

RESOLUTION NO. R-2019-109

(P-19-04)

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

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

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

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

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

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

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

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

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

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

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

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

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

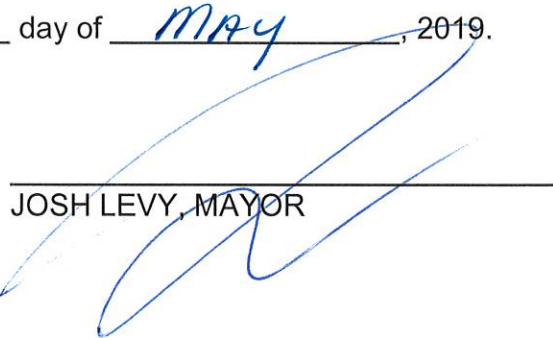
Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and incorporated in this Resolution.

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

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

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

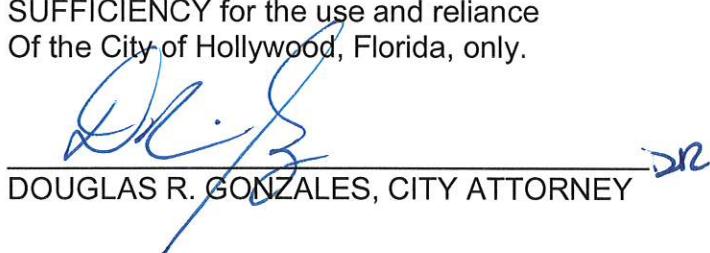
PASSED AND ADOPTED this 1 day of MAY, 2019.

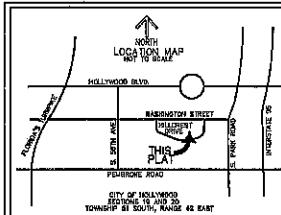

JOSH LEVY, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

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


DOUGLAS R. GONZALES, CITY ATTORNEY



HILLCREST COUNTRY CLUB NORTH REPLAT

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

PLAT BOOK _____ PAGE _____
SHEET 1 OF 3

Exhibit A

THIS INSTRUMENT PREPARED BY
DAVID P. LINLEY
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7100 GLADES ROAD, SUITE 100
MIAMI, FLORIDA 33173
PHONE (305) 662-1991 FAX (305) 790-1482
CERTIFICATE OF AUTHORIZATION NO. LB-3891

DESCRIPTION
ALL OF LOTS 23 THROUGH 26, HILLCREST COUNTRY CLUB NORTH, AS RECORDED IN PLAT BOOK 183, PAGES 18
THROUGH 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTIONS 18 AND 20,
TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
CONTAINING 12,864 SQUARE FEET OR 0.293 ACRES MORE OR LESS.

DENOMINATION
STATE OF FLORIDA, ss
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT PLATE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY
COMPANY, DRAFTER OF THE LOTS SHOWN AND DESCRIBED HEREIN, HAS CAUSED THE SAME TO BE SURVEYED
AND PLATED AS A REPLAT OF THE PREVIOUSLY FILED PLAT OF HILLCREST COUNTRY CLUB NORTH REFILED
AND ACCORDINGLY DESIGNATED AS FOLLOWS:

UNLESS EXEMPTED (SUCH AS BROWN HERRON) ARE RESERVED TO THE PUBLIC FOR PEDESTRIAN PURPOSES

IN HILLCREST COUNTRY CLUB, THE ABOVE NAMED PLATE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
HAS CAUSED THIS PRESENT TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE
AFFixed HERETO, THIS _____ DAY OF _____, 20____.

PLATE HOME COMPANY, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

PARCEL DATA	SQUARE FEET	ACRES
OVERALL AREA	12,864	0.293
INTERSTATE 95	12,864	0.293

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA, ss
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS
DESCRIBED THEREIN, AND THAT THE SAME CONFORMS TO THE APPROPRIATE REQUIREMENTS OF CHAPTER 572,
STATUTES OF FLORIDA, AND THAT THE SAME WAS DRAWN IN ACCORDANCE WITH THE STANDARDS OF THE
FLORIDA SOCIETY OF SURVEYORS AND PLATERS, AS RELATED TO CADASTRAL PLATTING, AND IN
CONFORMITY WITH THE STANDARDS OF THE FLORIDA LAND DEVELOPMENT CODE, PLATMENT REQUIREMENTS (PLRS) WHICH SET IN
THE PLATMENT REQUIREMENTS OF THE STATE OF FLORIDA. THE PLATMENT REQUIREMENTS (PLRS) WHICH SET IN
AS PLATMENTS WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO
SUBMISSION OF ANOTHER SURVEY, HAVING CONSTRUCTION OF THE REGULAR

DAVID P. LINLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L8005
SCHOOL OF SURVEYING, UNIVERSITY OF FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER L8005
EXPIRATION DATE 10/31/2011
BOCA RATON, FL 33431

ACKNOWLEDGMENT
STATE OF FLORIDA, ss
COUNTY OF BROWARD

DAVID P. LINLEY, APPLIED PLATE HOME COMPANY, LLC, IS PERSONALLY KNOW TO ME TO BE
AS VIEWS OF THE FOREGOING DOCUMENTS AS EVIDENCE, AND WHO EXECUTED THE FOREGOING INSTRUMENT
AS PLATE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGES TO AND INFORMS ME
THAT THE EXECUTED INSTRUMENT IS SUCH OFFICE OF SAID COMPANY, AND THAT THE SEAL ATTACHED TO THE
INSTRUMENT IS THE OFFICIAL SEAL OF PLATE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
BY DATE, AND MICHIGAN COMPANY AUTHORITY, AND THAT SAID INSTRUMENTS IS THE FREE ACT AND DEED OF SAID
COMPANY.

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

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____
NOTARY PUBLIC
PRINT NAME: _____

PLATE HOME COMPANY, LLC
NOTARY
PLATE HOME COMPANY, LLC
NOTARY



042-MP-18

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7000 GLADE ROAD, SUITE 100
BROWARD COUNTY, FLORIDA
OFFICE (305)332-1801 FAX (305)750-1452
CERTIFICATE OF AUTHORIZATION NO. 19-3591

HILLCREST COUNTRY CLUB NORTH REPLAT

PLAT BOOK _____ PAGE _____
SHEET 2 OF 3

BEING A REPLAT OF LOTS 23 THROUGH 29, HILLCREST COUNTRY CLUB NORTH,
LYING IN SECTIONS 19 AND 20, TOWNSHIP 61 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

CITY COMMISSION
THIS IS TO CERTIFY THAT THIS PLAT WAS DULY APPROVED AND ACCEPTED BY THE CITY
COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, ON SEPTEMBER 20, 2001, BY THE
RESOLUTION THAT IT IS APPROVED AS SHOWN. ALL OTHER PLATS MADE APPROVED BY THE CITY
OF HOLLYWOOD AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR
ALTERATION OF ANY BUILDING OR STRUCTURE ON THE LAND OWNED BY THE
MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE
CONSTRUCTION PERMITTIES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF THE CITY COMMISSION

ATTEST: _____ APPROVED: _____
CITY CLERK LUIS A. LOPEZ, P.L.
CITY BUREAU #100
FL. LICENSE NUMBER 9158

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 REQUIREMENT OF SECTION 27-A OF THE
TRAFFIC-ROUTE 7000, DAY OF _____ 2001.

BY: _____ CHAIRPERSON

THIS PLAT RECEIVED THE APPROVAL OF THE BROWARD COUNTY PLANNING
COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS
DAY OF _____ 2001.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING
DIVISION**
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 11, FLORIDA
STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

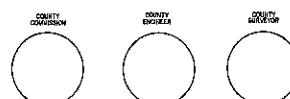
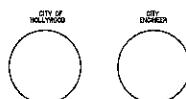
BY: RICHARD TORRANCE DATE: RICHARD P. LEONARD, JR. DATE:
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 40263 FLORIDA REGISTRATION NO. 40263

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES
SECTION**
THIS IS TO CERTIFY THAT THIS PLAT COUPLES WITH THE PROVISIONS OF CHAPTER 177,
FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY
COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ON THE DAY OF _____ 2001.

BY: DALE GATES
COUNTY COMMISSIONER

**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 _____ 2001.

BY: DIRECTOR/DESIGNEE



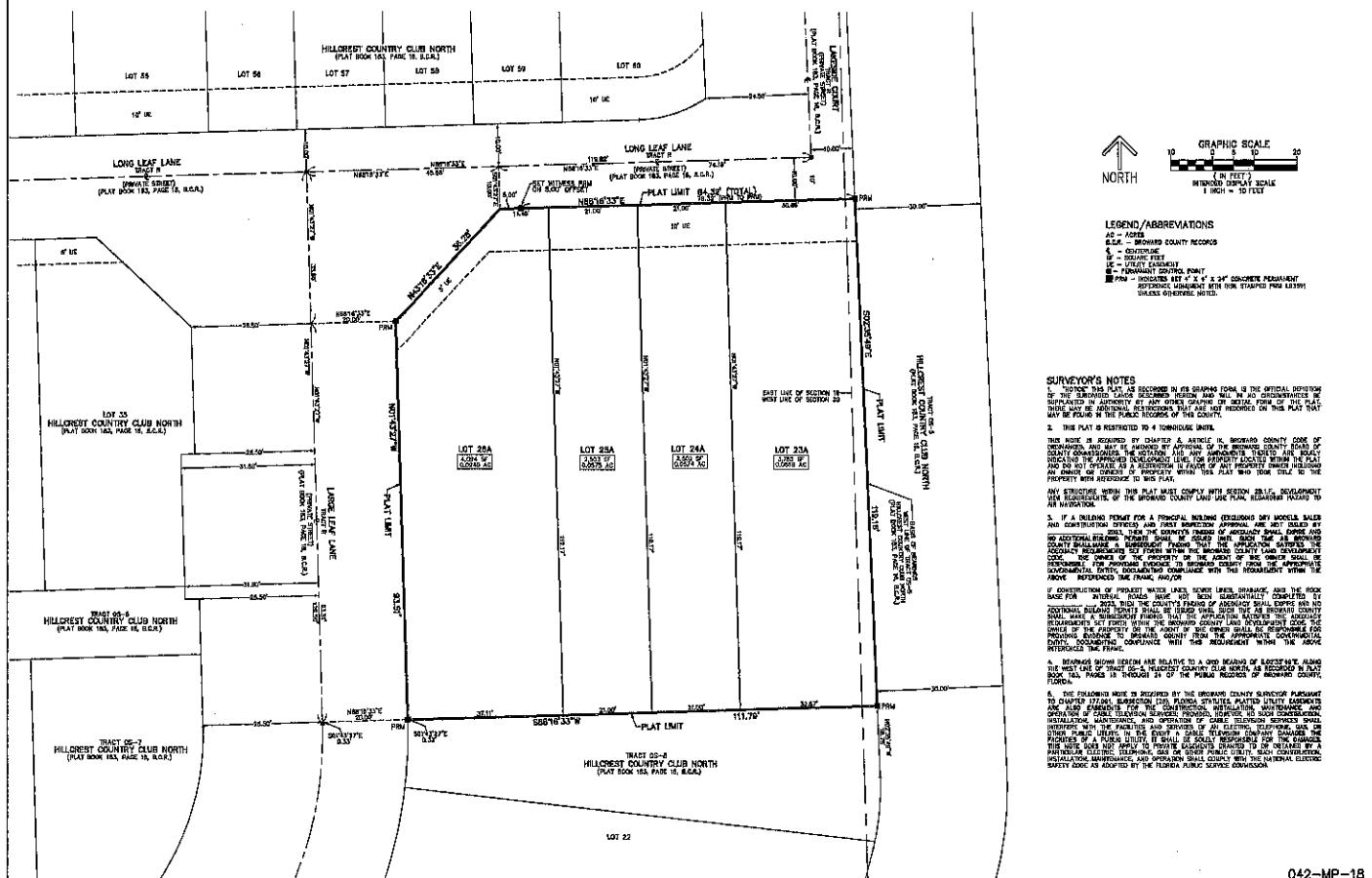
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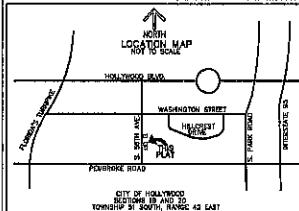
THIS INSTRUMENT PREPARED BY
DAVID P. LINOLEY
OF
CAULFIELD AND WHEELER, INC.
SURVEYS - ENGINEERS - PLANNERS
7600 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE: (561)362-1991 FAX (561)780-1452
CERTIFICATE OF AUTHORIZATION NO. L6 3581

HILLCREST COUNTRY CLUB NORTH REPLAT

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

PLAT BOOK _____ PAGE _____
SHEET 3 OF 3





HILLCREST COUNTRY CLUB SOUTH REPLAT 1

PLAT BOOK _____ PAGE _____
SHEET 1 OF 4

BEING A REPLAT OF LOTS 103 THROUGH 108, TOGETHER WITH LOTS 121 THROUGH 132,
HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 163, PAGES 128 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTION 19, TOWNSHIP 6, SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDELY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1981 FAX (561)786-1481
CERTIFICATE OF AUTHORIZATION NO. LB 359

Exhibit B

DESCRIPTION
LITTLEFIELD, RAY E., 1954, TOGETHER WITH LOTS 141 THROUGH 145, HILLCREST COUNTRY CLUB, 204TH, 48 RECORDS IN PLAT BOOK 1A5, PAGE 12B, OF THE PLAT RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 19 AND 20, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THE CITY OF HALLWOOD, BROWARD COUNTY, FLORIDA.

TOTAL AREA	SQUARE FEET	ACRES
ENTIRE SITE	60,853	1.1570
RESIDENTIAL LOT	60,853	1.1570

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }

2478

DAVID F. LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS55035
CAULFIELD AND WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LA1561
2000 GRANDE BOULEVARD, INC.

ACKNOWLEDGMENT

STATE OF FLORIDA (SS)
COUNTY OF BROWARD

BEFORE ME, PERSONALLY APPEARED PATRICK RONZALEN, WHO IS PERSONALLY KNOWN TO ME OR HAS BEEN PREVIOUSLY KNOWN TO ME AS IDENTIFICATION, AND WHO EXECUTE THE FOREGOING INSTRUMENT AS HIS FREE, FAIR AND VOLUNTARY.

IN WITNESS WHEREOF, I, AS SECRETARY-TREASURER OF
PULTE HOME COMPANY, A WICHITA LIMITED LIABILITY COMPANY, AND ASSOCIATED TO AND BEFORE ME
THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL APPLIED TO
THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT IS APPROPRIATE TO HAN D THIS INSTRUMENT
TO JURIS AND REGULUS COMPANY ATTACHE, AND THAT SAID INSTRUMENT IS THE FREE ACT AND SEAL OF SAID COMPANY.

MY COMMISSION EXPIRES _____

MOTIVATION PUBLISHER

SURVEYOR

THIS INSTRUMENT PREPARED BY
DAVID C. LINDLEY
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7000 N. BROADWAY, SUITE 3302
800A RAYON, FLORIDA 33126
OFFICE (305)792-1991 FAX (305)792-1452
CERTIFICATE OF AUTHORIZATION NO. LB-3591

HILLCREST COUNTRY CLUB SOUTH REPLAT 1

PLAT BOOK _____ PAGE _____
SHEET 2 OF 4

BEING A REPLAT OF LOTS 103 THROUGH 108, TOGETHER WITH LOTS 121 THROUGH 132,
HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 128 THROUGH 161 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTION 19, TOWNSHIP 61 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

CITY COMMISSION
THE PLAT APPROVED THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY
COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION
NUMBER 10-102, MADE AND PASSED THE DAY OF NOVEMBER 10, 2000. THIS PLAT IS MADE
RESOLUTION THE USES DESCRIBED AS SHOWN ON THE PLAT ARE ACCEPTED IN THE NAME
OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR
ALTERATION OF ANY PROPERTY OWNED OR HELD IN TRUST FOR THE USES DESCRIBED ON THIS PLAT
THEREUPON, UNLESS WRITTEN APPROVAL FROM BROWARD COUNTY THAT ALL APPLICABLE
CODES/PERMIT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF BLDG & DTG COMMISSION

ATTORNEY _____ CITY CLERK _____ APPROVED _____
LAWRENCE A. LOPEZ, P.C.
ATTORNEY AT LAW
FLA. LICENSE NUMBER 5158

APPROVED BY _____ MAYOR _____

BROWARD COUNTY PLANNING COUNCIL
THIS IS TO NOTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS
PLAT SUBJECT TO ITS CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177,
TOWNSHIP-ROUTE 102, THE DAY OF NOVEMBER 10, 2000.

BY _____ CHAIRPERSON

THIS PLAT CONFORMS WITH THE REQUIREMENTS OF THE BROWARD COUNTY PLANNING
COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS
DAY OF NOVEMBER 10, 2000.

BY _____ EXECUTIVE DIRECTOR OR VICE-CHIEF

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING
DIVISION**
THIS PLAT HAS BEEN REVIEWED FOR DEFECTS IN CHAPTER 177, PART 1, FLORIDA
STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDING.

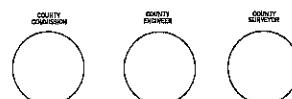
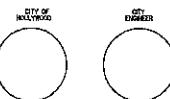
BY _____ DIRECTOR
RICHARD A. LEON, JR. DATE _____
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 40233 RATE _____

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES
SECTION**
THIS IS TO NOTIFY THAT THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 177,
TOWNSHIP-ROUTE 102, THE DAY OF NOVEMBER 10, 2000.
COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THE DAY OF NOVEMBER 10, 2000.

BY _____ CLERK
DIRECTOR/ADVISOR

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND
GROWTH MANAGEMENT DEPARTMENT**
THIS IS TO NOTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD
TOWNSHIP-ROUTE 102, THE DAY OF NOVEMBER 10, 2000.

BY _____ DIRECTOR/ADVISOR

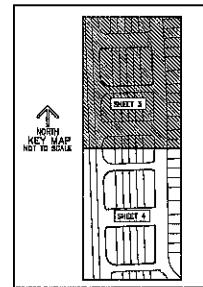
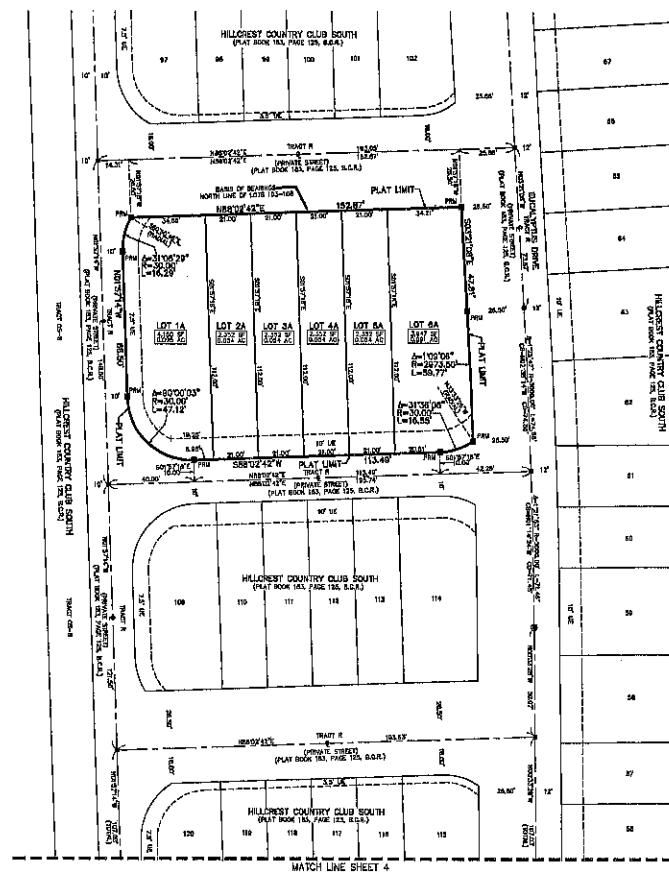


THE INSTRUMENT PREPARED BY
DAVID P. LINDEY
OF
GAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7800 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1981 FAX (561)750-1482
CERTIFICATE OF AUTHORIZATION NO. LD 3391

HILLCREST COUNTRY CLUB SOUTH REPLAT 1

BEING A REPLAT OF LOTS 103 THROUGH 108, TOGETHER WITH LOTS 121 THROUGH 132,
HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK #183, PAGES 129 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 4



SURVEYOR'S NOTES
ALL CHANGES THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEFINITION
OF THE SURVEYED LAND DESCRIBED HEREIN AND WILL BE BY AMENDMENT OR
SUPPLEMENT IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE ARE NO ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT.
MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. THIS PLAY IS RESTRICTED TO 16 TENURE-EXCLUE UNITS.
THIS NOTE IS REQUIRED BY CHAPTER H, ARTICLE II, BROWARD COUNTY CODE OF
ORDINANCES AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS. THE NOTIFICATION AND ANY AMENDMENTS THERETO ARE SOLELY
INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAY
AS OWNED OR HELD IN TRUST IN FAVOR OF ANY PROPERTY OWNER INCLUDING
AN OWNER OR MEMBERS OF PROPERTY WITHIN THE PLAY WHO HOLD TITLE TO THE
PROPERTY IN REFECTION TO THIS PLAT.

PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.F. DEVELOPMENT NEEDS REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD AND NAVIGATION.

3. U/A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MOLES, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED UNTIL

NO ADDITIONAL BUILDING PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH IN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR DELIVERING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THE REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME, AND/OR

IF CONSTRUCTION OF PLACED WATER LINED, SEWER LINED, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY
2023, THEN THE COUNTY'S FINANCIAL POSITION SHALL EXPERT HAD NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE OWNERS OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PAYING THE AMOUNT OF THE DUE AND OBLIGATIONS FROM THE APPROPRIATE GOVERNMENTAL

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N 80°12'42" E ALONG THE NORTH LINE OF LOTS 103 THROUGH 181, HOLLOWEY COUNTRY CLUB ROAD, AS RECORDED IN PLAT BOOK 183, PAGE 624 THROUGH 631 OF THE PUBLIC

8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR FURNISHED TO CHAPTER 277.020, SUBSECTION (3)(B), FLORIDA STATUTES. PLATED UTILITY GAMMARS ARE ALSO EXEMPTED FROM THE CONTRACTUAL REQUIREMENTS OF THIS ARTICLE AND DEPARTMENT OF TELEVISION SERVICES, IN THE EVENT THAT NO SUCH CONTRACTS ARE INSTALLED. MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL HEREBY BE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE

FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE SAVERIES. THIS NOTE DOES NOT APPLY TO PRIVATE PASSAGES GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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

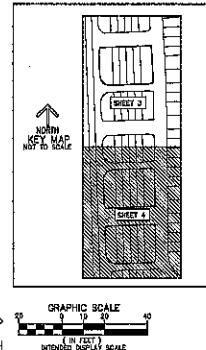
043-MP-18

THIS INSTRUMENT PREPARED BY
DAVID P. LINLEY
OF
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561) 992-1991 FAX (561) 990-1482
CERTIFICATE OF AUTHORIZATION NO. LE 3001

HILLCREST COUNTRY CLUB SOUTH REPLAT 1

BEING A REPLAY OF LOTS 103 THROUGH 108, TOGETHER WITH LOTS 121 THROUGH 132,
HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 120 THROUGH 161 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTION 19, TOWNSHIP 31 SURVEY RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 4



LEGEND/ABBREVIATIONS

AG - AGENT
 BCR - BROWARD COUNTY RECORDS
 CB - CLOUD BEARING
 CO - COLOR
 CH - CHORD
 C - CENTERLINE
 L - LENGTH
 M - MILE
 P - POLARIS
 PL - POLARIS LINE
 UC - USE AS EASEMENT
 () - INDICATES A DOWNTURN CONTROL POINT

PLA - POLARIS LINE A
 PRC - POLARIS LINE C
 PRC-PLA - POLARIS LINE C X POLARIS LINE A
 PRC-PLA-BCR - POLARIS LINE C X POLARIS LINE A X BROWARD COUNTY RECORDS
 BCR-PLA-BCR - BROWARD COUNTY RECORDS X POLARIS LINE A X BROWARD COUNTY RECORDS
 BCR-PLA-BCR-PLA - BROWARD COUNTY RECORDS X POLARIS LINE A X BROWARD COUNTY RECORDS X POLARIS LINE A

SURVEYOR'S NOTES
L "DRAWING" THIS PLAT AS RECORDED IN THE GRAPHIC FORM IS THE OFFICIAL POSITION OF THE SUBMITTED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUPPLANTED BY ANY OTHER GRAPHIC OR WRITING FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH
MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. THIS PLAT IS RESTRICTED TO 16 TOWNSHOUSE UNITS.
THIS NOTE IS REQUIRED BY CHAPTER D, ARTICLE D, 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
FOR THE PURPOSE OF RECORDING THE RESTRICTION. THE RESTRICTION IS LOCATED WITHIN THE PLAT
AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER DECIRUING
AN OWNER OR OWNER'S OF PROPERTY, WITHIN THE PLAT WHO TOOK TITLE TO THE
PROPERTY HAVING REFERENCE TO THIS PLAT.

PROPERTY HAD ADHERENCE TO THAT PLAN.
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH DESIGN STANDARDS, DEVELOPMENT
AND USE REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD AND
HAZARDOUS AREAS.

3. A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY WAREHOUSE, SALES
AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY
THE BROWARD COUNTY ENGINEER UNTIL 2022, UNLESS THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND
BE APPROVED BY THE BROWARD COUNTY ENGINEER.

NO ADDITIONAL RECORDING PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE APPROPRIATE REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, GRAVAGE, AND THE ROCK BANK FOR INTERNAL RODGES HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY
2024, THEN THE COUNTY'S FISHING OF ALEXANDRIA SHALL EXPIRE AND NO
ADMIRALTY OR TIDEFISH PERMIT SHALL BE ISSUED THEREAFTER, SUCH THAT THE BROWNSVILLE COUNTY
SHALL MAKE A SUBMISSION TO THE STATE OF PENNSYLVANIA TO HAVE THE APPROPRIATE
REGULATIONS SET FORTH WITHIN THE BROWNSVILLE COUNTY LAND DEVELOPMENT CODE. THE
OWNER OF PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR
PROVIDING EVIDENCE TO BROWNSVILLE COUNTY FROM THE APPROPRIATE GOVERNMENTAL
ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE

4. BEARINGS SHOWN HEREIN ARE RELATIVE TO A RECORD PLAT BEARING OF LANDLOT #14, ALONG THE NORTH LINE OF TOWNS 103 THROUGH 108, MIDWEST COUNTRY CLUB PROPERTY, AS RECORDED IN PLAT BOOK 163, PAGES 125 THROUGH 151 OF THE PUBLIC RECORDS OF PEGASUS COUNTY, IDAHO.

3. THE FOLLOWING ARE REBLED BY THE BROWARD COUNTY ELECTRIC PURSUANT TO CHAPTER 172.045, FLORIDA STATUTE, FOR PLACEMENT OF UTILITY EASMENTS ON PRIVATE PROPERTY. THE COST FOR CABLE TELEVISION SERVICE INSTALLATION OR OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, OPERATION, MAINTENANCE, OR EXPENSES SHALL BE REQUIRED IF THERE IS NO INTERFERENCE WITH THE FACILITIES AND SERVICES OF AN ELECTRICAL TELEPHONE, GAS, OR WATER UTILITY. IN THE EVENT OF A DISRUPTION OF SERVICE, WHETHER DUE TO THE FACILITIES OF A PLUMBERS, UTILITY, OR CABLE COMPANY, THE BROWARD COUNTY ELECTRIC WILL NOT BE HELD RESPONSIBLE FOR THE DAMAGES WHICH THESE NOTES DOES NOT APPLY TO PRIVATE EASEMENTS CREATED TO OR OBTAINED BY A PRIVATE COMPANY FOR THE PURPOSE OF PLACEMENT OF UTILITY EASEMENTS. THE INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC

INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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

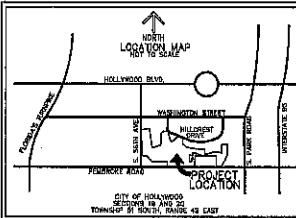
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EXHIBIT "C"

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

Public Improvements		
Requirement	Completion Date	Amount
Hillcrest Drive Road Improvements: Hillcrest Drive widening at entrance into Executive Golf Course parcel for turn lane improvements; pedestrian safety advanced warning flashers (2) installed at locations indicated on Final Site Plan adjacent to existing crosswalk in front of Charter School; push-button pedestrian caution flashers with L.E.D. crosswalks (3) to be installed at locations indicated on Final Site Plan and installation of roundabout improvements north of main entrance into 18-hole parcel. <u>Install two radar speed indicator signs.</u>	Prior to the release of the 516 60 th Certificate of Occupancy within Phase 1	\$763,940
Intersection improvements South 52 nd Avenue & Washington Street: Traffic roundabout or signal, as required by Broward County, to be installed. <u>Reconstruct intersection to provide left turn lanes in all directions, and bond for traffic signal for construction if warranted, bond to be in effect for 2 years after last Certificate of Occupancy. No right of way acquisition is contemplated. Developer to reimburse the City for Traffic Signal warrant study or studies as needed.</u>	Prior to the 516 320 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 516 320 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 516 320 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 Read— <u>New sidewalk along east side of S 42nd Avenue from Mahogany Lane to Washington St, new type D curbing along east side of S 42nd Avenue and swale re grading with new landscaping from Washington Street to approximately 500' south.</u>	Prior to the 516 320 th Certificate of Occupancy.	\$18,485



HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 390 THROUGH 403, TOGETHER WITH TRACTS OS-8 AND OS-17, ALL OF HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 163, PAGES 126 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTION 19, TOWNSHIP 81 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 5

Exhibit D

DESCRIPTION

LOTS 344 THROUGH 351 AND LOTS 368 THROUGH 408, TOGETHER WITH TRADES 02-3 AND 08-19, ALL OF FULLERTON COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 115 THROUGH 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYNN IN SECTION 10, TOWNSHIP 31 SOUTH, RANGE 48 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING 88,783 SQUARE FEET OR 2.0385 ACRES MORE OR LESS

DEEDS
STATE OF FLORIDA)
COUNTY OF BROWARD)

BETWEEN ALLIED INDUSTRIES, INC., A DELAWARE CORPORATION, PAPER OF THE LARGEST SCAFFOLD AND DESKING FIRM IN THE STATE OF FLORIDA, AND THE BROWARD COUNTY TAX DEPARTMENT, A FLORIDA STATE GOVERNMENTAL AGENCY.

PARCELS AS AND BE AS SHOWN HERON ARE HEREBY DEDICATED TO THE PRESENT OWNERS THEIR
SUCCESSIONS AND ASSENTS FOR DRAINAGE LANDSCAPE AND DRAINAGE PURPOSES.

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

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFODED HERETO, THIS 10 DAY OF July, 2001.

WITNESS: _____
PRINT NAME: _____
WITNESS: _____

ACKNOWLEDGMENT
STATE OF FLORIDA, ES
COUNTY OF ORLANDO)

BEFORE ME, A NOTARILY APPLIED HEART BAKER WHO IS PERSONALLY KNOWN TO ME OR WAS PRODUCED AS AN INDIVIDUAL AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
BARDON PRESIDENT OF PLATE HOME COMPANY, A WHOLESALE LIQUIDITY COMPANY, AND ASHIMON
PRESIDENT OF PLATE HOME COMPANY, A WHOLESALE LIQUIDITY COMPANY, AND ASHIMON
AFFROD TO THE FOREGOING INSTRUMENT AS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS ATTACHED
TO THE FOREGOING INSTRUMENT BY BARDON LIQUIDITY COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED
OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: NOTARY PUBLIC

PLATE HOME COMPANY, LTD.
NOTARY

SQUARE FEET	ACRES
80,711	2.0380
81,858	1.1903
162,569	0.8481

SURVEYOR'S CERTIFICATION

STATEMENT OF SEPARATION
STATE OF FLORIDA, **JULY 3, 1983**
COUNTY OF PALM BEACH 3

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS OWNED AND PLATED AS OF THE RECORDING DATE AND THEREIN STATED, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART II, OF THE FLORIDA STATUTES, AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE SURVEY DATA SUBMITTED TO RECORD BY FLORIDA, FLORIDA STATUTES, AS RELATED TO COUNTIES WHICH HAVE NOT YET APPROVED THE USE OF THE PERMANENT REFERENCED SURVEYING (PRS) SYSTEM. THIS RECORDING IS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA STATUTES.

AS INDICATED, THIS PLAT IS SUBJECT TO THE RECORDING OF OTHER SURVEY DATA OR SURVEY CONSTRUCTION OF THE RECORD SUBDIVISION IMPROVEMENTS.

DATE _____

DAVID P. LINDLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5005
CAULFIELD AND WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NUMBER 3511
2900 BLADER ROAD, SUITE 100

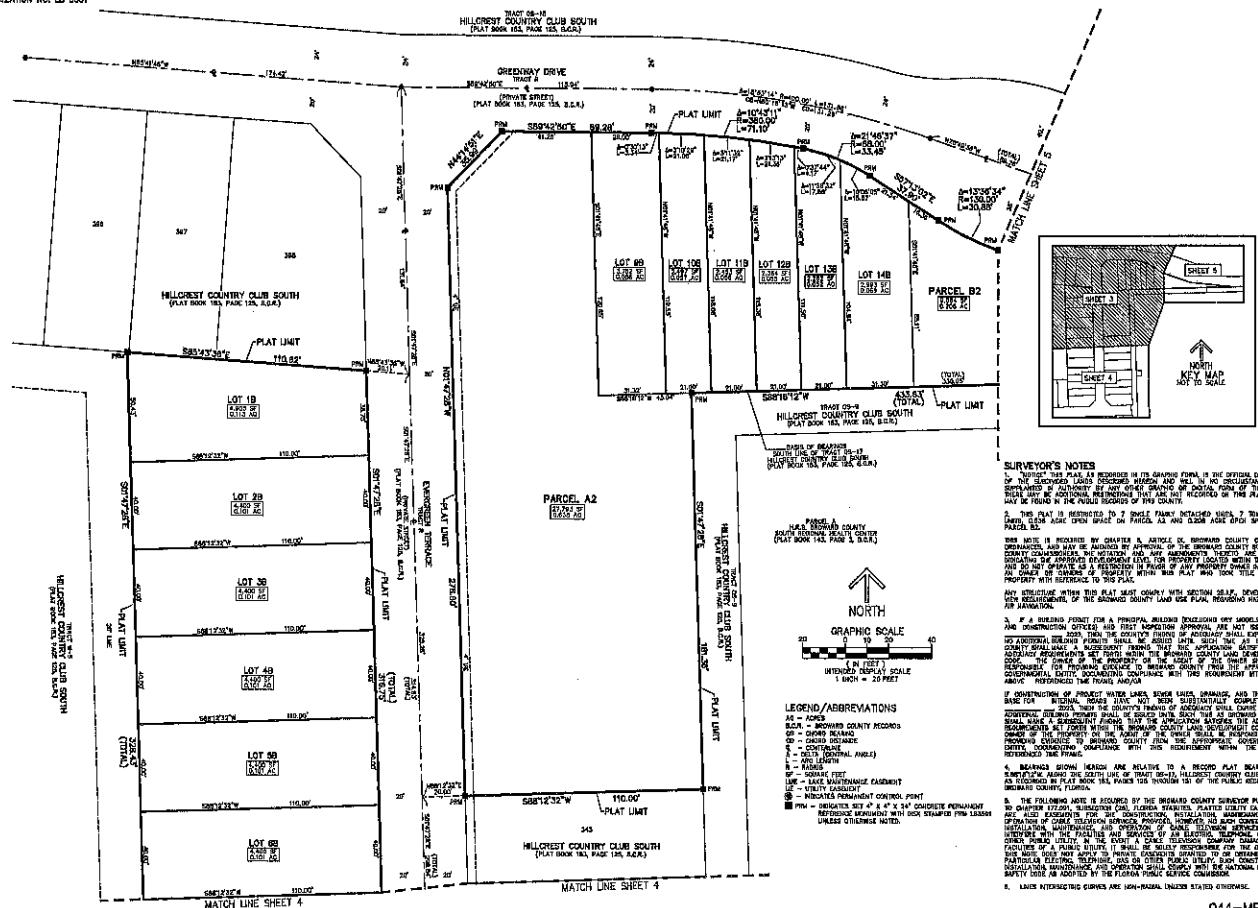
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THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
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SURVEYORS — ENGINEERS — PLANNERS
7900 CLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1455
CERTIFICATE OF AUTHORIZATION NO. LB 358

HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 399 THROUGH 405, TOGETHER WITH TRACTS OS-8 AND OS-17, ALL OF HILLCREST COUNTRY CLUB SOUTH AS RECORDED IN PLAT BOOK 183, PAGES 128 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
LYING IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 5

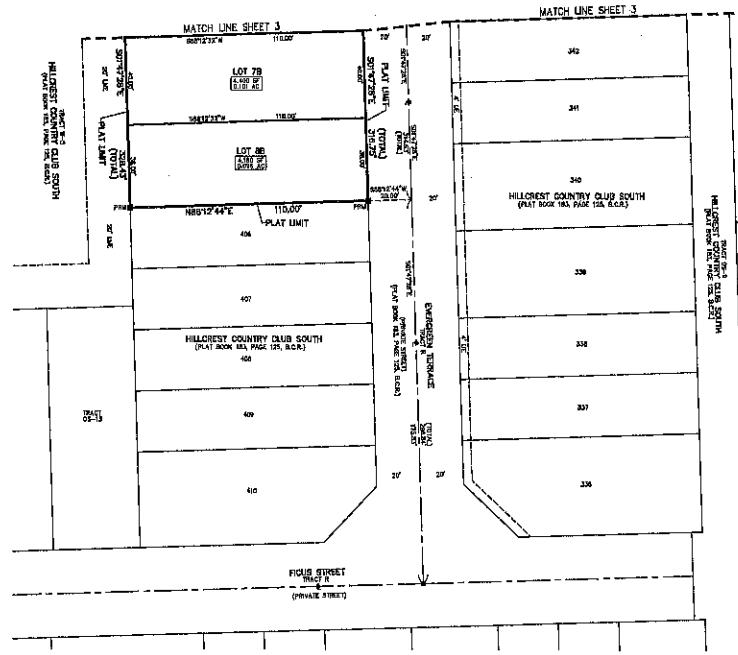


THIS INSTRUMENT PREPARED BY
 DAVID C. LINDLEY
 OF
GAULFIELD and WHEELER, INC.
 BROWARD COUNTY PLAT PLANNERS
 2000 GLAZIER ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 OFFICE: (305) 994-1469 FAX: (305) 996-1462
 CERTIFICATE OF AUTHENTICATION NO. 19-3591

HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 369 THROUGH 405, TOGETHER WITH TRACTS 05-6 AND 05-17, ALL OF HILLCREST COUNTRY CLUB SOUTH,
 AS RECORDED IN PLAT BOOK 163, PAGES 125 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
 LYING IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PLAT BOOK PAGE
 SHEET 4 OF 5

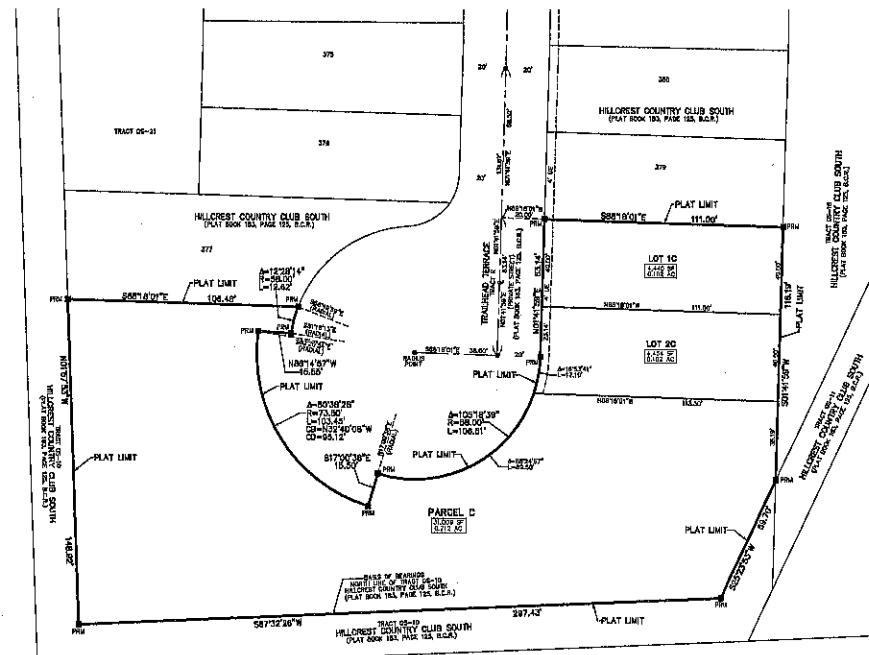


THIS INSTRUMENT PREPARED BY
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CERTIFICATE OF AUTHORIZATION NO. LB 3591

HILLCREST COUNTRY CLUB SOUTH REPLAT 3

PLAT BOOK _____ PAGE
SHEET 3 OF 3

BEING A REPLAT OF LOT 378, TOGETHER WITH ALL OF TRACT 08-22, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 133, PAGES 125 THROUGH 151, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



LEGEND/ABBREVIATIONS

A = ADAMS
 B.C.R. = BIRMINGHAM COUNTY RECORDS
 D = DIAGON DISTANCE
 D = DIAHOND DISTANCE
 - = CENTERLINE
 L = LINEAR FEET
 M = METRICAL ANGLE
 S = AREA LENGTH
 SF = SQUARE FEET
 U = UTILITY EXCAVATION
 CP = INDICATES PREDOMINANT CONTROL POINT
 ■ = INDICATES CONCRETE PERMANENT
 INTERFACING MORTAR JOINT OR STAINED PINK LEAD
 (MATERIAL OTHER THAN STAINED PINK LEAD)

SURVEYOR'S NOTES

I, [REDACTED] THIS PLAT AS RECORDED IN ITS DRAFTING FORM IS THE OFFICIAL DEMONSTRATION OF THE BOUNDARIES AND LINES OF THE PROPERTY OWNED BY [REDACTED] AS PLANTED OR SUBDIVIDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DRAFT FORM OF THE PLAT AS PLANNED OR SUBDIVIDED IN AUTHORITY BY ANY OTHER SURVEYOR OR RECORDER OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT IS RESTRICTED TO 2 SINGLE FAMILY DEMOLISHED UNITS AT \$3100 EACH ON SPACE PLAT 6.

THE HOME OWNED BY CHARLES & MIRIAM L. WILBURD LIE WHOLELY OUTSIDE OF COUNTY BOUNDARIES, THE STATELINE AND ANY AMERICAN LAND SURVEY POINTS, AND COULD NOT BE LOCATED IN A SECTION, TOWNSHIP OR RANGE IN FAVOR OF ANY PROPERTY OWNER WHO INCLUDES THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST CONFORM TO SECTION 26LF, DEVELOPMENT REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD TO THE WATERFRONT.

3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING, ADDITIONAL, GATES AND CONSTRUCTION PERMITS AND FIRST APPROVAL APPROVALS ARE NOT ISSUED BY 2024, THEN THE COUNTY'S FILING OF AN APPRAISAL SHALL COMMENCE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY APPROVES THE APPRAISAL. THE OWNER OF THE PROPERTY SHALL PAY ALL ADDITIONAL REQUIREMENTS SET FORTH PURSUANT TO THE BROWARD COUNTY HAZARD TO THE WATERFRONT DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR ON THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PAYING ALL FEES ASSOCIATED WITH THE APPROVAL BY THE GOVERNMENTAL ENTITY DOCUMENTING CONFORMANCE WITH THE REQUIREMENT REFERRED TO IN THE ABOVE-INTITLED TIME FRAME. ANYONE

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by January 31, 1951, then the County's ranch of occupancy shall expire and no additional building permits shall be issued until such time as Brodhead County shall make a sufficient finding that the application satisfies the accuracy requirements set forth in the Building Code. The owner or his agent or company owning the property on the agent of the owner shall be responsible for premises damages to Brodhead County from the appropriate governmental agency.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF SEPARATE AND INDEPENDENTLY OF THE RECORDS OF THE MILLCREEK DIVISION LINE LOCATED AS RECORDED IN PLAT BOOK 142, PAGE 133 THROUGH 140 OF THE PUBLIC RECORDS OF RICHARD COUNTY, KANSAS.

B. THE FOLLOWING HAVE BEEN GRANTED BY THE INHIBITED COMPANY ALLEGEDLY PURSUANT TO CHAPTER 177,000, SUBSECTION (2)(B), FLORIDA STATUTES. PLATED UTILITY EQUIPMENT ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEGRAPH, TELEPHONE, TELETYPE, TELEFAX, TELEVISION, TELEVISION TRANSMISSION, TELEVISION RECEIVERS, TELEVISION SERVICES, TELEVISION MAINTENANCE, AND TELEVISION OPERATION. THESE EASEMENTS ARE GRANTED, SUBJECT TO THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, DRINKING WATER, AND SEWER SYSTEMS. A CABLE TELEVISION COMPANY IS GRANTED THE RIGHT TO PLATE ITS UTILITY EQUIPMENT ON THE PROPERTY OWNED BY THE INHIBITED COMPANY. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED OR TO BE GRANTED BY A PARTICULAR COMPANY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF ITS OWN UTILITY EQUIPMENT.

045-11(B-18)