

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.

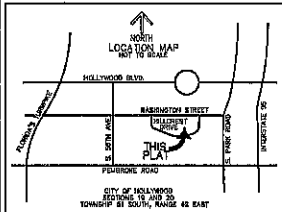
  
\_\_\_\_\_  
DOUGLAS R. GONZALES, CITY ATTORNEY *DR*

# 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 19 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 F. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7000 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)760-1482  
CERTIFICATE OF AUTHORIZATION NO. LB 3091

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

CONTAINING 12.846 SQUARE FEET OR LESS AS SHOWN ON THIS PLAN.

**DEDICATION**

STATE OF FLORIDA ) ss  
COUNTY OF BROWARD )

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

UTILITY EASEMENTS (UES) AS SHOWN HEREON ARE REDDENTED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED PALM HOME COMPANIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

PALM HOME COMPANIES, LLC  
A MISSOURI LIMITED LIABILITY COMPANY

WITNESSES:  
PRINT NAME \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

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

CONV. DATA	SQUARE FEET	ACRES
ORIGINAL SITE	12,846	0.2923
RECONSTRUCTED LOTS	12,846	0.2923

**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 RECORDED HEREON, SUBSIDISED AND PLATTED UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISION THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 54-D, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.09(1), FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT RECORDS INFORMATION (PRI) WORK SET IN ACCORDANCE WITH SECTION 177.09(1) OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ HAS BEEN SUBMITTED TO THE PUBLIC RECORDS OFFICE OF BROWARD COUNTY, FLORIDA. THE ORIGINAL RECORDS INFORMATION (PRI) WORK SET IN ACCORDANCE WITH SECTION 177.09(1) OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ HAS BEEN SUBMITTED TO THE PUBLIC RECORDS OFFICE OF BROWARD COUNTY, FLORIDA. THE ORIGINAL RECORDS INFORMATION (PRI) WORK SET IN ACCORDANCE WITH SECTION 177.09(1) OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ HAS BEEN SUBMITTED TO THE PUBLIC RECORDS OFFICE OF BROWARD COUNTY, FLORIDA.

DATE: \_\_\_\_\_

DAVID F. LINDLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 12635  
CULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER L43041  
7000 GLADES ROAD SUITE 100  
BOCA RATON, FL 33434

**ACKNOWLEDGMENT**

STATE OF FLORIDA ) ss  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED PATRICK RONZALEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED ME WITH SUFFICIENT IDENTIFICATION, AND HAS EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT - LAND DEVELOPMENT OF PALM HOME COMPANIES, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY HIM AND THE SEAL COMPANY APPROVED, AND THAT SAID INSTRUMENT IS THE TRUE AND CORRECT COPY OF SAID INSTRUMENT.

WITNESSED BY ME AND MY OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

BY COMMISSIONER EXPRES: \_\_\_\_\_  
NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

PALM HOME COMPANIES, LLC  
PALM HOME COMPANIES, LLC  
NOTARY

SURVEYOR

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7300 CLAYTON ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (561)362-1181 FAX (561)750-1422  
 CERTIFICATE OF AUTHORIZATION NO. LB 3581

# HILLCREST COUNTRY CLUB NORTH REPLAT

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 2 OF 3

BEING A REPLAT OF LOTS 23 THROUGH 28, HILLCREST COUNTRY CLUB NORTH,  
 AS RECORDED IN PLAT BOOK 183, PAGES 16 THROUGH 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
 LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

**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 \_\_\_\_\_ AND BY THE RESOLUTION THE CITY COMMISSION AS SHOWN ON THIS PLAT WERE ACCEPTED BY THE NAME OF SAID CITY AND ALL PERSONS PLACED ON THIS LAND ARE CONSIDERED AND NARRATED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING UNTIL THE PLAT WITH SUCH TIME AS THE DEVELOPER PROVIDES THE REQUIREMENTS WITH WRITTEN CONSENT FROM BROWARD COUNTY THAT ALL APPLICABLE CODES/ORDINANCES/HAPAS HAVE BEEN PAID ON ARE 100% DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: \_\_\_\_\_ CITY CLERK APPROVED: LEE J. LOPEZ, P.E.  
 CITY ENGINEER  
 P.E. LICENSE NUMBER 91558

APPROVED BY: \_\_\_\_\_ MAYOR

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO THE COMPLIANCE WITH THE DECISIONS OF SECTION 177-04-01-01 FOR PLAT NO. \_\_\_\_\_ DATE OF \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRPERSON

THIS PLAT CONFORMS WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY: \_\_\_\_\_ EXECUTIVE DIRECTOR OF DESIGN

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

THIS IS TO CERTIFY THAT THIS PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLDAS, STATUTES AND WITH COUNTY RECORDS SECTION 177-04-01-01 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DATE OF \_\_\_\_\_

BY: \_\_\_\_\_ CLERK  
 COUNTY COMMISSION

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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

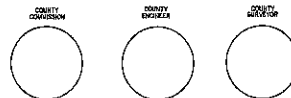
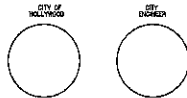
BY: \_\_\_\_\_ ENGINEER/INSPECTOR DATE: \_\_\_\_\_  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 8023

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REGISTERED PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA SURVEYOR NO. 13 4036

**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 \_\_\_\_\_

BY: \_\_\_\_\_ DIRECTOR/DESIGNER

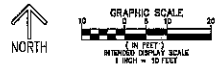
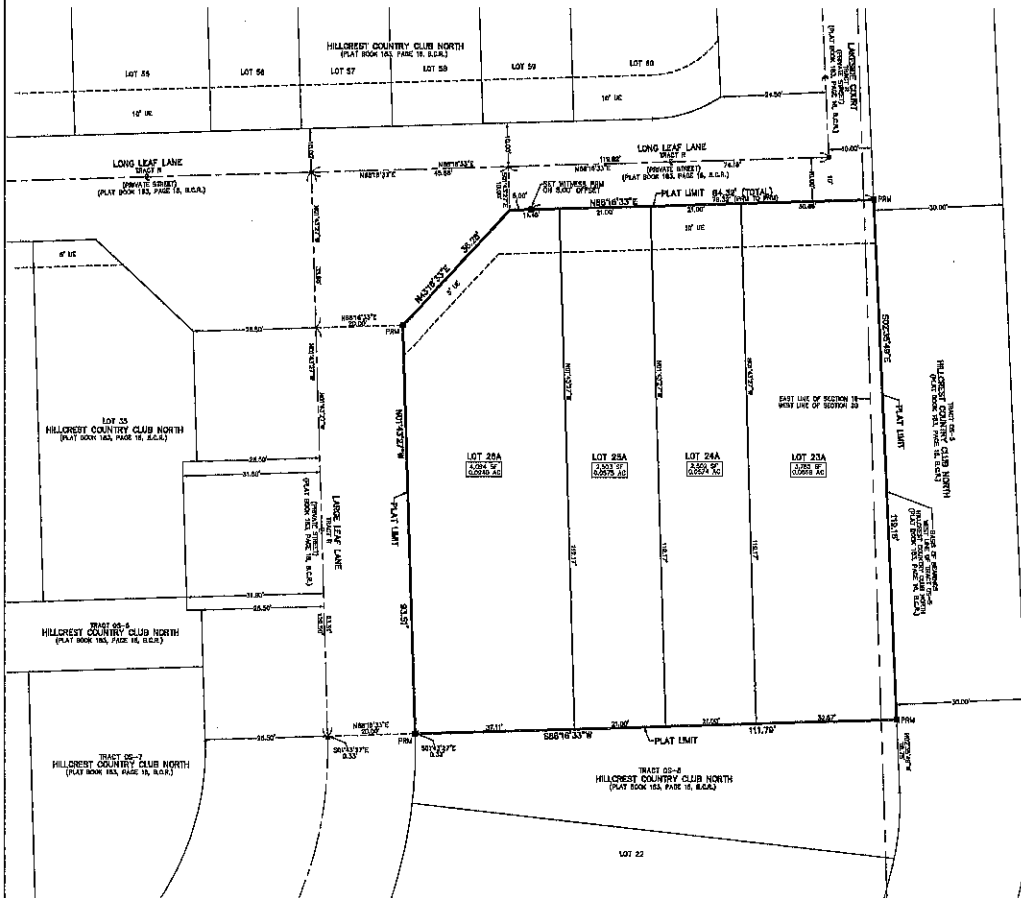


THIS INSTRUMENT PREPARED BY  
DAVID P. LINDELEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7500 CLAYTON ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (407)332-1891 FAX (407)360-1433  
CERTIFICATE OF AUTHORIZATION NO. LB 3561

# HILLCREST COUNTRY CLUB NORTH REPLAT

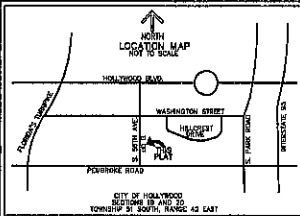
BEING A REPLAT OF LOTS 23 THROUGH 29, HILLCREST COUNTRY CLUB NORTH,  
AS RECORDED IN PLAT BOOK 183, PAGES 18 THROUGH 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 3



**LEGEND/ABBREVIATIONS**  
AL - ALLEY  
B.C.R. - BROWARD COUNTY RECORDS  
E - EASEMENT  
L - LOT  
P - PLAT  
F - FUNDAMENTAL CONTROL POINT  
P.M. - PERMANENT POINT SET BY 2" x 2" CONCRETE PERMANENT SURVEYING INSTRUMENT WITH ONE STAMPED PERM. EMBLEM UNLESS OTHERWISE NOTED.

**SURVEYOR'S NOTES**  
1. UNLESS THIS PLAT IS RECORDED IN ITS ORIGINAL FORM IN THE OFFICIAL RECORDS OF THE BROWARD COUNTY CLERK'S OFFICE, THIS INSTRUMENT SHALL BE VOID AND OF NO EFFECT. THE ORIGINAL RECORDS OF THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.  
2. THIS PLAT IS RESTRICTED TO 4 TENSIOLOG UNITS.  
3. THIS INSTRUMENT IS PREPARED BY CHARTERED SURVEYOR DAVID P. LINDELEY, LICENSE NO. 12345, AND IS SUBJECT TO THE JURISDICTION OF THE BROWARD COUNTY CLERK'S OFFICE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LOCATED WITHIN THE PLAT AND HAS FOUND NO DISCREPANCIES BETWEEN THE PLAT AND THE ACTUAL PROPERTY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LOCATED WITHIN THE PLAT AND HAS FOUND NO DISCREPANCIES BETWEEN THE PLAT AND THE ACTUAL PROPERTY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LOCATED WITHIN THE PLAT AND HAS FOUND NO DISCREPANCIES BETWEEN THE PLAT AND THE ACTUAL PROPERTY.  
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A TRUE BEARING OF S60°16'33\"/>



# HILLCREST COUNTRY CLUB SOUTH REPLAT 1

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 4

BEING A REPLAT OF LOTS 102 THROUGH 108, TOGETHER WITH LOTS 121 THROUGH 132, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 125 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 61 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDSEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7000 GLADYS ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1881 FAX (561)790-1492  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

Exhibit B

**DESCRIPTION**  
LOTS 102 THROUGH 108, TOGETHER WITH LOTS 121 THROUGH 132, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 125 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 19 AND 20, TOWNSHIP 61 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING SQUARE FEET OR THEREABOUTS OR LESS.

**DEDICATION**  
STATE OF FLORIDA ) ss  
COUNTY OF BROWARD )

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

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

IN WITNESS WHEREOF, THE ABOVE NAMED PLATTE HOME COMPANY, LLC, A MEMORAN LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BRANCH OFFICER, AND HIS CORPORATE SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

PLATTE HOME COMPANY, LLC  
A MEMORAN LIMITED LIABILITY COMPANY

WITNES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

TABLED DATA	INITIALS	PRINT NAME	DATE
CORRECTION			
RECORDING			

**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 HEREON, SUBJECTS AND PLATTED UNDER MY RESPONSIBLE SUPERVISION AND SUPERVISION THAT THE SAID PLAT IS IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE EDITIONS OF CHAPTER 64-1, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 402.023, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE, THE PERMANENT REFERENCE EMINENT (PRE) TO BE FILED IN ACCORDANCE WITH SECTION 177.001 OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AS INDICATED WILL BE SET WITHIN ONE (1) HOUR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE WORKER OR OTHER BUREAU INSURANCE COVERAGE OF THE PRELIMINARY SUBDIVISION MAP/REPLAT.

DATE: \_\_\_\_\_

DAVID P. LINDSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 48835  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
7000 GLADYS ROAD, SUITE 100  
BOCA RATON, FL 33434

**ACKNOWLEDGMENT**

STATE OF FLORIDA ) ss  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED PATRICK GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PREVIOUSLY \_\_\_\_\_ AS DEDICATOR, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT - LAND DEVELOPMENT OF PLATTE HOME COMPANY, A MEMORAN LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT AT THE OFFICE OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE TRUE ACT AND DEED OF SAID COMPANY.

WITNES BY ME AND OTHER SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

BY COMMISSION EXPRES: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
WITNES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

PLATTE HOME COMPANY, LLC

PLATTE HOME COMPANY, LLC  
SECRETARY

SURVEYOR



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 (305)355-1561 FAX (305)760-1452  
 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 106, 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 13, TOWNSHIP 01 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

**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 NO. \_\_\_\_\_ PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AND BY THE REVISION OF THE CITY COMMISSION AS SHOWN ON THIS PLAT BEING ACCEPTED IN THE NAME OF THIS CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CONSIDERED AND REVERSED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION AND/OR COMPLETION OF A BUILDING WITHIN THE PLAT UNLESS THE CITY ENGINEER PROVIDES THIS COMPLIANCE WITH WRITTEN CONSTRUCTION FROM BROWARD COUNTY THAT ALL APPLICABLE CONSTRUCTION/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION APPROVED: \_\_\_\_\_  
 CITY CLERK  
 APPROVED: \_\_\_\_\_  
 CITY ENGINEER  
 WEN A. LOPEZ, P.E.  
 CITY ENGINEER  
 P.E. LICENSE NUMBER 68858

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO THE COMPLIANCE WITH THE REVISIONS OF CHAPTER 197 FOR BROWARD COUNTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY \_\_\_\_\_  
 COMMISSIONER  
 THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL, BY THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY \_\_\_\_\_  
 EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH CHAPTER 197, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 REVIEWER/TITLE  
 DISPATCHED  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 42283

BY \_\_\_\_\_ DATE \_\_\_\_\_  
 REVIEWER/TITLE  
 DISPATCHED  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTRATION NO. 19 4030

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

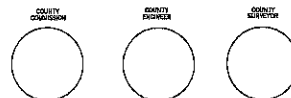
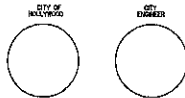
THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 197, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE COUNTY CLERK, COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY \_\_\_\_\_  
 CLERK  
 COUNTY COMMISSION

**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 \_\_\_\_\_, 20\_\_.

BY \_\_\_\_\_  
 DIRECTOR/DESIGNEE



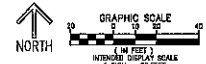
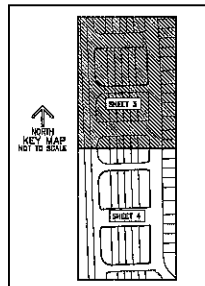
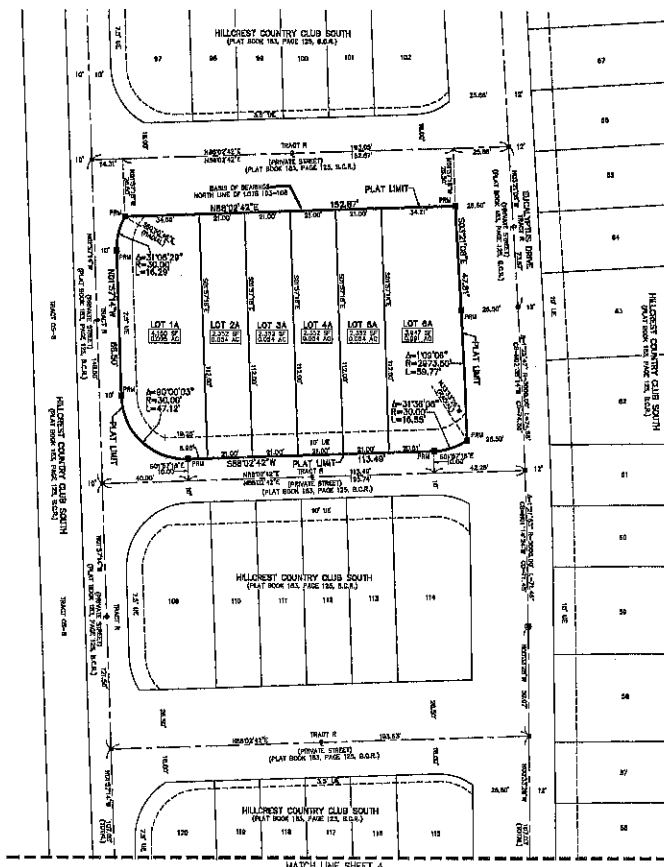


THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDELY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7600 GLADYS ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (561)392-1091 FAX (561)790-1482  
 CERTIFICATE OF AUTHORIZATION NO. LC 3091

# HILLCREST COUNTRY CLUB SOUTH REPLAT 1

BEING A REPLAT OF LOTS 103 THROUGH 106, TOGETHER WITH LOTS 121 THROUGH 132,  
 HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 163, PAGES 125 THROUGH 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE  
 SHEET 3 OF 4



- LEGEND/ABBREVIATIONS**
- AC - ACRES
  - CC - BROWARD COUNTY RECORDS
  - CS - CLOUD RECORDS
  - C - CENTERLINE
  - EA - EAST COASTAL ANCHORS
  - E - EASEMENT
  - LS - LOT SURVEY
  - LC - LOT SURVEY CONTROL POINT
  - PC - PLAT CONTROL POINT
  - PM - PERMANENT SET AT 4" x 4" x 5/8" CONCRETE PERMANENT SETTING BEARING WITH ONE STAMPED PIN LEGEND
  - SR - SURVEYOR'S RECORDS

**SURVEYOR'S NOTES**

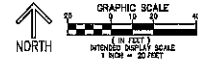
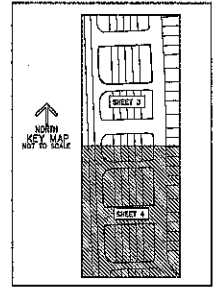
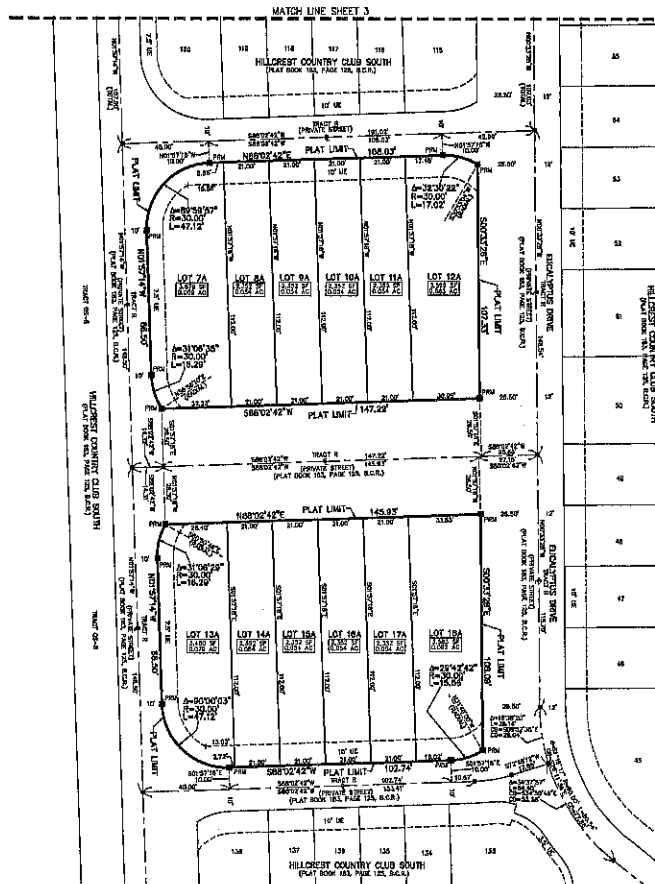
1. THIS MAP IS PREPARED BY SURVEYOR & OFFICE IN THE OFFICIAL JURISDICTION OF THE SURVEYOR. THE PLAT AS SHOWN IN THIS GRAPHIC SCALE IS THE OFFICIAL RECORD OF THE SURVEYOR. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LOCATED WITHIN THE PLAT AND IS NOT PROVIDING A REPRESENTATION OF ANY REPRESENTATIVE MEASUREMENTS OR CONDITIONS. THE SURVEYOR'S RECORDS FOR THIS PLAT WILL BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THIS PLAT IS REFERENCED TO THE TOWNSHIP LIMITS.
3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING EXCLUDED BY LOCAL SALES AND CONSTRUCTION ORDINANCES AND FIRST PARTITION APPROVALS ARE NOT OBTAINED BY THE OWNER, THE COUNTY ENGINEER OF BROWARD COUNTY SHALL HAVE NO JURISDICTION OVER THE PROJECT. THE COUNTY ENGINEER OF BROWARD COUNTY SHALL HAVE NO JURISDICTION OVER THE PROJECT UNLESS THE PROJECT IS SUBJECT TO THE JURISDICTION OF THE COUNTY ENGINEER OF BROWARD COUNTY. THE COUNTY ENGINEER OF BROWARD COUNTY SHALL HAVE NO JURISDICTION OVER THE PROJECT UNLESS THE PROJECT IS SUBJECT TO THE JURISDICTION OF THE COUNTY ENGINEER OF BROWARD COUNTY. THE COUNTY ENGINEER OF BROWARD COUNTY SHALL HAVE NO JURISDICTION OVER THE PROJECT UNLESS THE PROJECT IS SUBJECT TO THE JURISDICTION OF THE COUNTY ENGINEER OF BROWARD COUNTY.
4. BROWARD COUNTY RECORDS ARE SUBJECT TO A SECOND PLAT RECORD OF HILLCREST COUNTRY CLUB SOUTH, PLAT BOOK 163, PAGES 125 THROUGH 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THE FOLLOWING STATE IS SUBMITTED BY THE BROWARD COUNTY SURVEYOR SUBJECT TO THE BROWARD COUNTY SURVEYOR'S RECORDS, PLAT BOOK 163, PAGES 125 THROUGH 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY LOCATED WITHIN THE PLAT AND IS PROVIDING A REPRESENTATION OF ANY REPRESENTATIVE MEASUREMENTS OR CONDITIONS. THE SURVEYOR'S RECORDS FOR THIS PLAT WILL BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.
6. LINES INTERFERING CLARIFIED ARE NON-PANAL UNLESS STATED OTHERWISE.

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7000 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (561) 992-1691 FAX (561) 750-1452  
 CERTIFICATE OF AUTHORIZATION NO. LB 3051

# HILLCREST COUNTRY CLUB SOUTH REPLAT 1

BEING A REPLAT OF LOTS 103 THROUGH 109, TOGETHER WITH LOTS 121 THROUGH 132,  
 HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 126 THROUGH 161 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
 LYING IN SECTION 18, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE  
 SHEET 4 OF 4



**LEGEND/ABBREVIATIONS**  
 AD - ALLEY  
 BR - BROWARD COUNTY RECORDS  
/>
 CB - CURVED BEARING  
 CO - CURVED DISTANCE  
 C - CENTERLINE  
 P - PLAT (GENERAL ABBREVIATION)  
 L - LOT  
 F - FENCE  
 FT - FEET  
 EC - EASEMENT  
 CP - CONCRETE POINT  
 PPM - INDICATED SET 4" x 4" x 1/2" CONCRETE PERMANENT REFERENCE POINT WITH THIS STAMPED PPM (SEE) UNLESS OTHERWISE NOTED.

**SURVEYOR'S NOTES**

1. THIS PLAT IS PREPARED IN ACCORDANCE WITH THE OFFICIAL RECORDS OF THE BROWARD COUNTY RECORDS AND ALL AS NECESSARY TO BE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION. THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION. THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION.
2. THIS PLAT IS RECORDED IN 18 THIRDSHEET SHEETS.
3. THIS SITE IS BOUND BY CHAPTER 6, ARTICLE 10, BROWARD COUNTY CODE OF ORDINANCES, AND BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION. THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION.
4. IF A BUILDING PERMIT FOR A PERMANENT BUILDING INCLUDING DRY WELLS, SALES AND CONSTRUCTION PERMITS AND FIRST OCCUPANCY APPROVAL ARE NOT OBTAINED BY THE OWNER OF THIS PLAT, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, SHALL HAVE THE AUTHORITY TO TAKE ANY NECESSARY ACTION TO ENFORCE THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION.
5. IF CONSTRUCTION OF PERMANENT BUILDING SHALL BE SUBSTANTIALLY COMPLETED BY THE OWNER OF THIS PLAT, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, SHALL HAVE THE AUTHORITY TO TAKE ANY NECESSARY ACTION TO ENFORCE THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION.
6. THE FOLLOWING SITE IS BOUND BY THE BROWARD COUNTY SURVEYOR'S PERMITS TO CONSTRUCT PERMANENT BUILDING INCLUDING DRY WELLS, SALES AND CONSTRUCTION PERMITS AND FIRST OCCUPANCY APPROVAL ARE NOT OBTAINED BY THE OWNER OF THIS PLAT, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, SHALL HAVE THE AUTHORITY TO TAKE ANY NECESSARY ACTION TO ENFORCE THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION.
7. THE FOLLOWING SITE IS BOUND BY THE BROWARD COUNTY SURVEYOR'S PERMITS TO CONSTRUCT PERMANENT BUILDING INCLUDING DRY WELLS, SALES AND CONSTRUCTION PERMITS AND FIRST OCCUPANCY APPROVAL ARE NOT OBTAINED BY THE OWNER OF THIS PLAT, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, SHALL HAVE THE AUTHORITY TO TAKE ANY NECESSARY ACTION TO ENFORCE THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION.
8. THE FOLLOWING SITE IS BOUND BY THE BROWARD COUNTY SURVEYOR'S PERMITS TO CONSTRUCT PERMANENT BUILDING INCLUDING DRY WELLS, SALES AND CONSTRUCTION PERMITS AND FIRST OCCUPANCY APPROVAL ARE NOT OBTAINED BY THE OWNER OF THIS PLAT, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, SHALL HAVE THE AUTHORITY TO TAKE ANY NECESSARY ACTION TO ENFORCE THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, HAS REVIEWED THIS PLAT AND HAS APPROVED IT FOR RECORDATION.

**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.

<b>Public Improvements</b>		
<b>Requirement</b>	<b>Completion Date</b>	<b>Amount</b>
Hillcrest Drive Road Improvements: Hillcrest Drive widening at entrance into Executive Golf Course parcel for turn lane improvements; pedestrian safety <del>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></del>	Prior to the release of the <u>516 60<sup>th</sup> Certificate of Occupancy within Phase 4</u>	\$763,940
Intersection improvements South 52 <sup>nd</sup> Avenue & Washington Street: <del>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></del>	Prior to the <u>516 320<sup>th</sup> Certificate of Occupancy.</u>	\$299,459
Intersection improvements South 37 <sup>th</sup> Avenue and Hillcrest Drive: intersection realignment, walkway improvements and community identification signage amenities. Includes eight foot shared pedestrian connection / bike path installation, through City property.	Prior to the <u>516 320<sup>th</sup> Certificate of Occupancy.</u>	\$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 <u>516 320<sup>th</sup> Certificate of Occupancy.</u>	\$13,000
<del>Intersection improvements South 52<sup>nd</sup> and Pembroke Road: <u>8' shared pedestrian walk connection / bike path extension from project entrance to existing walkway on north side of Pembroke Road—New sidewalk along east side of S 42<sup>nd</sup> Avenue from Mahogany Lane to Washington St, new type D curbing along east side of S 42<sup>nd</sup> Avenue and swale re grading with new landscaping from Washington Street to approximately 500' south.</u></del>	Prior to the <u>516 320<sup>th</sup> Certificate of Occupancy.</u>	\$18,485



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)382-1891 FAX (561)750-1492  
 CERTIFICATE OF AUTHORIZATION NO. LB 3351

# HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 349 THROUGH 405, TOGETHER WITH TRACTS 08-8 AND 08-17, ALL OF HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 123 THROUGH 161 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 01 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 2 OF 5

**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 NUMBERED \_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND BY SAID RESOLUTION THE CITY COMMISSION AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO SHALING PROFITS SHALL BE RECEIVED FOR THE CONSTRUCTION, EQUIPMENT, AND/OR MAINTENANCE OF A BUILDING WITHIN THIS PLAT UNLESS SUCH USE AS THE DEVELOPER PROPOSED THE MANUFACTURE WITH WRITTEN PERMISSION FROM BROWARD COUNTY THAT ALL APPLICABLE CONSERVATION/IMPACT FEES HAVE BEEN PAID ON ONE NET ACRE.

IN WITNESS WHEREOF SAID CITY COMMISSION  
 ADOPTED \_\_\_\_\_ CITY CLERK \_\_\_\_\_ APPROVED \_\_\_\_\_ LUIS A. LOPEZ, P.E.,  
 CITY ENGINEER  
 P.E. LICENSE NUMBER 01539  
 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 DEFINITION OF RIGHTS-OF-WAY FOR TRACTS-THRU THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ CHAIRPERSON  
 THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ EXECUTIVE DIRECTOR OR DEPUTY

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION**  
 THIS IS TO CERTIFY THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND HAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

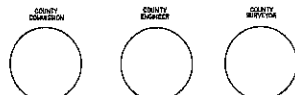
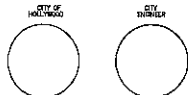
BY \_\_\_\_\_ COUNTY COMMISSION

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

BY \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR ROBERT P. LEGG, JR. DATE \_\_\_\_\_  
 FLORIDA PROFESSIONAL ENGINEER PROFESSIONAL SURVEYOR AND SURVEY  
 REGISTRATION NO. 40828 REGISTRATION NO. 15 4838

**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 \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ DIRECTOR/ACTING

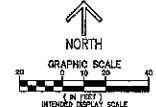
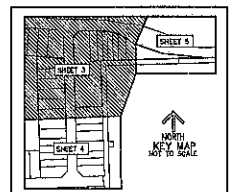
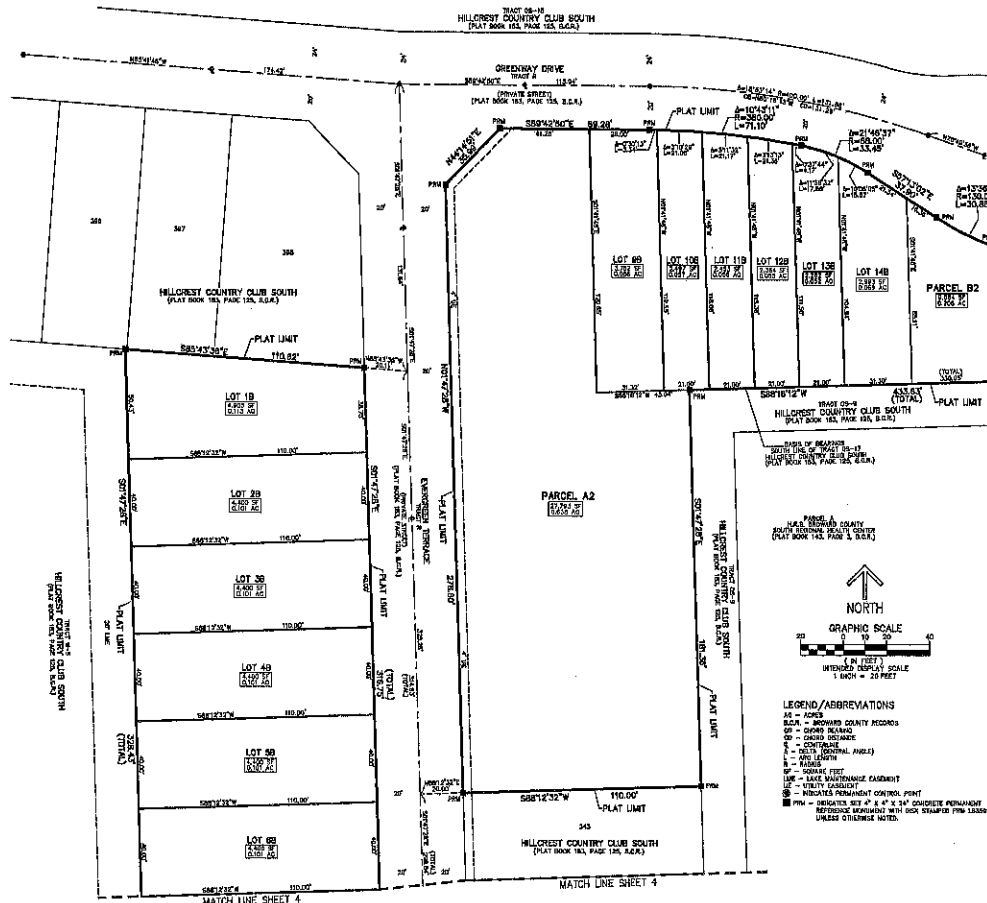


THIS INSTRUMENT PREPARED BY  
DAVID P. UNCLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
1900 CLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33433  
OFFICE (407)358-1691 FAX (407)358-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3561

# HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BING 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 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 5



**LEGEND/ABBREVIATIONS**  
 AS - ADJACENT  
 BC - BROWARD COUNTY RECORDS  
 CD - CROWN DRIVE  
 CO - CONCRETE  
 C - CURB  
 D - DRIVE (GENERAL ANGLE)  
 E - EASEMENT  
 F - FENCE  
 L - LAKE  
 L - LAKE WATERWAY EASEMENT  
 SE - SEWER EASEMENT  
 M - METRIC PERMANENT CONTROL POINT  
 P - PERMANENT POINT  
 PPM - PERMANENT POINT WITH 4" x 4" x 1/4" CONCRETE PERMANENT REFERENCE MARKING WITH BOX STAMPED PPM 12345 (UNLESS OTHERWISE NOTED)

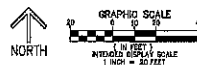
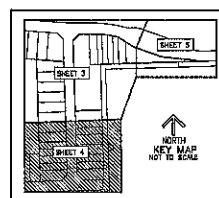
**SURVEYOR'S NOTES**  
 1. THIS PLAT IS PREPARED IN ITS GRAPHIC FORM, IS THE SYSTEM SPECIFICATION OF THE SURVEYED LOTS, DISTANCES, BEARINGS AND THE NO. OF CORNER STAKES OR MONUMENTS BY ANY OTHER MEANS OF SURVEY, NONE OF THE PLAT SHALL BE AVOIDED, RESPECTING THAT ANY NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 2. THIS PLAT IS RESTRICTED TO 2 SINGLE FAMILY DETACHED UNITS, 2 SWIMMING POOLS, ONE LAKE AND OTHER USES ON PARCELS A2 AND B2 AND ALSO USE OTHER SPACES ON PARCELS A2.  
 3. THE B2 IS RESTRICTED TO 2 SINGLE FAMILY DETACHED UNITS, 2 SWIMMING POOLS, ONE LAKE AND OTHER USES ON PARCELS A2 AND B2 AND ALSO USE OTHER SPACES ON PARCELS A2.  
 4. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 173.001, F.S., AND IS TO BE PLACED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 5. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 173.001, F.S., AND IS TO BE PLACED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 6. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 173.001, F.S., AND IS TO BE PLACED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 173.001, F.S., AND IS TO BE PLACED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 173.001, F.S., AND IS TO BE PLACED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 9. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 173.001, F.S., AND IS TO BE PLACED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 10. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 173.001, F.S., AND IS TO BE PLACED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID R. LINCOLN  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
2800 GLADEN ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)396-1461 FAX (561)396-1452  
CERTIFICATE OF AUTHORIZATION NO. 19 3591

# HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 399 THROUGH 405, TOGETHER WITH TRACTS DS-6 AND DS-17, ALL OF HILLCREST COUNTRY CLUB SOUTH,  
AS RECORDED IN PLAT BOOK 103, PAGES 125 THROUGH 151 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
LYING IN SECTION 16, TOWNSHIP 31 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 4 OF 5



**LEGEND/ABBREVIATIONS**

AC - ASSES  
B.C. - BROWARD COUNTY BORDERS  
CD - CHORD SURFACE  
C.S. - CURVE SURFACE  
C.A. - CHORD (CENTRAL ANGLE)  
F - FEET  
H - HUNDREDS FEET  
I.E. - LOCAL INTERSECTION POINT  
L.C. - LOCAL CANTONMENT  
L.F. - LOCAL POINT  
L.P. - LOCAL POINT  
L.S. - LOCAL SURFACE  
L.T. - LOCAL TANGENT  
L.V. - LOCAL VERTICALLY CURVED  
L.W. - LOCAL WEDGE  
L.Y. - LOCAL YIELD

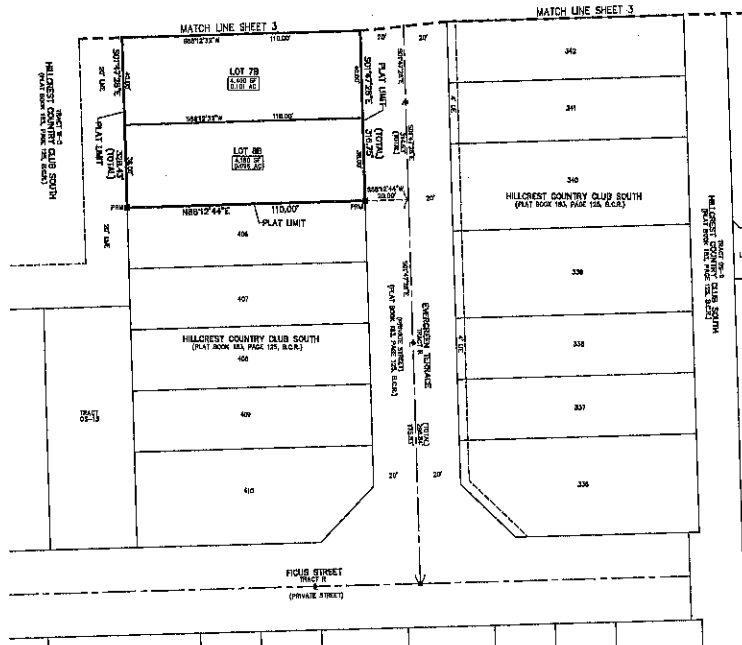
**SURVEYOR'S NOTES**

1. THIS INSTRUMENT IS PREPARED IN THE BROWARD COUNTY PUBLIC RECORDS OF THE BROWARD COUNTY BORDERS, AND ALL OF THE CIRCUMSTANCES OF THE PROPERTY ARE FULLY SET FORTH THEREIN, AND THE SURVEYOR'S NOTES SHALL BE FULLY SET FORTH THEREIN. THE SURVEYOR'S NOTES SHALL BE FULLY SET FORTH THEREIN.

2. THIS INSTRUMENT IS PREPARED IN THE BROWARD COUNTY PUBLIC RECORDS OF THE BROWARD COUNTY BORDERS, AND ALL OF THE CIRCUMSTANCES OF THE PROPERTY ARE FULLY SET FORTH THEREIN, AND THE SURVEYOR'S NOTES SHALL BE FULLY SET FORTH THEREIN. THE SURVEYOR'S NOTES SHALL BE FULLY SET FORTH THEREIN.

3. THIS INSTRUMENT IS PREPARED IN THE BROWARD COUNTY PUBLIC RECORDS OF THE BROWARD COUNTY BORDERS, AND ALL OF THE CIRCUMSTANCES OF THE PROPERTY ARE FULLY SET FORTH THEREIN, AND THE SURVEYOR'S NOTES SHALL BE FULLY SET FORTH THEREIN. THE SURVEYOR'S NOTES SHALL BE FULLY SET FORTH THEREIN.

4. THIS INSTRUMENT IS PREPARED IN THE BROWARD COUNTY PUBLIC RECORDS OF THE BROWARD COUNTY BORDERS, AND ALL OF THE CIRCUMSTANCES OF THE PROPERTY ARE FULLY SET FORTH THEREIN, AND THE SURVEYOR'S NOTES SHALL BE FULLY SET FORTH THEREIN. THE SURVEYOR'S NOTES SHALL BE FULLY SET FORTH THEREIN.

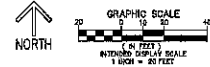
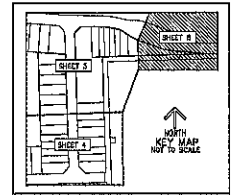


THIS INSTRUMENT PREPARED BY  
**DAVID R. UNCLEY**  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADYS ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (954) 395-1801 FAX (954) 795-1482  
 CERTIFICATE OF AUTHORIZATION NO. LB 3081

# HILLCREST COUNTRY CLUB SOUTH REPLAT 2

BEING A REPLAT OF LOTS 344 THROUGH 351 AND LOTS 399 THROUGH 406, TOGETHER WITH TRACTS 05-5 AND 05-17, 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 31 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE  
 SHEET 5 OF 5

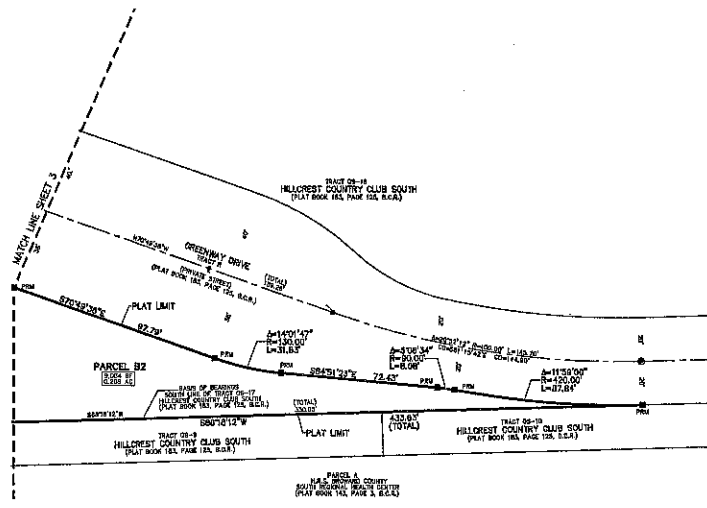


**LEGEND/ABBREVIATIONS**

- AC - ACRES
- BC - BROWARD COUNTY RECORD
- CH - CHISEL BEARING
- CI - CHISEL DISTANCE
- E - ELEVATION
- EA - ELEVATION ANGLE
- EL - ELEVATION
- FP - FINISHED POINT
- GP - GRADE POINT
- LE - LINE ELEVATION
- LE - LINE ELEVATION ELEVATION
- PC - POINT CENTER
- PC - INDICATED PERMANENT CENTER POINT
- PC - INDICATED SET OF 2" x 4" CONCRETE PERMANENT SETBACKS INSTALLED WITH DOW BARRIES PER ULRICH UNLESS OTHERWISE NOTED.

**SURVEYOR'S NOTES**

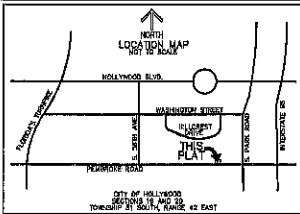
1. THIS PLAT IS BEING RECORDED IN ITS ENTIRETY IN THE OFFICE OF THE COUNTY CLERK OF BROWARD COUNTY AND WILL BE NO OPERATIONAL IN EFFECT UNTIL THE COUNTY CLERK HAS RECEIVED THE ORIGINAL INSTRUMENT AND HAS RECORDED IT IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THERE MAY BE ADDITIONAL INSTRUMENTS THAT ARE NOT RECORDED IN THIS PLAT THAT ARE IN THE PUBLIC RECORDS OF THE COUNTY.
2. THIS PLAT IS BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
3. THIS PLAT IS BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
4. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
5. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
6. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
7. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
8. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
9. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
10. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
11. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
12. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
13. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
14. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
15. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
16. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
17. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
18. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
19. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.
20. THE B2, B3 AND B4 ARE BEING RECORDED IN 3 SEPARATE PARTS DISTINGUISHED BY PARCELS B2, B3 AND B4. PARCELS B2, B3 AND B4 ARE EACH ACRES OWN SPACE ON PARCEL B2.



MATCH LINE SHEET 4

044-MP-18





# HILLCREST COUNTRY CLUB SOUTH REPLAT 3

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 3

BEING A REPLAT OF LOT 37A, TOGETHER WITH ALL OF TRACT 05-22, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 126 THROUGH 131 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. UNKLEY  
OF  
**CAULFIELD GUY WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLASSER ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (954)392-1811 FAX (954)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

Exhibit E

### DESCRIPTION

LOT 37A, TOGETHER WITH ALL OF TRACT 05-22, HILLCREST COUNTRY CLUB SOUTH, AS RECORDED IN PLAT BOOK 183, PAGES 126 THROUGH 131 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LING IN SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING SHADY BALING FEET OR OTHER NOTES MORE OR LESS.

### DEDICATION

STATE OF FLORIDA ) ss  
COUNTY OF BROWARD )

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

PARTS C, AS SHOWN HEREON IS HEREBY INDICATED TO THE PRESENT OWNER, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND ORNAMENTAL PURPOSES.

ENTIRE EASEMENTS (OTHER AS SHOWN HEREON) ARE DEDICATED TO THE PUBLIC FOR PEDESTAL PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED PLATE HOME COMPANY, LLC, A BROWARD LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS HISSON, PRESIDENT, AND HIS CORPORATE SEAL, TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

PLATE HOME COMPANY, LLC  
A BROWARD LIMITED LIABILITY COMPANY

WITNESSES:  
BY: PATRICK GONZALEZ, P.E.  
VICE PRESIDENT - LAND DEVELOPMENT  
WITNESS:  
PRINT NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA ) ss  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED PATRICK GONZALEZ WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED ME WITH SUFFICIENT EVIDENCE OF HIS IDENTIFICATION AND WHO SIGNED THE FOREGOING INSTRUMENT AS VICE PRESIDENT - LAND DEVELOPMENT OF PLATE HOME COMPANY, LLC, A BROWARD LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND SAID SEAL WAS AFFIXED TO SAID INSTRUMENT BY ONE OF SAID COMPANY'S AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

BY COMMISSION EXPRES: \_\_\_\_\_ NOTARY PUBLIC  
COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

PLATE HOME COMPANY, LLC  
PLATE HOME COMPANY, LLC  
SECRETARY

PLATURAL DATA	SQUARE FEET	ACRES
TOTAL AREA	39,803	0.9190
RESIDENTIAL LOTS	3,844	0.0878
PLACES	30,959	0.7112

### 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 LAND RECORDS, RECORDS, SURVEYS AND PLATS MADE BY ME OR UNDER MY SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 600, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 412.03, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE FOREGOING REFERENCE REQUIREMENTS (FORD) WERE MET IN ACCORDANCE WITH SECTION 173.031 OF SAID CHAPTER 173, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011. ALL INSTRUMENTS WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED OR FROM THE DATE OF THE REVIEW OR OTHER SUPPLY HELPING CONTRIBUTION OF THE ABOVE SUBMISSION INFORMATION.

DATE: \_\_\_\_\_

DAVID P. UNKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 14805  
CULLEED AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER 14858  
7900 GLASSER ROAD, SUITE 100  
BOCA RATON, FL 33434

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7000 CLAYES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (561)362-1891 FAX (561)362-1466  
 CERTIFICATE OF AUTHORIZATION NO. LB 3691

# HILLCREST COUNTRY CLUB SOUTH REPLAT 3

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 2 OF 3

BEING A REPLAT OF LOT 376, TOGETHER WITH ALL OF TRACT 09-22, HILLCREST COUNTRY CLUB SOUTH,  
 AS RECORDED IN PLAT BOOK 183, PAGES 129 THROUGH 191 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

**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 NUMBERED \_\_\_\_\_ PASSED BY AND RECORDED THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT BEING ACCEPTED IN THE NAME OF SAID CITY AND ALL OTHER PLANS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO EASEMENT FORMS SHALL BE ISSUED FOR THE CONSTRUCTION, EXTENSION AND/OR EXPANSION OF A BUILDING WITHIN THIS PLAT UNLESS THE ASSESSOR PROVIDES THE NECESSARY IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF THE CITY COMMISSION

ATTEST: \_\_\_\_\_ CITY CLERK APPROVED: MARK A. LOVELL, P.E.  
 CITY ENGINEER  
 P.E. LICENSE NUMBER 61553

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 DESIGNATION OF ROADS-OF-WAY FOR TRAFFIC-WITHIN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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 \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_ EXECUTIVE DIRECTOR OR VICEPRESIDENT

**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, COUNTY RECORDS AND HAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_ MAYOR  
 COUNTY COMMISSION

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_ BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 ROBERT J. TOMASKO, P.E. ROBERT J. TOMASKO, P.E.  
 FLORIDA PROFESSIONAL ENGINEER FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 REGISTRATION NO. 46243 REGISTRATION NO. LB 4630

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

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD

BY: \_\_\_\_\_ DIRECTOR/ENGINEER

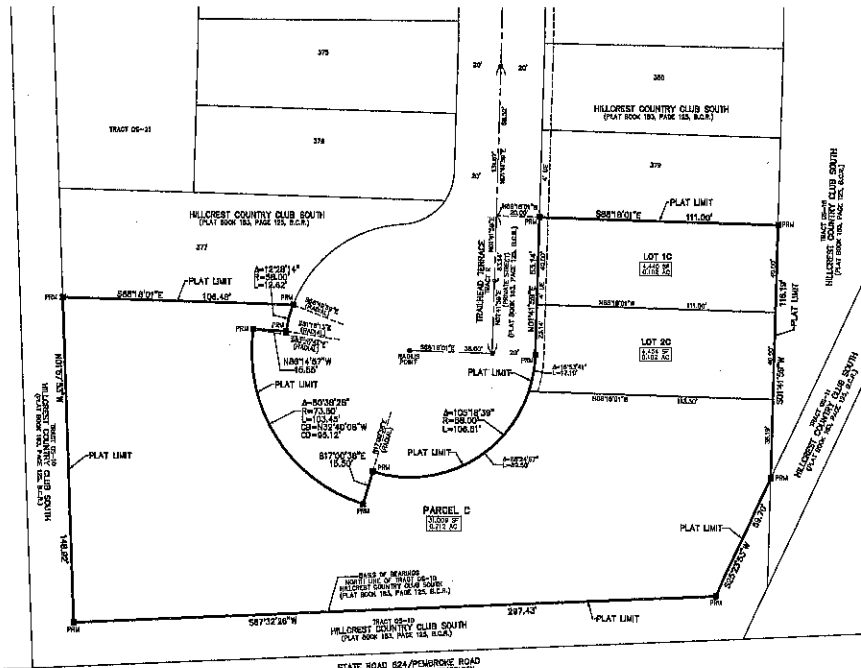


THIS INSTRUMENT PREPARED BY  
 DAVID F. LINDELY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7020 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434  
 OFFICE (407)555-1591 FAX (407)503-1452  
 CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH REPLAT 3

BEING A REPLAT OF LOT 376, TOGETHER WITH ALL OF TRACT 05-22, HILLCREST COUNTRY CLUB SOUTH,  
 AS RECORDED IN PLAT BOOK 183, PAGES 123 THROUGH 151, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
 LYING IN SECTION 20, TOWNSHIP 61 SOUTH, RANGE 42 EAST, THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK 183, PAGE 123  
 SHEET 3 OF 3



**LEGEND/ABBREVIATIONS**

- AS - ADJACENT
- B.C. - BROWARD COUNTY RECORDS
- CB - COMMON BOUNDARY
- CL - COMMON WALL
- CG - COMMON WALL (HALF)
- L - LINE
- MA - METERS
- SP - SURFACE POINT
- ST - SURFACE POINT/STAKE
- SS - SURFACE POINT/STAKE POINT
- SPC - SURFACE POINT/STAKE POINT/CONCRETE PERMANENT REFERENCE SIGN/POST WITH 6" x 4" x 1/4" CONCRETE PERMANENT REFERENCE SIGN/POST WITH 1/2" DIA. STAINLESS STEEL STAPLES PER ILLINOIS STANDARD SPEC.

**SURVEYOR'S NOTES**

1. THIS REPLAT WAS RECORDED IN ITS ORIGINAL FORM IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, AND IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS. THIS REPLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS AND TO THE EXTENT OF ANY CONFLICT, THIS REPLAT SHALL GOVERN. THIS REPLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS AND TO THE EXTENT OF ANY CONFLICT, THIS REPLAT SHALL GOVERN. THIS REPLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS AND TO THE EXTENT OF ANY CONFLICT, THIS REPLAT SHALL GOVERN.
2. THIS REPLAT IS RESTRICTED TO 2 1/2" SQUARE PLAT DIVISIONS WITH 1/8" SPACING AND SHALL BE CONSIDERED AS SUCH.
3. THIS REPLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS AND TO THE EXTENT OF ANY CONFLICT, THIS REPLAT SHALL GOVERN. THIS REPLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS AND TO THE EXTENT OF ANY CONFLICT, THIS REPLAT SHALL GOVERN.
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