

RESOLUTION NO. R-2016-139

(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 TRI-PARTY 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:

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

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


Section 3: 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

Section 4: 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.

Section 5: 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

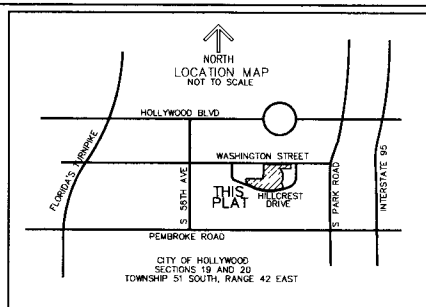
APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

 *DR*
JEFFREY C. SHEFFEL, CITY ATTORNEY

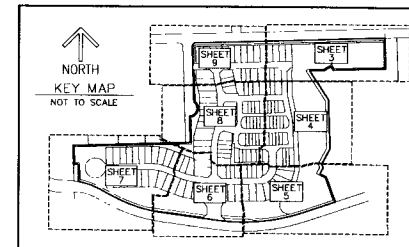
HILLCREST COUNTRY CLUB NORTH

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

PLAT BOOK _____ PAGE _____
SHEET 1 OF 9



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7000 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591



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 383.50 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 07°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 318.78 FEET, THENCE S 27°38'30"W, A DISTANCE OF 108.80 FEET, THENCE S 19°28'37"E, A DISTANCE OF 27.28 FEET, THENCE S 27°38'30"W, A DISTANCE OF 41.90 FEET, THENCE S 62°22'30"E, A DISTANCE OF 45.19 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°33'23"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°51'51", THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 361.27 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 838.45 FEET AND A CENTRAL ANGLE OF 20°00'00", THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 335.77 FEET, THENCE N 81°43'28"W, ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 489.65 FEET AND A CENTRAL ANGLE OF 17°45'57", THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 145.40 FEET, THENCE N 01°43'28"W, A DISTANCE OF 112.00 FEET, THENCE S 88°16'34"W, A DISTANCE OF 20.91 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID BLOCK 9, THENCE N 01°43'28"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°00'00", 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 583.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,326,136 SQUARE FEET OR 30.4459 ACRES MORE OR LESS

DEDICATION

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

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

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

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

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

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

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

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

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

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

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS _____ DAY OF _____, 201__.

WITNESS
PRINT NAME _____
WITNESS
PRINT NAME _____
WITNESS
PRINT NAME _____
WITNESS
PRINT NAME _____

PULTE HOME CORPORATION
A MICHIGAN CORPORATION

BY: CHRIS HASTY
VICE PRESIDENT

DATE _____

DAVID P. LINDLEY,
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5505
CAULFIELD AND WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NUMBER 3591
7000 GLADES ROAD SUITE 100
BOCA RATON, FL 33434

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

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

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 201__.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

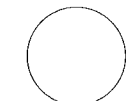
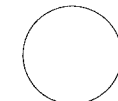
COMMISSION NUMBER _____

PRINT NAME _____

PULTE HOME CORPORATION

PULTE HOME CORPORATION
NOTARY

SURVEYOR



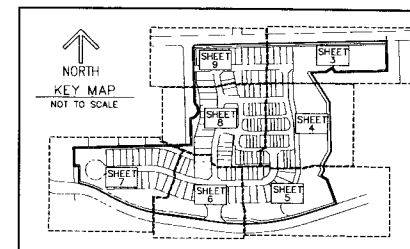
THIS INSTRUMENT PREPARED BY
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HILLCREST COUNTRY CLUB NORTH

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,
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PLAT BOOK _____ PAGE _____
SHEET 2 OF 9



CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION _____, ADOPTED THIS _____ DAY OF _____, 201____, AND BY SAID RESOLUTION THE ADDITIONAL RIGHT-OF-WAY, UTILITY EASEMENTS, BUS STOP EASEMENT AND EMERGENCY ACCESS EASEMENT AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

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

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST _____ APPROVED _____
CITY CLERK CITY ENGINEER

APPROVED BY _____
MAYOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS _____ DAY OF _____, 201____.

BY _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201____.

BY _____
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 201____, AND
RECORDED IN PLAT BOOK _____ PAGES _____ THROUGH _____ RECORD VERIFIED

ATTEST BERtha HENRY
COUNTY ADMINISTRATOR BY _____
DEPUTY

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201____ A.D.

ATTEST BERtha HENRY
COUNTY ADMINISTRATOR BY _____
DEPUTY

BY _____
MAYOR
COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

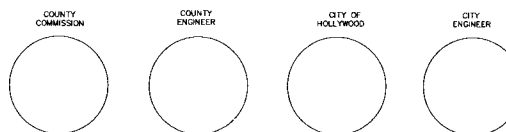
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY RICHARD TORNESE, DATE _____ BY ROBERT D. LEGG, JR. DATE _____
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. LS 4030
REGISTRATION NO. 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201____.

BY _____
DIRECTOR/DESIGNEE



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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SURVEYORS - ENGINEERS - PLANNERS
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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,
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PLAT BOOK _____ PAGE _____
SHEET 3 OF 9

SURVEYOR'S NOTES

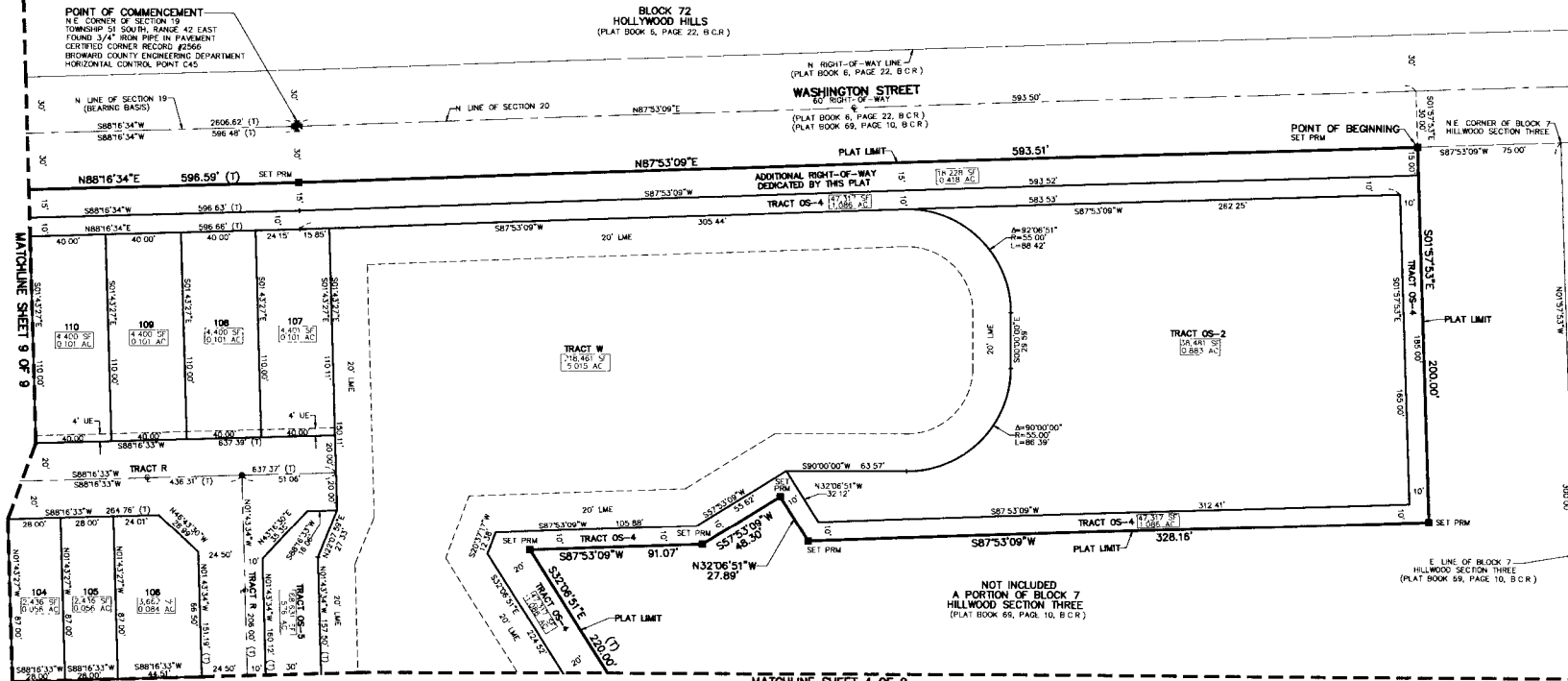
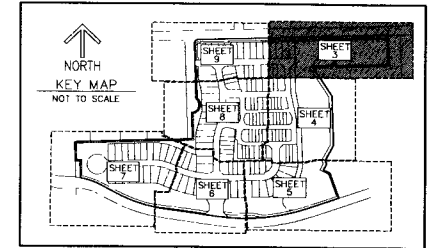
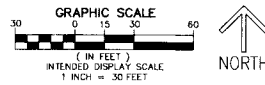
1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND WILL BE NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THIS PLAT IS RESTRICTED TO 87 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS.
3. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IV, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
4. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 10 D.1.F. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR

IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 88°16'34"W ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED GPS OBSERVATIONS.
7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES, PLATED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS STATED OTHERWISE.

LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C - CENTERLINE
- O.R.B. - OFFICIAL RECORDS BOOK
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- (R) - RADIAL LINE
- SF - SQUARE FEET
- (T) - TOTAL
- LME - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- - PERMANENT CONTROL POINT
- - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM (LB359) UNLESS OTHERWISE NOTED
- - INDICATES NAIL AND DISK
- - INDICATES SECTION CORNER
- ⊙ - INDICATES 1/4 SECTION CORNER



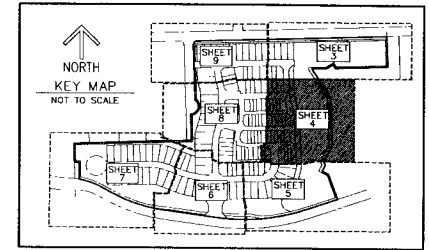
MATCHLINE SHEET 4 OF 9

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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SURVEYORS - ENGINEERS - PLANNERS
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HILLCREST COUNTRY CLUB NORTH

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PLAT BOOK PAGE
SHEET 4 OF 9

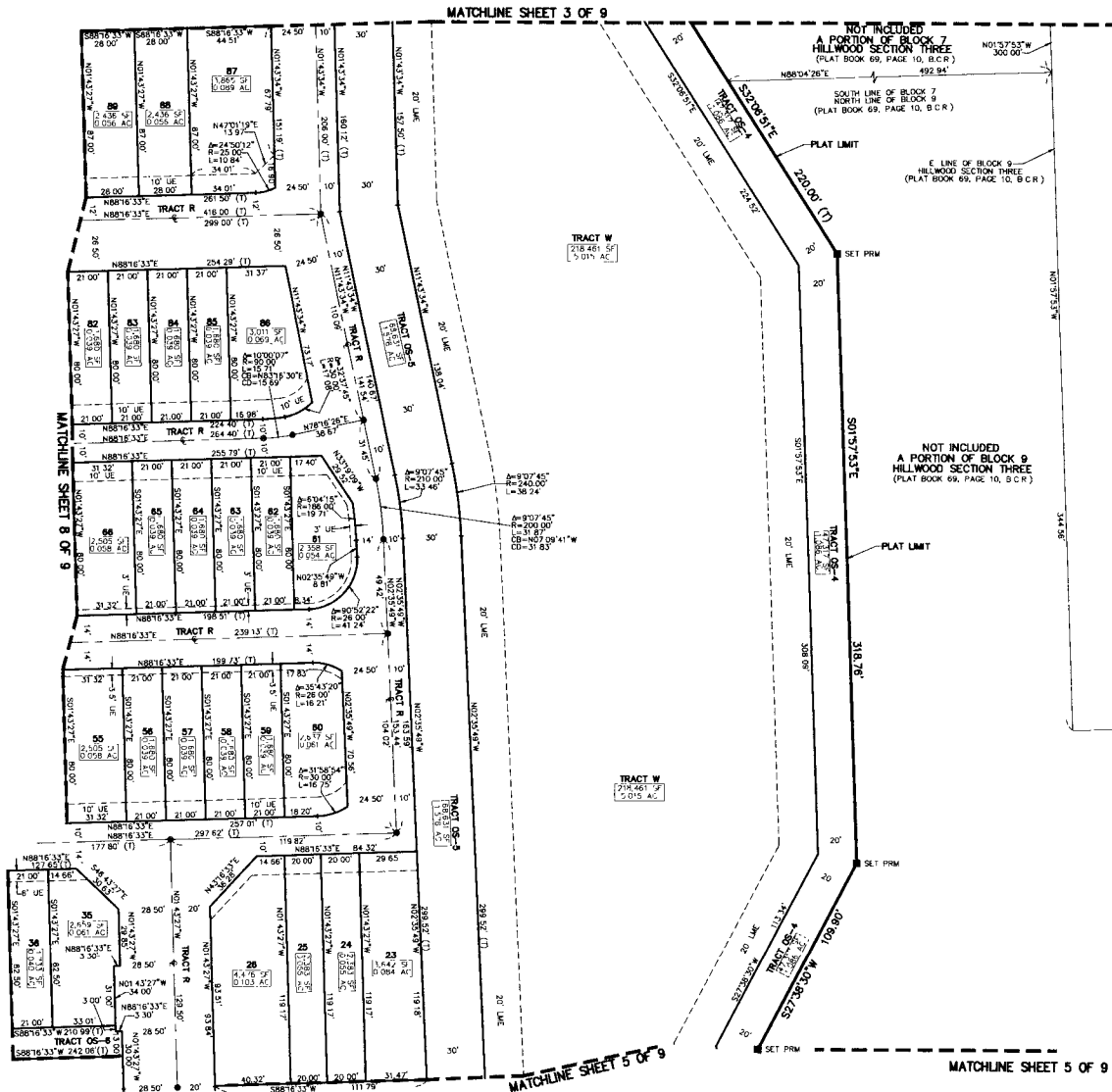


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- L - ARC LENGTH
- R - RADIUS
- (R) - RADIAL LINE
- SF - SQUARE FEET
- (T) - TOTAL
- LME - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- PM - PERMANENT CONTROL POINT
- PM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PM L3591
- UNLESS OTHERWISE NOTED
- INDICATES NAIL AND DISK
- INDICATES SECTION CORNER
- ✱ INDICATES 1/4 SECTION CORNER

SURVEYOR'S NOTES

- 1 "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETECTION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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- 6 BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 88°14'41"W ALONG THE NORTH LINE OF SECTION 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.
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- 8 LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.

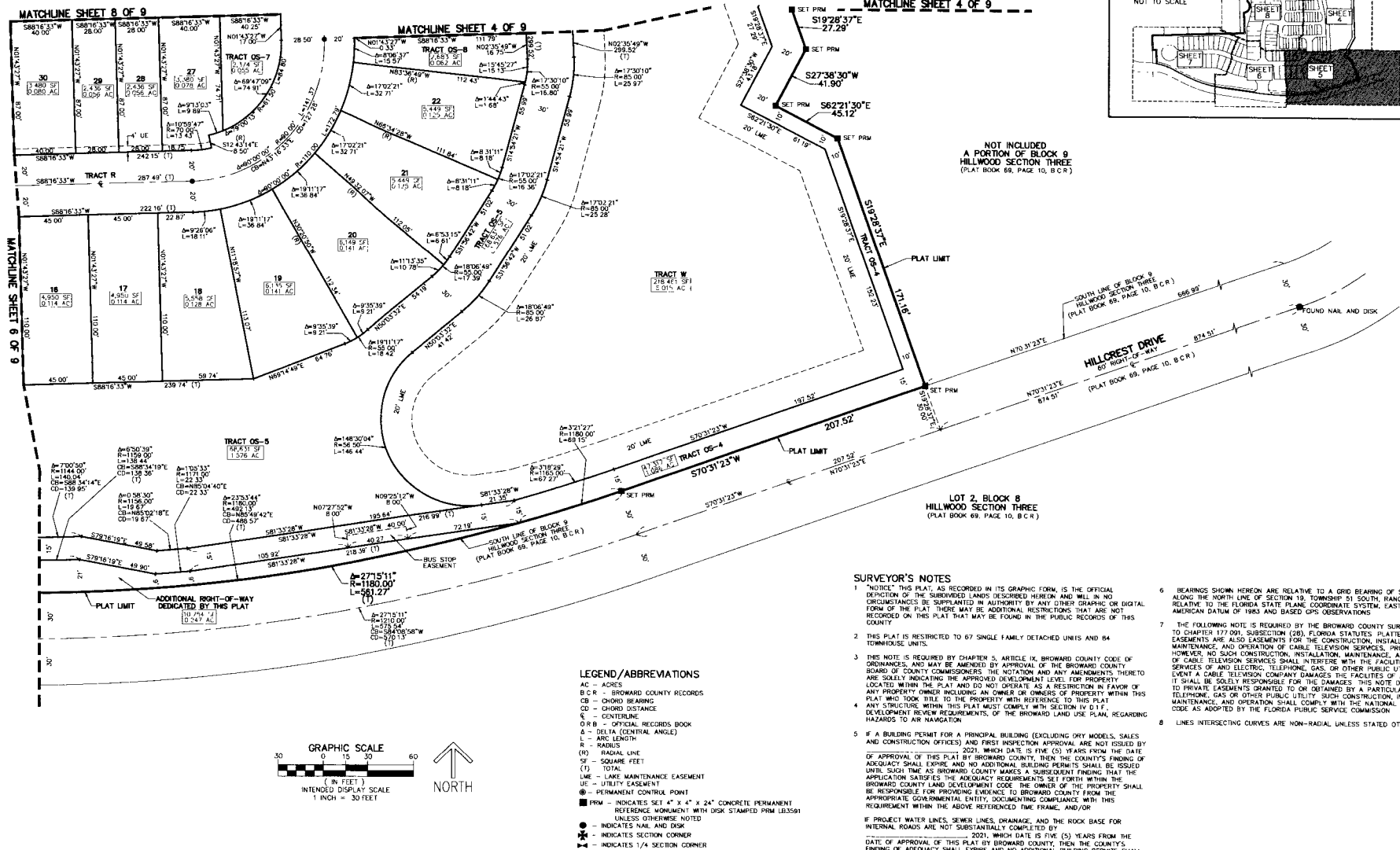
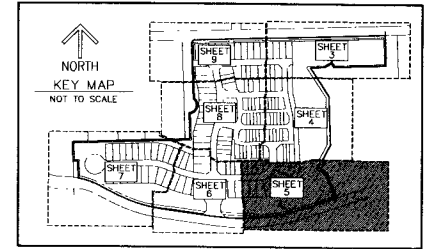


THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7000 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB NORTH

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

PLAT BOOK _____ PAGE _____
SHEET 5 OF 9



SURVEYOR'S NOTES

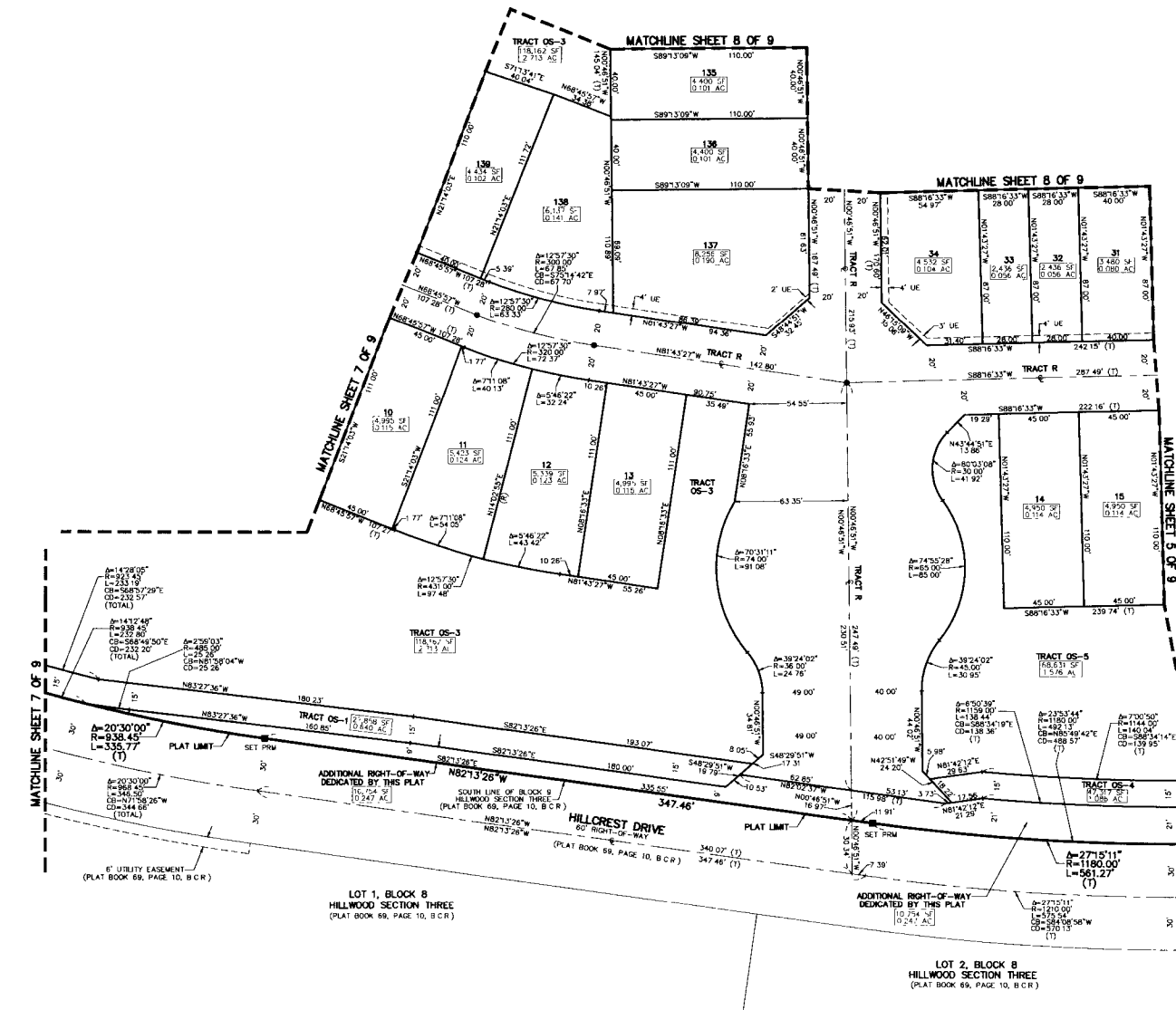
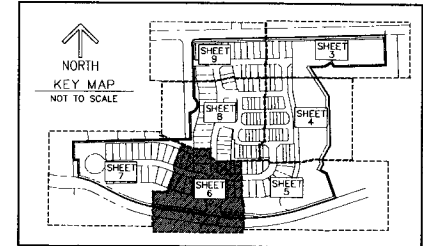
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- Lines intersecting curves are non-radial, unless stated otherwise.

THIS INSTRUMENT PREPARED BY
DAVID P. UNDEY
OF
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OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB NORTH

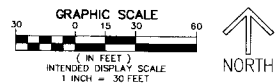
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PLAT BOOK _____ PAGE _____
SHEET 6 OF 9



LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
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SURVEYOR'S NOTES

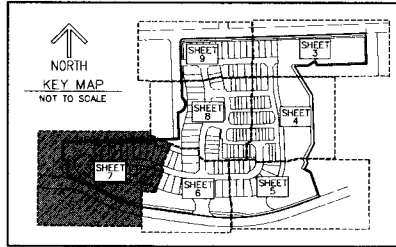
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THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
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HILLCREST COUNTRY CLUB NORTH

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PLAT BOOK _____ PAGE _____
SHEET 7 OF 9



**BLOCK 6
HILLWOOD SECTION THREE
(PLAT BOOK 69, PAGE 10, B.C.R.)**

**WEST LINE OF BLOCK 9
HILLWOOD SECTION THREE
(PLAT BOOK 69, PAGE 10, B.C.R.)**

**HILLCREST DRIVE
(PLAT BOOK 60, PAGE 28, B.C.R.)
(PLAT BOOK 69, PAGE 10, B.C.R.)**

**PARCEL A
HILLWOOD SECTION ONE
(PLAT BOOK 60, PAGE 28, B.C.R.)**

**PARCEL 4
TALLWOOD AMENDED
(PLAT BOOK 64, PAGE 39, B.C.R.)**

**PARCEL 5
TALLWOOD AMENDED
(PLAT BOOK 64, PAGE 39, B.C.R.)**

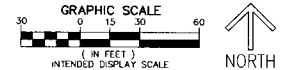
**PARCEL 8
TALLWOOD AMENDED
(PLAT BOOK 64, PAGE 39, B.C.R.)**

SURVEYOR'S NOTES

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- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.

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



LEGEND/ABBREVIATIONS

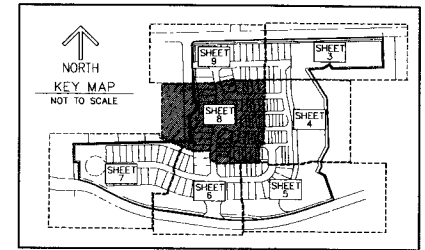
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- INDICATES 1/4 SECTION CORNER

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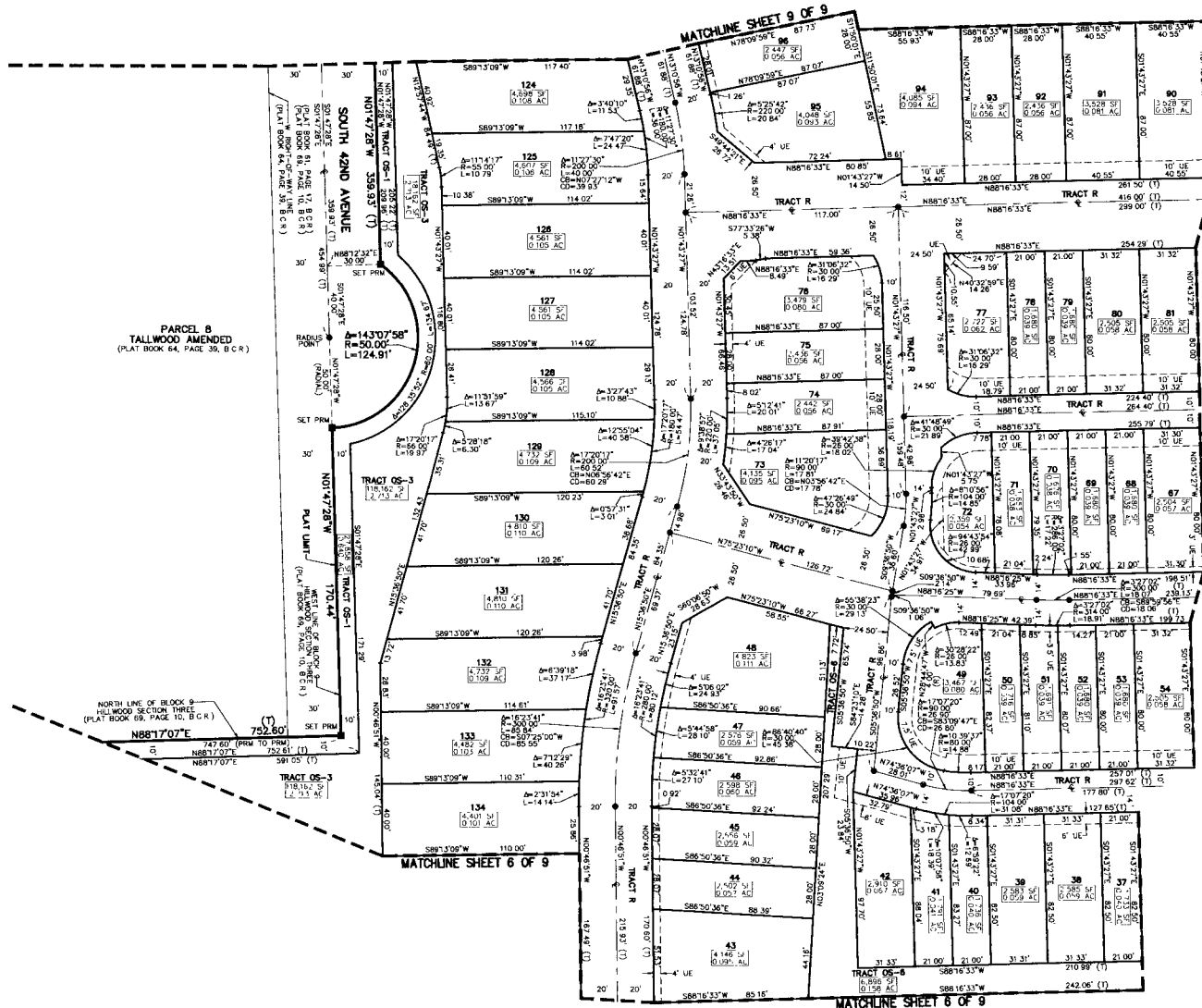
PLAT BOOK PAGE
SHEET 8 OF 9



LEGEND/ABBREVIATIONS

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- - INDICATES MAIL AND DISK
- - INDICATES SECTION CORNER
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GRAPHIC SCALE
(IN FEET)
0 15 30 60
INTENDED DISPLAY SCALE
1 INCH = 30 FEET



SURVEYOR'S NOTES

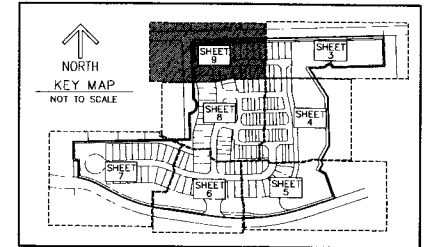
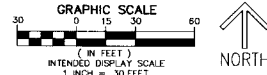
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2. THIS PLAT IS RESTRICTED TO 67 SINGLE FAMILY DETACHED UNITS AND 84 TOWNHOUSE UNITS.
3. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREON ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
4. 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.
5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 88°16'34"W ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON QPS OBSERVATIONS.
7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.

THIS INSTRUMENT PREPARED BY
DAVID P. UNDELY
OF
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 NORTH

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

PLAT BOOK _____ PAGE
SHEET 9 OF 9

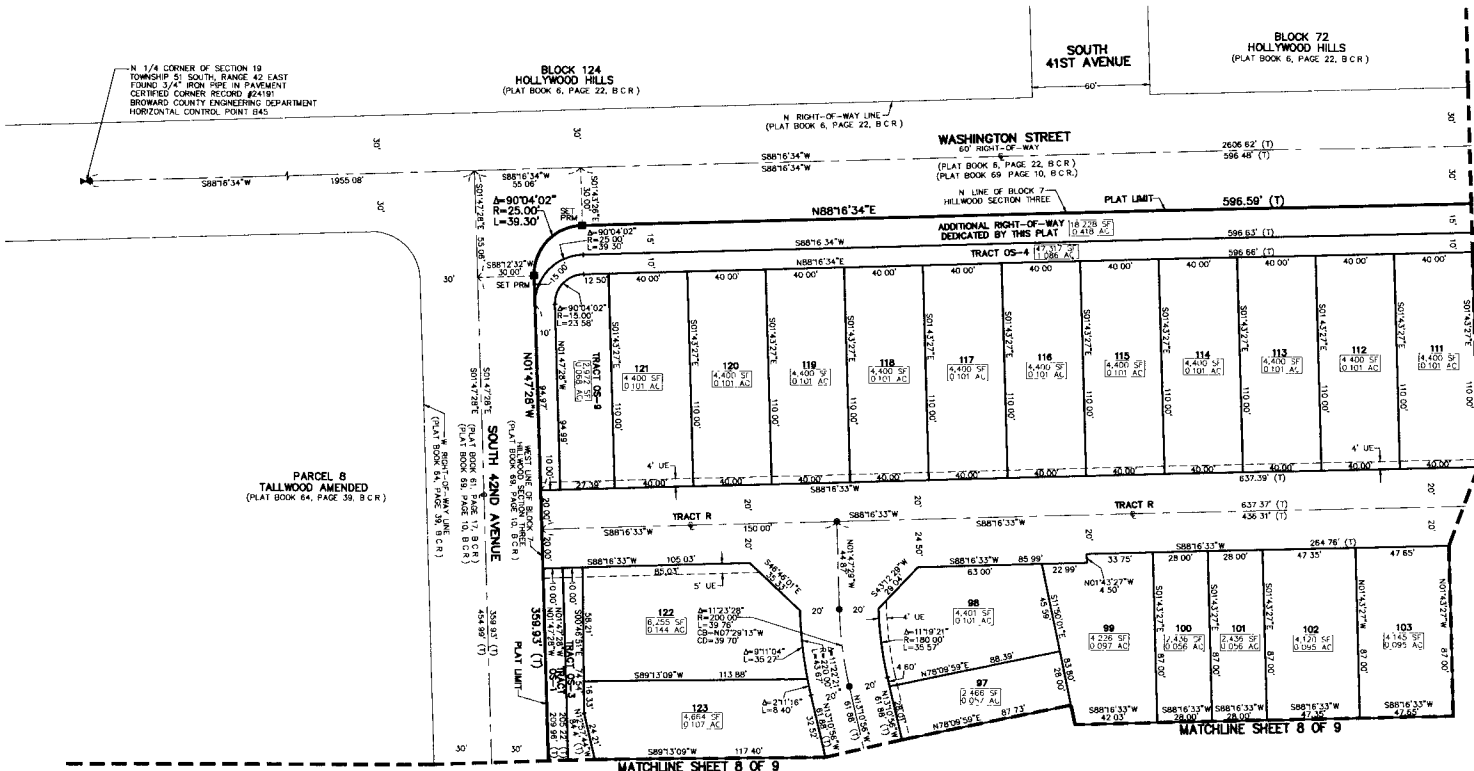


LEGEND/ABBREVIATIONS

- AC - ACRE
- B.C.R. - BROWARD COUNTY RECORDS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C - CENTERLINE
- D.N.R. - DEPARTMENT OF NATURE RESOURCES
- A - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- (R) - RADIAL LINE
- SF - SQUARE FEET
- T - TOTAL
- LME - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- PC - PERMANENT CONTROL POINT
- PRM - INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM 183591 UNLESS OTHERWISE NOTED
- - INDICATES NAIL AND DISK
- - INDICATES SECTION CORNER
- 1/4 - INDICATES 1/4 SECTION CORNER

SURVEYOR'S NOTES

- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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- IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
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- ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.



A key map of the study area, showing numbered locations 1 through 20. The map includes a north arrow pointing upwards and the text "KEY MAP NOT TO SCALE".

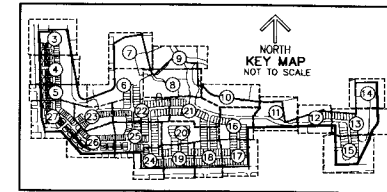


THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

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 2 OF 27



CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION _____, ADOPTED THIS _____ DAY OF _____, 201____, AND BY SAID RESOLUTION THE ADDITIONAL RIGHT-OF-WAY, UTILITY EASEMENTS, EMERGENCY ACCESS EASEMENT AND BUS STOP EASEMENT AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

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

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST _____ APPROVED _____
CITY CLERK CITY ENGINEER

APPROVED BY _____
MAYOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS _____ DAY OF _____, 201____.

BY _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201____.

BY _____
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 201____, AND RECORDED IN PLAT BOOK _____ PAGES _____ THROUGH _____ RECORD VERIFIED

ATTEST BERTHA HENRY
COUNTY ADMINISTRATOR BY _____
DEPUTY

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201____, A.D.

ATTEST BERTHA HENRY
COUNTY ADMINISTRATOR BY _____
DEPUTY

BY _____
MAYOR
COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

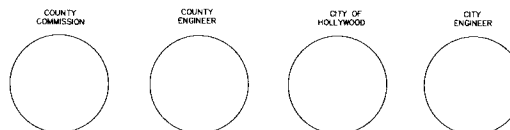
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION

BY RICHARD TORNESE, DATE _____ BY ROBERT P. LEGG, JR. DATE _____
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. LS 4030
REGISTRATION NO. 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201____.

BY _____
DIRECTOR/DESIGNEE



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7800 GLADES ROAD, SUITE 100
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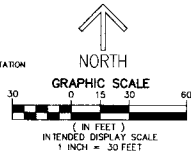
HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,
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LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 27

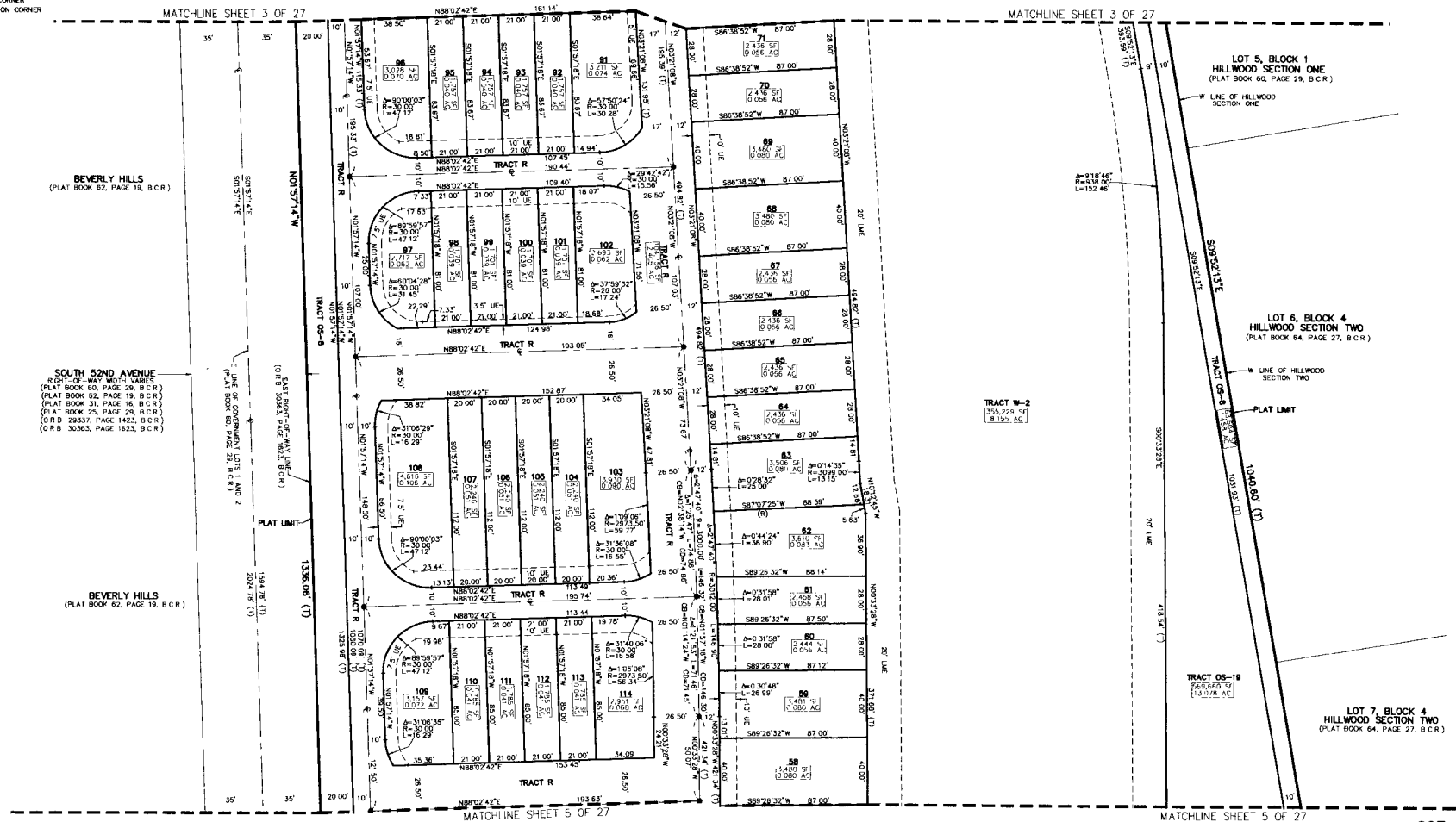
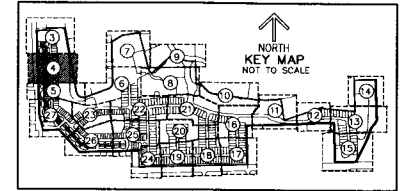
LEGEND/ABBREVIATIONS

AC - ACRES
B.C.R. - BROWARD COUNTY RECORDS
CB - CHORD BEARING
CD - CHORD DISTANCE
CE - CENTERLINE
DE - DRAINAGE EASEMENT
DOT-FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B. - OFFICIAL RECORDS BOOK
L - ARC LENGTH
R - RADIUS
(R) - RADIAL LINE
SF - SQUARE FEET
(T) - TOTAL
LME - LAKE MAINTENANCE EASEMENT
UE - UTILITY EASEMENT
--- INVA. - NON-VEHICULAR ACCESS LINE
--- INVA. - INDICATES PERMANENT CONTROL POINT
--- INVA. - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED
--- INVA. - INDICATES SECTION CORNER
--- INVA. - INDICATES 1/4 SECTION CORNER



SURVEYOR'S NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
- THIS NOTE IS REQUIRED BY CHAPTER 177, ARTICLE 10, SECTION 1, F.S. AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER ON OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
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- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.



007-MP-16

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)382-1891 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

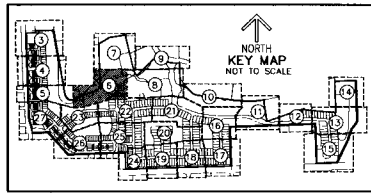
HILLCREST COUNTRY CLUB SOUTH

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PLAT BOOK _____ PAGE _____
SHEET 6 OF 27

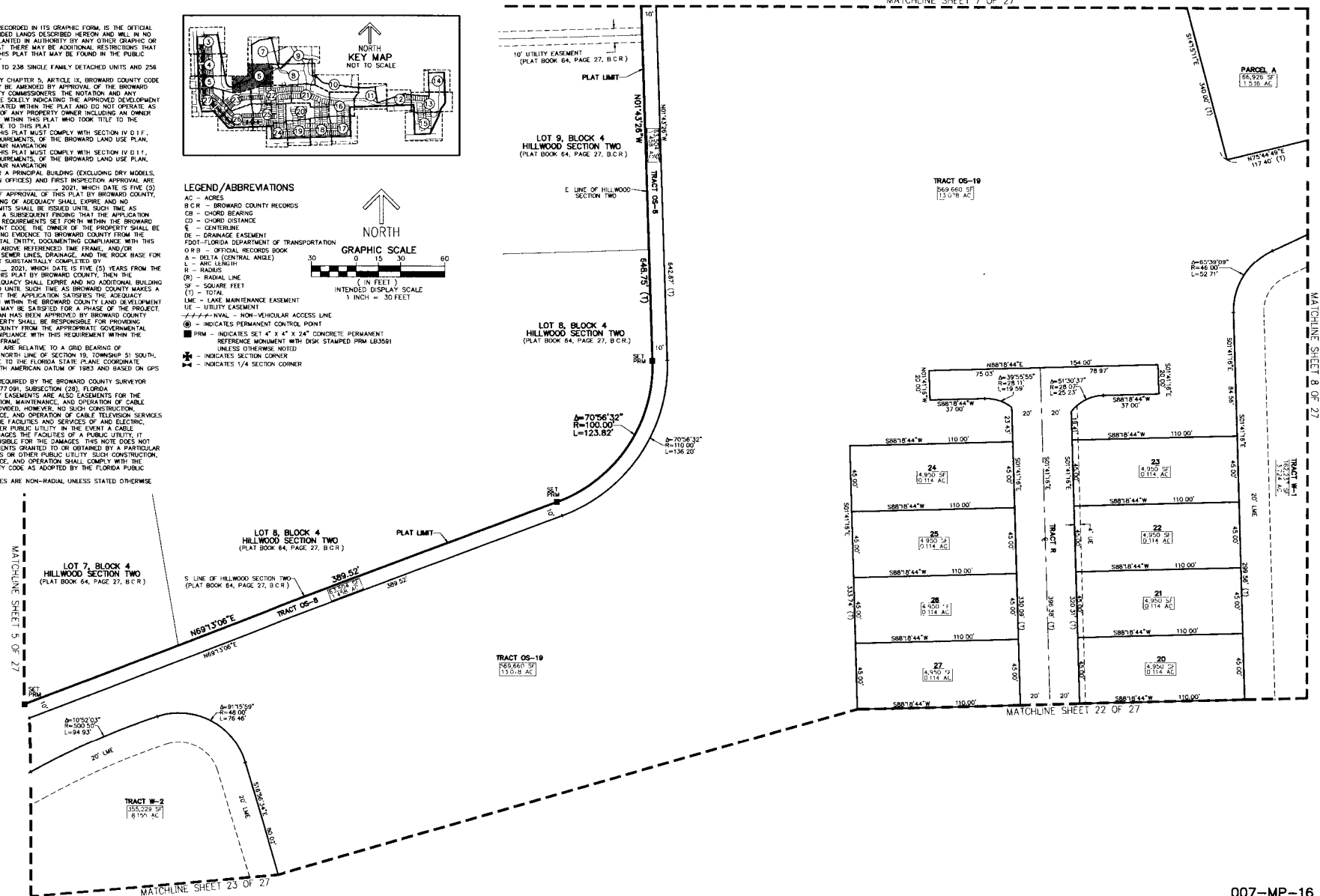
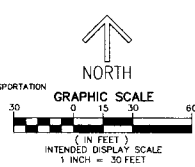
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- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES PLATED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- UNITS INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.



LEGEND/ABBREVIATIONS

- AC — ACRES
B.C.R. — BROWARD COUNTY RECORDS
CB — CHORD BEARING
CD — CHORD DISTANCE
C — CENTERLINE
DE — DRAINAGE EASEMENT
FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B. — OFFICIAL RECORDS BOOK
A — DELTA (CENTRAL ANGLE)
L — ARC LENGTH
R — RADIUS
RL — RADIAL LINE
SF — SQUARE FEET
(T) — TOTAL
LME — LAKE MAINTENANCE EASEMENT
UE — UTILITY EASEMENT
+ + + + NVAL — NON-VEHICULAR ACCESS LINE
⊙ — INDICATES PERMANENT CONTROL POINT
■ — INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED
✱ — INDICATES SECTION CORNER
✱ — INDICATES 1/4 SECTION CORNER



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. 1B 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

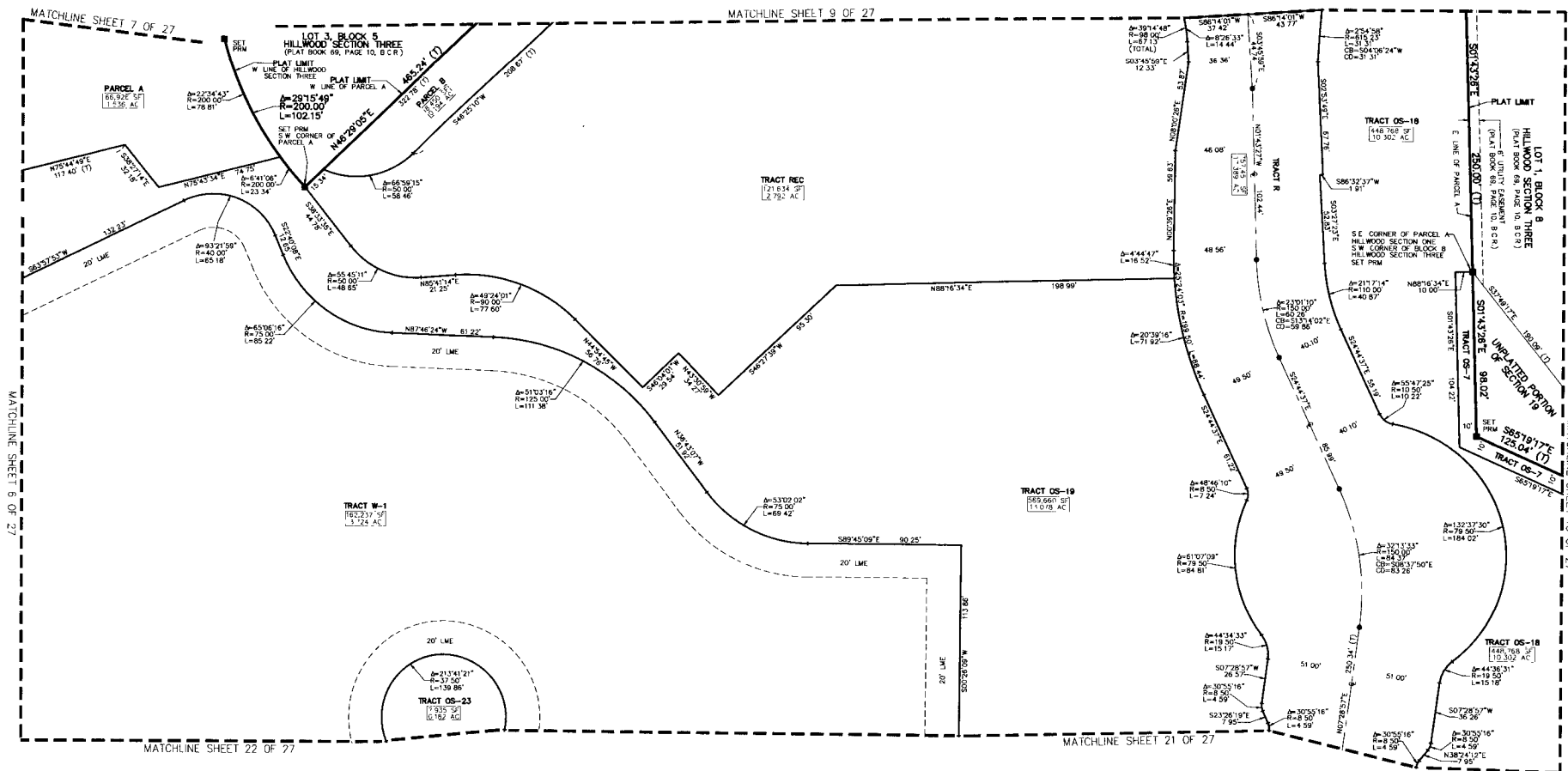
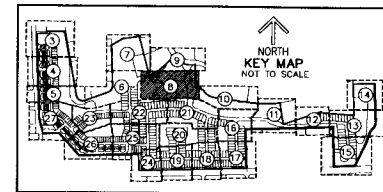
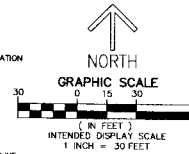
PLAT BOOK _____ PAGE
SHEET 8 OF 27

SURVEYOR'S NOTES

- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE RECORDS OF THE BROWARD COUNTY CLERK'S OFFICE."
- THIS PLAT IS RESTRICTED TO 208 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
- THESE UNITS SHALL BE CONVEYED TO THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COVENANTS AND COMMUNITARIANS. THE NOTATION AND ANY AMENDMENTS THEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT; AND DO NOT CONSTITUTE A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER HAVING AN OTHER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION V D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD LAND USE PLAN, REGARDING HAZARDS TO AIR QUALITY.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DYKE WALLS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THE BROWARD COUNTY DEPARTMENT OF PERMITS AND INSPECTIONS PRIOR TO THE EXPIRATION DATE OF THE PLAT, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS OR INSPECTIONS SHALL BE GRANTED UNTIL SUCH CONSTRUCTION HAS BEEN COMPLETED. THE ADVERSE EFFECTS OF THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING FOR OVERCROWDING.
- IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY _____, 2021, WHOM DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE GRANTED UNTIL SUCH CONSTRUCTION HAS BEEN COMPLETED. THE ADVERSE EFFECTS OF THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE, THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE COUNTY ENGINEER SHALL REVIEW THE PHASING PLAN AND THE PHASING PLAN SHALL BE SUBJECT TO THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE MENTIONED TIME FRAME.
- THE FOLLOWING NOTICE RELATIVE TO A GRID BEARING OF S 89°16'34"E ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM:
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.09, SUBSECTION (2)(B), FLORIDA STATUTES PLATTED UTILITY EASEMENTS ARE ALSO REQUIRED BY THE TELEPHONE COMPANIES TO MAINTAIN ACCESS TO THEIR FACILITIES AND SERVICES AND ELECTRIC, TELEPHONE, GAS, OR OTHER UTILITIES. IT IS THE POLICY OF THE COUNTY TO MAINTAIN ACCESS TO THESE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE INTERFERENCES GRANTED TO OR OBTAINED BY A PARTY HOLDING SUCH RIGHTS. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND / ABBREVIATIONS

AC - ACRES
BCR - BERNARD COUNTY RECORDS
CB - CHORD BEARING
CD - CHORD DISTANCE
CE - CENTERLINE
DE - DRAINAGE EASEMENT
FD - FLORIDA DEPARTMENT OF TRANSPORTATION
FOB - OFFICIAL RECORDS BOOK
A - DELTA (CENTRAL ANGLE)
L - LINE LENGTH
R - RADIUS
RL - RADIAL LINE
SF - SQUARE FEET
(1) - 30' x 30'
L - LINE, LAKE, MAINTENANCE EASEMENT
U - UTILITY EASEMENT
H - HIGHWAY NON-VEHICULAR ACCESS LINE
(P) - INDICATES PERMANENT CONTROL POINT
PM - INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM 183591
UNLESS OTHERWISE NOTED.
- INDICATES SECTION CORNER
- INDICATES 1/4 SECTION CORNER



THIS INSTRUMENT PREPARED BY
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HILLCREST COUNTRY CLUB SOUTH

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AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
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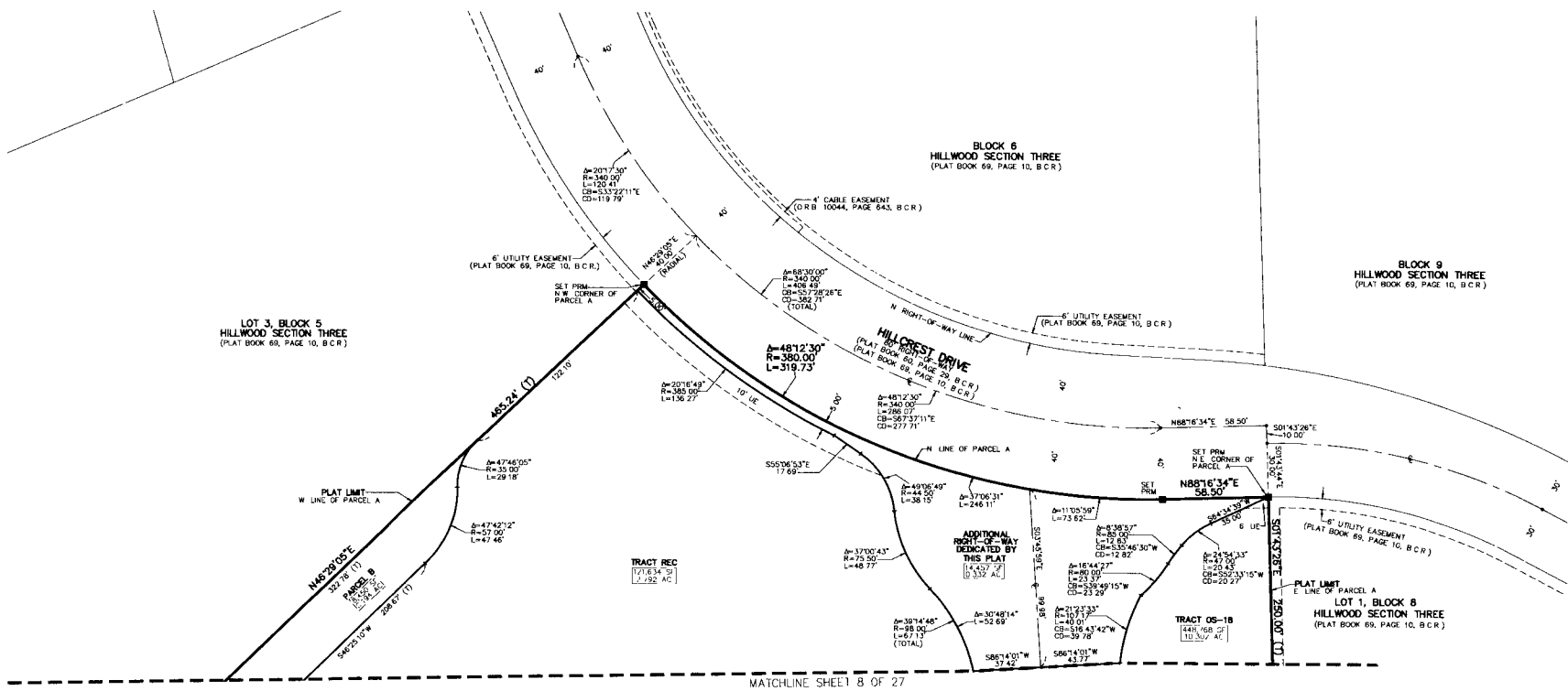
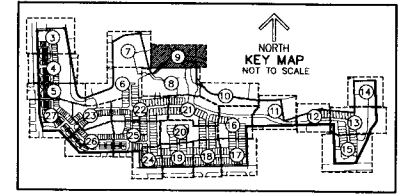
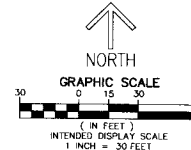
PLAT BOOK _____ PAGE _____
SHEET 9 OF 27

SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THIS PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
3. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
4. 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.
5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 88°16'34"W ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.
7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 177.001, SUBSECTION (28), FLORIDA STATUTES. PLATED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.

LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CD - CHORD BEARING
- CD - CHORD DISTANCE
- CE - CENTERLINE
- DE - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. - OFFICIAL RECORDS BOOK
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- (R) - RADIAL LINE
- SF - SQUARE FEET
- (T) - TOTAL
- LM - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- VAL - NON-VEHICULAR ACCESS LINE
- - INDICATES PERMANENT CONTROL POINT
- - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM 183591 UNLESS OTHERWISE NOTED
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER



THIS INSTRUMENT PREPARED BY
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HILLCREST COUNTRY CLUB SOUTH

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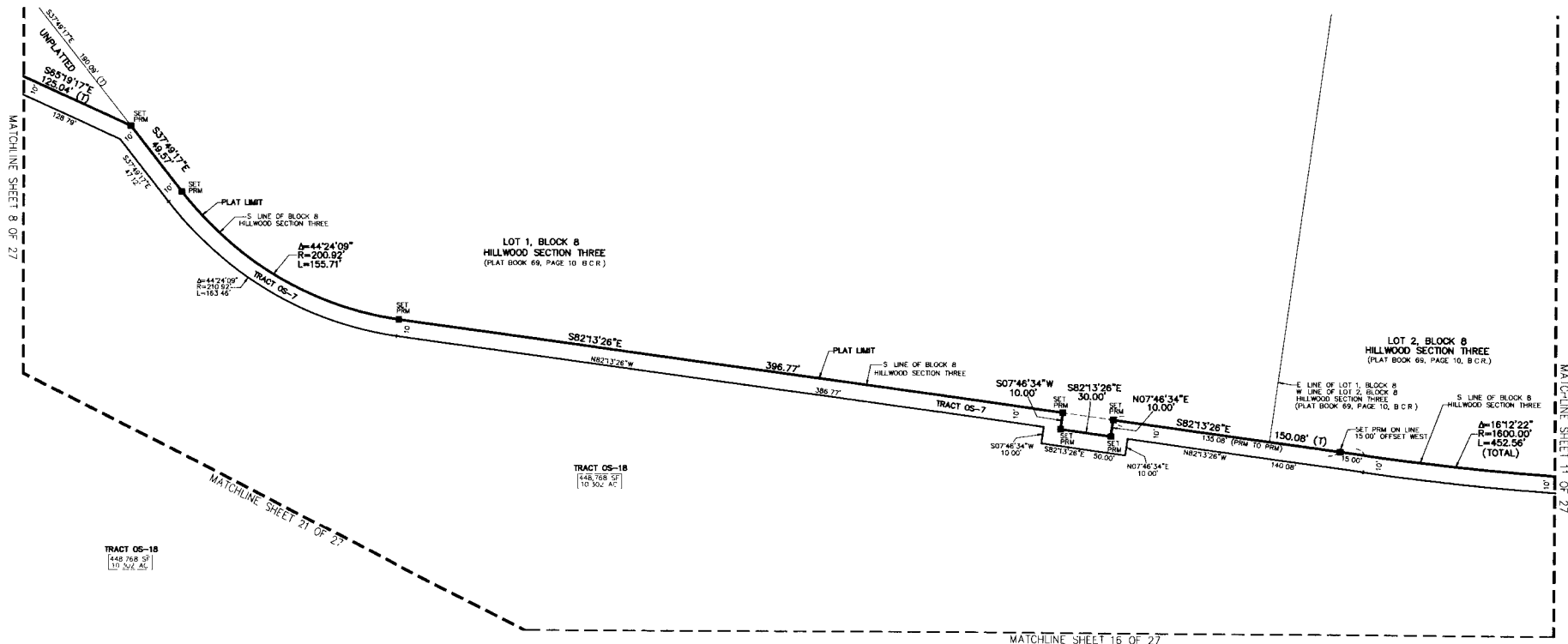
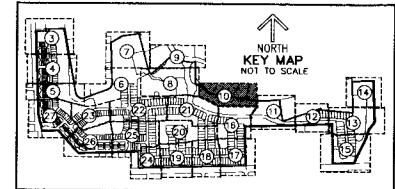
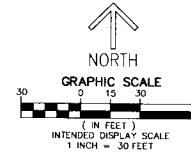
PLAT BOOK _____ PAGE _____
SHEET 10 OF 27

SURVEYOR'S NOTES

- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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✱ - INDICATES SECTION CORNER
⊞ - INDICATES 1/4 SECTION CORNER

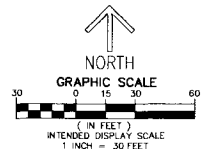
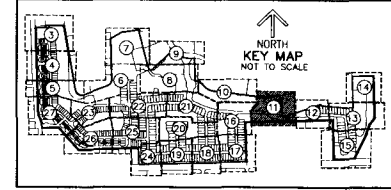
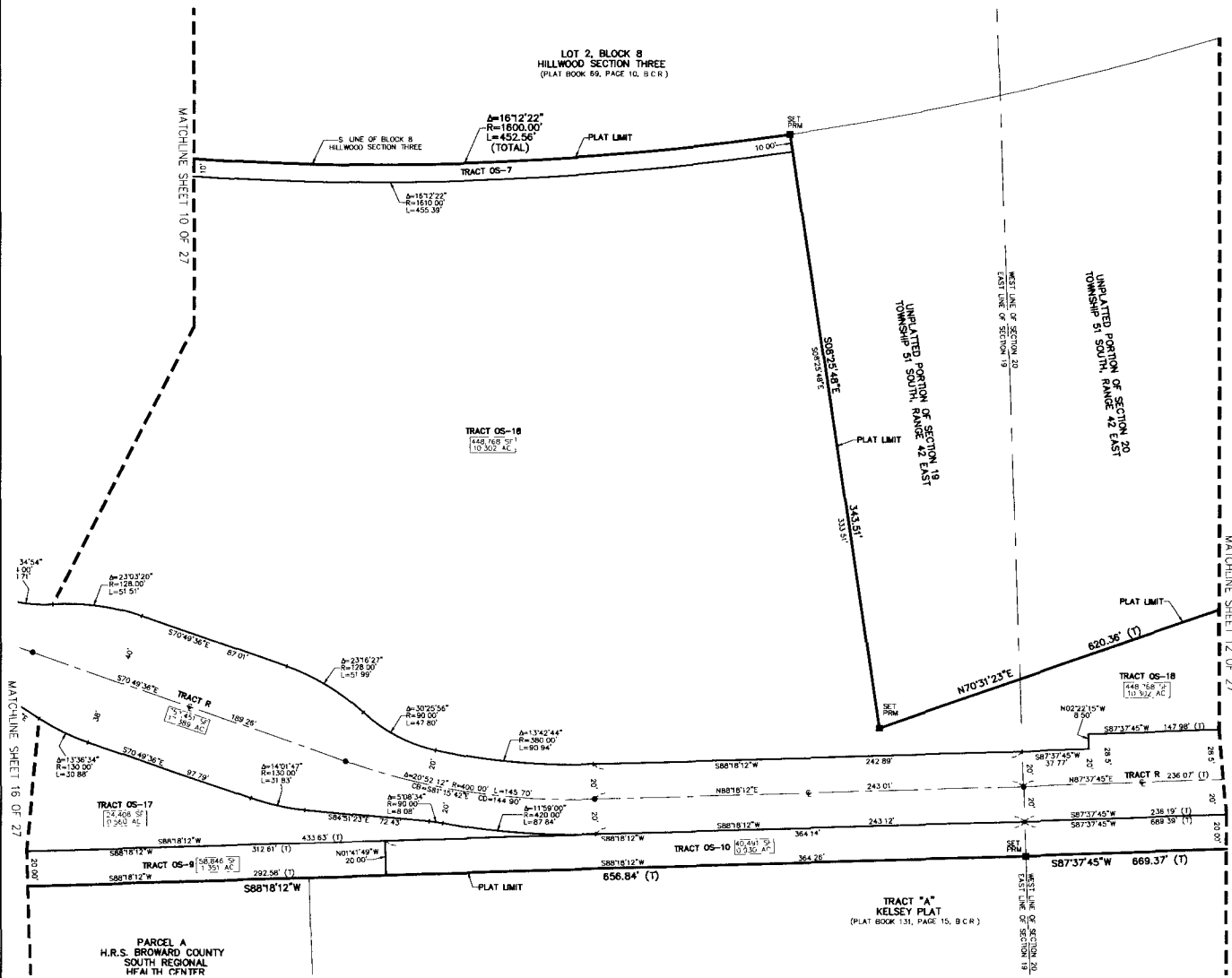


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PLAT BOOK _____ PAGE _____
SHEET 11 OF 27



- LEGEND/ABBREVIATIONS**
- AC - ACRES
 - B.C.R. - BROWARD COUNTY RECORDS
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - C - CENTURINE
 - DE - DRAINAGE EASEMENT
 - FOOT-FLORIDA DEPARTMENT OF TRANSPORTATION
 - G.W.B. - OFFICIAL RECORDS BOOK
 - A - DELTA (CENTRAL ANGLE)
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 - LM - LAKE MAINTENANCE EASEMENT
 - UE - UTILITY EASEMENT
 - NVAL --- NON-VEHICULAR ACCESS LINE
 - INDICATES PERMANENT CONTROL POINT
 - PRM - INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM 183591 UNLESS OTHERWISE NOTED
 - INDICATES SECTION CORNER
 - INDICATES 1/4 SECTION CORNER

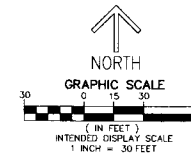
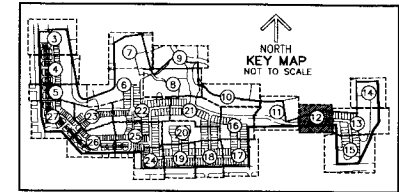
- SURVEYOR'S NOTES**
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THIS PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
 - THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO HOLD TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
 - ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
 - IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE PROJECT SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE PROJECT SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 89°34'34" W ALONG THE NORTH LINE OF SECTION 51, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.
 - THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177, F.S., SUBSECTION (2)(b), FLORIDA STATUTES PLATED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1891 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

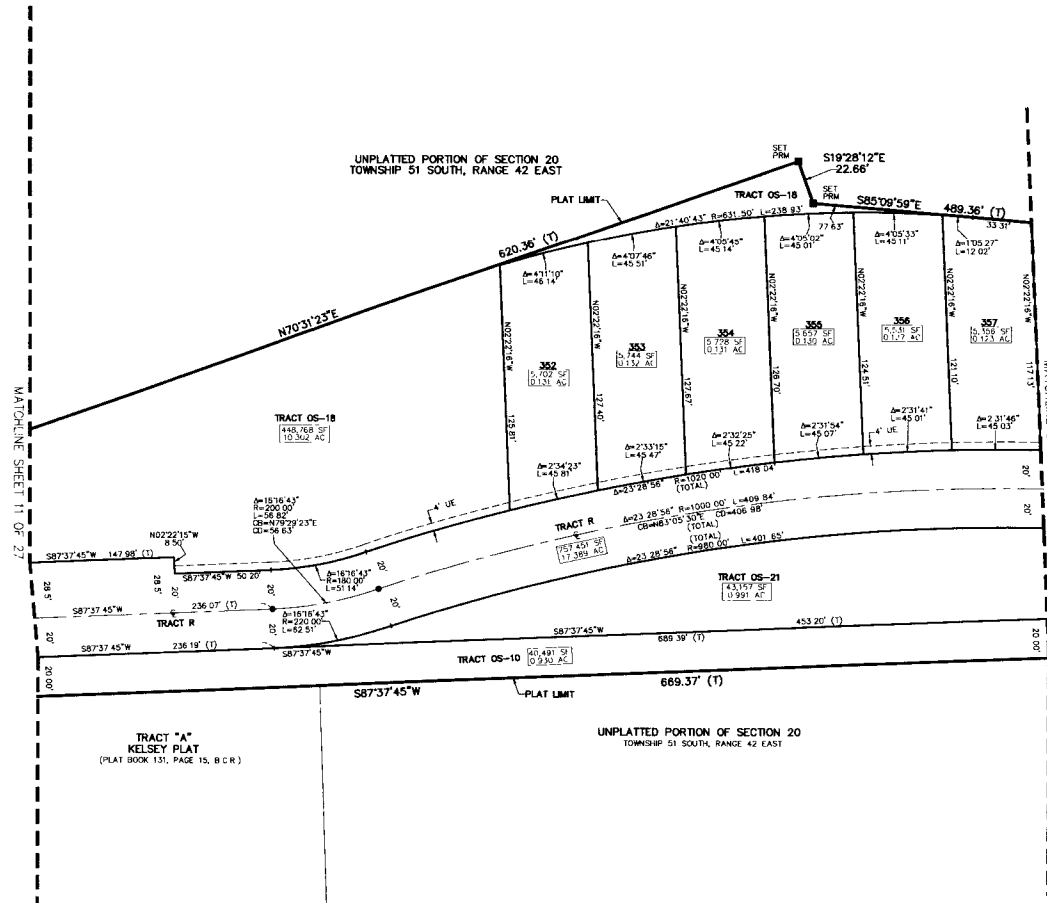
PLAT BOOK _____ PAGE _____
SHEET 12 OF 27



LEGEND/ABBREVIATIONS
AC - ACRES
B.C.R. - BROWARD COUNTY RECORDS
CB - CHORD BEARING
CD - CHORD DISTANCE
C - CENTERLINE
DE - DRAINAGE EASEMENT
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B. - OFFICIAL RECORDS BOOK
Δ - DELTA (CENTRAL ANGLE)
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R - RADIUS
(R) - RADIAL LINE
S - SURFACE PLAT
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UE - UTILITY EASEMENT
NVAL - NON-VEHICULAR ACCESS LINE
⊙ - INDICATES PERMANENT CONTROL POINT
PRM - INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DSK STAMPED PRM 183591 UNLESS OTHERWISE NOTED
✱ - INDICATES SECTION CORNER
~ - INDICATES 1/4 SECTION CORNER

SURVEYOR'S NOTES

1. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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4. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 19 D.T.F., REGARDING HAZARDS TO AIR NAVIGATION.
5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
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7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF A PUBLIC UTILITY. TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
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TRACT "A"
KELSEY PLAT
(PLAT BOOK 131, PAGE 15, B.C.R.)

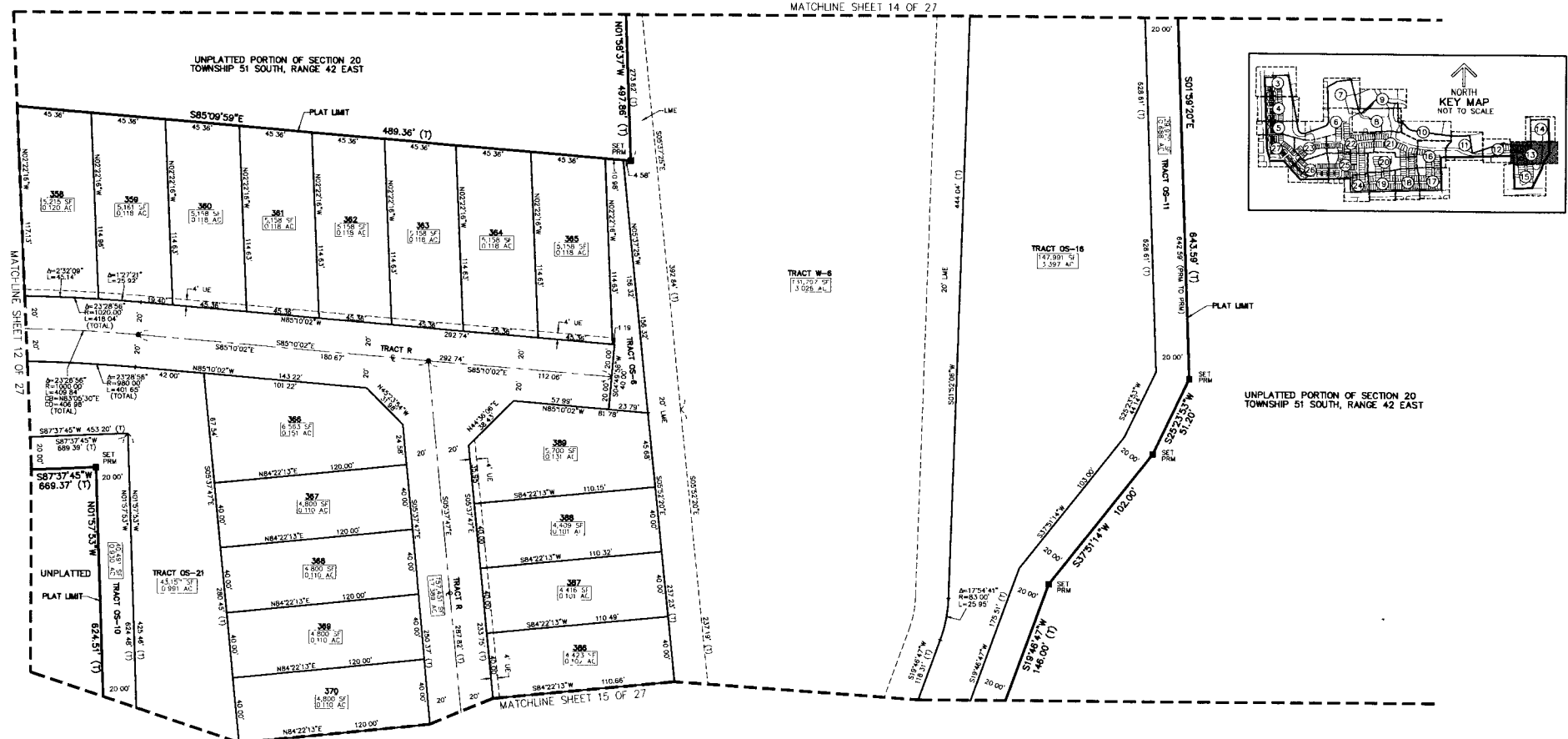
UNPLATTED PORTION OF SECTION 20
TOWNSHIP 51 SOUTH, RANGE 42 EAST

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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BOCA RATON, FLORIDA 33434
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HILLCREST COUNTRY CLUB SOUTH

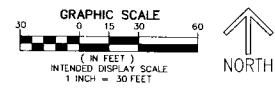
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LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 13 OF 27



SURVEYOR'S NOTES

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- 2 THIS PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
- 3 THIS NOTE IS REQUIRED BY CHAPTER 8, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNER WITH INTEREST IN THE PLAT WHO LOOKS TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
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- 6 IF PRODUCT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
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LEGEND/ABBREVIATIONS

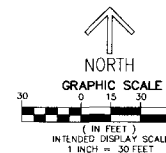
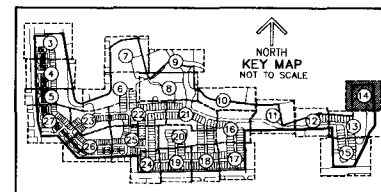
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SF - SQUARE FEET
(T) - TOTAL
LME - LAKE MAINTENANCE EASEMENT
UE - UTILITY EASEMENT
+ - UTILITY ACCESS LINE
● - INDICATES PERMANENT CONTROL POINT
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✱ - INDICATES SECTION CORNER
+ - INDICATES 1/4 SECTION CORNER

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

PLAT BOOK PAGE
SHEET 14 OF 27

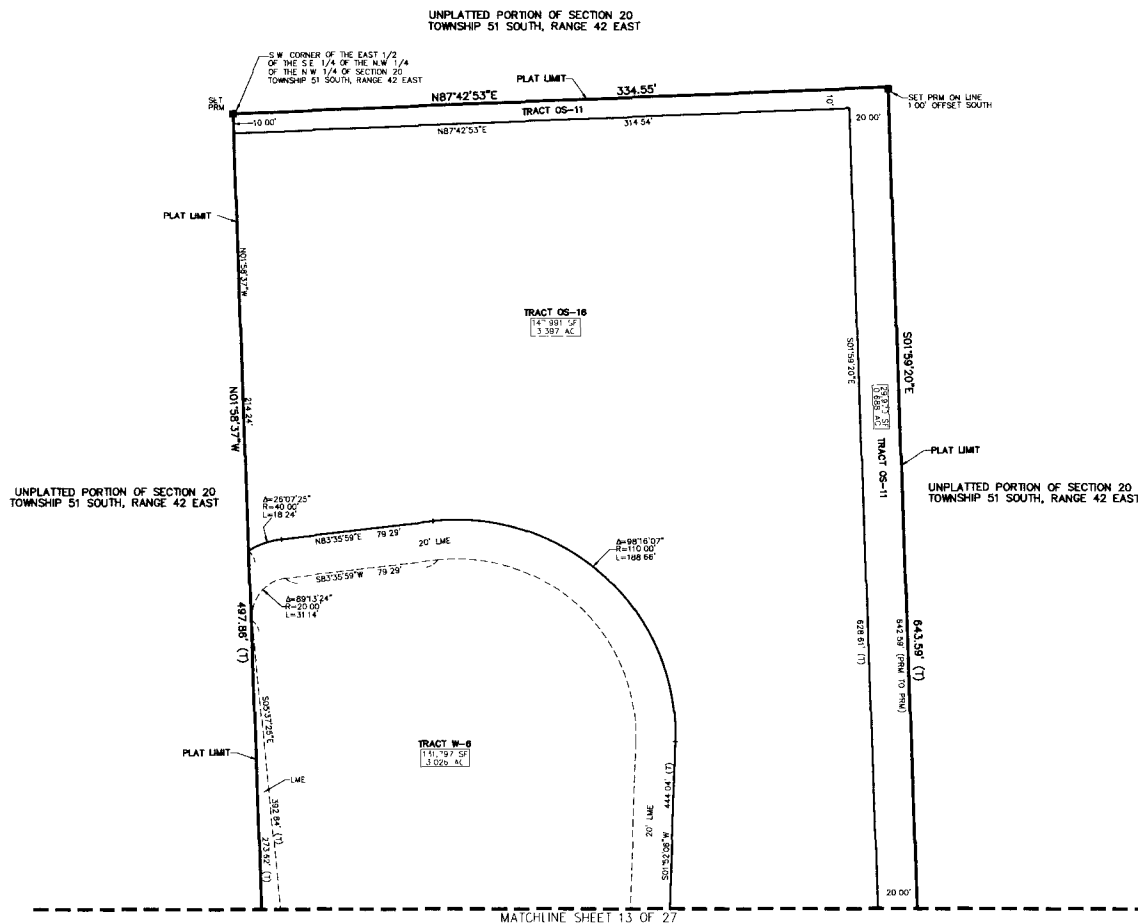


LEGEND/ABBREVIATIONS

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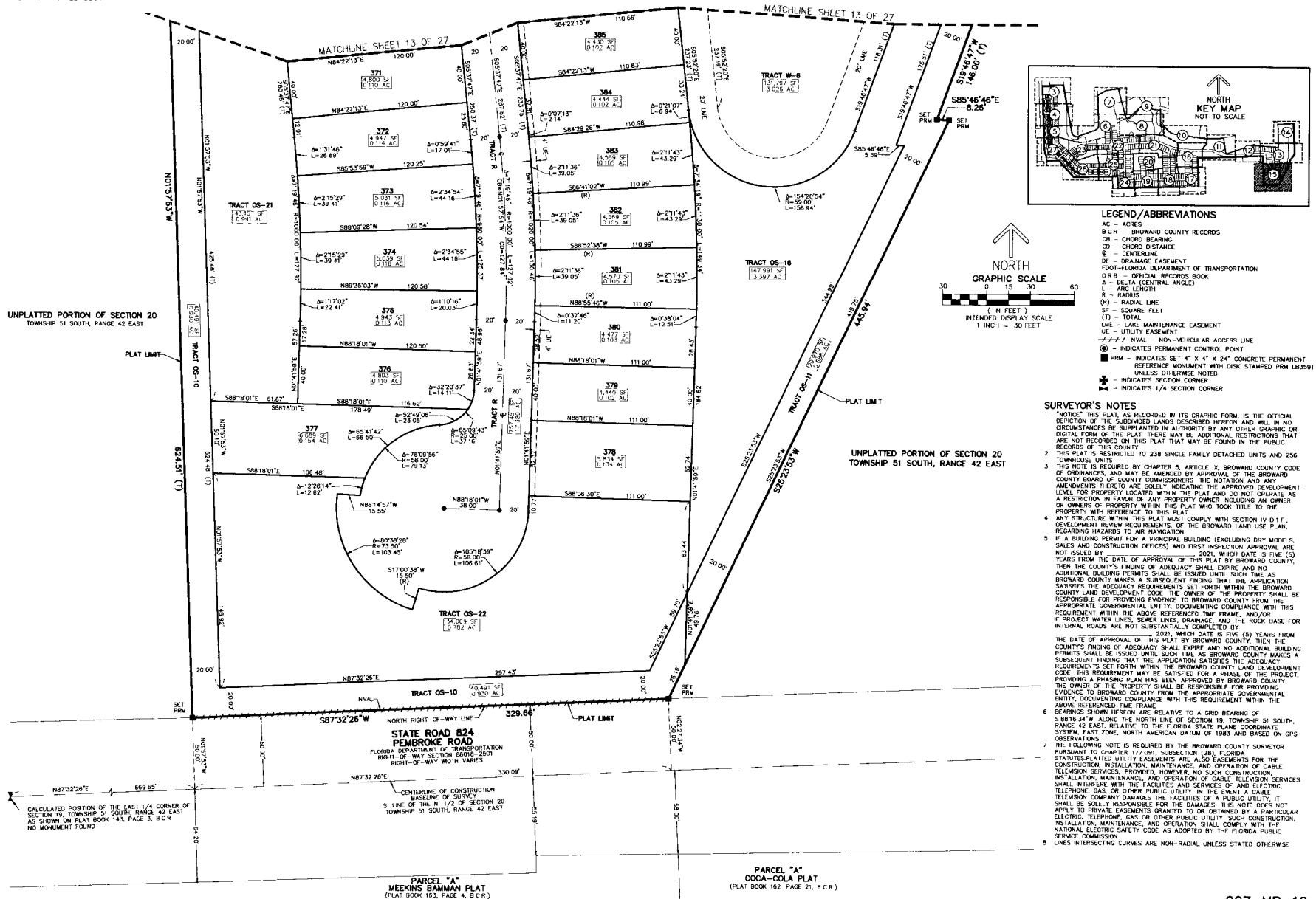


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PLAT BOOK PAGE
SHEET 15 OF 27

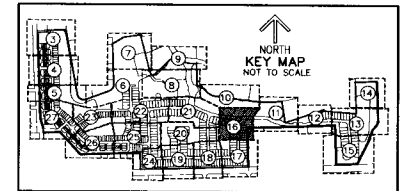
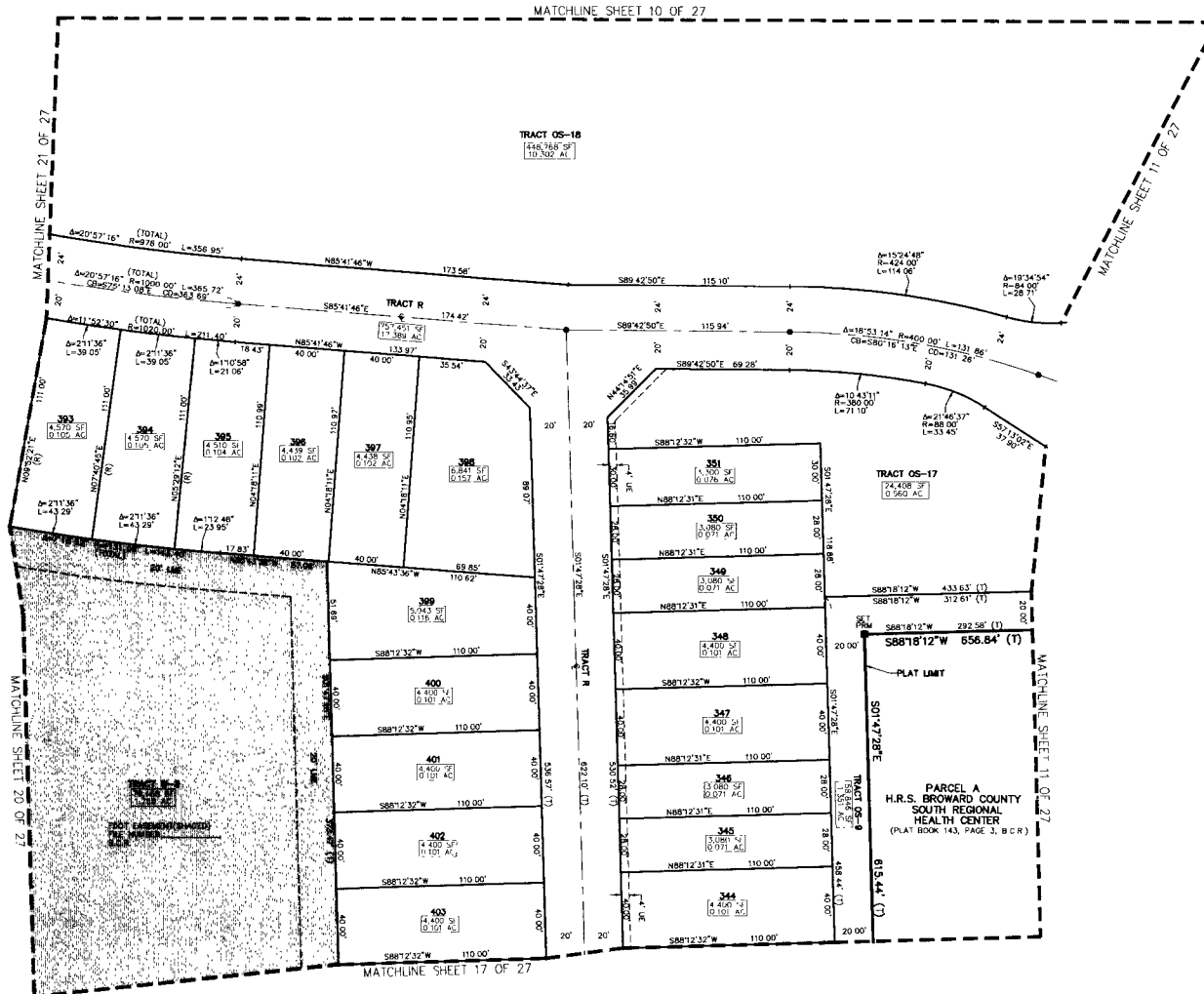


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CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB SOUTH

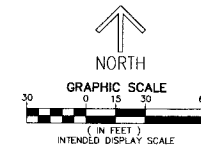
BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,
AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 16 OF 27



LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C - CENTERLINE
- DE - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. - OFFICIAL RECORDS BOOK
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- RT - RADIAL LINE
- SF - SQUARE FEET
- (T) - TOTAL
- LINE - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- RAIL - NON-VEHICULAR ACCESS LINE
- - INDICATES PERMANENT CONTROL POINT
- PRM - INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER



SURVEYOR'S NOTES

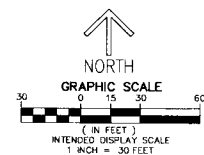
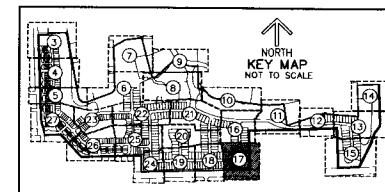
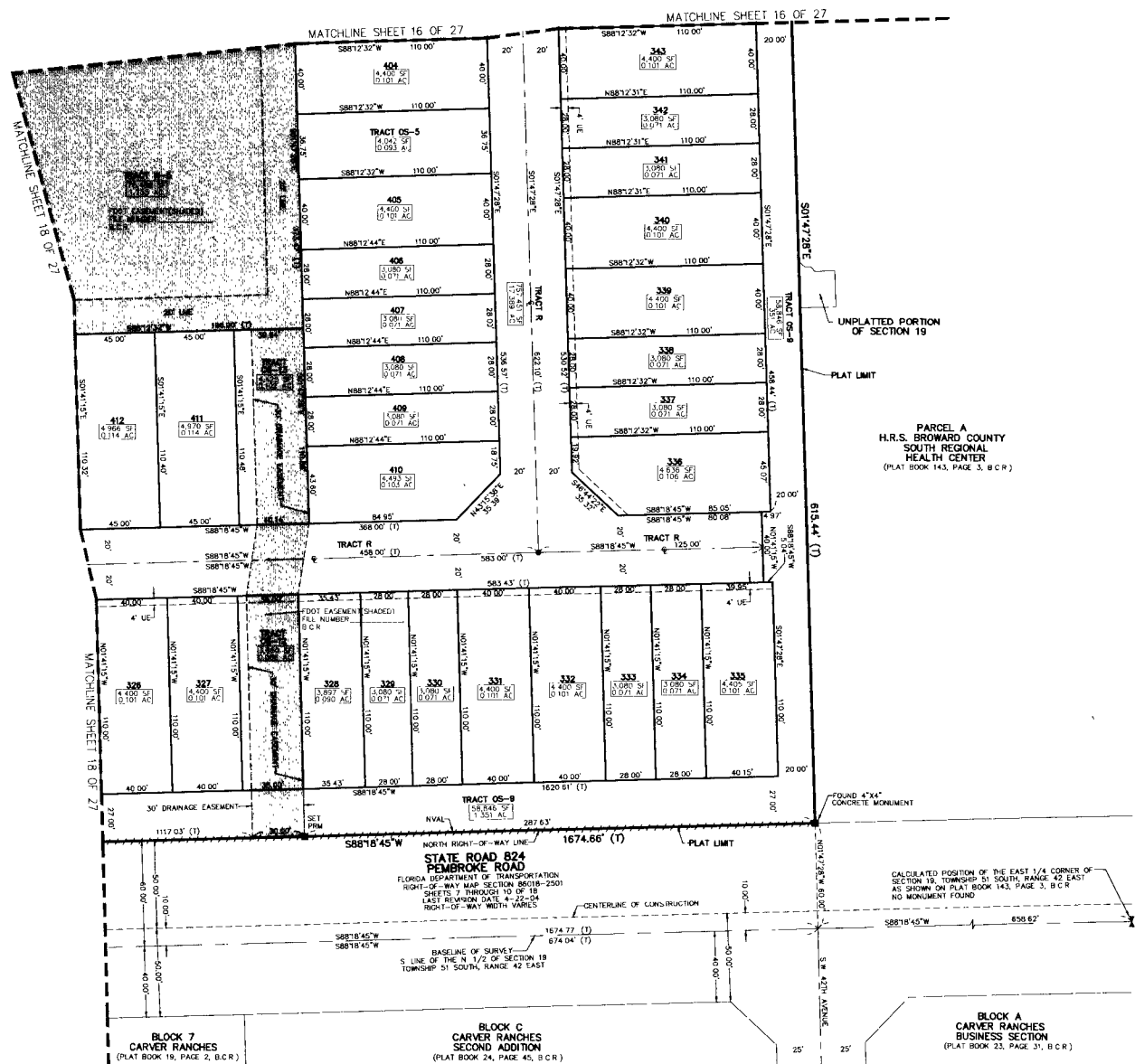
1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
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4. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F. REGARDING HAZARDS TO AIR NAVIGATION.
5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY WOODS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE RISK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°15'34"W ALONG THE NORTH LINE OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.
7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.001, SUBSECTION (26), FLORIDA STATUTES: RELATED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF GAS AND ELECTRIC TELEPHONE COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS STATED OTHERWISE.

THIS INSTRUMENT PREPARED BY
DAVID P. UNDELY
OF
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

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PLAT BOOK 143 PAGE 3
SHEET 17 OF 27



LEGEND/ABBREVIATIONS

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- (T) - TOTAL
- LME - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- NVAL --- NON-VEHICULAR ACCESS LINE
- PERM --- PERMANENT CONTROL POINT
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SURVEYOR'S NOTES

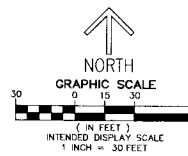
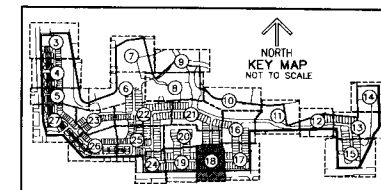
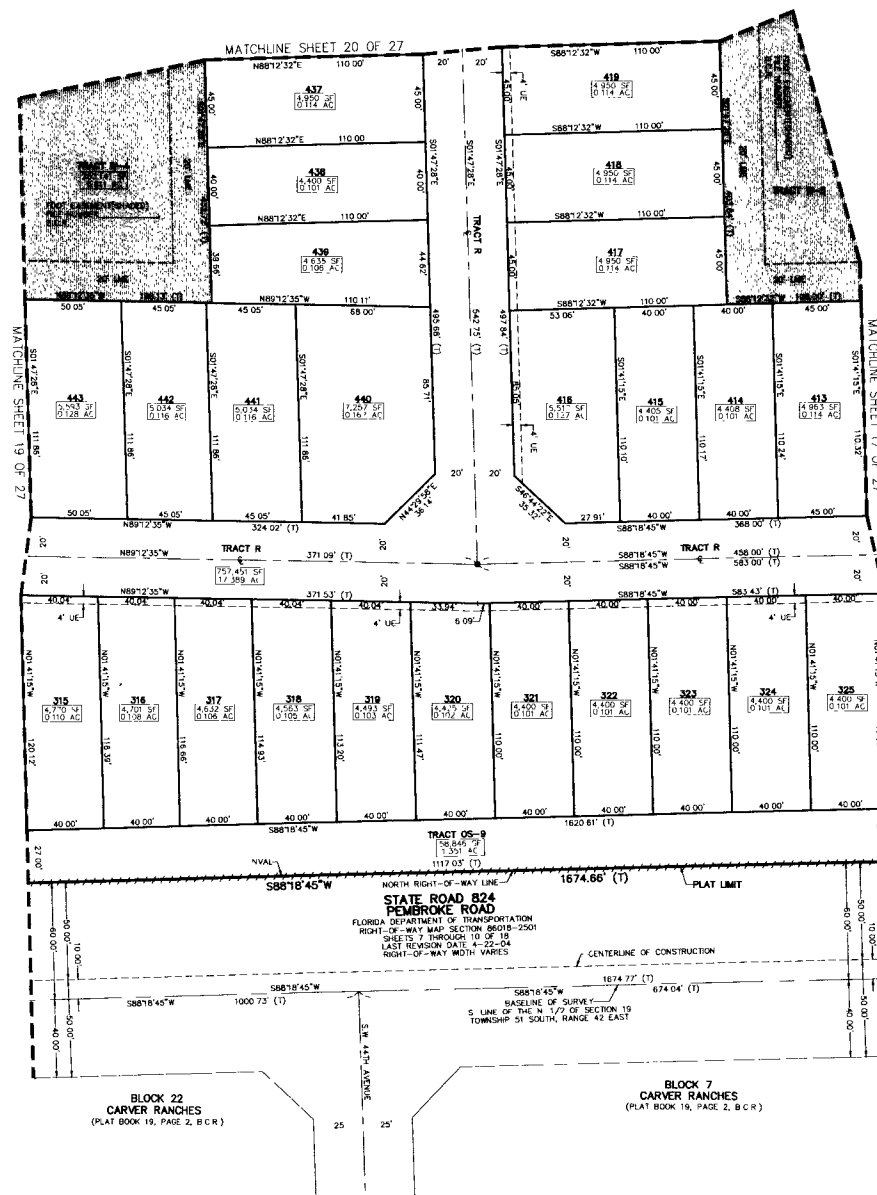
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PLAT BOOK _____ PAGE _____
SHEET 18 OF 27



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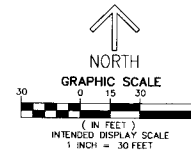
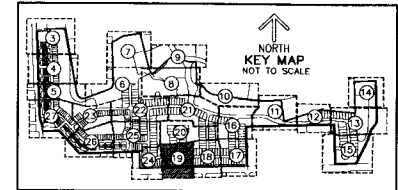
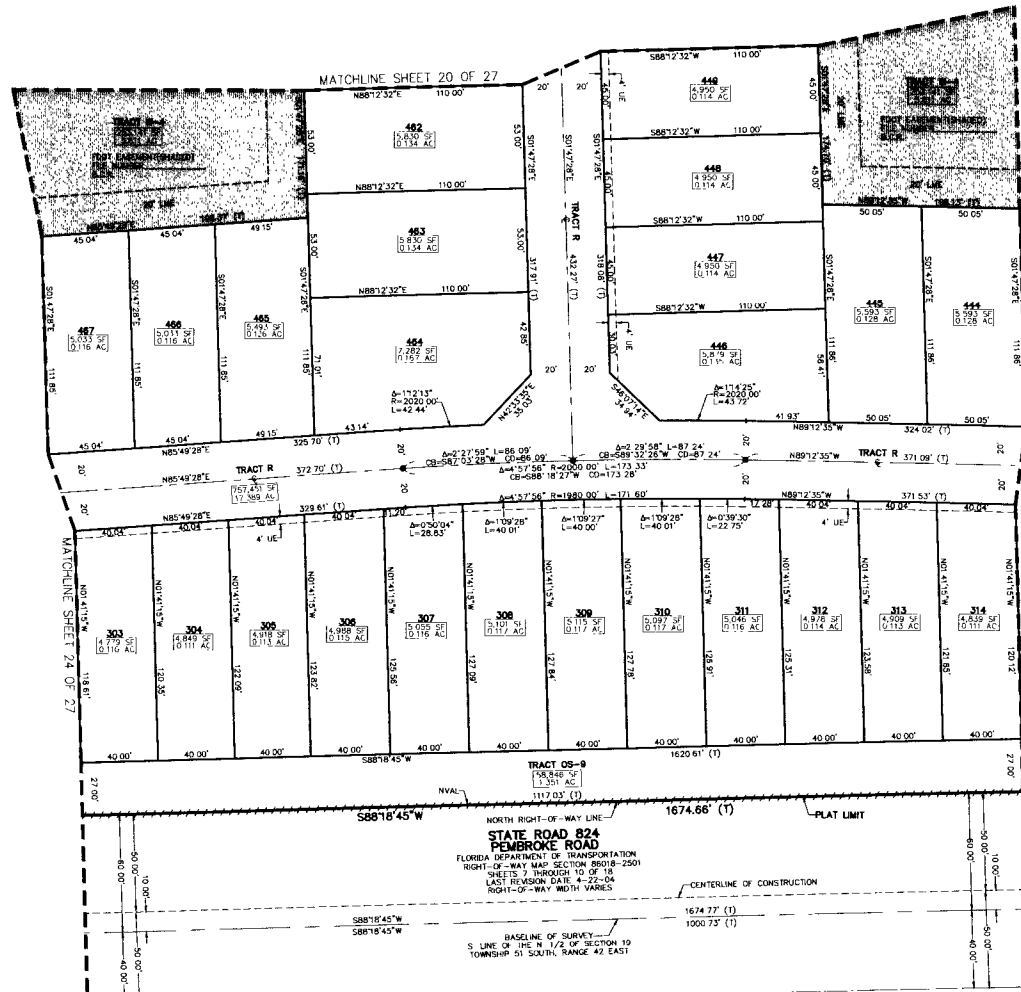
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PLAT BOOK _____ PAGE _____
SHEET 19 OF 27



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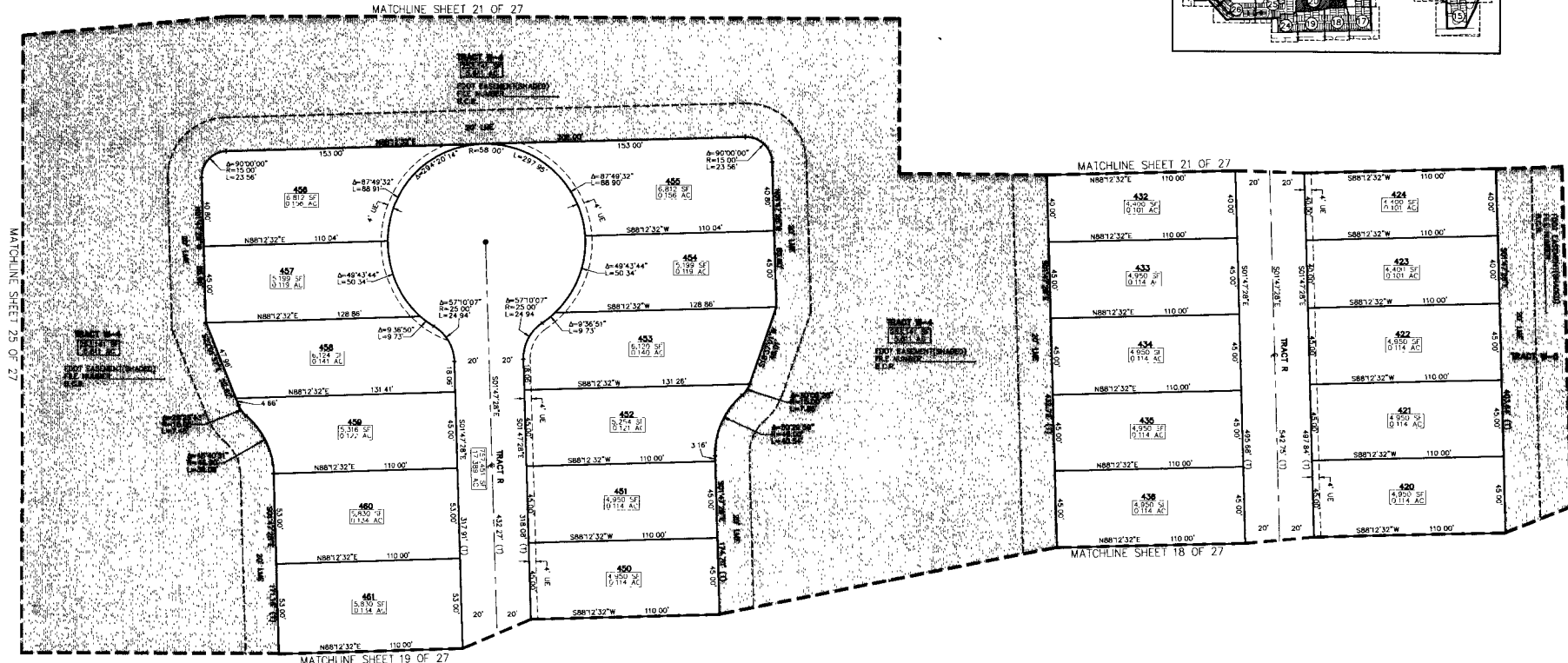
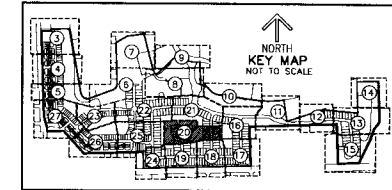
BLOCK 22
CARVER RANGES
(PLAT BOOK 18, PAGE 2, B.C.R.)

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 20 OF 27

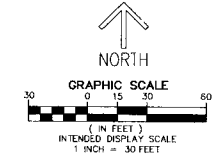


SURVEYOR'S NOTES

- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME AND/OR IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROAD BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY _____, 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 88°15'34"W ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANT COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES PLATED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.

LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C - CENTERLINE
- DE - DRAINAGE EASEMENT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- O.P.D. - OFFICIAL RECORDS BOOK
- Δ - DELTA (CENTRAL ANGLE)
- R - RADIUS
- (R) - RADIAL LINE
- SF - SQUARE FEET
- (T) - TOTAL
- LME - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- INVAL - NON-VEHICULAR ACCESS LINE
- - INDICATES PERMANENT CONTROL POINT
- - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PERM LB3591 UNLESS OTHERWISE NOTED
- ✱ - INDICATES SECTION CORNER
- ✱ - INDICATES 1/4 SECTION CORNER

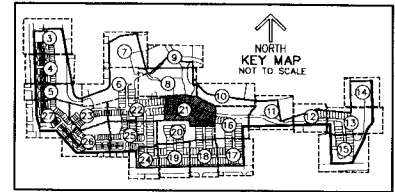
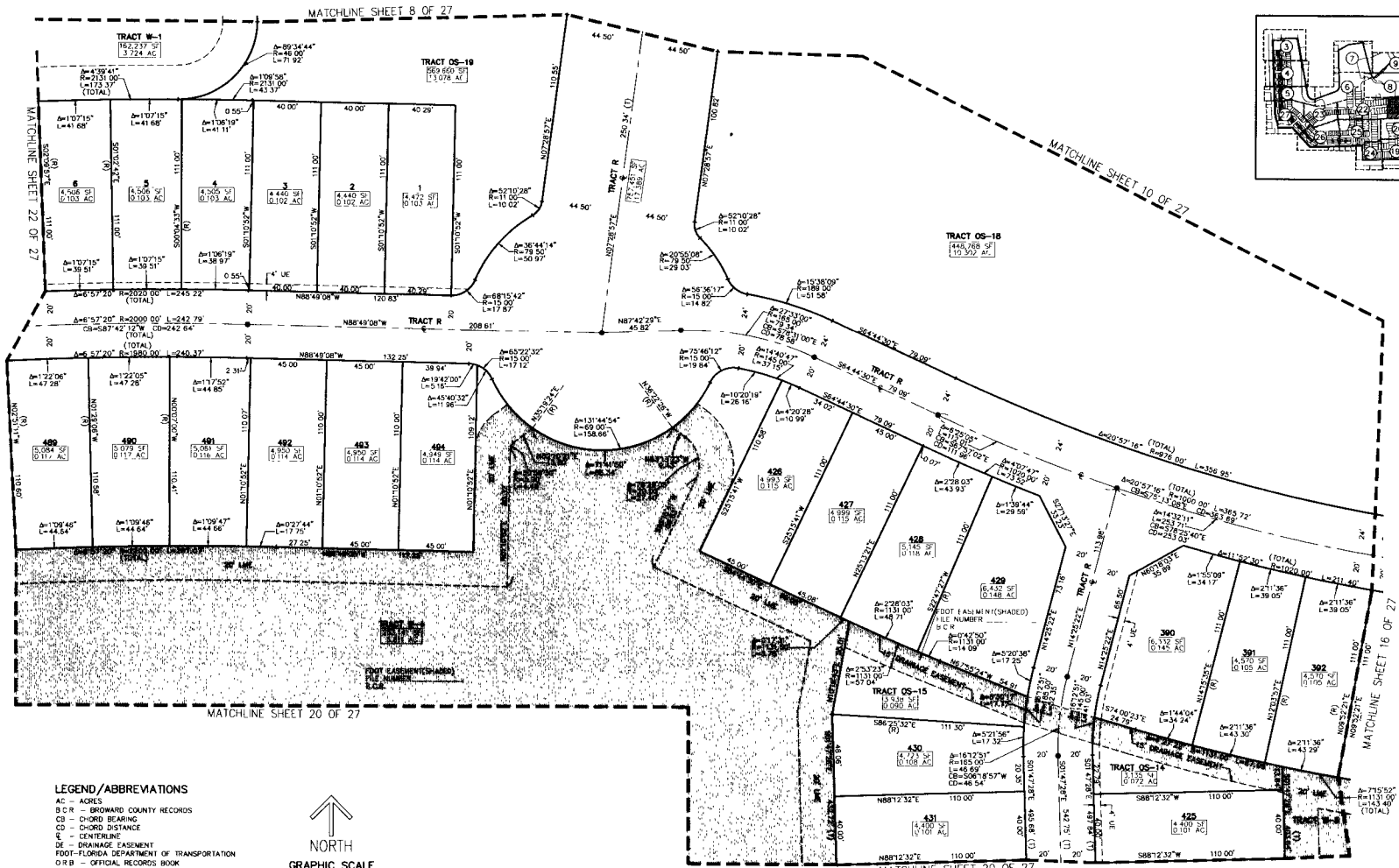


THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591

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 21 OF 27



LEGEND/ABBREVIATIONS

AC - ACRES
B.C.R. - BROWARD COUNTY RECORDS
CD - CHORD BEARING
CD - CHORD DISTANCE
CE - CENTERLINE
DE - DRAINAGE EASEMENT
F.D.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B. - OFFICIAL RECORDS BOOK
A - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
R - RADIUS
(R) - RADIAL LINE
SF - SQUARE FEET
T - TOTAL
LME - LAKE MAINTENANCE EASEMENT
UE - UTILITY EASEMENT
--- NVAL - NON-VEHICULAR ACCESS LINE
--- - - - - INDICATES PERMANENT CONTROL POINT
PM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PM 13591 UNLESS OTHERWISE NOTED
+ - - - - INDICATES SECTION CORNER
+ - - - - INDICATES 1/4 SECTION CORNER



GRAPHIC SCALE
(IN FEET)
0 15 30 60
INTENDED DISPLAY SCALE
1 INCH = 30 FEET

SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THIS PLAT IS RESTRICTED TO 256 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
3. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREON ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
4. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING EXCLUDING DRY DOCKS, SALES AND CONSTRUCTION OFFICES AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____ 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME AND/OR.
6. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY _____ 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME AND/OR.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 88°16'34" W ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.
8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
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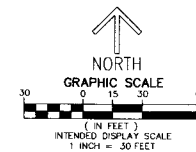
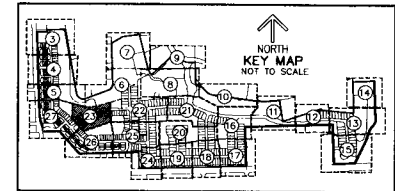
007-MP-16

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
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

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LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 23 OF 27

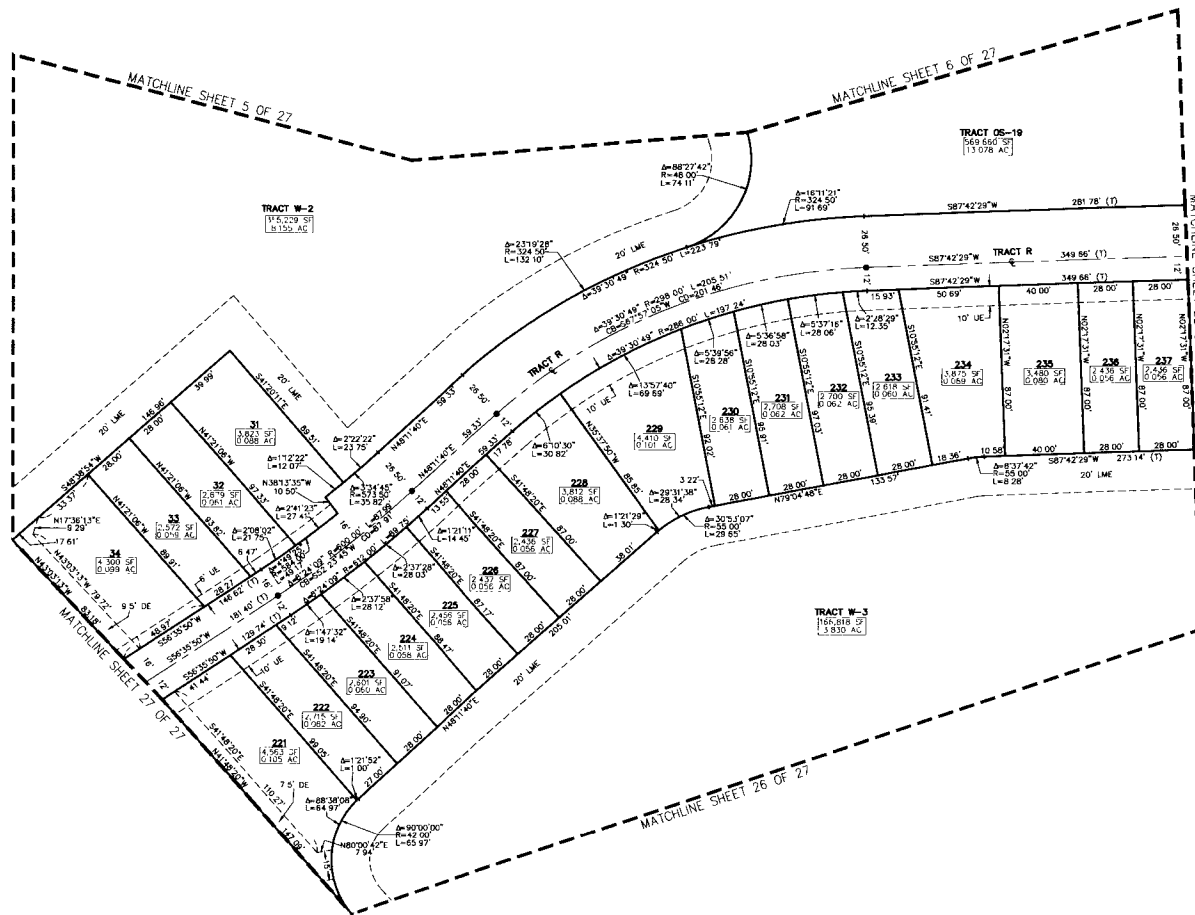


LEGEND/ABBREVIATIONS

AC - ACRES
B.C.R. - BROWARD COUNTY RECORDS
CB - CHORD BEARING
CD - CHORD DISTANCE
CL - CENTERLINE
DE - DRAINAGE EASEMENT
DOT-FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B. - OFFICIAL RECORDS BOOK
Δ - DELTA (CENTRAL ANGLE)
R - ARC LENGTH
R - RADIUS
(N) - RADIAL LINE
SF - SQUARE FEET
(T) - TOTAL
LME - LAKE MAINTENANCE EASEMENT
UE - UTILITY EASEMENT
---HWY--- - HIGHWAY - NON-VEHICULAR ACCESS LINE
--- - INDICATES PERMANENT CONTROL POINT
PM - INDICATES SET 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED FROM LB3591 UNLESS OTHERWISE NOTED
+ - INDICATES SECTION CORNER
+ - INDICATES 1/4 SECTION CORNER

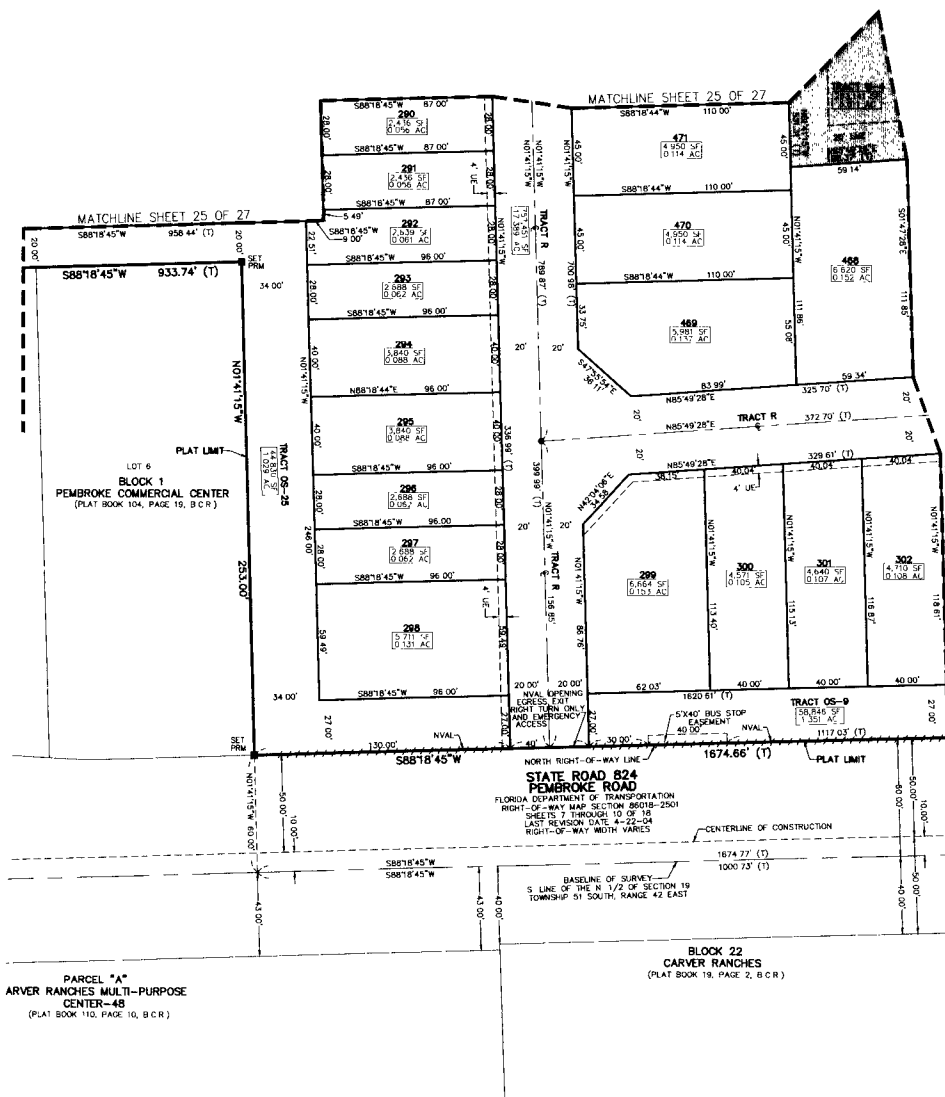
SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBMITTED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THIS PLAT IS RESTRICTED TO 236 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
3. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREON ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
4. 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.
5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY ... 2021, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT SUBSTANTIALLY COMPLETED BY THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED BY THE OWNER OF THE PROPERTY PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 88°15'40"W ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.
7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (2)(b), FLORIDA STATUTES PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AND ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE.



HILLCREST COUNTRY CLUB SOUTH

PLAT BOOK _____ PAGE _____
SHEET 24 OF 27



AC - ACRES
B C R - BROWARD COUNTY RECORDS
CR - CHORD BEARING
CD - CHORD DISTANCE
C - CENTERLINE
DE - DRAINAGE EASEMENT
FL - FLORIDA DEPARTMENT OF TRANSPORTATION
O R B - OFFICIAL RECORDS BOOK
Δ - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
R - RADIUS
(R) - RADIAL LINE
SF - SQUARE FEET
(1) - TOTAL
LM - LAKE MAINTENANCE EASEMENT
UE - UTILITY EASEMENT
----- NVA - NON-VEHICULAR ACCESS LINE
② - INDICATES PERMANENT CONTROL POINT
* PRM - INDICATES SET 4" x 6" x 24" CONCRETE PERMANENT
REFERENCE MONUMENT WITH DISK STAMPED PRM 18559
UNLESS OTHERWISE NOTED
✱ - INDICATES 1/4 SECTION CORNER
✱ - INDICATES 1/4 SECTION CORNER

1 "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
2 DEFINITION OF THE SUBDIVISION LINES DESCRIBED HEREON AND WILL, IN NO
3 CIRCUMSTANCES, BE SUBJECT TO ANY CHANGES OR AMENDMENTS TO ANY
4 RECORD FORM OF THE PLAT. THERE MAY BE, AS ADDITIONAL RESTRICTIONS THAT
5 ARE REQUIRED TO BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

6 3.1.1. RESTRICTIONS TO 238.500% FAMILY DETACHED UNITS AND 250
7 TOWNHOUSE UNITS

8 THIS PLAT IS GOVERNED BY CHAPTER 5, ARTICLE II, BROWARD COUNTY CODE
9 OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY
10 BOARD OF COUNTY COMMISSIONERS. ANY AMENDMENTS TO THE PLAT OR TO THE
11 AMENDMENTS THEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT
12 DENSITY OF THE PROPERTY AND DO NOT CONSTITUTE AN INTENT TO OPERATE AS
13 A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING, BUT NOT LIMITED
14 TO, ANY PROPERTY OWNER WITHIN THIS PLAT WHO TOOK TITLE TO ANY
15 PROPERTY WITH REFERENCE TO THIS PLAT. ANY AMENDMENT TO ANY
16 ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 15.1.F.
17 OF THE BROWARD COUNTY ZONING ORDINANCE, CHAPTER 251, F.S. 171.05(5)
18 REGARDING HAZARDS TO AIR NAVIGATION.

19 3.1.2. RESTRICTIONS TO 238.500% BUILDING (EXCLUDING DRY MODELS,
20 SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE
21 NOT APPLICABLE TO THIS PLAT. THE BROWARD COUNTY ZONING ORDINANCE, CHAPTER
22 251, F.S. 171.05(5) FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY
23 UNTIL THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO
24 FURTHER BUILDING PERMITS SHALL BE ISSUED UNTIL THE COUNTY OF BROWARD
25 COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION
26 FOR BUILDING PERMITS IS IN COMPLIANCE WITH THE BROWARD COUNTY
27 LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE
28 RESPONSIBLE FOR PROVIDING THE NECESSARY DOCUMENTATION TO THE
29 APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE, WITH THIS
30 FINDING WITHIN THE PERIOD OF TIME SPECIFIED IN THE FINDING. IF
31 PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROOF BASE FOR
32 THE STRUCTURE ARE NOT IN COMPLIANCE WITH THE BROWARD COUNTY ZONING
33 ORDINANCE, CHAPTER 251, F.S. 171.05(5).

34 3.1.3. RESTRICTIONS TO 2021, WHICH DATE IS FIVE (5) YEARS FROM
35 THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, UNTIL THE
36 COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO FURTHER BUILDING
37 PERMITS SHALL BE ISSUED UNTIL, SUCH TIME AS BROWARD COUNTY MAKES A
38 SUBSEQUENT FINDING THAT THE APPLICATION FOR BUILDING PERMITS
39 MEETS THE REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT
40 CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING
41 THE NECESSARY DOCUMENTATION TO THE APPROPRIATE GOVERNMENTAL ENTITY,
42 PROVIDING A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY
43 AND THE PROJECT IS IN COMPLIANCE WITH THE BROWARD COUNTY ZONING
44 ORDINANCE, CHAPTER 251, F.S. 171.05(5). THE BROWARD COUNTY ZONING
45 EVIDENCE TO PHASING PLAN FROM THE APPROPRIATE GOVERNMENTAL
46 ENTITY, THE BROWARD COUNTY ZONING ORDINANCE, CHAPTER 251, F.S. 171.05(5)
47 ABOVE REPEATED TIME FRAME.

48 3.1.4. THE BROWARD COUNTY ZONING ORDINANCE, CHAPTER 251, F.S. 171.05(5)
49 SECTION 34" ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH,
50 RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE
51 SYSTEM, ZONE 18N, SHALL BE APPLICABLE TO THIS PLAT FOR ALL GPS
52 OPERATIONS.

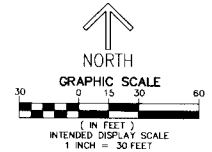
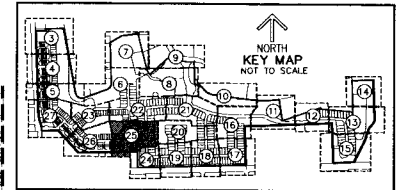
53 3.1.5. THE BROWARD COUNTY NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR
54 PURSUANT TO CHAPTER 177.001, SUBSECTION (2B), FLORIDA STATUTES, THAT
55 THE PLAT, LIMITED TO THE PLAT, SHALL BE USED FOR THE CONSTRUCTION,
56 INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES
57 AND/OR TELEPHONE SERVICES, INCLUDING, BUT NOT LIMITED TO, CABLE
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THIS INSTRUMENT PREPARED BY
DAVID P. UNDEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1997 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,
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LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 25 OF 27

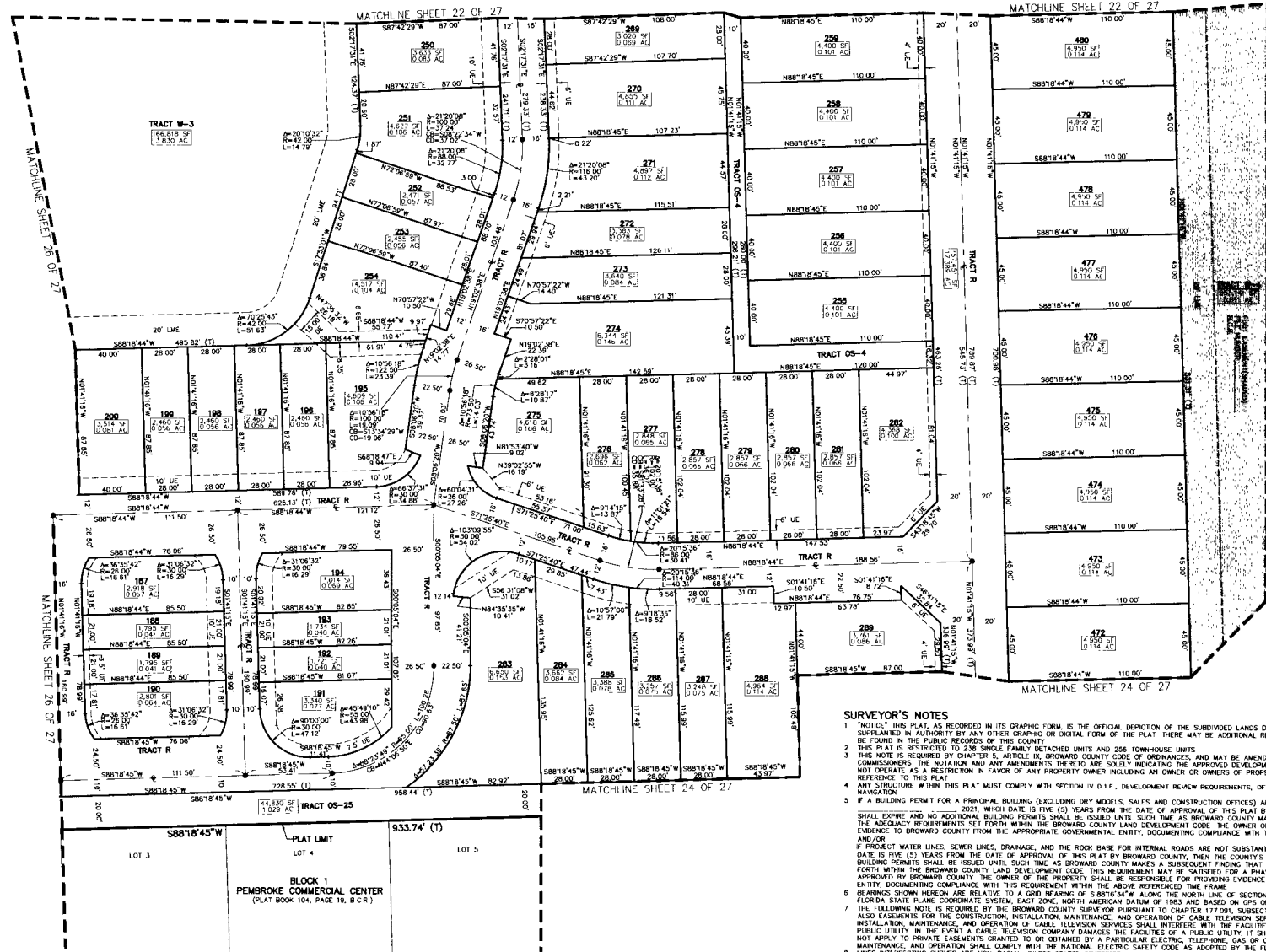


LEGEND/ABBREVIATIONS

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- B.C.M. - BROWARD COUNTY RECORDS
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- ⊠ - INDICATES 1/4 SECTION CORNER

SURVEYOR'S NOTES

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BLOCK 1
PEMBROKE COMMERCIAL CENTER
(PLAT BOOK 104, PAGE 19, B.C.R.)

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

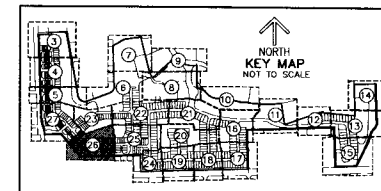
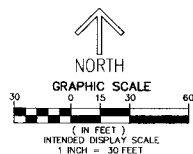
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PLAT BOOK PAGE
SHEET 26 OF 27

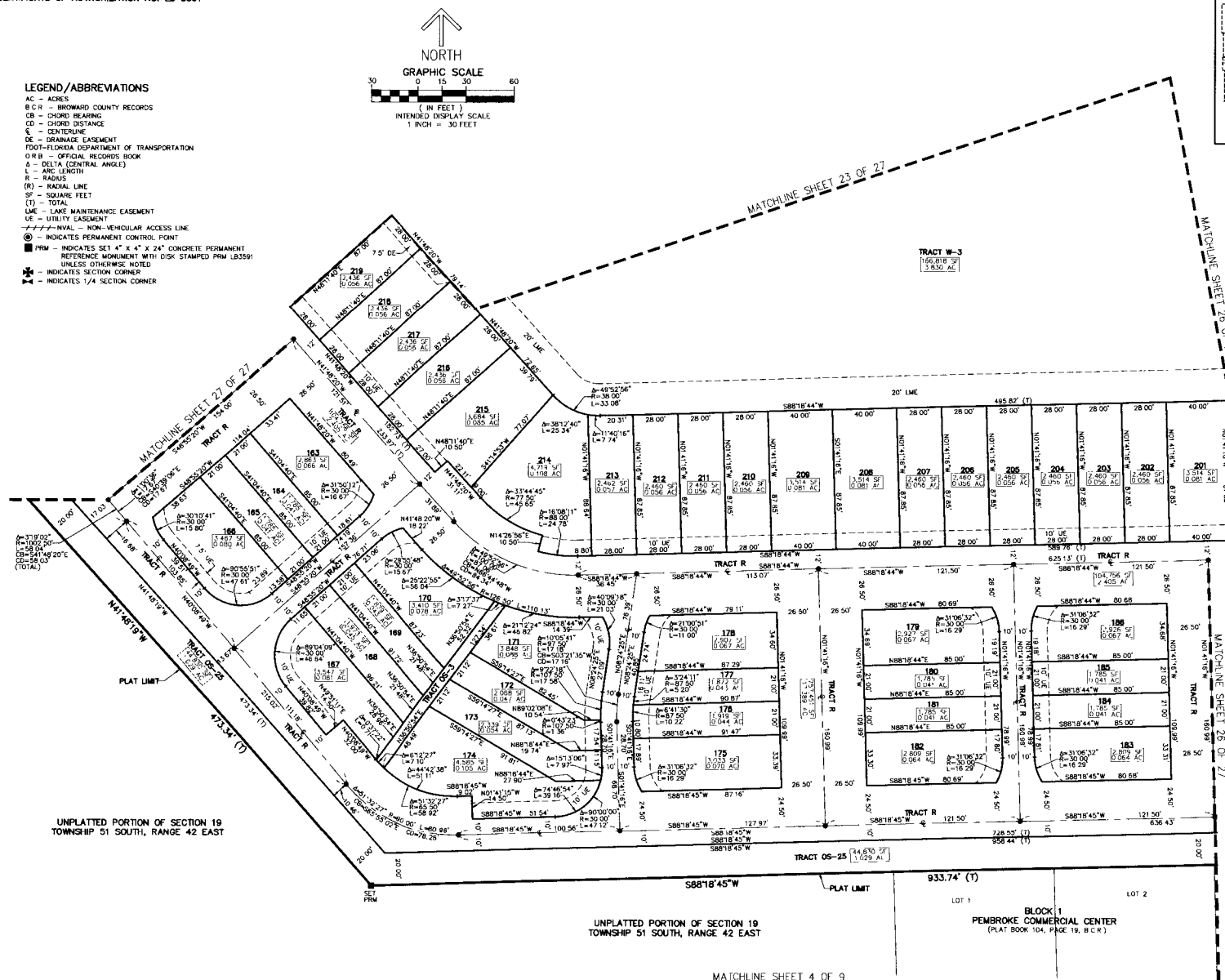
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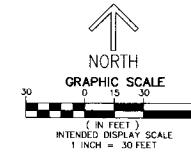
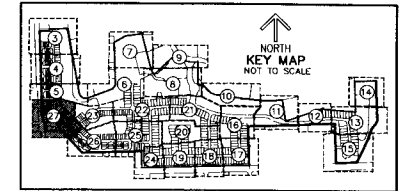


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PLAT BOOK PAGE
SHEET 27 OF 27



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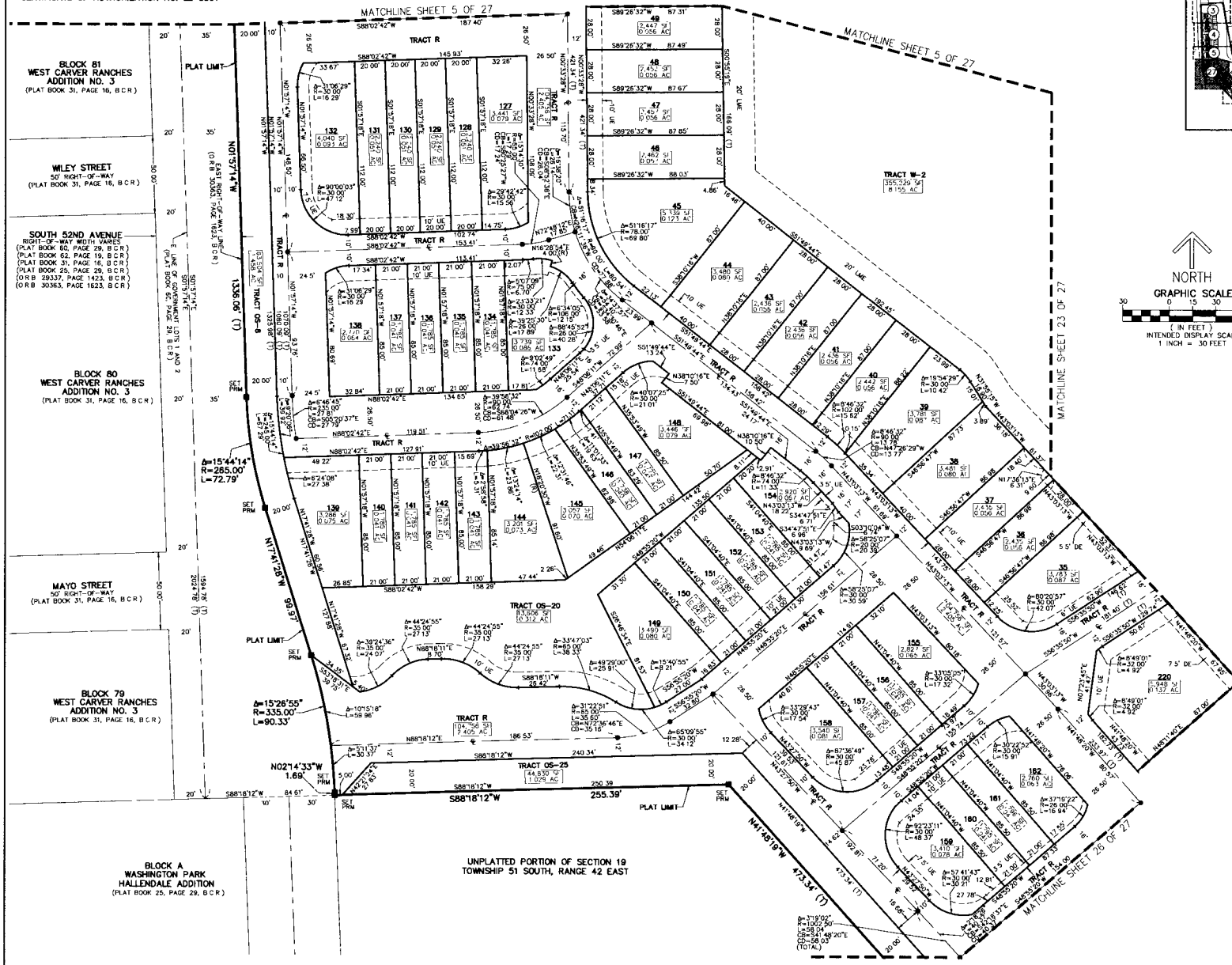


EXHIBIT "C"

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 th 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 th Certificate of Occupancy.	\$299,459
Intersection improvements South 37 th Avenue and Hillcrest Drive: intersection realignment, walkway improvements and community identification signage amenities. Includes eight foot shared pedestrian connection / bike path installation, through City property.	Prior to the 320 th 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 th Certificate of Occupancy.	\$13,000
Intersection improvements South 52 nd 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 th 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, GRANTEEES, 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, its successors and assigns, hereinafter referred to as "DEVELOPER."

[AND IF PROPERTY IS LOCATED WITHIN A MUNICIPALITY]

The CITY of Hollywood, a municipal corporation, created and existing under the laws of the state of Florida, hereinafter referred to as "CITY."

WHEREAS, DEVELOPER, is the owner of a certain parcel of land, described in Exhibit "A" attached hereto and known as the Hillcrest Country Club North Plat, Plat No./Clerk's File No. _____, hereinafter referred to as the "PLAT," which was approved by the Board of County Commissioners on _____, 20____; and

WHEREAS, DEVELOPER is now desirous of obtaining building permits so that DEVELOPER may construct the "Improvements" set forth in Exhibit "B" within the boundaries of said PLAT; and

WHEREAS, building permits may not ordinarily be issued to DEVELOPER for construction of said Improvements within the boundaries of the PLAT prior to recordation of said PLAT; and

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.

- (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. SECURITY - LETTER OF CREDIT.

- (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.
- (b) In the event DEVELOPER defaults under the terms of this Agreement or the 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. NOTICES. 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. 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.
10. VENUE; CHOICE OF LAW. 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. 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. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
13. NO WAIVER. 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. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.
15. FURTHER ASSURANCES. 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. ASSIGNMENT AND ASSUMPTION. 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. AMENDMENTS. 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 have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the _____ day of _____, 20____, DEVELOPER, signing by and through its _____, duly authorized to execute same, and the CITY, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

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

By _____ Mayor
____ 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____

CITY
(If Property is located within a City)

WITNESSES:

CITY of _____

By _____
Mayor-Commissioner

____ day of _____, 20____

ATTEST:

City Clerk

By _____
City Manager

____ day of _____, 20____

APPROVED AS TO FORM:

By _____
City Attorney

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (if partnership):

(Signature)
Print name: _____

(Signature)
Print name: _____

Name of Developer (corporation/partnership)

By _____
(Signature)
Print name: _____
Title: _____
Address: _____

____ day of _____, 20____

ATTEST (if corporation):

(Secretary Signature)
Print Name of Secretary: _____

(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF)
) SS.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as _____ of _____, a _____ corporation/partnership, on behalf of the corporation/ partnership. He or she is:

☐ personally known to me, or
☐ produced identification. Type of identification produced _____.

NOTARY PUBLIC:

(Seal)

My commission expires:

Print name:

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.

**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, its successors and assigns, hereinafter referred to as "DEVELOPER."

[AND IF PROPERTY IS LOCATED WITHIN A MUNICIPALITY]

The CITY of Hollywood, a municipal corporation, created and existing under the laws of the state of Florida, hereinafter referred to as "CITY."

WHEREAS, DEVELOPER, is the owner of a certain parcel of land, described in Exhibit "A" attached hereto and known as the Hillcrest Country Club South Plat, Plat No./Clerk's File No. _____, hereinafter referred to as the "PLAT," which was approved by the Board of County Commissioners on _____, 20____; and

WHEREAS, DEVELOPER is now desirous of obtaining building permits so that DEVELOPER may construct the "Improvements" set forth in Exhibit "B" within the boundaries of said PLAT; and

WHEREAS, building permits may not ordinarily be issued to DEVELOPER for construction of said Improvements within the boundaries of the PLAT prior to recordation of said PLAT; and

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.

- (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. SECURITY - LETTER OF CREDIT.

- (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.
- (b) In the event DEVELOPER defaults under the terms of this Agreement or the 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. NOTICES. 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. 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.
10. VENUE; CHOICE OF LAW. 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. 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. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
13. NO WAIVER. 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. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.
15. FURTHER ASSURANCES. 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. ASSIGNMENT AND ASSUMPTION. 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. AMENDMENTS. 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 have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the _____ day of _____, 20____, DEVELOPER, signing by and through its _____, duly authorized to execute same, and the CITY, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

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

By _____ Mayor
____ 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____

CITY
(If Property is located within a City)

WITNESSES:

CITY of _____

By _____
Mayor-Commissioner

____ day of _____, 20__

ATTEST:

City Clerk

By _____
City Manager

____ day of _____, 20__

APPROVED AS TO FORM:

By _____
City Attorney

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (if partnership):

(Signature)
Print name: _____

(Signature)
Print name: _____

Name of Developer (corporation/partnership)

By _____
(Signature)
Print name: _____
Title: _____
Address: _____

____ day of _____, 20____

ATTEST (if corporation):

(Secretary Signature)
Print Name of Secretary: _____

(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as _____ of _____, a _____ corporation/partnership, on behalf of the corporation/ partnership. He or she is:

☐ personally known to me, or
☐ produced identification. Type of identification produced _____.

NOTARY PUBLIC:

(Seal)

My commission expires:

Print name:

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 HOLD HARMLESS AGREEMENT ("Agreement") is entered into this ____ day of _____, 2016 by Hillcrest Country Club Limited Partnership / Pulte Home Corporation., a Florida corporation (hereinafter referred to as "Developer"), in favor of the CITY OF HOLLYWOOD, FLORIDA (hereinafter referred to as "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

By: _____
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 hereby consent to all of the dedications and
easements illustrated on the plat.

A real estate contract for sale and purchase is expected to close following
County Commission approval of the plat, and the ownership will change.

This document is intended to substitute for the original signatures and seals by
the owner and mortgage holder on the face of the plat.

I (we) understand that the plat will not be recorded until all owner(s) and all
mortgage holders have duly executed the plat with the appropriate
acknowledgements.

PROPERTY OWNER-INDIVIDUAL

Witnesses:

(Signature)
Print name: _____

(Signature)
Print name: _____

Name of Developer (Individual)

(Signature)
Print name: _____
Print address: _____

____ day of _____, 20__

ACKNOWLEDGMENT: INDIVIDUAL

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____ who is
[] personally known to me, or
[] produced identification. Type of identification produced _____.

(Seal)

NOTARY PUBLIC:

Print name:

My commission expires:

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (if partnership):

(corporation/partnership)

[Signature]
(Signature)

Print name: Pedro Villa

[Signature]
(Signature)

Print name: Robert Cardenas

Hillcrest Country Club, Limited Partnership

Name _____ of _____ Developer

By [Signature]
(Signature)

Print name: William Riley

Title: Attorney-in-Fact

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)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me this 21ST day of APRIL, 2016 by WILLIAM W. RILEY, as ATTORNEY IN FACT of HILLOREST COUNTRY CLUB, a DELAWARE LIMITED corporation/partnership, on behalf of the corporation/partnership. He or she is:

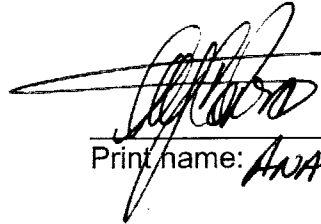
[☒] personally known to me, or
[☐] produced identification. Type of identification produced _____.

(Seal)



Ana Y. Castro
COMMISSION #FF233940
EXPIRES: May 25, 2019
WWW.AARONNOTARY.COM

NOTARY PUBLIC:


Print name: ANA CASTRO

My commission expires:

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, and that I (we) have
caused this plat to be created and hereby consent to all of the dedications and
easements illustrated on the plat.

A real estate contract for sale and purchase is expected to close following
County Commission approval of the plat, and the ownership will change.

This document is intended to substitute for the original signatures and seals by
the owner and mortgage holder on the face of the plat.

I (we) understand that the plat will not be recorded until all owner(s) and all
mortgage holders have duly executed the plat with the appropriate
acknowledgements.

PROPERTY OWNER-INDIVIDUAL

Witnesses:

(Signature)
Print name: _____

Name of Developer (Individual)

(Signature)
Print name: _____

(Signature)
Print name: _____
Print address: _____

____ day of _____, 20__

ACKNOWLEDGMENT: INDIVIDUAL

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____ who is
[] personally known to me, or
[] produced identification. Type of identification produced _____.

(Seal)

NOTARY PUBLIC:

Print name:

My commission expires:

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (if partnership):

(corporation/partnership)

[Signature]
(Signature)

Print name: Pedro Villa

[Signature]
(Signature)

Print name: Robert L. Cortezano

Hillcrest Country Club, Limited Partnership

Name _____ of _____ Developer

By [Signature]
(Signature)

Print name: William Riley

Title: William W. Riley, Attorney-in-Fact

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)
) SS
COUNTY OF)

The foregoing instrument was acknowledged before me this 21ST day of APRIL, 2010 by WILLIAM W. RILEY, as ATTORNEY IN FACT of HILLCREST COUNTRY CLUB, a DELAWARE LIMITED corporation/partnership, on behalf of the corporation/partnership. He or she is:

[☒] personally known to me, or
[☐] produced identification. Type of identification produced _____.

(Seal)



Ana Y. Castro
COMMISSION #FF233040
EXPIRES: May 25, 2019
www.AARONNOTARY.COM

NOTARY PUBLIC:

A handwritten signature in black ink, appearing to read "Ana Y. Castro", written over a horizontal line.

Print name: ANA CASTRO

My commission expires: