <u>R-2016-1</u>39

(P-15-07&08)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE "HILLCREST COUNTRY CLUB NORTH" PLAT AND THE "HILLCREST COUNTRY CLUB SOUTH" PLAT, BOTH BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, GENERALLY LOCATED BETWEEN WASHINGTON STREET, PEMBROKE ROAD, SOUTH 52ND AVENUE AND SOUTH 37TH AVENUE; AND APPROVING AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE ATTACHED TRIPARTY AGREEMENTS AMONG THE CITY, BROWARD COUNTY AND HILLCREST COUNTRY CLUB LP FOR THE ISSUANCE OF BUILDING PERMITS PRIOR TO PLAT RECORDATION.

WHEREAS, the Hillcrest Country Club, LP, is the owner of the property located within the municipal boundaries of the City of Hollywood, commonly known as the Hillcrest 18-hole Golf Course, Executive Golf Course, Clubhouse and Tennis/Bocce Center parcels (the "Property") within the Hillcrest community, generally located between Washington Street, Pembroke Road, S. 52nd Avenue and S. 37th Avenue; and

WHEREAS, Hillcrest Country Club, LP ("Owner") executed a Consent and Dedication form authorizing the creation of the Plats for Hillcrest Country Club North and South to have the Plats be dedicated to Pulte Home Corporation ("Petitioner") as there is a real estate contract for sale which will close following Broward County's approval of the Plats; and

WHEREAS, Owner along with Petitioner have initiated development approvals on the Property to create a 645 single family and townhome residential development with amenities to include a clubhouse, tennis courts and 60 acres of passive open space; and

WHEREAS, in connection with the development project, Petitioner has submitted Applications P-15-07 and P-15-08 for review and approval of subdivision plats to be known as the "HILLCREST COUNTRY CLUB NORTH" Plat, as more specifically described in Exhibit "A", and the "HILLCREST COUNTRY CLUB SOUTH" Plat, as more specifically described in Exhibit "B", respectively, and both being attached hereto and incorporated by reference; and

WHEREAS, public improvement projects and other conditions to include but not limited to the construction of a roundabout, traffic circle, new and expanded left and right turn lanes, an intersection reconfiguration, sidewalk and bicycle network connectivity, mid-block pedestrian crosswalks, transit shelters, enhanced street lighting and landscaping have been identified to be completed by the Petitioner consistent with the development of the project throughout the project development, as described in Exhibit "C" attached hereto and incorporated hereto by reference, the design of which shall be subject to approval by the appropriate agencies; and

WHEREAS, the Owner and Petitioner are proposing to grant all necessary deeds and easements to accommodate the construction of the public improvements, such as, but not limited to pedestrian easements, cross access easements and utilities easement(s), with the exact deeds and easements to be determined at a later date; and

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

WHEREAS, the Petitioner desires to obtain building permits associated with "HILLCREST COUNTRY CLUB NORTH" Plat for the construction of models, temporary sales parking lot and a sales center prior to plat recordation; and

WHEREAS, the Petitioner desires to obtain building permits associated with "HILLCREST COUNTRY CLUB SOUTH" Plat for the construction of the Clubhouse Amenity prior to plat recordation; and

WHEREAS, due to Petitioner's request to obtain building permits prior to plat recordation, Broward County requires that the attached Tri-Party Agreements be executed;

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

<u>Section 1</u>: That the "HILLCREST COUNTRY CLUB NORTH" Plat, as described in Exhibit "A", attached hereto and incorporated by reference herein, is hereby approved.

<u>Section 2</u>: That the "HILLCREST COUNTRY CLUB SOUTH" Plat, as described in Exhibit "B", attached hereto and incorporated by reference herein, is hereby approved.

<u>Section 3</u>: That the Hillcrest Country Club Public Improvements, Phasing Plan and Conditions as identified in Exhibit "C" attached hereto and incorporated herein by reference, is hereby approved.

APPROVING THE PLATS TO BE KNOWN AS "HILLCREST COUNTRY CLUB NORTH" AND "HILLCREST COUNTRY CLUB SOUTH" AND AUTHORIZING EXECUTION OF ASSOCIATED ATTACHED TRI-PARTY AGREEMENTS

<u>Section 4:</u> That it hereby approves and authorizes the execution by the appropriate City Officials, of the attached Tri-party Agreements among Broward County, Florida, City of Hollywood, Florida, and Pulte Home Corporation, together with such non-material changes as may be subsequently agreed to by the City Manager and approved as to form and legality by the City Attorney.

<u>Section 5:</u> That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 18 day of May

, 2016.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC

CITY CLERK

APPROVED AS TO FORM AND LEGALITY

for the use and reliance of the City of Hollywood, Florida, only.

JEFFEYA, SHEFFEY CITY ATTORNEY

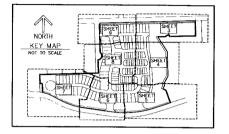
HILLCREST COUNTRY CLUB NORTH

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 S1 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY,
FLORIDA

PLAT BOOK PAGE SHEET 1 OF 9

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

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

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A PORTION OF BOOKS 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 15 AND
20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA,
DESCRIBED AS FOLLOWS

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CONTAINING 1.326.136 SQUARE FEET OR 30 4439 ACRES MORE OR LESS

#### DEDICATION

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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 HERES, SUCCESSORS, ASSIGNS, INVIECS, TENANTS, LICENSEES, AND NOT THE DIDLUC AS A NON-EXCLUSIVE LEASURET FOR MORESTS AND OFFICES, URLITES AND FORWARD FOR A PROPAGE COMPAGES AND ADMINISTRY OF OWNERS, APPROVAL BY THE CITY OF HOLLY MODE, AND SHALL BE EVIDENCED BY RECORDATION OF AN APPROPRIATE COUNTRY.

THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT FOR INDRESS, EGRESS, AND ACCESS DURPOSES OVER TRACT R TO THE CITY OF HOLLYWOOD FOR EMERGENCY VEHICLES AND SERVICE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACULTIES AND CARLE TIELEWISION SERVICES

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

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

BY CHRIS HASTY VICE PRESIDENT PRINT NAME

#### ACKNOWLEDGMENT

BEFORE ME PERSONALLY APPEARED CHRIS HASTY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED. THE PRODUCED STATE OF THE PERSONAL PRODUCED THE PRODUCED STATE OF THE PERSONAL PRODUCED STATE OF

WITNESS MY HAND AND DEFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 201\_ MY COMMISSION EXPIRES NOTARY PUBLIC COMMISSION NUMBER PRINT NAME

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

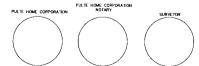
#### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ) SS DOUNTY OF PALM BEACH )

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DATE \_\_\_\_\_

DAMD P LINDLEY,
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO 5005
CAULPELD AND WHEELER, INC
CERTIFICATE OF AUTHORIZATION NUMBER 3591
7900 GLADES ROAD SUITE 100
BOCA RATION, FL 33434



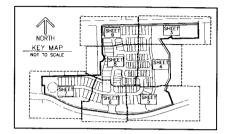
HILLCREST COUNTRY CLUB NORTH

AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
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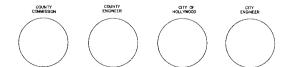
PLAT BOOK PAGE SHEET 2 OF 9

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY
OF

CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GAJES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)382—1991 F AX (561)750—1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591



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	DIRECTOR /DESIGNEE	
ATTEST BERTHA HENRY		
COUNTY ADMINISTRATOR BY		



## HILLCREST COUNTRY CLUB NORTH

PLAT BOOK PAGE SHEET 3 OF 9

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 BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,
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- SURVEYOR'S NOTES

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#### LEGEND/ABBREVIATIONS

- LECEND/ABBREVNATIONS

  AC AGRES

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  BC R BROWARD COUNTY RECORDS

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  CD OHORD DISTANCE

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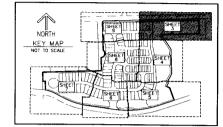
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THIS INSTRUMENT DREPARED BY

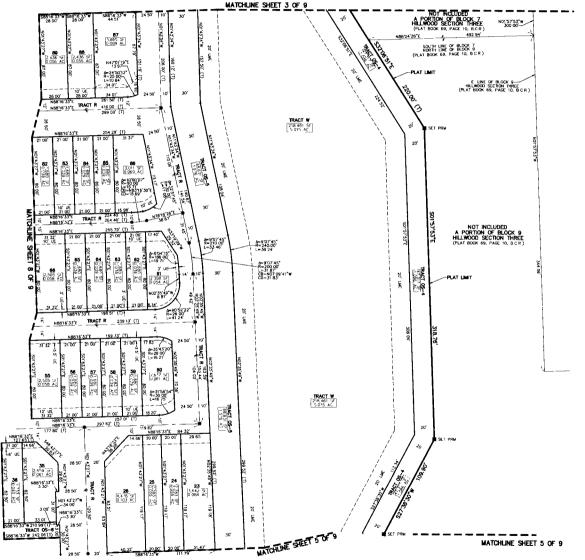
## HILLCREST COUNTRY CLUB NORTH

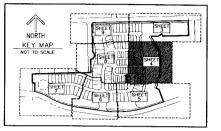
PLAT BOOK PAGE SHEET 4 OF 9

NORTH

THIS INSTRUMENT PREPARED BY
DAVID P, UNDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100 900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,
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GRAPHIC SCALE

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

#### LEGEND/ABBREVIATIONS

LECEND/ABBREVATIONS
AC - ACRES
B.C.R. - BROWARD COUNTY RECORDS
CD - CHORD DESTANCE
CD

■ PRM — INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED
■ RDICATES NAL AND DISK

INDICATES SECTION CORNER - INDICATES 1/4 SECTION CORNER

#### SURVEYOR'S NOTES

ON VELTOR'S INCLUSION.

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

3 TH'S NOTE IS REQUIRED BY CHAPTER S, ARTICLE IX, BROWARD COUNTY CODE
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6 BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 8816"54"W ALDING THE NORTH LINE OF SECTION J. TOWNSHIP SI SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.

OSSEWATIONS

THE FOLLOWING MOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURPOSANT TO CHAPTER 177 ONE. SUBSECTION (28). FLORIDA STRUTTS PROGRAM TO CHAPTER 177 ONE. SUBSECTION (28). FLORIDA STRUTTS PROGRAM TO CHAPTER 177 ONE. SURVEY SURVEY

8 LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWIS

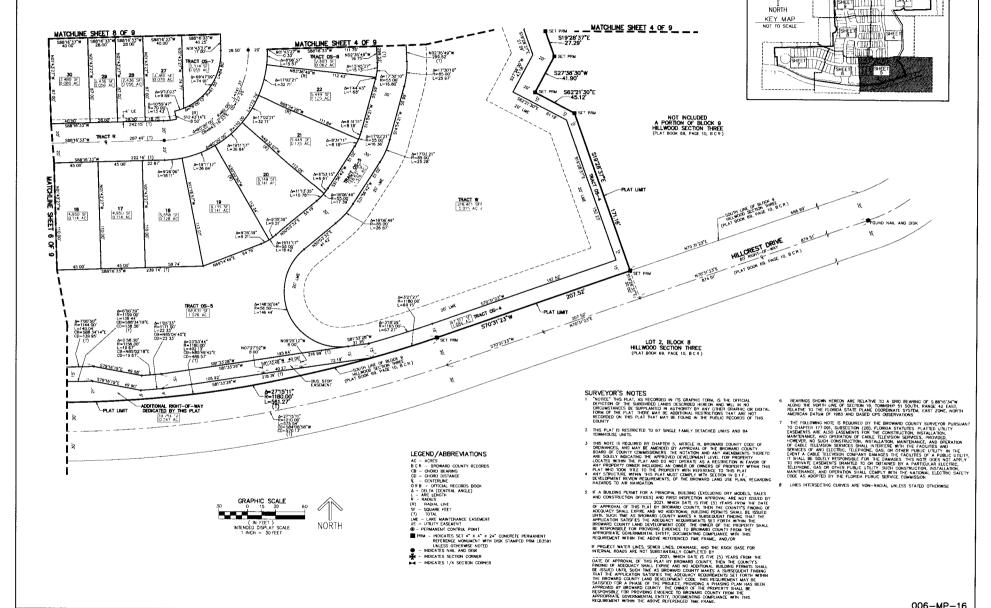
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

## HILLCREST COUNTRY CLUB NORTH

PLAT BOOK PAGE SHEET 5 OF 9

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CAULFIELD and WHEELER, INC. SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
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THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC. HILLCREST COUNTRY CLUB NORTH

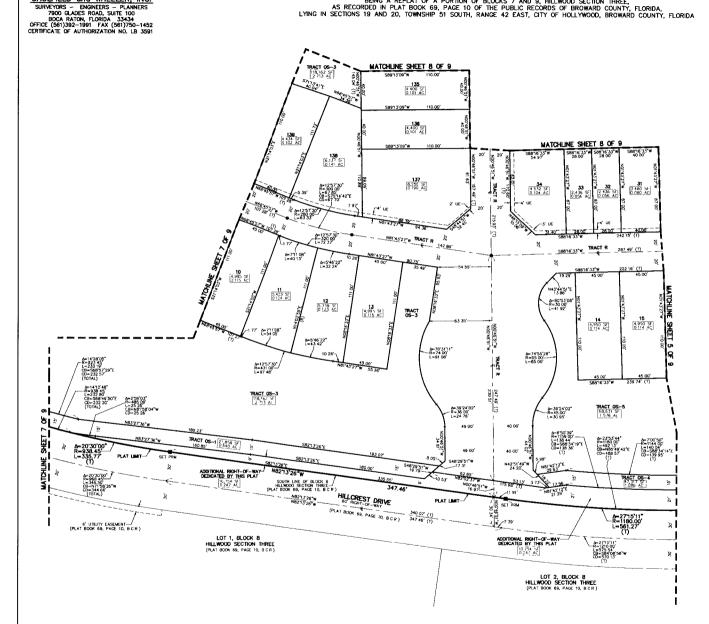
PLAT BOOK SHEET 6 OF 9

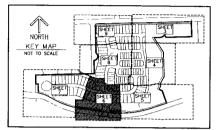
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NORTH

60

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LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLTWOOD, BROWARD COUNTY, FLORIDA





GRAPHIC SCALE

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

#### LEGEND/ABBREVIATIONS

- LEGEND/ABBREVIATIONS
  AC AGRES
  BCR BROWARD COUNTY RECORDS
  CD OHORD BEARING
  CD OHORD DESTANCE
  CD OHORD DESTANCE
  CD OHORD DESTANCE
  CD OHORD DESTANCE
  CD CONTROL RECORDS BOOK
  A DELTA (CENTRAL ANGLE)
  F. ARCLERGIM
  R. ARQUIS
  R. AR

- K DOUBLE (R) RADIAL LINE SF SQUARE FEET (T) TOTAL LIME LAKE MAINTENANCE EASEMENT UE UTILITY EASEMENT
- PERMANENT CONTROL POINT
- PERMANENT CONTROL POINT

  PRM INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT
  REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591
  JUNIESS OTHERWISE NOTED.

   INDICATES NAIL AND DISK
- INDICATES SECTION CORNER
  INDICATES 1/4 SECTION CORNER

- 2 THIS PLAT IS RESTRICTED TO 67 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS
- THIS NOTE IS REQUIRED BY CHAPTER S, ARTICLE M, BROWARD COUNTY CODE OF GROWANGS, AND MAY BE AMPIGED BY APPROVAL OF THE BROWARD OF GROWANGS, AND MAY BE AMPIGED BY APPROVAL OF THE BROWARD MAY CHAPTER OF THE CONTROL OF A PROPERTY OF THE CONTROL OF A PROPERTY OF THE CONTROL OF THE
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV 0.1 F. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD LAND USE PLAN. REGARDING HAZARDS TO AIR NAVIGATION
- REGARDIN HAZARDS TO ARE NAMIGATION.

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- GUSENATORS

  DE FOLIOMOR BOTE BEQUIRED BY THE BROWNED COUNTY SIZENATORS

  PERSONNED TO CHAPTER 177 091, SUBSCIENCE (28), FLORIDA STATUTES

  PRESONNED TO CHAPTER 177 091, SUBSCIENCE (28), FLORIDA STATUTES

  PRESONNED TO CHAPTER 177 091, SUBSCIENCE (28), FLORIDA STATUTES

  PRESONNED TO CHAPTER 177 091, SUBSCIENCE (28), FLORIDA STATUTES

  PRESONNED TO CHAPTER 177 091, SUBSCIENCE STATUTES

  PRESONNED TO CHAPTER 177 091, S
- 8 LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

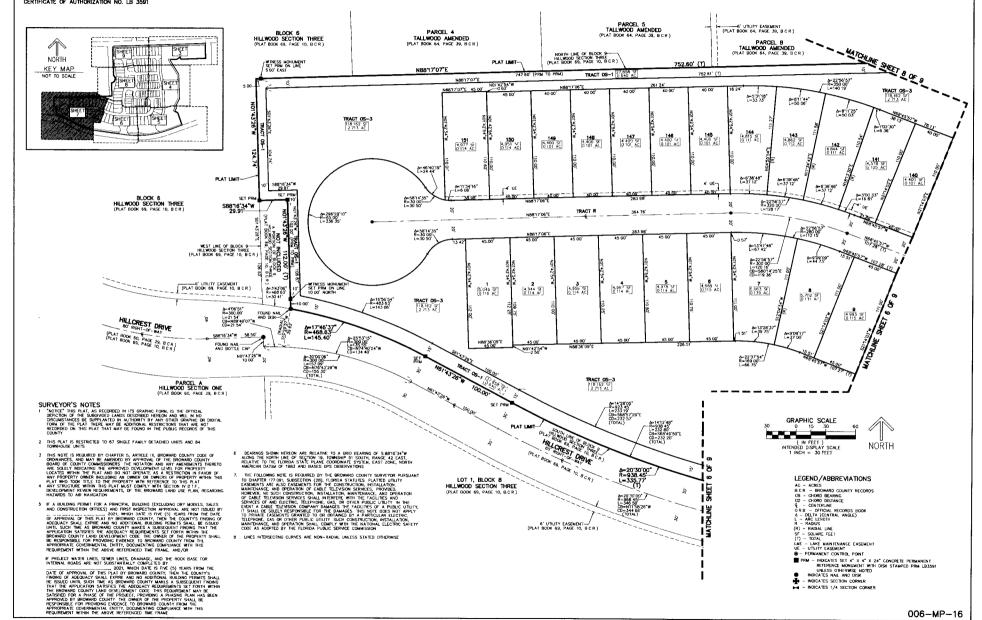
THIS INSTRUMENT PREPARED BY DAVID P, LINDLEY OF

HILLCREST COUNTRY CLUB NORTH

PLAT BOOK \_\_\_\_\_ PAGE SHEET 7 OF 9

CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GABGES ROAD, SUITE 100
OFFICE (361)739-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

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 HOLLTWOOD, BROWARD COUNTY,
FLORIDA



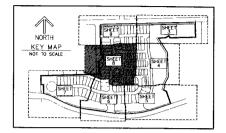
THIS INSTRUMENT DREDADED BY THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.

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

## COUNTRY CLUB NORTH

BEING A REPLAT OF A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE,
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LYING IN SECTIONS 19 AND 20, TOWNSHIP SI SOUTH, RANGE 42 EAST, CITY OF HOLLTWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 8 OF 9



### LEGEND/ABBREVIATIONS

LEGEND/ABBREVATIONS
AC - AGRES
BCR - BROWARD COUNTY RECORDS
BCR - BROWARD FOR ARMS
CD - CORROD DISTANCE
CD - CORROD DISTANCE
CR - BCR - BC

LAKE MAINTENANCE EASEMENT
 UTILITY EASEMENT
 PERMANENT CONTROL POINT

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

■ INDICATES NAL AND DISK

INDICATES NAIL AND DISK
 INDICATES SECTION CORNER
 INDICATES 1/4 SECTION CORNER

#### SURVEYOR'S NOTES

UNIVELLUTES INCLUSION TO SECONDO IN ITS CRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS OFFSORED HEREON AND WILL IN NO DEPICTION OF THE SUBDIVIDED LANDS OFFSORED HEREON AND WILL IN NO DESIGNATION OF THE PLANT HEREO MAY WOODDOOR LOCKED AND HEREO MAY BE FOUND IN THE PUBLIC RECORDS OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

GRAPHIC SCALE

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

NORTH

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

JOHN NOTE IS REQUERD BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDWANCES, AND MAY BE AMENICED BY APPROVAL OF THE BROWARD COUNTY SHAPE OF COUNTY COMESSIONERS. THE NOTATION AND APPLICATION OF COUNTY COMESSIONERS THE NOTATION AND APPLICATION OF COUNTY SHAPE OF COUNTS OF PROPERTY WITHIN THIS PLAT AND ION ONLY OWNER OF CONNESS OF PROPERTY WITHIN THIS PLAT WHO TOOK TIME TO THE PROPERTY WITHIN THIS PLAT WHO TOOK TIME TO THE PROPERTY SHAPE OF COUNTS OF PROPERTY WITHIN THIS PLAT WHO TOOK TIME TO THE PROPERTY SHAPE OF COUNTY SHAPE OF COUNT

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

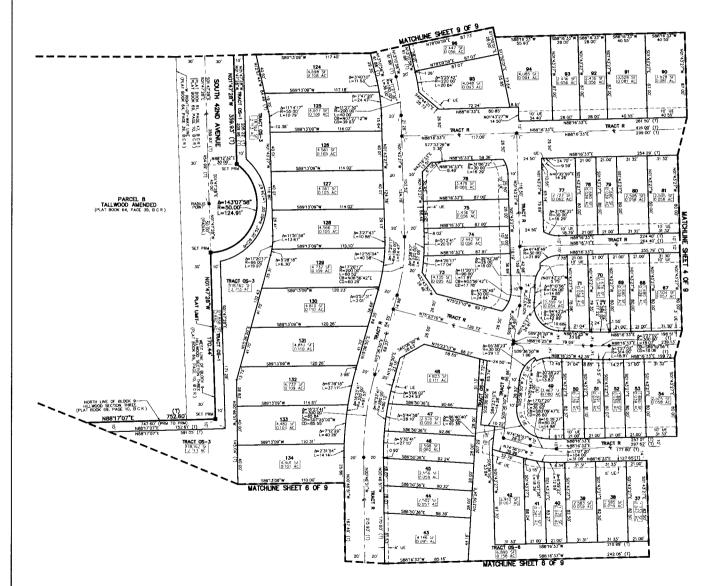
RECARGING HAZARDS TO AR MANGATION

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APPROPRIATE CONTEMBERTAL INVITED DECORATIONS COMMITTANCE WITH THE

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BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SBITIS'N' W ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE OT THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.

8 LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE



THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC.

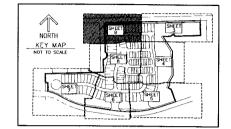
HILLCREST COUNTRY CLUB

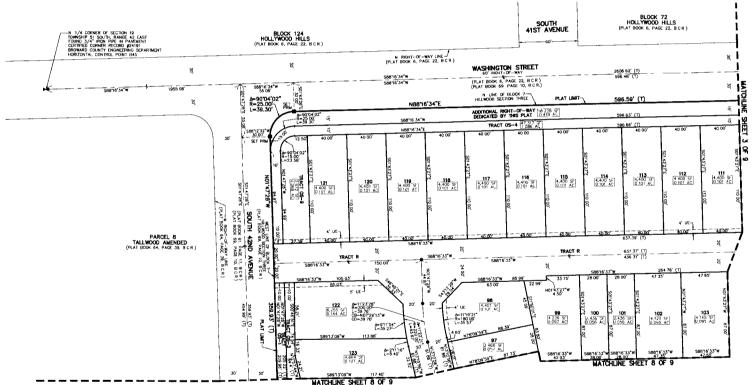
PLAT BOOK PAGE SHEET 9 OF 9

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

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### LEGEND/ABBREVIATIONS

(1) - TOTAL

LIB - LIAK GLANTENANCE EASEMENT

UT. - UTILITY EASEMENT

UT. - UTILITY EASEMENT

PRIMARITY CONTROL POINT

PRIMARITY CONTROL POINT

PRIMARITY CONTROL POINT

FEFERORICE MONUMENT WITH DISK STAMPED PRIM LEISSOI

- HOLGATES AND LAND DISK

- HOLGATES AND LAND DISK

NOTED

- INDICATES SECTION CORNER

SURVEYOR'S NOTES

JAINTEL INT S NO LES

NOTE: THE STALL AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
DEPOTION OF THE SURPLINED LANDS DESCRIBED HEREON AND MILL IN NO
CREMISSIANCE SE SUPPLAINTS IN AUTHORITY BY ANY OTHER GRAPHIC OF
ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC INT
ACTORS OF THE COUNTY.

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

IN NOTE IS REQUIRED BY CHAPTER S, ARTICLE IX, BROWARD COUNTY CODE OF ROBINANCES, AND MAY SE AMENDED BY APPROVAL OF THE BROWARD COUNTY GRAND GE COUNTY CON THE STORY OF THE STO

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

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F. RIBLIADINE (PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DIP MODELS.
SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION ARPOYAL ARE

101 ISSUED BY

2021. WHICH DATE OF APPROVAL OF THIS PLAT BY RECOMAND COUNTY,
INCH IN EL COUNTY STUDING OF AREOLACY SHALL EXPERE AND NO

BROWARD COUNTY MAKES A SUBSCIQUENT FROMICE THAT THE APPLICATION
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BEARNOS SHOWN HEREON ARE RELATIVE TO A CRID BEARING OF S89165419 ALONG THE NORTH LINE OF SECTION J. TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE, STISTEN, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.

OSSERVATIONS

WE FOLLOWING NOTE SEQUEND BY THE BROMAND COUNTY SURVEYOR PURSUANT TO CHAPTER 177 091, SUBSCIENCE (28), FLORING STATUTES PLATED UTILITY EXECUTION, TO CHAPTER 177 091, SUBSCIENCE (28), FLORING STATUTES PLATED UTILITY EXECUTION, CASE THE CONSTRUCTION, SERVICES, PROVIDED, FORWER, NO SUDH CONSTRUCTION, INSTALLATION, MATERIALLY, AND OPERATION COLUMN TO THE PURSUANT PROPERTY OF THE PURSUANT PUR

8 LINES INTERSECTING CURVES ARE NON-RADIAL UNITESS STATED OTHERWISE

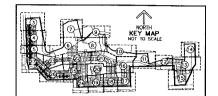
HILLCREST COUNTRY CLUB SOUTH

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, LYNG IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDIA 3343-OFFICE (561)392-1991 FAX (561)750-1452 CERTIFICATE OF AUTHORIZATION NO. LB 3591

PLAT BOOK PAGE SHEET 1 OF 27



DESCRIPTION

ALL OF PARCEL A. HILLWOOD SECTION ONE, AS RECORDED IN PLAT BOOK 50, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIBLA, TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLWOOD, BROWARD COUNTY, FLORIBLA, DESCRIBED AS FOLLOWS

DESCRIPTION

ALL OF PARCEL ON BLUMOOD SCIOLAN ONCE THE COORDS IN THAT 1000 BE DESCRIPTION TO A SOUTH REPORT OF THE PUBLIC AND SCIOLAN BENEFICIAL STATES OF THE PUBLIC SCIOLAND BENEFICIAL SCIENCE OF THE PUBLIC SCIENCE OF T

CONTAINING 5,562,892 SQUARE FEET OR 127 7064 ACRES MORE OR LESS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PURITE HOME CORPORATION, A MICHIGAN CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, MAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAME PLAT TO BE KNOWN AS HILLOREST COUNTRY CLUB SOUTH, AND DOCS HEREBY DEDICATE AS FOLLOWS

TRACT R AS SHOWN HEREON IS HEREBY DEDICATED TO PRESENT OWNERS, THEIR HERES, SUCCESSORS, ASSIGNS, NOTICES, EDANIES, LICENSEES, AND NOT THE PUBLIC AS A NON-COLLINE ASSIGNET FOR ASSIGNATION OF THE PUBLIC ASSIGNATION OF THE PUBLIC ASSIGNATION OF THE PUBLIC ASSIGNATION OF THE PUBLIC ASSIGNATION OF 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 MORESS, EGGESS, 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 FACULTIES AND CARLE TIELY/SION 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 8 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 HOLLWOOD, FLORIDA

TRACT REC AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITES, 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

PULTE HOME CORPORATION

WITNESS \_\_\_\_

BY CHRIS HASTY VICE PRESIDENT

ACKNOWLEDGMENT STATE OF FLORIDA) SS COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED CHRS HASTY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED. THE PROCESSOR INSTRUMENT AS WELL PRESCRIPT OF DUIL BENNE CORPORATION, A MUSICIAL PROCESSOR INSTRUMENT AS WELL PRESCRIPT OF DUIL BENNE CORPORATION, A MUSICIAL PROCESSOR OF THE PROCESSOR OF TH

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_

NOTARY PURILC

TABULAR DATA	SQUARE FEET	ACRES
OVERALL SITE	5,562,892	127.706
RESIDENTIAL LOTS	1.873.252	43,003
PARCELS A AND B	75,376	1.730
TRACT R	757,451	17.389
ADDITIONAL RIGHT-OF-WAY	14,457	0.332
TRACTS OS-1 THROUGH OS-25	1,575,042	36.159
TRACTS W-1 THROUGH W-6	1,145,680	26.301
TRACT REC	121.634	2 702

#### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH )

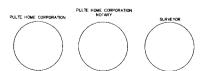
COUNTY OF PAUM BEACH: )

HEREBEY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE
LANDS RECENTLY SURPCED, SUBDIMED AND PLATTER LONG WY RESPONSIBLE DIRECTION AND
DEPAPEORS. HER THE SURVEY LONG A SHOWN CONSIDER OF THE APPLICABLE REQUIREMENTS OF
SUPPLY CONTINUED AND ADMINISTRATIVE CODE, PURSUANT TO SECTION 472 027, FLOREN ATTACKS.

5.4-17, FLOREN A MUNICIPAL RELIEF.
RETURNED MORNING THE STATE AND PREVIOUS PLANT TO SECTION 472 027, FLOREN ATTACKS.
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REQUIRE SUBDIMINATION IMPROVEMENTS.

DATE .....

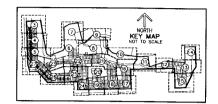
DAMD P LINDLEY,
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO 5005
CAULFELD AND WHEELER, INC
CERTRICATE OF AUTHORIZATION NUMBER 3591
7900 CAJDES ROAD SUITE 100
BOCA RATION, FL 33434



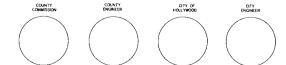
HILLCREST COUNTRY CLUB SOUTH

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 \_\_\_\_\_PAGE SHEET 2 OF 27



CITY COMMISSION THIS REAL HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE PLAT HAS BEEN APPROVED COUNTY, FLORID BY THE SECURITY AND ADDRESS HIS TO THE SECURITY OF THE SECURITY AND ADDRESS HIS TO THE SECURITY AND BY THE ADDRESS HE ADD	BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION—MINUTES SECTION  HAS IS TO CERTIFY THAT THIS PLAT COMPLEX WITH THE PROMOSIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY SOURCES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY SOURCES AND SECTION OF THE BOARD OF
IN WITNESS WHEREOF SAID CITY COMMISSION ATTEST APPROVED APPROVED	ATTEST BERTHA HENRY BY
OTY CLERK CITY ENGINEER  APPROVED BY	BY
MATUR	MAYOR COUNTY COMMISSION
BROWARD COUNTY PLANNING COUNCIL HIS STO GERBY PLANT HE REPORT COUNCIL APPROVED THIS PLAT SHEACT TO ITS COMPLANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS RISS  OF APPENSION  THE PLAT CHAPTERS WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCE OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECEMO THIS  DAY OF	BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERIN DIMSION THIS PILAT HAS BEEN REVIEWD FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORICA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION  BY HIGHARD TORNESS. DATE DIRECTOR FLORICA PROFESSIONAL ENGINEER RECISITATION NO 40283
BY EXECUTIVE DIRECTOR OR DESIGNEE	
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION— RECORDING SECTION THIS RED FOR RECORD PMS DAY OF RECORD WELL BOWN FREED THOUGHT IN PLAT BOWN FREED THOUGHT IN PLAT BOWN FREED	BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT THE IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS
ATTEST BERTHA HENRY	DIRECTOR/DESIGNEE
COUNTY ADMINISTRATOR BY	



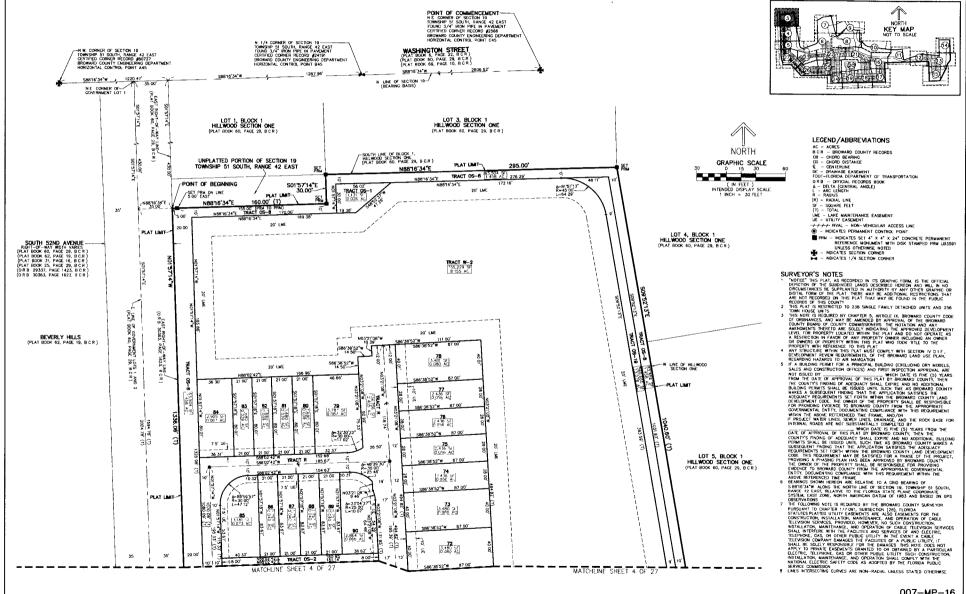
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC.

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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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 PAGE SHEET 3 OF 27



# 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 ST, SOUTH, RANGE 42 EAST, LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 4 OF 27

LEGEND/ABBREVIATIONS

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

FDOT-ROMBA DEPARTMENT OF TRANSP

OR B — GFICIAL RECORDS BOOK

5 — DELTA (CENTRAL ANGLE)

L — ARC LENGTH

R — RAGUS

SP) — RADIAL LINE

SF — SQUARE FEET

LE — UNE MAINTENANCE EASEMENT

JE — UNTITY EASEMENT

JE — UNE MAINTENANCE EASEMENT

JE — UNE MAINTENANCE EASEMENT

■ PRICATES PERMANENT UNITED PURIT PRICATES PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRIM LB3591 UNLESS OTHERWISE NOTED

1 INDICATES SECTION CORNER

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

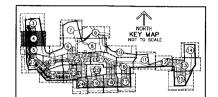
NORTH

GRAPHIC SCALE

### SURVEYOR'S NOTES

SURE YOR'S NOTES

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(PLAT BOOK 60, PAGE 29, B C R)
(PLAT BOOK 62, PAGE 19, B C R)
(PLAT BOOK 31, PAGE 16, B C R)
(PLAT BOOK 31, PAGE 16, B C R)
(PLAT BOOK 25, PAGE 29, B C R)
(O R B 28337, PAGE 142, B C R)
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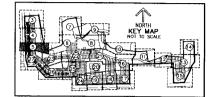
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC.

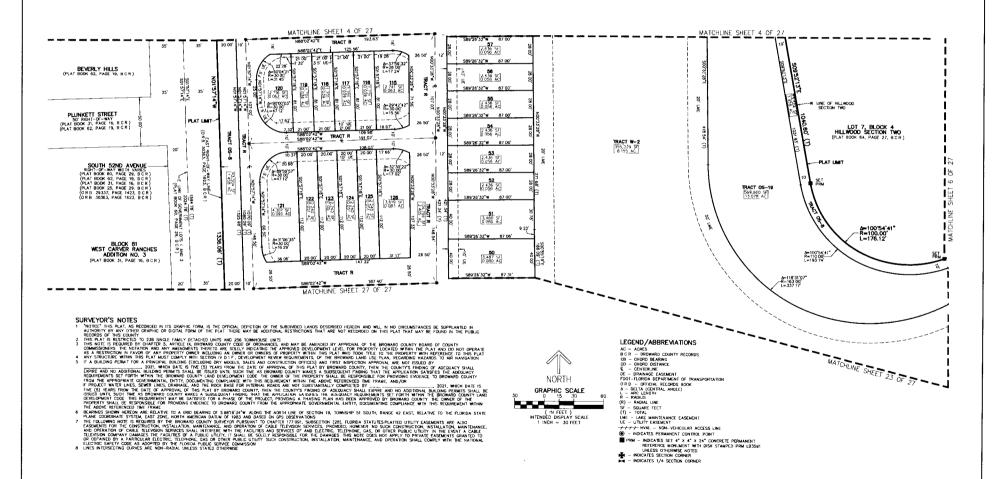
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

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 PAGE SHEET 5 OF 27





THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

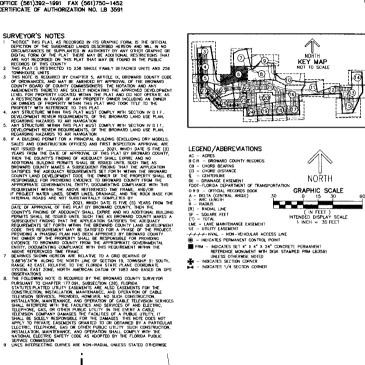
## HILLCREST COUNTRY CLUB SOUTH BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE, AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST.

CAULFIELD and WHEELER, INC. SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
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LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 6 OF 27

007-MP-16



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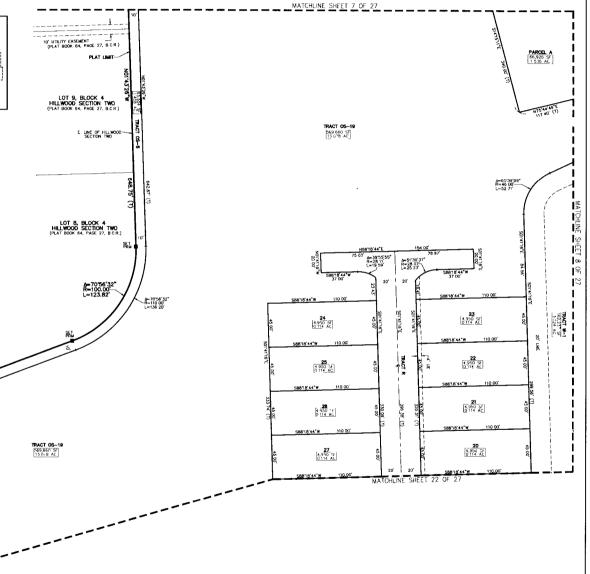
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MATCHLINE SHEET 23 OF 27

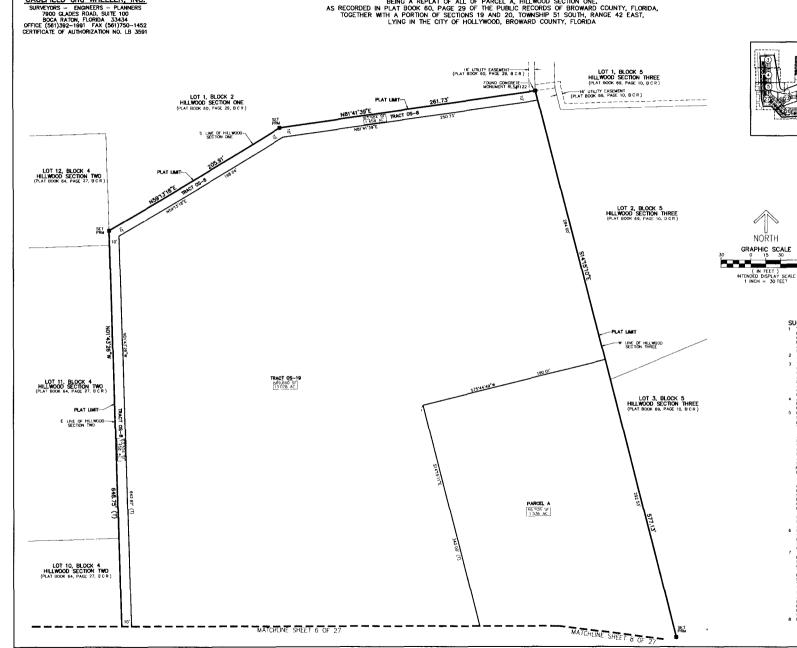


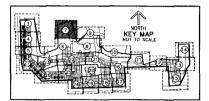
THIS INSTRUMENT PREPARED BY DAMD P. LINDLEY OF CAULFIELD and WHEELER, INC.

## 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 PAGE SHEET 7 OF 27





#### LEGEND/ABBREVIATIONS

LEGEND/ABBREVATIONS

AC - ARES

BC P - SHOWER AND

COUNTY RECORDS

CO - OHORD DESTINAC

C - CERTRENE

C - CHRISTINA

C - CHRIS

R - RADIUS
(R) - RADIAL LINE
SF - SQUARE FEET
(Y) - TOTAL
LME - LAKE MAINTED
UE - UTILITY EASEMI

■ PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNICATES OTHERWISE NOTED THE INDICATES SECTION CORNER ■ INDICATES 1/4 SECTION CORNER

### SURVEYOR'S NOTES

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- SURVEYOR'S NOTES

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THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

OF CAULFIELD and WHEELER, INC.

# HILLCREST COUNTRY CLUB SOUTH BEING A REPLAT OF ALL OF PARCE A, HILLWOOD SECTION ON SECTION OF BROWARD COUNTY, FLORIDA, 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 PAGE SHEET 8 OF 27

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- SURVEYOR'S NOTES

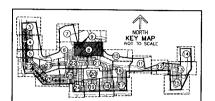
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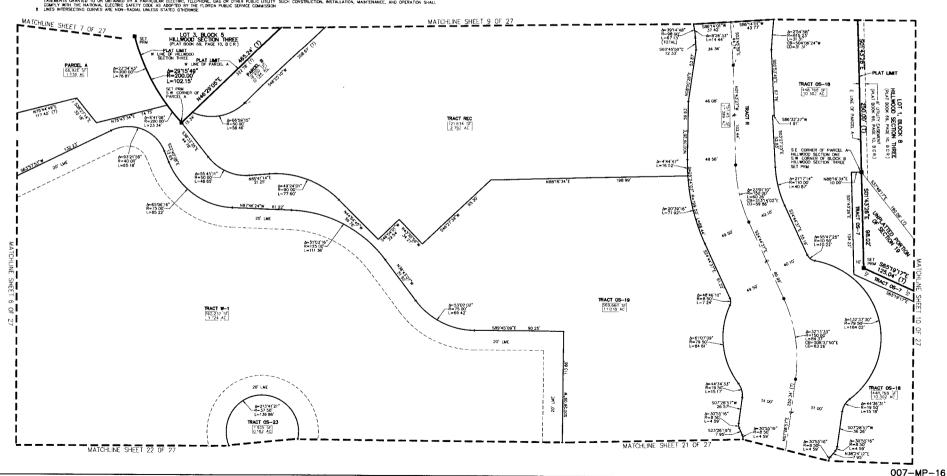
#### LÉGEND / ABBREVIATIONS

- LECEND / ABBREVIATIONS
  AC ACRES
  BCR BROWARD COUNTY RECORDS
  CO CHORD DESTANCE
  CO

NORTH

GRAPHIC SCALE





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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 ST, SOUTH, RANGE 42 EAST,
LIVING IN THE CITY OF HOLLTWOOD, BROWARD COUNTY, LORDIA

PLAT BOOK PAGE SHEET 9 OF 27

### SURVEYOR'S NOTES

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### LEGEND/ABBREVIATIONS

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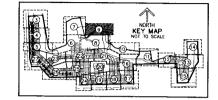
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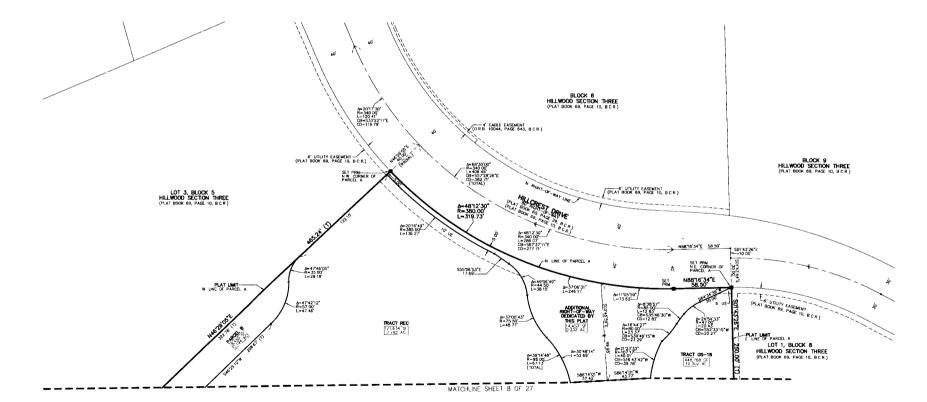
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NORTH GRAPHIC SCALE





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

NORTH

GRAPHIC SCALE

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

PLAT BOOK PAGE SHEET 10 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,
LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

#### SURVEYOR'S NOTES

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### LEGEND/ABBREVIATIONS

- AC ACRES
  B C R BROWARD COUNTY RECORDS
  CB CHORD BEARING
  CD CHORD DISTANCE CENTERINE

- E CENTREMENT

  E ORANGE EASEMINI

  FROF-LORDA DEPARTMENT OF TRANSPORTATION

  OF E OFFICIAL NECTORS DOOR

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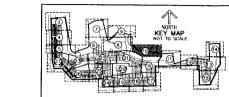
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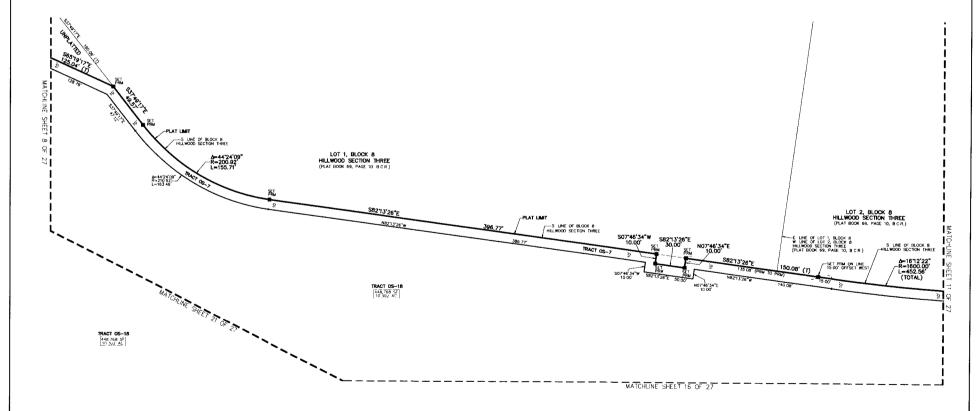
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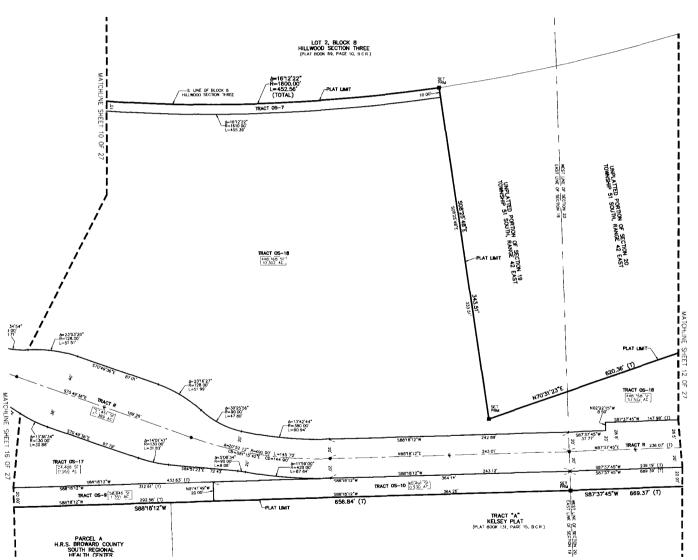
HILLCREST COUNTRY CLUB SOUTH
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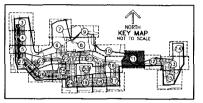
PLAT BOOK PAGE SHEET 11 OF 27

DAVID P. UNDLEY
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

LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA







#### LEGEND/ABBREMATIONS

- LECEND / ABBREVIATIONS

  AC ARREST
  B C R BROWNED COUNTY RECORDS
  B C R GROWNED COUNTY RECORDS
  ED ORDER DETANCE
  ED ORDER DETANCE
  E CHERD DETANCE
  E CREATER EASEBHT
  FD01-T.ORDER DEPARTMENT OF TRANSPORTATION
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#### SURVEYOR'S NOTES

- SURVEYOR'S NOTES

  1 NOTICE THIS PLAT, AS RECORDED IN 115 GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANGS DESCRIBED HERDON AND MILL IN NO MILL IN NO DECIDIORATION OF THE SUBDIVIDED LANGS DESCRIBED HERDON AND MILL IN NO MILL IN NO DECIDIORATION OF THE SUBDIVIDED LANGS DESCRIBED HERDON AND MILL IN NO MILL

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC.

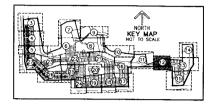
SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 3343-OFFICE (561)392-1991 FAX (561)750-1452

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HILLCREST COUNTRY CLUB SOUTH

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 FAST LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE **SHEET 12 OF 27** 





LEGEND/ABBREVIATIONS

LEGEND/ABBREVIATIONS

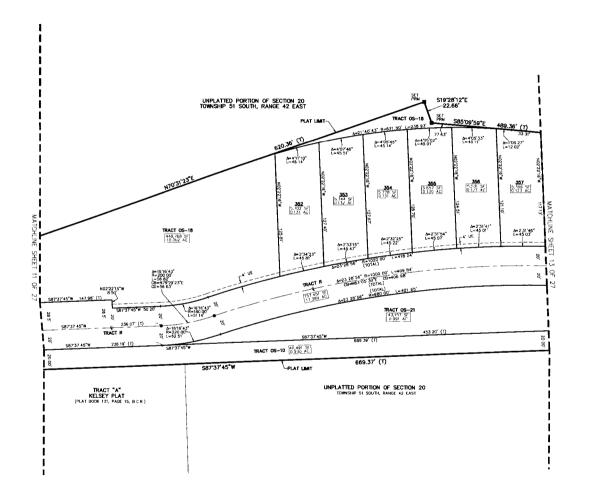
B CR = BROWARD COUNTY RECORDS

CC = CHORD DISTANCE

#### SURVEYOR'S NOTES

SURVEYOR'S NOTES

1 "MOTES" THIS PLAT AS RECORDED IN 115 GRAPHIC FORM, IS THE OFFICIAL OPERCING OF the SUBMIMOD LANDS DESCRIBED REPORT AND WILL IN NO OPERCING OF the SUBMIMOD LANDS DESCRIBED REPORT AND WILL IN NO DESCRIBED AND THE PROPERTY OF THE PROPERY



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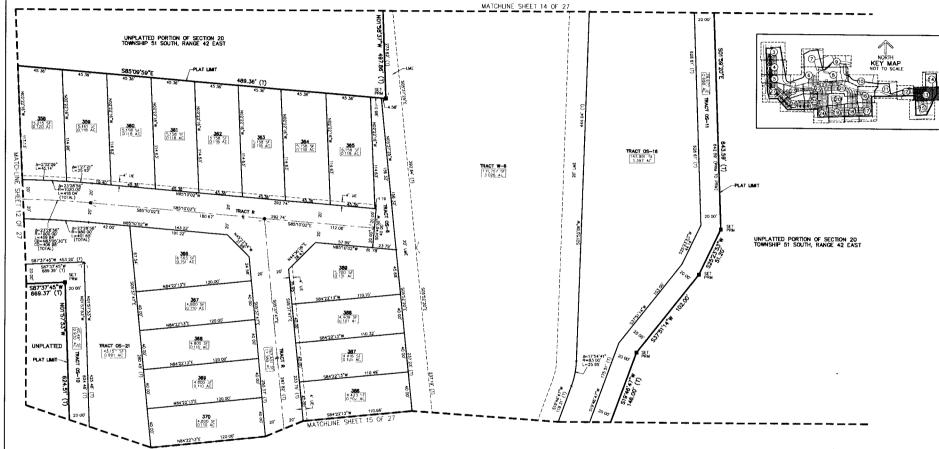
OF CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
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LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 13 OF 27



#### SURVEYOR'S NOTES

GRAPHIC SCALE ( IN FEET )
INTENDED DISPLAY SCALE
1 INCH = 30 FEET LEGEND/ABBREVIATIONS

LEGEND/ABBREWATIONS

AC - AGRES

B C R - BROWARD COUNTY RECORDS

B C R - BROWARD COUNTY RECORDS

C - CHEER BEAMER

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● PRIJUDATES PERMANENT CONTROL POINT

BRM - RIDOCATES SET 4" X 4" X 2" CONCRETE PERMANENT

REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591

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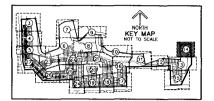
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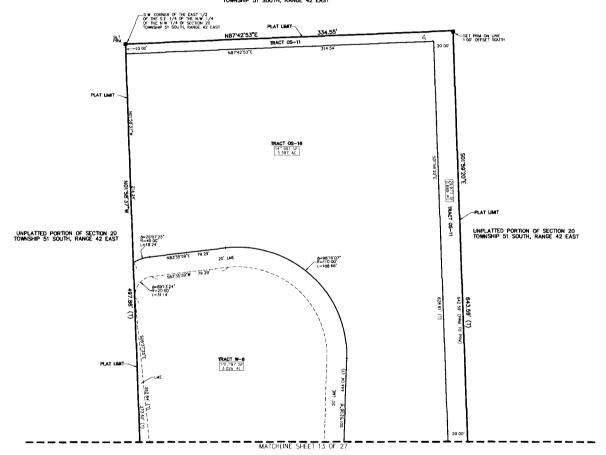
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CAULFIELD and WHEELER, INC. SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
80CA RATON, FLORIDA 33434
OFFICE (561)392—1991 FAX (561)750—1452
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UNPLATTED PORTION OF SECTION 20 TOWNSHIP 51 SOUTH, RANGE 42 EAST



#### LEGEND/ABBREVIATIONS

■ PRIME MIGRATES PERMANENT CONTROL PURM

PRIM = MOIGRATES SET 4" X 4" X 2" CONCRETE PERMANENT

REFERENCE MONUMENT WITH DISK STAMPED PRIM 1,83591

INDICATES SECTION CORNER

INDICATES 1/4 SECTION CORNER

NORTH

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

- SURVEYOR'S NOTES

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THIS INSTRUMENT PREPARED BY HILLCREST COUNTRY CLUB SOUTH PLAT BOOK PAGE DAVID P. LINDLEY CAULFIELD and WHEELER, INC. SHEET 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, LYNG IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA 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 MATCHLINE SHEET 13 OF 27 584'22'13 W MATCHLINE SHEET 13 OF 27 237 19 (T) 20 S05'37'47'E TRACT W-8 131,/97 SF 3 026 AC S85'46'46"E 287 82 Δ=0'21'07' L=6 94∖ KEY MAP ∆=0'07'13" L=214 **®** PACT R ∆=0"59"41" L=17 01"---383 4.569 SF 0.105 AC Δ=211'36" -L=39.05' CB=NO1 57 54 W Δ=2'34'54" L=44 16---Δ=154°20°54° R=59 00° L≃158 94° 6=2"15"29" -L=39 41" TRACT OS-21 LEGEND/ABBREVIATIONS 43,15" SF 0.991 AL Δ=211'36" L=39.05 LEGENDY ABBRE VIA HONS

AC = ACRES

BCR = BROWARD COUNTY RECORDS

CS = CHORD BEARING

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CF = CENTERIOR

DE = DRAINAGE EASEMENT

FOOT-FLORING ADPARTMENT OF TRANSPORTATION 588\*09\*28\*W 0 00' L=127 92 CD=127 84" &=215'29" L=39.41 TRACT OS-16 NORTH PDDI-FLORIDA DEPARTMENT OF TR

OR B — OFFICIAL RECORDS BOOK

Δ = DELTA (CENTRAL ANGLE)

L — ARC LENGTH

R — RADIAL

(R) — RADIAL LINE

SF — SQUARE FEET

(1) — TOTAL 6=211'43" L=43 29~ GRAPHIC SCALE 4=117'02" L=22'41 Δ=170'16" L=20.03'---( IN FEET ) INTENDED DISPLAY SCALE 1 INCH = 30 FEET UNPLATTED PORTION OF SECTION 20 å=0'37'46' -L=11 20' 20 ∆-0'38'04" L=12.51 207 PLAT LIMIT ● - BUCATES PERMANENT CONTROL POINT ■ PRIA - INDICATES SET 4" 4" X 2" CONCRETE PERMANENT REFERENCE MONIMENT WITH DISK STAMPED PRIM LB3591 ■ UNICATES DIFFERMS NOTED ■ UNICATES SECTION CORNER ■ NICATES 1/4 SECTION CORNER N8818'01"W 376 4 803 SF 0 110 AC 379 4,440 SF 0 102 AU RUNEYOR'S NOTES

RUNEYOR'S NOTES

RUNEYOR'S NOTES

RUNEYOR'S NOTES

RUNEYOR'S NOTES

RUNEYOR'S NOTES

RUNEYOR'S RUNEY RU 5=32'20'37" L=14 11 PLAT UMIT 116 62" SURVEYOR'S NOTES ∆=52'49'06"-L=23 05 377 6 689 SF 0 154 AC 6=85 09\*43\* R=25 00\* L=37 16\* 5=55 41 42 L-66 50 UNPLATTED PORTION OF SECTION 20 TOWNSHIP 51 SOUTH, RANGE 42 EAST A-12'28'14"-L=12 62" N8818'01"W \_\_\_38 00 NB614'57\*W -----15 55' S17'00'38 W TRACT OS-10 [40,491 SF] SET PRN 329.6 \$87"32"26" W NORTH RIGHT-OF-WAY LINE-PLAT LIMIT NO2 27'34 W STATE ROAD 824
PEMBROKE ROAD
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT—OF—WAY SECTION 8018—2501
RIGHT—OF—WAY WIDTH VARIES CENTERLINE OF CONSTRUCTION
BASEUNE OF SURVEY
S LINE OF THE N 1/2 OF SECTION 20
TOWNSHIP 51 SOUTH, RANGE 42 EAST N87'32'26"E 669 65 -CALCULATED POSITION OF THE EAST 1/A CORNER OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 42 EAST AS SHOWN ON PLAT BOOK 143, PAGE 3, B.C.R NO MONUMENT FOUND PARCEL "A"
COCA-COLA PLAT
(PLAT BOOK 162 PAGE 21, I PARCEL "A"
MEEKINS BAMMAN PLAT
(PLAT BOOK 153, PAGE 4, B C R) 007-MP-16

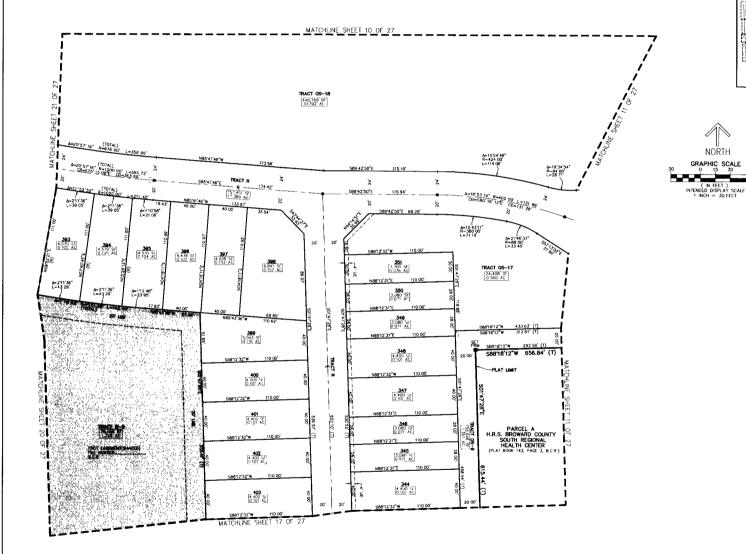
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC.

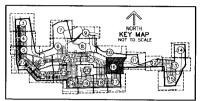
SURVEYORS - ENGINEERS - PLANNERS
7800 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392—1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB SOUTH

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,
THING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE **SHEET 16 OF 27** 





#### LEGEND/ABBREVIATIONS

- LEGEND/ ABBREVIATIONS

  6 P. AGRES MOUNTY RECORDS

  6 P. SHOMMON COUNTY RECORDS

  6 P. SHOMMON COUNTY RECORDS

  6 CONTROL OF COUNTY

  6 CONT

- (1) TOTAL

  JUME LAKE MAINTENANCE EASEMENT

  UE UTILITY EASEMENT

  UF UTILITY EASEMENT

   - INDICATES PERMANENT CONTROL POINT

   - INDICATES PERMANENT CONTROL POINT
- PRU NOICATES PERMANENT CONTROL POINT
   PRU NOICATES SET 4" 4" X 24" CONCRETE PERMANENT
   RETERENCE MONIMENT WITH DISK STAMPED PRIM LB359!
   NOICATES SECTION CONCRE
   NOICATES SECTION CONCRE
   NOICATES 1/4 SECTION CONCRE

#### SURVEYOR'S NOTES

- SUPPLEY OR'S NOTES

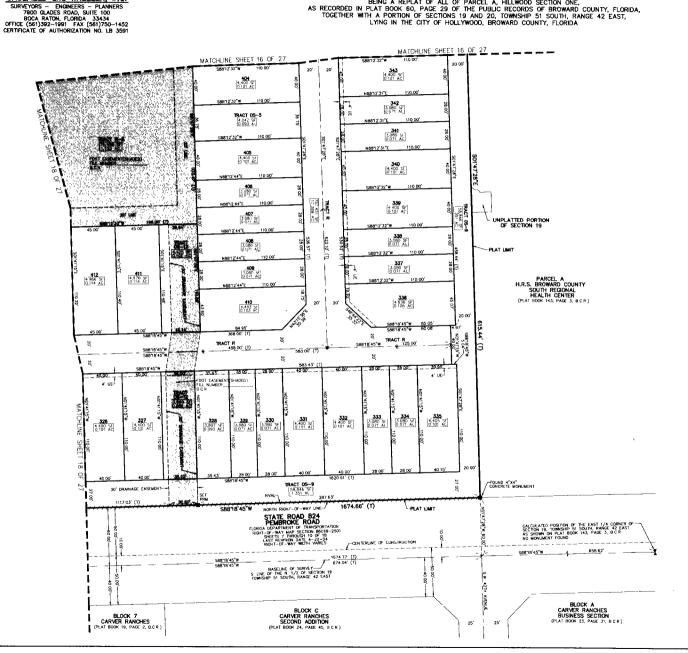
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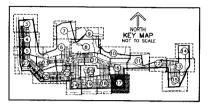
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- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 1709. SUBSECTION (20). FLORIDA STADUISE PRACTICE PURSUANTS ARE ALSO ESSEMBLY FOR THE STADUISE PRACTICE PURSUANTS ARE ALSO ESSEMBLY FOR THE STADUISE PURSUANTS. PROPRIED HOWER, NO SOUL CONSTRUCTION, REPORT AND THE PROPRIED HOWER, NO SOUL CONSTRUCTION, REPORT AND THE PROPRIED HOWER, NO SOUL CONSTRUCTION, REPORT AND THE PROPRIED HOWER, NO SOUL CONSTRUCTION, THE PROPRIED HOWER AND THE EVENT A CARRY AND THE PROPRIED HOWER AND THE EVENT A CARRY AND THE PROPRIED HOWER AND

THIS INSTRUMENT PREPARED BY THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.

# 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, LYNG IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 17 OF 27







#### LEGEND/ABBREVIATIONS

- LECEND/ABBREVATIONS

  AC ACRES

  B C R BROWNED COUNTY RECORDS

  C D ORDER REARING

  C C CENTREME

  C C CENTREME

  C C CENTREME

  C CENT

- INDCATES PERMANENT CONTROL POINT PPM INDICATES SET 4" X 4" X 2" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 LINESS OTHERWISE NOTED NOTES CENTEN CORNER INDICATES 1/4 SECTION CORNER

- SURVEYOR'S NOTES

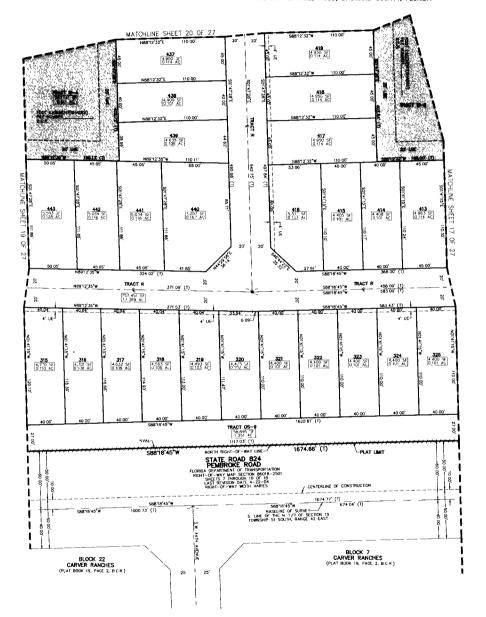
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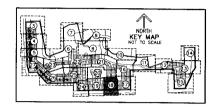
SURVEYORS — ENGINEERS — PLANNERS 7900 GLADES ROAD, SUITE 100 80CA RATON, FLORIDA 33434 OFFICE (561)392-1991 FAX (561)750-1452 CERTIFICATE OF AUTHORIZATION NO. LB 3591

# 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 PAGE **SHEET 18 OF 27** 





## NORTH GRAPHIC SCALE INTENDED DISPLAY SCALE 1 INCH = 30 FFFT

#### LEGEND/ABBREVIATIONS

LECEND/ABBREVIATIONS

AC - ACRS
BC - BROWARD COUNTY RECORDS

B C N - BROWARD COUNTY RECORDS

C - CHORD DESTANCE

C - CHORD DESTANCE

C - CHORD DESTANCE

C - CHORD DESTANCE

C - CHORD LARGE COUNTY

C - COUNTY

C

#### SURVEYOR'S NOTES

SURVEYOR'S NOTES

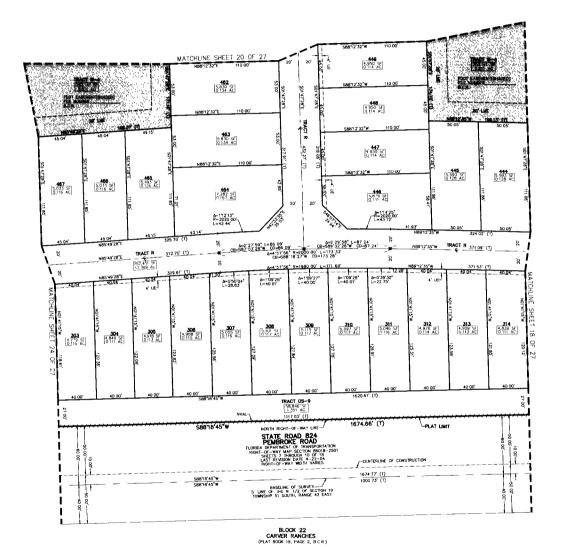
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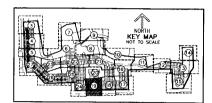
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392—1991 FAX (561)750—1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

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,
LIVING IN THE CITY OF HOLLTWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 19 OF 27







#### LEGEND/ABBREVIATIONS

- LECEND/ABBREVIATIONS
  AC ACRES
  BC R BROWARD COUNTY RECORDS
  G OWERD BEARING
  C CHARLES AND COUNTY RECORDS
  G OWERD BEARING
  C CHARLES AND COUNTY RECORDS
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- PRM INDICATES SET AT X A X 24 Y CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LEIJS91 UNLESS OTHERWISE NOTED

  NINCKES SECTION CORNER

#### SURVEYOR'S NOTES

- SURVEYOR'S NOTES

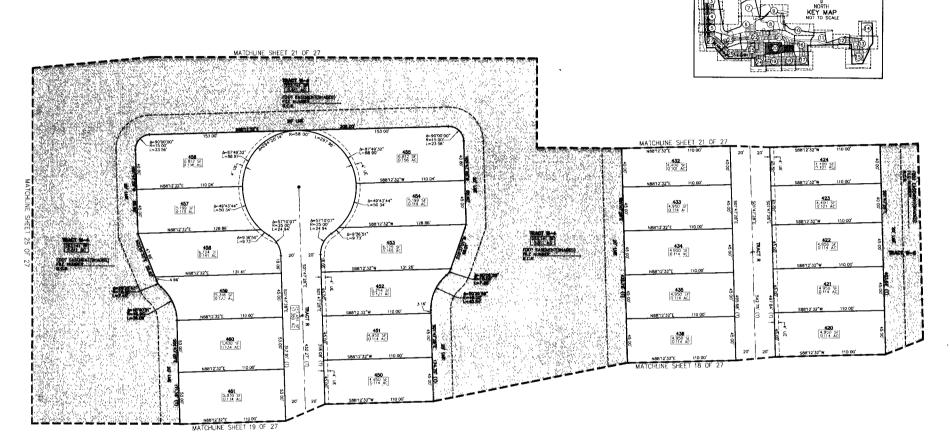
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- SERVICE COMMISSION
  B LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

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

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,
LIVING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 20 OF 27



#### SURVEYOR'S NOTES

- URVEYOR'S NOTES

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#### LEGEND/ABBREVIATIONS

- LEGENDY ADDITIONS

  AC AGRES
  BCR BROWARD COUNTY RECORDS
  CB CHORD BEARING
  CD CHORD DISTANCE
  E CENTERINE
  DE DRAINAGE EASEMENT
  FOOT-FLORIDA DEPARTMENT OF TRANSPORTATION
- OR B OFFICIAL RECORDS BOOK

  DELTA (CENTRAL ANGLE)

  L ARC LENGTH

  R RADIUS

  (R) RADIAL UNE

  SF SQUARE FEET

  (T) TOTAL

- (1) = 1074.

  IME LAR MANTRANCE LASEMENT
  UK UILLIT LASCALAN, MODILAR ACCESS LINE

  (8) NOCALES PERMANENT CORNER, POPIN

  IF PIR NOCALES SET 4' X 4" X 24" CONCOUNT, PERMANENT

  EFFECTION OF THE MODILAR HOUSE STAPPED PERMANENT
  UNLES CHEMINES NOTED

  A PROCEASE SCHOOL COOPER

  PROCEASE SCHOOL COOPER
- INDICATES 1/4 SECTION CORNER



HILLCREST COUNTRY CLUB SOUTH

AS RECORDED IN PLAT BOOK 66, 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,
IT WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
IT WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,

OF THE PUBLIC PROPERTY OF THE PUBLIC PROP THIS INSTRUMENT PREPARED BY PLAT BOOK PAGE DAVID P. LINDLEY CAULFIELD and WHEELER, INC. SHEET 21 OF 27 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 MATCHLINE SHEET 8 OF 27 NORTH KEY MAP 5=1'07'15' L=41.68' 4,505 SF 0 103 AC A=5210'28' R=11 00 L=10 02' 4,506 SI 0 103 AC 4.472 SF 0 103 A Δ=36'44'14' -R=79 50' 448,768 SF 10 302 Ar. A=1'07'15" L=39 51 9 4-14-10-47" -37-15-00" ò 2 31 δ=1'22'06" L=47 28' Δ=1"22"05" L=47 28" Δ=19'42'00"/ Δ=45'40'32" L=11 96 494 4,949 SF 0 114 AC 90'57'16" (101A) -28576" (101A) -28576" (101A) -28576" (101A) -28576" (101A) -28576" (101A) Δ=2°28 03° L=43 93 ∆=1'09'46" L=44.54 5=1'55'09' L=34 17' Δ=2"11"36" L=39 05" ( AS) MINT(SHADED) NUMBER 4 TRACT OS-15 MATCHLINE SHEET 20 OF 27 5=1672'51" R=16500' L=46 69' CB=50618'57"₩ CD=48 54' TRACT\_0S\_14 LEGEND/ABBREVIATIONS LEGEND/ABBREWATIONS

AC - AGRIS

BOR - BROWNED COUNTY RECORDS

BOR - BROWNED

CONTRIBUTE

CONTRIBUTE 542 75 NORTH GRAPHIC SCALE SHEET 20 SURVEYOR'S NOTES IJUNEVOR'S NOTES

MAI CHAINE STREET, 20 UT 27

MAI CHAINE STREET, 20 UT 28

MAI CHAINE STREET, 20 UT 27

MAI CHAINE STREET, 20 UT 28

MAI CHAINE STREET, 20 UT 28 INTENDED DISPLAY SCALE
1 INCH = 30 FEET ■ FINICATES PERMANENT (UM INC. PUNT INC. PUNT

FLORIDA PUBLIC SERVICE COMMISSION

B LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS 7900 GLADES ROAD, SUITE 100 80CA 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, LITTING IN THE CITY OF HOLLTWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE **SHEET 22 OF 27** 

007-MP-16

SHRVEYOR'S NOTES

SURVEYOR'S NOTES

1 NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDE LIANGS DESCRIBED HEREON AND MILL IN NO OPPOLISHMENTS OF SURPLANED IN AUTHORITY BY ANY OHER GRAPHIC OR DIGITAL TORN OF THE PLAT THERE MAY BE ADDITIONAL.

1 HER PLAT IS RESTRICTED TO 228 SINGLE FRANTY DETACLED UNITS AND 258 TOWNSHOLDE UNITS OF THIS COUNTY.

1 HER PLAT IS RESTRICTED TO 128 SINGLE FRANTY DETACLED UNITS AND 258 TOWNSHOLDE UNITS OF THIS COUNTY.

1 HER PLAT IS RESTRICTED TO 128 SINGLE FRANTY DETACLED UNITS AND 258 TOWNSHOLDE UNITS OF THIS COUNTY.

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#### LEGEND / ABBREVIATIONS

AC - ACRES
B C.R - BROWARD COUNTY RECORDS
G - CHORD DISTANCE
C - CHORD DISTANCE
C - CENTERLINE
DE - DRAINAGE EASEMENT
FOOTH-FLORIDA DEPARTMENT OF TRANSPORTATION

FDOT-FLORIDA DEPARTMENT OF TRANSI
OR 8 — OFFICIAL RECORDS BOOK

A — DELTA (CENTRAL ANGLE)
L — ARC LENGTH
R — RADIUS
(R) — RADIAL LINE
SF — SQUARE FEET
(T) — TOTAL
LINE — LAKE MAINTENANCE EASEMENT
LIE — LUKE MAINTENANCE EASEMENT
LE — UTILITY EASEMENT

UE - UTUIT EASSABHT

++++NAT. NON-VEHIOLAR ACCESS LINE

⊕ - MOCATES PERMADET COURSO, POINT

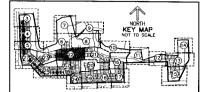
PPRIM - NOLGATES SET 4" x x "x "c" COOCRETE PERMANENT

RETERICE MOUNTENT WITH DISK STAMPED PRIM LB3501

JUNESS OTHERMES NOUS

- REDICATE SECTION COMPUT





MATCHLINE SHEET 8 OF 27 TRACT W-1 162,237 SF 3.724 AC A=4\*39\*41\* -R=2131 00\* L=173 37\* (TOTAL) MATCHLINE SHEET 6 OF 27 20' LME 20' LME 6=113'38" L=45 64 28 4 950 SF 0 114 AC 301.41.16.5 S87"42"29"W 4,505 SF 0 103 AC 5,070 SF 0 116 AC 5 068 SF 0 115 AC 10 4 995 SF 0 115 AC 13 4,995 V 0.115 AC 1**5** 4,400 ≆ 0101 AL 5,894 SF 0 1.35 AC TRACT OS-19 569,660 SF 13 078 AC Δ=1 07 15° L=39.51° 4=173'38" L=43 27" 5=1"15"39" L=44 45" 5.795 ST 20' 207 73 8675 281.78 (1) 20 N8473'32'E 587'42'29'W 757 451 SI 17 389 AC A=1"22"05" L=47 28" 12 18473'32"E ξ18 Δ=1\*22\*05\* L=47.28 ∆=011'06' L=6 40' S8742'29'W S87'42'29"W 2-078'44" =4 97" 10' UE 484 4,950 SF 0.114 AC € 242 ₹ 243 2.436 ¼ 2.436 SF 0.056 AU 0.056 AC 254 4,400 SF 0 101 AC NOT 41 15 W S0277'31'E 5=1'09'46' L=44'64' 6-0'40'47" L=25 105 TOVE I A=90'00'0 R=42.00' L=65 97' 20' LME 247 4 555 SF 0 105 AC 789.87' (1) 545.73' (1) 267 5.265 SF 0 121 AC 166 818 SF 1830 AC **481** 4,950 5F 0 114 AL 587 42 29 W 20'

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

(17'36'13"E --- 9 29

MATCHLINE SHEET 5 OF 27

TRACT ₩-2 3\*5,229 SF 8 155 AC

31 3.823 SF 0.088 AC

∆=112'22 L=12'07

221 4.563 JF G 105 AC

△= 2°22'22" L=23 75"

6-2319'28" R=324 50-L-132 10"

A=670'30"

30 49 Ru324 50

10 UE L=69 69'

Δ=1'21'2 L+1.30

The series of th

3 22'-Δ-29'31'38" L=28'34"

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 SROUTH, RANGE 42 EAST,

LYNG IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

A=16"11"21" R=324 50

231 2.708 SF 0.062 AC

∆=2'28'2 L=12.35

233 2 700 SF 2 700 SF 0 062 AC

TRACT W-3

MATCHLINE SHEET 6 OF 23

TRACT 05-19 569 660 SF 13 078 AC

587'42'29"W

S87'42'29"W TRACT R

10° UE

281.78" (1)

20' LME

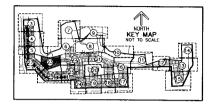
237 2.456 SE 0.056 AC

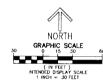
349 86" (T)\_

235 3,480 SF 0,080 AC

∆=8'37'42" -R=55 00"

PLAT BOOK PAGE SHEET 23 OF 27





LEGEND/ABBREVIATIONS

LEGEND / ABBREVIATIONS

AC. AGRES

AC. AGRES

AC. AGRES

AC. AGRES

AGRES

AC. AGRES

SURVEYOR'S NOTES

SURVEYOR'S NOTES

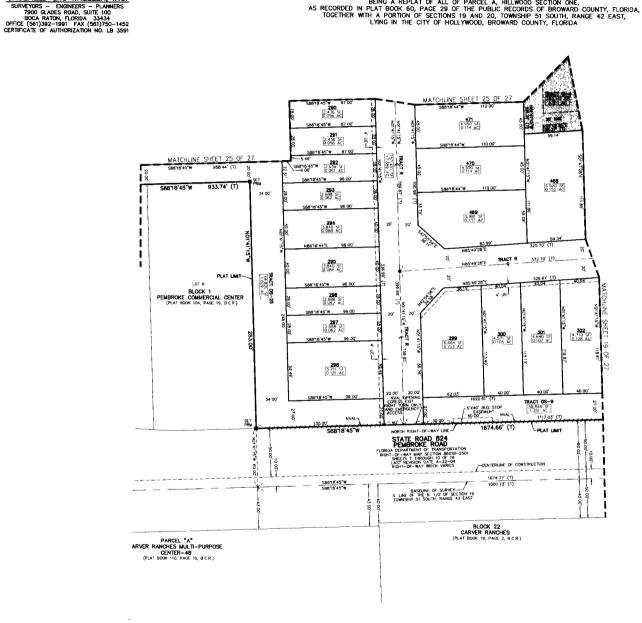
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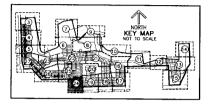
HILLCREST COUNTRY CLUB SOUTH

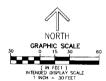
AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

PLAT BOOK PAGE SHEET 24 OF 27

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

- - MOCATES PERMANENT CONTROL POINT
   PRI BIOCATES SET 4" X 4" X 24" CONCRETE PERMANENT
  REFERENCE MONAMENT WITH DISK STAMPED PRIM LESSOR
  UNLESS OTHERWISE MODEL

   NOCATES SECTION CORNER

   MOCATES 1/4 SECTION CORNER

#### SURVEYOR'S NOTES

- SURVEYOR'S NOTES

  NOTICE THIS PLAY, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPENDING OF THE SUBDIMINED LANDS DESCRIBED HERGOW AND MELL IN NO. OF THE PLAY HER SUBDIMINED LANDS DESCRIBED HERGOW AND MELL IN NO. OF THE PLAY HER SUBDIMINED LANDS DESCRIBED HERGOW AND MELL IN NO. OF THE PLAY HER SUBDIMINED LANDS DESCRIBED HERGOW AND MELL IN NO. OF THE PLAY HER SUBDIMINED HERGOW AND MELL IN HER SUBDIMINED OF THE PLAY HER SUBDIMINED AND SEE SUBDIMINED AND SEES SUBDIMINED AND SEES SUBDIMINED AND SEES SUBDIMINED AND SEES SUBDIMINED AND SEES

- SYSTEM, EAST, ZOIG, MORTH AUGRICAN DATUM OF 1823 AND BASED ON GPS ONE FOLLOWING DUES REQUERED BY THE BEOWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177 091, SUBSCIENCE (28), FLORIDA STAULTS FRANCING FOR THE STAULTS FRANCING DUTLY L'EASEMENTS FOR THE STAULTS FRANCING FOR THE STAULTS FRANCING FOR THE STAULTS FOR THE STAULT OF THE NATIONAL ELECTRIC SAFETY COSTS AND ANALYSIS STATED OTHERWISE SERVICE COMMISSION 8 LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

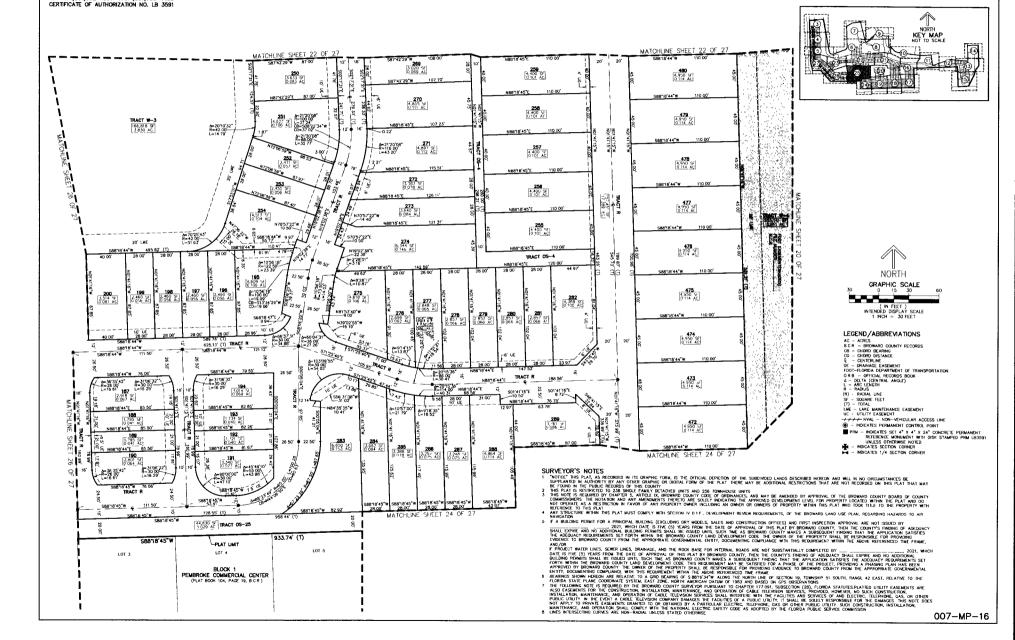
THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY CAULFIELD and WHEELER, INC.

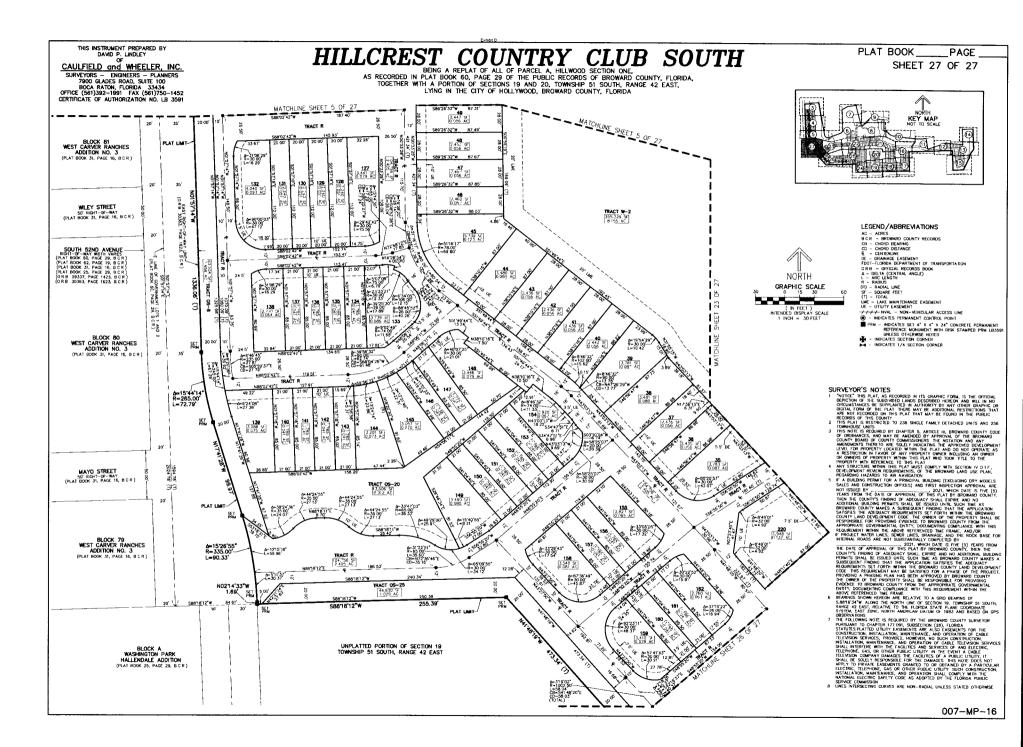
SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 OFFICE (561)392-1991 FAX (561)750-1452

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 PAGE SHEET 25 OF 27





### **EXHIBIT "C"**

- 1. The developer shall execute the attached Hold Harmless Agreement (Attachment 1 to Exhibit "A" of the Site Plan Ordinance) prior to the issuance of any permits.
- 2. Final design of all public improvements including any additional requirements required by the Plat or Land Use Plan Amendment, shall be completed and bonded pursuant to Code of Ordinance's prior to issuance of building permits. Public improvement's shall be implemented as set forth below:

Public Improvements					
Requirement	Completion Date	Amount			
Hillcrest Drive Road Improvements: Hillcrest Drive widening at entrance into Executive Golf Course parcel for turn lane improvements; pedestrian safety advanced warning flashers (2) installed at locations indicated on Final Site Plan adjacent to existing crosswalk in front of Charter School; motion activated pedestrian caution flashers with L.E.D. crosswalks (3) to be installed at locations indicated on Final Site Plan and installation of roundabout improvements north of main entrance into 18-hole parcel.	Prior to the release of the 60 <sup>th</sup> Certificate of Occupancy within Phase 1	\$763,940			
Intersection improvements South 52nd Avenue & Washington Street: Traffic roundabout or signal with exclusive left turns in all directions, as required by Broward County and/or City, to be installed.	Prior to the 320 <sup>th</sup> Certificate of Occupancy.	\$299,459			
Intersection improvements South 37 <sup>th</sup> Avenue and Hillcrest Drive: intersection realignment, walkway improvements and community identification signage amenities. Includes eight foot shared pedestrian connection / bike path installation, through City property.	Prior to the 320 <sup>th</sup> Certificate of Occupancy.	\$208,242			
Washington Street & South Park Road improvements: traffic signal hardware and signal timing updates to accommodate the additional protected northbound left turn phase.	Prior to the 320 <sup>th</sup> Certificate of Occupancy.	\$13,000			
Intersection improvements South 52 <sup>nd</sup> and Pembroke Road: 8' shared pedestrian walk connection / bike path extension from project entrance to existing walkway on north side of Pembroke Road	Prior to the 320 <sup>th</sup> Certificate of Occupancy.	\$18,485			

Return recorded copy to:

Planning and Redevelopment Division 1 North University Drive, Suite 102A Plantation, Florida 33324

Document prepared by:

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 WHICH SHALL RUN WITH THE PROPERTY UNTIL FULLY PAID AND PERFORMED.

### AGREEMENT FOR THE ISSUANCE OF BUILDING PERMITS PRIOR TO PLAT RECORDATION

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 Corporation assigns, hereinafter referred to as "DEVELOPER."	, its successors and
[AND IF PROPERTY IS LOCATED WITHIN A MUNICI	PALITY]
The CITY of <u>Hollywood</u> , a municipa and existing under the laws of the state of Florida, hereinafter referen	al corporation, created red to as "CITY."
WHEREAS, DEVELOPER, is the owner of a certain parcel Exhibit "A" attached hereto and known as the Hillcrest Country Club	•
Plat, Plat No./Clerk's File No, here the "PLAT," which was approved by the Board of County, 20; and	
WHEREAS, DEVELOPER is now desirous of obtaining bui	lding permits so that

BRCWARD

boundaries of said PLAT; and

DEVELOPER may construct the "Improvements" set forth in Exhibit "B" within the

	ot ordinarily be issued to DEVELOPER for boundaries of the PLAT prior to recordation of
WHEREAS, on	, 20, the Board of County
	of building permits to DEVELOPER for
construction of said Improvements within	the boundaries of the PLAT prior to plat

WHEREAS, DEVELOPER shall be required to pay actual or estimated impact fees to the COUNTY for the Improvements which DEVELOPER wishes to construct prior to issuance of the building permits; and

WHEREAS, the COUNTY requested and DEVELOPER agreed that, prior to the issuance of building permits, the parties shall enter into an Agreement setting forth specific conditions applicable to the issuance of such building permits; and

WHEREAS, this Agreement will facilitate the construction of the Improvements within the boundaries of the PLAT by DEVELOPER during the time that preparation for the recordation of the PLAT of the property is proceeding; NOW, THEREFORE,

IN CONSIDERATION of the promises and mutual covenants hereinafter contained, the parties do agree as follows:

- 1. The above recitals and representations are true and correct and are incorporated herein.
- 2. The COUNTY does not object to the issuance of building permits to DEVELOPER for construction of the Improvements, within the boundaries of the PLAT prior to the recordation of said PLAT, subject to the following conditions to assure compliance with the Broward County Land Use Plan:
  - (a) No building permit shall be issued unless and until DEVELOPER shall document payment of the impact fees which are due for construction of the Improvements, pursuant to Chapter 5, Article IX, Broward County Code of Ordinances, the Land Development Code. Said impact fees may be estimated in those instances when the COUNTY is not able to determine actual impact fees at the time of issuance of the building permits; and
  - (b) No certificate of occupancy, which is complementary to the building permits, shall be issued unless and until DEVELOPER records the PLAT, as approved by the Board of County Commissioners ("Board"), in the Official Records of Broward County; and

(c)	Should the DEVELOPER fail to record the PLAT approved by the Boa	rd on
	, 20, within eighteen (18) months of the da	ite of



recordation; and

approval, or otherwise allow the PLAT to expire, any building permits which have been issued by either COUNTY or CITY shall be revoked and DEVELOPER agrees that any Improvements constructed pursuant to such permits shall be removed within three (3) months of expiration of the current PLAT approval unless the PLAT is re-approved within three (3) months and recorded before expiration of the new approval. The COUNTY shall refund all impact fees paid for building permits where the Improvements are demolished.

- (d) Conditions 2(b) and (c) shall appear on the face of the building permits. However, failure of the permits to so indicate shall not alter any terms of this Agreement or the right to enforce the terms of this Agreement.
- (e) Nothing in this Agreement shall prejudice the COUNTY's right to impose conditions on approval of the PLAT covering the lands described herein which are required by COUNTY plat ordinances and regulations or are otherwise necessary to ensure the public health, safety, and welfare of the residents of Broward County.
- 3. If the property is located within a municipality, the CITY agrees that any building permits issued for the construction of said Improvements will be issued in accordance with paragraph 2, and the CITY reserves the right to evaluate DEVELOPER's application for building permits for compliance with all existing laws, ordinances, and regulations controlling the issuance of building permits for construction within the CITY. The issuance of building permits shall be at the discretion of the CITY. If the property is located within the unincorporated area, the COUNTY shall issue building permits in accordance with paragraph 2, and reserves the right to evaluate DEVELOPER's application for building permits for compliance with all existing laws, ordinances and regulations controlling the issuance of building permits for construction within the unincorporated area of Broward County.
- 4. DEVELOPER agrees not to occupy the Improvements unless and until a certificate of occupancy has been issued.
- 5. In those instances when estimated impact fees are paid, they shall be adjusted at the time of PLAT recordation and any underpayment or overpayment shall be taken into consideration.
- 6. The DEVELOPER assumes the risks associated with constructing the Improvements prior to PLAT recordation. The issuance of the building permits before final PLAT recordation shall not be considered as a grant to DEVELOPER of any vested right whatsoever for the use, occupancy, or completion of the construction of Improvements within the boundaries of the PLAT nor shall the COUNTY or the CITY (if the property is in a city) be deemed estopped from enforcing the terms of this Agreement because of the issuance of the building permits or construction completed pursuant to such permits. Furthermore, if the



presently approved PLAT expires without the PLAT being recorded, the DEVELOPER shall be required to meet all land development regulations in effect at the time the new plat is submitted and, in addition, said new plat shall be subject to the concurrency determinations in effect at the time of submittal of the new plat.

### 7. <u>SECURITY - LETTER OF CREDIT.</u>

- (a) DEVELOPER is obligated to maintain with BROWARD COUNTY adequate security in the form of an irrevocable letter of credit in the amount of \$\_\_\_\_\_\_ which is acceptable to the COUNTY and which will guarantee the DEVELOPER's removal and demolition of all Improvements if DEVELOPER fails to record the PLAT within eighteen (18) months of the date of approval by the Board of County Commissioners.
- In the event DEVELOPER defaults under the terms of this Agreement or the (b) COUNTY receives notice that the security will be canceled by the issuing institution, COUNTY shall be entitled to draw against the security for the amount set forth above, plus costs and interest as set out herein. If COUNTY draws against the security and the amount recovered is less than the amount due, COUNTY may maintain an action against DEVELOPER in a court of competent jurisdiction for the difference between any sums obtained and the amount due, plus costs and interest accrued from the due date at the rate of twelve (12) per cent per annum; or, at the option of the COUNTY. the COUNTY may record a document entitled "Notice of Lien" which shall constitute a lien on the property described in Exhibit "A" in the amount stated above. To the extent that the failed security is attributable to an identified parcel or portion of the PLAT, the Notice of Lien, as set forth above, shall be recorded against and apply only to such parcel or portion of the PLAT. The above provisions shall control such lien, except that the provision regarding subordination of mortgages shall not apply. Such lien may be foreclosed or otherwise enforced by the COUNTY by action or suit in equity as for the foreclosure of a mortgage on real property.
- (c) DEVELOPER shall ensure that the security remains valid and in full force and effect until DEVELOPER's obligations are fully satisfied. Expiration of the security prior to DEVELOPER's satisfaction of such obligations, or notice to Broward County that the security will expire or be canceled prior to DEVELOPER's satisfaction of all obligations hereunder, shall constitute a default of this Agreement.
- (d) In the event the COUNTY determines that the security has been canceled or disaffirmed by the issuing institution, COUNTY may record a document entitled "Notice of Lien" which shall constitute a lien on the property described in Exhibit "A" for the outstanding balance or stated portion thereof. To the extent that the disaffirmed security is attributable to an identified parcel or portion of the PLAT, the Notice of Lien, as set forth above, shall be



recorded against and apply only to such parcel or portion of the PLAT. The above provisions shall control such lien, except that the provision regarding subordination of mortgages shall not apply. If the DEVELOPER provides substitute security in a form acceptable to COUNTY, COUNTY shall release the lien.

- In the event COUNTY draws on the security in accordance with the (e) provisions of this Agreement, DEVELOPER shall be responsible for COUNTY's reasonable costs incurred in drawing against the security.
- NOTICES. Whenever any of the parties desire to give notice to the other, such 8. notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Broward County Planning and Redevelopment Division 1 North University Drive, Suite 102A Plantation, Florida 33324

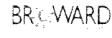
For the DEVELOPER:

Pulte Home Corporation

3350 Peachtree Road, Northeast Suite 150

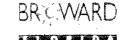
Atlanta, GA. 30326

- 9. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County, Florida, at the DEVELOPER's expense. Recordation of the PLAT shall be an automatic release of the obligations of DEVELOPER set forth herein. COUNTY shall release the security if the PLAT is not recorded when the Improvements are demolished.
- VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this 10. Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida.
- 11. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement

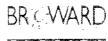


- without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
- 12. <u>CAPTIONS AND PARAGRAPH HEADINGS</u>. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
- 13. <u>NO WAIVER.</u> No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
- 14. <u>EXHIBITS.</u> All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.
- 15. <u>FURTHER ASSURANCES.</u> The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
- 16. <u>ASSIGNMENT AND ASSUMPTION.</u> DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
- 17. <u>AMENDMENTS.</u> No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the parties to the Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]



IN WITNESS WHEREOF, the parties he the respective dates under each signature: BF COUNTY COMMISSIONERS, signing by and to execute same by Board action on the DEVELOPER, signing by and through its authorized to execute same, and the	through its Mayor or Vice Mayor, authorized day of, 20,			
authorized to execute same, and the, duly authorized to	CITY, signing by and through its execute same.			
COUN	<u>ITY</u>			
ATTEST:	BROWARD COUNTY, through its BOARD OF COUNTY COMMISSIONERS			
County Administrator, as Ex-	ByMayor			
Officio Clerk of the Board of County Commissioners of Broward County, Florida	day of, 20			
	Approved as to form Office of County Attorney Broward County, Florida Governmental Center, Suite 423 115 South Andrews Avenue Fort Lauderdale, Florida 33301 Telephone: (954) 357-7600 Telecopier: (954) 357-6968			
	By Assistant County Attorney			
	day of, 20			



# <u>CITY</u> (If Property is located within a City)

WITNESSES:		CITY of	***	
		ByMayo	r-Commissioner	
	_	day of	, 20	
ATTEST: City Clerk	By City Manager			
	day of			
	APPROVED AS TO I	FORM:		
		By City Attorney		

### **DEVELOPER-CORPORATION/PARTNERSHIP**

Witnesses (if partners	ship):				
( p	· · · · · · · · · · · · · · · · · · ·	Name of Devel	oper (corpora	ition/partnersh	ip)
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(Signature)		(Signature)			
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		day of		, 20	
ATTEST (if corporation	on):				
		(CORPC	RATE SEAL	)	
(Secretary Signature)		(55		,	
Print Name of Secreta					
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ACKNOWLEDGMEN	T - CORPORATIO	N/PARTNERS	IIP		
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STATE OF	)				
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COUNTY OF	)				
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The foregoing	instrument was	acknowledged	before me	this da	av of
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behalf of the corporati	on/ partnership	He or she is:		om parationomp	, OII
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### **EXHIBIT 'A'**

### **LEGAL DESCRIPTION**

#### DESCRIPTION

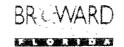
A PORTION OF BLOCKS 7 AND 9, HILLWOOD SECTION THREE, AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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.

### EXHIBIT "B"

### LIST OF IMPROVEMENTS



Return recorded copy to:

Planning and Redevelopment Division 1 North University Drive, Suite 102A Plantation, Florida 33324

Document prepared by:

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 WHICH SHALL RUN WITH THE PROPERTY UNTIL FULLY PAID AND PERFORMED.

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AND	
Pulte Home Corporation	, its successors and
assigns, hereinafter referred to as "DEVELOPER."	•
[AND IF PROPERTY IS LOCATED WITHIN A MUNICI	PALITY]
The CITY of <u>Hollywood</u> , a municipa and existing under the laws of the state of Florida, hereinafter referr	al corporation, created red to as "CITY."
WHEREAS, DEVELOPER, is the owner of a certain parcel Exhibit "A" attached hereto and known as the Hillcrest Country Club	
Plat, Plat No./Clerk's File No, here	einafter referred to as
the "PLAT," which was approved by the Board of County, 20; and	
WHEREAS, DEVELOPER is now desirous of obtaining buil	Iding permits so that

BRCWARD

boundaries of said PLAT; and

DEVELOPER may construct the "Improvements" set forth in Exhibit "B" within the

WHER	EAS, b	uilding	permits	may	not	ordinarily	be	issued	to	DEVE	LOPER	e for
construction of		nprover	nents wi	thin th	ie bo	oundaries	of th	e PLAT	prie	or to red	cordatio	n of
said PLAT; ar	nd											

WHEREAS, on \_\_\_\_\_\_\_, 20\_\_\_\_, the Board of County Commissioners authorized the issuance of building permits to DEVELOPER for construction of said Improvements within the boundaries of the PLAT prior to plat recordation; and

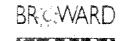
WHEREAS, DEVELOPER shall be required to pay actual or estimated impact fees to the COUNTY for the Improvements which DEVELOPER wishes to construct prior to issuance of the building permits; and

WHEREAS, the COUNTY requested and DEVELOPER agreed that, prior to the issuance of building permits, the parties shall enter into an Agreement setting forth specific conditions applicable to the issuance of such building permits; and

WHEREAS, this Agreement will facilitate the construction of the Improvements within the boundaries of the PLAT by DEVELOPER during the time that preparation for the recordation of the PLAT of the property is proceeding; NOW, THEREFORE,

IN CONSIDERATION of the promises and mutual covenants hereinafter contained, the parties do agree as follows:

- 1. The above recitals and representations are true and correct and are incorporated herein.
- 2. The COUNTY does not object to the issuance of building permits to DEVELOPER for construction of the Improvements, within the boundaries of the PLAT prior to the recordation of said PLAT, subject to the following conditions to assure compliance with the Broward County Land Use Plan:
  - (a) No building permit shall be issued unless and until DEVELOPER shall document payment of the impact fees which are due for construction of the Improvements, pursuant to Chapter 5, Article IX, Broward County Code of Ordinances, the Land Development Code. Said impact fees may be estimated in those instances when the COUNTY is not able to determine actual impact fees at the time of issuance of the building permits; and
  - (b) No certificate of occupancy, which is complementary to the building permits, shall be issued unless and until DEVELOPER records the PLAT, as approved by the Board of County Commissioners ("Board"), in the Official Records of Broward County; and
  - (c) Should the DEVELOPER fail to record the PLAT approved by the Board on \_\_\_\_\_\_, 20\_\_\_\_, within eighteen (18) months of the date of



approval, or otherwise allow the PLAT to expire, any building permits which have been issued by either COUNTY or CITY shall be revoked and DEVELOPER agrees that any Improvements constructed pursuant to such permits shall be removed within three (3) months of expiration of the current PLAT approval unless the PLAT is re-approved within three (3) months and recorded before expiration of the new approval. The COUNTY shall refund all impact fees paid for building permits where the Improvements are demolished.

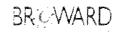
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- (e) Nothing in this Agreement shall prejudice the COUNTY's right to impose conditions on approval of the PLAT covering the lands described herein which are required by COUNTY plat ordinances and regulations or are otherwise necessary to ensure the public health, safety, and welfare of the residents of Broward County.
- 3. If the property is located within a municipality, the CITY agrees that any building permits issued for the construction of said Improvements will be issued in accordance with paragraph 2, and the CITY reserves the right to evaluate DEVELOPER's application for building permits for compliance with all existing laws, ordinances, and regulations controlling the issuance of building permits for construction within the CITY. The issuance of building permits shall be at the discretion of the CITY. If the property is located within the unincorporated area, the COUNTY shall issue building permits in accordance with paragraph 2, and reserves the right to evaluate DEVELOPER's application for building permits for compliance with all existing laws, ordinances and regulations controlling the issuance of building permits for construction within the unincorporated area of Broward County.
- 4. DEVELOPER agrees not to occupy the Improvements unless and until a certificate of occupancy has been issued.
- 5. In those instances when estimated impact fees are paid, they shall be adjusted at the time of PLAT recordation and any underpayment or overpayment shall be taken into consideration.
- 6. The DEVELOPER assumes the risks associated with constructing the Improvements prior to PLAT recordation. The issuance of the building permits before final PLAT recordation shall not be considered as a grant to DEVELOPER of any vested right whatsoever for the use, occupancy, or completion of the construction of Improvements within the boundaries of the PLAT nor shall the COUNTY or the CITY (if the property is in a city) be deemed estopped from enforcing the terms of this Agreement because of the issuance of the building permits or construction completed pursuant to such permits. Furthermore, if the



presently approved PLAT expires without the PLAT being recorded, the DEVELOPER shall be required to meet all land development regulations in effect at the time the new plat is submitted and, in addition, said new plat shall be subject to the concurrency determinations in effect at the time of submittal of the new plat.

### 7. <u>SECURITY - LETTER OF CREDIT.</u>

- (a) DEVELOPER is obligated to maintain with BROWARD COUNTY adequate security in the form of an irrevocable letter of credit in the amount of \$\_\_\_\_\_\_ which is acceptable to the COUNTY and which will guarantee the DEVELOPER's removal and demolition of all Improvements if DEVELOPER fails to record the PLAT within eighteen (18) months of the date of approval by the Board of County Commissioners.
- In the event DEVELOPER defaults under the terms of this Agreement or the (b) COUNTY receives notice that the security will be canceled by the issuing institution, COUNTY shall be entitled to draw against the security for the amount set forth above, plus costs and interest as set out herein. If COUNTY draws against the security and the amount recovered is less than the amount due, COUNTY may maintain an action against DEVELOPER in a court of competent jurisdiction for the difference between any sums obtained and the amount due, plus costs and interest accrued from the due date at the rate of twelve (12) per cent per annum; or, at the option of the COUNTY. the COUNTY may record a document entitled "Notice of Lien" which shall constitute a lien on the property described in Exhibit "A" in the amount stated above. To the extent that the failed security is attributable to an identified parcel or portion of the PLAT, the Notice of Lien, as set forth above, shall be recorded against and apply only to such parcel or portion of the PLAT. The above provisions shall control such lien, except that the provision regarding subordination of mortgages shall not apply. Such lien may be foreclosed or otherwise enforced by the COUNTY by action or suit in equity as for the foreclosure of a mortgage on real property.
- (c) DEVELOPER shall ensure that the security remains valid and in full force and effect until DEVELOPER's obligations are fully satisfied. Expiration of the security prior to DEVELOPER's satisfaction of such obligations, or notice to Broward County that the security will expire or be canceled prior to DEVELOPER's satisfaction of all obligations hereunder, shall constitute a default of this Agreement.
- (d) In the event the COUNTY determines that the security has been canceled or disaffirmed by the issuing institution, COUNTY may record a document entitled "Notice of Lien" which shall constitute a lien on the property described in Exhibit "A" for the outstanding balance or stated portion thereof. To the extent that the disaffirmed security is attributable to an identified parcel or portion of the PLAT, the Notice of Lien, as set forth above, shall be



recorded against and apply only to such parcel or portion of the PLAT. The above provisions shall control such lien, except that the provision regarding subordination of mortgages shall not apply. If the DEVELOPER provides substitute security in a form acceptable to COUNTY, COUNTY shall release the lien.

- (e) In the event COUNTY draws on the security in accordance with the provisions of this Agreement, DEVELOPER shall be responsible for COUNTY's reasonable costs incurred in drawing against the security.
- 8. <u>NOTICES</u>. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Broward County Planning and Redevelopment Division 1 North University Drive, Suite 102A Plantation, Florida 33324

For the DEVELOPER:

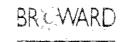
Pulte Home Corporation

3350 Peachtree Road, Northeast Suite 150

Atlanta, GA. 30326

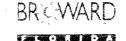
9. <u>RECORDATION.</u> This Agreement shall be recorded in the Public Records of Broward County, Florida, at the DEVELOPER's expense. Recordation of the PLAT shall be an automatic release of the obligations of DEVELOPER set forth herein. COUNTY shall release the security if the PLAT is not recorded when the Improvements are demolished.

- 10. <u>VENUE; CHOICE OF LAW.</u> Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida.
- 11. <u>CHANGES TO FORM AGREEMENT.</u> 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. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
- 12. <u>CAPTIONS AND PARAGRAPH HEADINGS.</u> 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.
- 13. <u>NO WAIVER.</u> No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
- 14. <u>EXHIBITS.</u> All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.
- 15. <u>FURTHER ASSURANCES.</u> The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
- 16. <u>ASSIGNMENT AND ASSUMPTION.</u> DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
- 17. <u>AMENDMENTS.</u> No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the parties to the Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]



IN WITNESS WHEREOF, the parties the respective dates under each signature: B COUNTY COMMISSIONERS, signing by and to execute same by Board action on the DEVELOPER, signing by and through its _ authorized to execute same, and the	ROWARD COUNTY throug I through its Mayor or Vice M day of	h its BOARD OF layor, authorized , 20 ,		
authorized to execute same, and the , duly authorized t	e CITY, signing by ar o execute same.	nd through its		
COU	NTY			
ATTEST:	BROWARD COUNTY, through its BOARD OF COUNTY COMMISSIONERS			
County Administrator, as Ex-	Ву	Mayor		
Officio Clerk of the Board of County Commissioners of Broward County, Florida	day of			
	Approved as to form Office of County Attorney Broward County, Florida Governmental Center, S 115 South Andrews Aver Fort Lauderdale, Florida Telephone: (954) 357-79 Telecopier: (954) 357-69	uite 423 nue 33301 600		
	ByAssistant County Atto	orney		
	day of	, 20		



# CITY (If Property is located within a City)

WITNESSES:		CITY of	<b>4.</b>		
		ByMayor-0	Commissioner		
		day of	, 20		
ATTEST:  City Clerk	By City Manager				
	day of	, 20			
		APPROVED AS TO FO	PRM:		
		By City Attorney			

### **DEVELOPER-CORPORATION/PARTNERSHIP**

Witnesses (if partnership):		
(	Name of Developer (co	rporation/partnership)
	By	
(Signature)	(Signature)	
Print name:	Print name:	
	Title:	
(Signature)		
Print name:		
	day of	, 20
ATTEST (if corporation):		
	(CORPORATE S	SFAL)
(Secretary Signature)	(0011/01/12/2	<i>'</i> L' (L')
Print Name of Secretary:		
ACKNOWLEDGMENT - CORP	ORATION/PARTNERSHIP	
STATE OF )		
) SS	<b>)</b> ,	
COUNTY OF )		
The foregoing instrume	ent was acknowledged before . bv	me this day o as o
	. a corr	poration/partnership, or
behalf of the corporation/ partner	_, by, a corp ership. He or she is:	, -, -, -, -, -, -, -, -, -, -, -, -, -,
personally known to me, or		
produced identification. Typ	e of identification produced	
	NOTARY PUBLI	C·
(Seal)	TO ITALL TO BEI	•
My commission contract	Drint name:	
My commission expires:	Print name:	

BR CWARD

### **EXHIBIT 'A'**

### **LEGAL DESCRIPTION**

### **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 10, 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, 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 AND SAID HILLWOOD SECTION ONE, 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 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 334.54 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. 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., A DISTANCE OF 253.00 FEET; THENCE S.88°18'45"W., 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.

### EXHIBIT "B"

### **LIST OF IMPROVEMENTS**



### HOLD HARMLESS AGREEMENT

	THIS HOLI	D HARMLESS	<b>AGREEM</b>	ENT ("Ag	reement") i	s entered	into this	da	y of
		, 2016 by Hil	lcrest Coun	try Club Li	mited Partne	ership / P	ulte Home	Corporatio	n., a
Florida	corporation	(hereinafter refer	red to as '	"Developer"	), in favor	of the C	CITY OF	HOLLYWO	OD,
<b>FLORI</b>	DA (hereinaft	er referred to as "C	City").						

### WITNESSETH:

WHEREAS, Developer, pursuant to Ordinance PO-2015-33 (LUPA) and Resolution No. R-20XX-XX, (PLAT) was required to hold the City harmless against any claims arising from accidents/incidents as a result of acquiring building permits for models, temporary sales parking lot and sales center for Phase 1 (Executive Golf Course) and demolition and building permits for the construction of the Clubhouse Amenity, as well as the amenities within the Tennis and Bocce Center Parcel, prior to the recordation of the Plat approved in the above-referenced Ordinance and Resolution; and

WHEREAS, Developer does hereby present this Hold Harmless Agreement unto the City as a condition to the issuance of permits and with the understanding that same will not be recorded until such time as Developer applies for the issuance of a Certificate of Occupancy or Completion.

**NOW, THEREFORE**, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed as follows:

- 1. Incorporation of Recitals. The parties acknowledge that they have read and understand the above recitals, that they are true and correct, and they are hereby incorporated herein to this Agreement.
- 2. **Indemnification**. Developer agrees to release, discharge, indemnify, defend and hold harmless City, its employees, agents, officers, and representatives, from and against any and all claims and actions of whatever kind or nature, arising out of or resulting from the approval of Ordinance PO-2015-33, the approval of Ordinance PO-2016-03, the approval of Resolution No. R-20XX-XX, and the issuance of any and all building permits for models, temporary sales parking lot and sales center for Phase 1 (Executive Golf Course) and demolition and building permits for the construction of the Clubhouse Amenity, as well as the amenities within the Tennis and Bocce Center Parcel. Such obligation to indemnify and hold harmless shall continue notwithstanding any negligence or comparative negligence on the part of the City relating to such loss, injury or damage and shall include all costs, expenses and liabilities incurred by the City in connection with any such claim, suit, action, or cause of action, including the investigation thereof and the defense of any action or proceeding brought thereon and any order, judgment or decree which may be entered in any such action or proceeding or as a result thereof. These provisions shall survive the expiration or earlier termination of the use of the lot. Nothing herein shall be construed to affect in any way the City's rights, privileges, and immunities as set forth in Section 768.28, Florida Statutes.
- 2. **Enforcement Costs.** In any proceeding brought to enforce or determine rights and/or obligations under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, court costs and other expenses incurred in connection therewith from the non-prevailing party in addition to any other relief to which the prevailing party may be entitled.
- 3. **Covenant Running with the Land.** This Agreement shall constitute a covenant running with the title to the Subject Property and respective lots and shall remain in full force and effect and be enforceable and binding in a court of law upon the Developer, and its successors, heirs, assigns, transferees and all parties claiming under them until such time as the same is modified or released by the City Manager or his designee, the Director of Planning.

4. Entire Agreement. This Agreement constitutes and represents the entire agreement between the
parties respecting the subject matter herein and supersedes any prior understandings or agreements. This
Agreement shall be governed by Florida law, and the jurisdiction for any claims brought hereunder shall be in
the courts of Broward County, Florida. The provisions of this instrument shall become effective upon the recordation of this Agreement in the Public Records of Broward County, Florida.
IN WITNESS WHEREOF, Developer has caused this Agreement to be duly executed on the day and

year first above written.

	Hillcrest Country Club Limited Partnership / Pulte Home Corporation., a Florida corporation
	Ву:
	Name, President
Printed Name:	
Printed Name:	

## Consent and Dedication Form Authorizing Creation of the Plat Broward County Land Development Code Section 5-189(c)(1)

This is to certify that Hillcrest Country Club,	Limited Partnership is
(are) the owner(s) of the property being	platted as
Hillcrest Country Club South	, and that I (we) have
caused this plat to be created and herek easements illustrated on the plat.	by consent to all of the dedications and
A real estate contract for sale and purch County Commission approval of the plat	
This document is intended to substitute the owner and mortgage holder on the fa	• •
I (we) understand that the plat will not be mortgage holders have duly executed that acknowledgements.	, ,
PROPERTY (	OWNER-INDIVIDUAL
Witnesses:	
(Signature) Print name:	Name of Developer (Individual)
	(Signature)
(Signature)	Print name:
Print name:	Print address:
	day of . 20

ACKNOWLEDGMENT: INDIVIDUAL			
STATE OF )			
COUNTY OF ) SS			
The foregoing instrument was ac	_	d before me this who is	day of
[ ]personally known to me, or [ ]produced identification.		of identificatio	n produced
(Seal)	NOT	TARY PUBLIC:	
(Coa.,)			
	Prin	t name:	
My commission expires:			
DEVELOPER-COR Witnesses (if partnership):		/PARTNERSHIF	_
	Name	of	Developer
(corporation/partnership) (Signature)	ву	(Signature)	
Print name: Pedro Villa	Title: AH	: William Riley	cet
(Signature)	Address:90 Washington,	1 Massachusetts A	venue
(Signature) Print name: 16 bo, b. (6, kdc-c	day c	of April	_, 20 <u>//</u> ,
ATTEST (if corporation):			
(Secretary Signature) Print Name of Secretary:	(CORPOR	ATE SEAL)	

ACKNOV	VLEDGMEN	T: CORPORA	ATION/PA	RTNERSH	<del>IIP</del>	
STATE O	F	) ) SS				
COUNTY	OF	)				
A FIDEM DELAND	ARE LUMUT	instrument wa 20 <u>16</u> by 7 of 60 corporation p. He or she i	HUARE /partners	ST COON	TRY CLUB	, as
	nally known t ced identifica	o me, or ation. Type of	identifica	tion produc	ced	·
(Seal)		Ana Y. Castro commission #FF2399 xpires: May 25, 20 mw.aaronNotary.co	40 19	NOTARY	Y PUBLIC:	
My comm	nission expire	es:		Print har	ne: ANA O	48TRO

## Consent and Dedication Form Authorizing Creation of the Plat Broward County Land Development Code Section 5-189(c)(1)

This is to certify that Hillcrest Country Club,	Limited Partnership	is
(are) the owner(s) of the property being	platted as	
Hillcrest Country Club North caused this plat to be created and here easements illustrated on the plat.	y consent to all of the dedications a	nd
A real estate contract for sale and purch County Commission approval of the pla		
This document is intended to substitute the owner and mortgage holder on the f		by
I (we) understand that the plat will not b mortgage holders have duly executed the acknowledgements.		
PROPERTY	OWNER-INDIVIDUAL	
Witnesses:		
(Signature) Print name:	Name of Developer (Individual)	
(0):	(Signature)	
Signature) Print name:	Print name:Print address:	
	day of, 20	

ACKNOWLEDGMENT: INDIVIDUAL	
STATE OF )	
COUNTY OF )	
The foregoing instrument was a , by	
(Seal)	NOTARY PUBLIC:
	Print name:
My commission expires:	
DEVELOPER-COP	RPORATION/PARTNERSHIP
Witnesses (if partnership):	Hillcrest Country Club, Limited Partnership  Name of Developer
(corporation/partnership)	
(Şignature)	By (Signature)
Print name: Reserville	Print name: William Riley
(Signature) Print name: Robert Corteduc	Title: W. N. le, Attorney in - Fist Address: 901 Massachusetts Avenue Washington, DC 2001  21 day of April , 2016
ATTEST (if corporation):	
(Secretary Signature) Print Name of Secretary:	(CORPORATE SEAL)

### ACKNOWLEDGMENT: CORPORATION/PARTNERSHIP

STATE OF	)				
COUNTY OF	) SS )				
APPIL ATTORNEY IN FA	ng instrument was ack , 20 <i><u>llo</u> by <u>Will</u>  of <u>Hull</u></i>	LIAM W. RILEY NEST COUNTRY	ILUB	,	as a
corporation/partners	corporation/partr ship. He or she is:	nership, on	behalf	of	the
[ /]personally know [ ]produced identi	n to me, or fication. Type of ident	ification produced			
A A	Ana Y. Castro commission aff223940	NOTARY PU	JBLIC:		
(Seal)	EXPIRES: May 25, 2019 www.aaronnotary.com	- The sales		pare: *	
My commission exp	oires:	Print name:	ANA CI	18TRO	,