

WATERMEN PINES

PLAT BOOK 191 PAGE 132
SHEET 1 OF 3 SHEETS

A REPLAT OF PORTIONS OF TRACTS 33 THROUGH 35 AND PORTIONS OF TRACTS 62 THROUGH 64, TOGETHER WITH THE ADJOINING PLATTED ROADWAY, ALL IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST AS SHOWN ON "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PREPARED BY:
Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
PHONE: 954-435-7010 FAX: 954-438-3288
ORDER NO. 192943 JUNE, 2006

INSTR # 112830390,
Page 1 of 3
Recorded 02/25/2015 at 09:16 AM

LEGAL DESCRIPTION:

A PORTION OF TRACTS 33, 34, AND 35, OF THE SOUTHWEST 1/4 OF SECTION 13; TOGETHER WITH A PORTION OF TRACTS 62, 63 AND 64, OF THE SOUTHEAST 1/4 OF SECTION 13, BOTH OF TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION MAP NO. 1", AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PARCEL "A", ACCORDING TO THE PLAT OF "FRANKLIN ACADEMY". AS RECORDED IN PLAT BOOK 179 AT PAGES 143, 144 AND 145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL "A", FOR 698.48 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF PARCEL "B", AS SHOWN ON THE SAID PLAT OF "FRANKLIN ACADEMY", FOR 443.09 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 38 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 220.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF SAID SECTION 13, FOR 698.52 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF PINES BOULEVARD (STATE ROAD NO. 820) ACCORDING TO OFFICIAL RECORDS BOOK 45693 AT PAGE 491 AND OFFICIAL RECORDS BOOK 44810 AT PAGE 682, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR 443.18 FEET TO THE POINT OF BEGINNING.

ALL SITUATE, LYING AND BEING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 309,401 SQUARE FEET, MORE OR LESS (7.103 ACRES, MORE OR LESS).

DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS: THAT WATERMEN PINES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "WATERMEN PINES", A REPLAT.

THAT AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE THAT PORTION OF THE UNNAMED ROAD DEDICATION, AS SHOWN ON THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2 AT PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN THE LIMITS OF THIS PLAT.

THAT A PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS-EGRESS AND ACCESS PURPOSES OVER PARCEL "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE CITY OF PEMBROKE PINES, FLORIDA, ~~BROWARD COUNTY, FLORIDA,~~ AND SOUTH BROWARD DRAINAGE DISTRICT FOR EMERGENCY AND SERVICE VEHICLES AND FOR USE BY THE PERSONNEL OF THE POLICE AND FIRE DEPARTMENTS AND ANY OTHER GOVERNMENTAL DEPARTMENTS, AGENCIES, EMPLOYEES, OFFICIALS, AND/OR AGENTS IN THE PERFORMANCE OF THEIR OFFICIAL DUTIES AND ALSO FOR THE INSTALLATION AND MAINTENANCE OF FACILITIES BY UTILITY COMPANIES OR FRANCHISEES OF THE CITY OF PEMBROKE PINES, FLORIDA, BROWARD COUNTY, FLORIDA, AND SOUTH BROWARD DRAINAGE DISTRICT.

THAT NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO SOUTH BROWARD DRAINAGE DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE SOUTH BROWARD DRAINAGE DISTRICT. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT MUST BE REVIEWED AND PERMITTED BY THE SOUTH BROWARD DRAINAGE DISTRICT.

IN WITNESS WHEREOF: WATERMEN PINES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER/MEMBER ~~AND~~ ~~AS MANAGER/MEMBER~~ ON THIS 15th DAY OF December, 2014, A.D.

WATERMEN PINES, LLC

WITNESS AS TO BOTH: Maria D Garcia
PRINT NAME: Maria D Garcia

BY: Eddy Garcia MANAGER/MEMBER
PRINT NAME: EDDY GARCIA

WITNESS AS TO BOTH: Vivian Pou
PRINT NAME: Vivian Pou

~~BY~~ DAVID KRAIZORUN ~~MANAGER/MEMBER~~
PRINT NAME: DAVID KRAIZORUN

ACKNOWLEDGMENT:

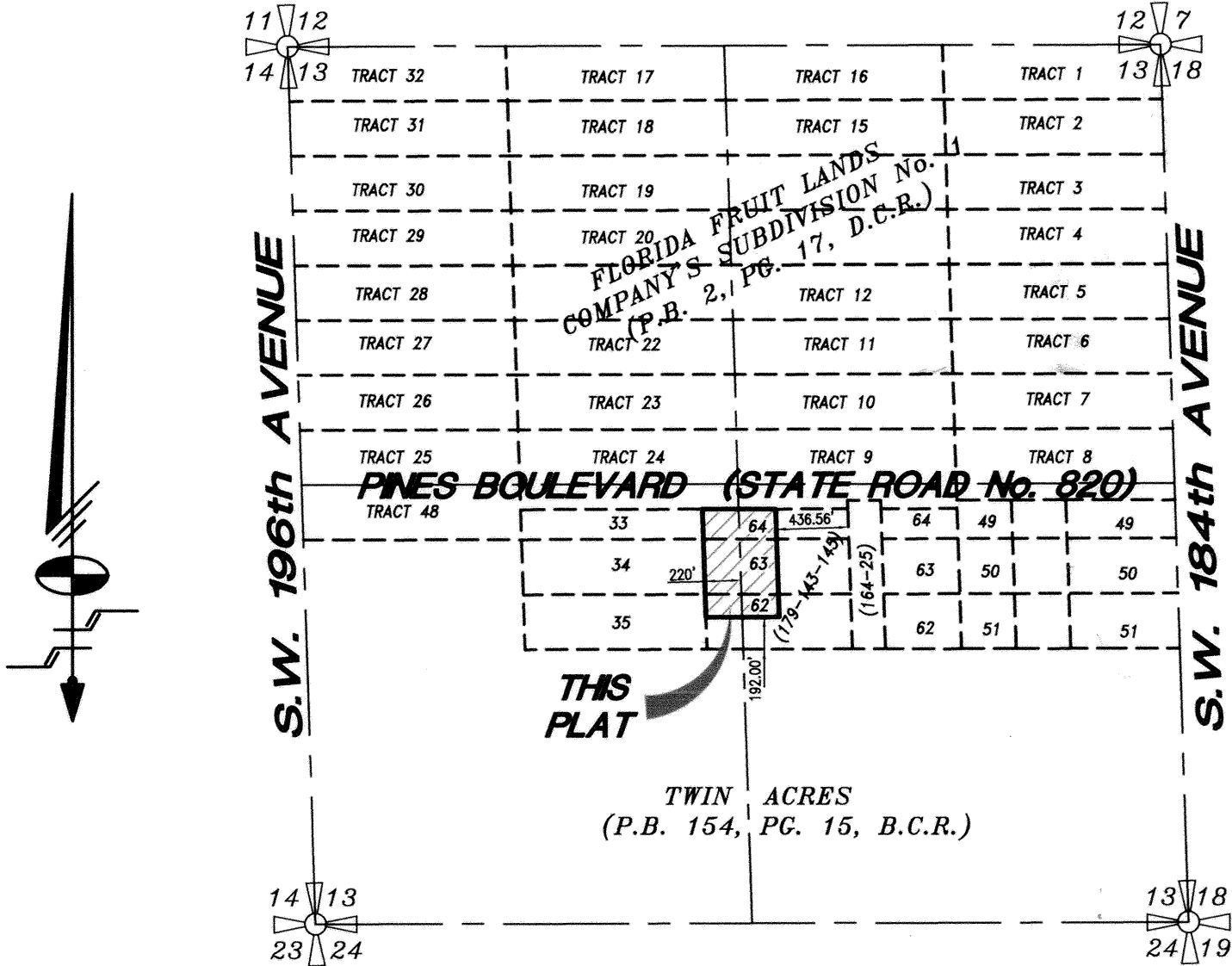
STATE OF FLORIDA AN
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, OFFICER, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, EDDY GARCIA, MANAGER/MEMBER ~~AND DAVID KRAIZORUN, MANAGER~~ ~~MEMBER~~ OF WATERMEN PINES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE SAID FLORIDA LIMITED LIABILITY COMPANY, AND WHO ~~PERSONALLY~~ KNOWN TO ME TO BE THE OFFICER. HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE HIS ~~FREE~~ FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 15th DAY OF December, 2014, A.D.

COMMISSION NO. FF 026415

MY COMMISSION EXPIRES: 6/16/2017

Maria D Garcia
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
PRINT NAME: Maria D Garcia



LOCATION MAP

SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST
SCALE: 1"=1000'

WATERMEN PINES

PLAT BOOK 181 PAGE 133
SHEET 2 OF 3 SHEETS

A REPLAT OF PORTIONS OF TRACTS 33 THROUGH 35 AND PORTIONS OF TRACTS 62 THROUGH 64, TOGETHER WITH THE ADJOINING PLATTED ROADWAY, ALL IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST AS SHOWN ON "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PREPARED BY:
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PHONE: 954-435-7010 FAX: 954-438-3288
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INSTR #112830390
Page 2 of 3

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT: THE BROWARD PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS ON THIS 28th DAY OF August, 2014, A.D.

BY: [Signature]
CHAIRPERSON

THIS IS TO CERTIFY THAT: THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL AS OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORDATION ON THIS 17th DAY OF February, 2015, A.D.

BY: [Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORDATION ON THIS 17th DAY OF February, 2015, A.D.

BY: [Signature]
DIRECTOR/DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION:

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

BY: [Signature] DATE: 2/17/15 BY: [Signature] DATE: 2/13/15
RICHARD TORNESE, DIRECTOR ROBERT P. LEGG, JR.
PROFESSIONAL ENGINEER REGISTRATION NO. 40263 PROFESSIONAL SURVEYOR AND MAPPER LS No. 4030
STATE OF FLORIDA STATE OF FLORIDA

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, FLORIDA STATUTES AND IS HEREBY APPROVED AND ACCEPTED FOR RECORDATION BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA ON THIS 13th DAY OF January, 2015, A.D.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: [Signature] BY: [Signature]
DEPUTY MAYOR, COUNTY COMMISSION

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

THIS IS TO CERTIFY THAT: THIS INSTRUMENT WAS FILED FOR RECORDATION ON THIS 25th DAY OF February, 2015, A.D. AND RECORDED IN PLAT BOOK 181 AT PAGE 132, PAGE 133, AND PAGE 134, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: [Signature]
DEPUTY

CITY PLANNING AND ECONOMIC DEVELOPMENT DIVISION:

THIS IS TO CERTIFY THAT: THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ECONOMIC DEVELOPMENT DIVISION ON THIS 2 DAY OF October, 2014, A.D.

BY: [Signature]
DIRECTOR

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT: THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ZONING BOARD ON THIS 9 DAY OF October, 2014, A.D.

BY: [Signature]
CHAIRPERSON

CITY COMMISSION:

THIS IS TO CERTIFY THAT: THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF PEMBROKE PINES, FLORIDA, CITY COMMISSION ON THIS 5 DAY OF November, 2014, A.D.

BY: [Signature] BY: [Signature]
MAYOR CITY CLERK

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED, CANCELED AND SUPERSEDED. THE CITY OF PEMBROKE PINES, FLORIDA, HEREBY ACCEPTS THE UTILITY EASEMENTS AND RIGHTS-OF-WAY AS DEDICATED BY THIS PLAT.

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

CITY ENVIRONMENTAL SERVICES DIVISION:

THIS IS TO CERTIFY THAT: THIS PLAT WAS BEEN APPROVED AND ACCEPTED BY THE CITY OF PEMBROKE PINES, FLORIDA, ENVIRONMENTAL SERVICES DEPARTMENT ON THIS 5 DAY OF February, 2015, A.D.

BY: [Signature]
ENVIRONMENTAL SERVICES DIVISION

SOUTH BROWARD DRAINAGE DISTRICT:

PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE SOUTH BROWARD DRAINAGE DISTRICT FOR DETERMINATION OF ADDITIONAL DRAINAGE/FLOWAGE/STORAGE EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT FOR DRAINAGE PURPOSES. THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORDATION BY THE SOUTH BROWARD DRAINAGE DISTRICT ON THE FOLLOWING DATES:

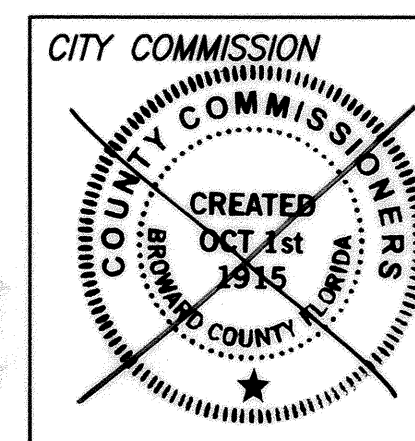
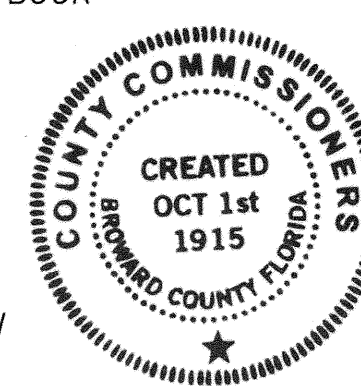
BY: [Signature] DATE: 11/24/14 BY: [Signature] DATE: 2/13/15
COMMISSIONER DISTRICT DIRECTOR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "WATERMEN PINES", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE; AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'s) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 3rd DAY OF MARCH, 2014, A.D. BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY, FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

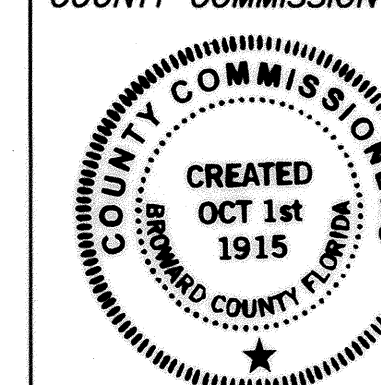
Schwebke-Shiskin & Associates, Inc.
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION NO. LB 87

BY: [Signature]
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 2767
STATE OF FLORIDA
DATE: Dec. 2, 2014

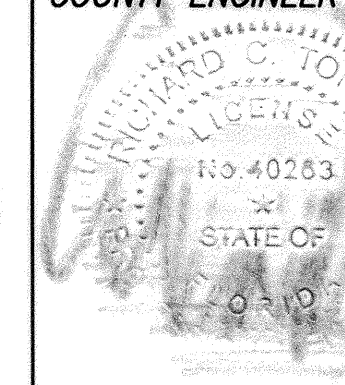


CITY ENGINEER

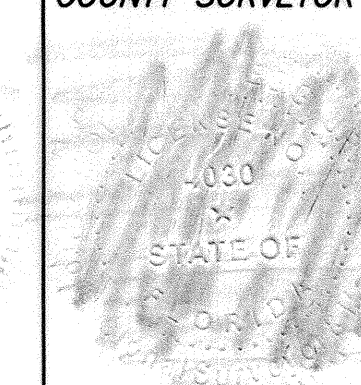
COUNTY COMMISSION



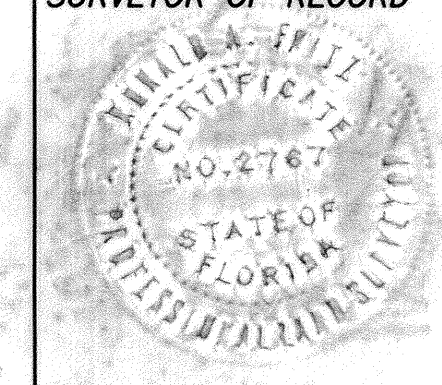
COUNTY ENGINEER



COUNTY SURVEYOR



SURVEYOR OF RECORD



WATERMEN PINES

A REPLAT OF PORTIONS OF TRACTS 33 THROUGH 35 AND PORTIONS OF TRACTS 62 THROUGH 64, TOGETHER WITH THE ADJOINING PLATTED ROADWAY, ALL IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST AS SHOWN ON "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

INSTR #112830390

PLAT BOOK 191 PAGE 134

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SHEET 3 OF 3 SHEETS

PREPARED BY:

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS - ENGINEERS - LAND PLANNERS

3240 CORPORATE WAY MIRAMAR, FLORIDA 33025

CERTIFICATE OF AUTHORIZATION No. LB-87

PHONE: 954-435-7010

FAX: 954-438-3288

ORDER NO. 192943

JUNE, 2006

COUNTY PLAT NOTES:

THIS PLAT IS RESTRICTED TO 24,000 SQUARE FEET OF OFFICE USE, AND 76,000 SQUARE FEET OF COMMERCIAL USE. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE OFFICE USE AND NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED ON THIS PLAT WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JANUARY 13th, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY JANUARY 13th, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 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 DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO, OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION, SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S NOTES:

GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE CRAVEN-THOMPSON & ASSOCIATES RESURVEY, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT BY THE BROWARD COUNTY ENGINEERING DIVISION.

BEARING REFERENCE: THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, HAVING A BEARING OF NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST.

ORIGIN OF BENCH MARK: BROWARD COUNTY ENGINEERING DIVISION B.M. No. 3714, DESCRIBED AS: NAIL AND DISC IN CONCRETE BASE OF LIGHT POLE, 0.10 MILE± WEST OF S.W. 184th AVENUE AND 26.6 FEET NORTH OF NORTH EDGE OF PAVEMENT OF PINES BOULEVARD. ELEV.=7.698 NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AND IS EXPRESSED IN FEET. {ELEV.=6.15 PER NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988, EXPRESSED IN FEET}.

NOTES:

THIS PLAT IS SUBJECT TO AN INDEMNIFICATION, MAINTENANCE AND MITIGATION AREA AGREEMENT BY AND BETWEEN SOUTH BROWARD DRAINAGE DISTRICT, WATERMEN PINES, LLC AND ALLIANCE XII, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 48108 AT PAGE 1576, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS PLAT IS SUBJECT TO AN INGRESS/EGRESS EASEMENT GRANTED TO SOUTH BROWARD DRAINAGE DISTRICT, AS RECORDED IN OFFICIAL RECORDS BOOK 48108 AT PAGE 1600, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S LEGEND:

- CL - DENOTES CENTERLINE
- PCP - DENOTES PERMANENT CONTROL POINT (MAG NAIL AND BRASS DISC BEARING LAND SURVEYOR No. 2767)
- SET - DENOTES SET PERMANENT REFERENCE MONUMENT PRM (4"x4"x24" CONCRETE POST WITH MAG NAIL AND ALUMINUM DISC BEARING LB#87)
- FOUND - DENOTES FOUND PERMANENT REFERENCE MONUMENT PRM (DESCRIBED ON FACE OF MAP)
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- D.B. - DENOTES DEED BOOK
- P.B. - DENOTES PLAT BOOK
- PG. - DENOTES PAGE
- +/- - DENOTES PLUS OR MINUS
- N= DENOTES NORTHINGS OF STATE PLANE COORDINATES
- E= DENOTES EASTINGS OF STATE PLANE COORDINATES

- D.C.R. - DENOTES DADE COUNTY RECORDS
- B.C.R. - DENOTES BROWARD COUNTY RECORDS
- +++ - DENOTES NON-VEHICULAR ACCESS LINE
- R/W - DENOTES RIGHT-OF-WAY
- S.F. - DENOTES SQUARE FEET
- AC. - DENOTES ACRES
- B.M. - DENOTES BENCH MARK
- ELEV. - DENOTES ELEVATION EXPRESSED IN FEET
- LB - DENOTES LICENSED BUSINESS
- N.G.V.D. - DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929 (EXPRESSED IN FEET)
- P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
- MON. - DENOTES MONUMENT
- ALUM. - DENOTES ALUMINUM

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

