

SKYRISE TOWNHOMES

A REPLAT OF TRACTS "A" & "B", "SKY RISE PLAZA" (P.B. 176, PG. 147, B.C.R.) IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778

LEGAL DESCRIPTION:

TRACTS "A" AND "B", "SKY RISE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 147, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 6.743 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SKYRISE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "SKYRISE TOWNHOMES", A REPLAT.

- THE INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE TUSCAN SPRINGS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- THE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE PERPETUAL USE OF THE PROPERTY OWNERS FOR THE INSTALLATION AND MAINTENANCE OF LANDSCAPING FEATURES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE TUSCAN SPRINGS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE, FLOWAGE, & STORAGE EASEMENT, THE DRAINAGE EASEMENTS, AND THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT AND TO THE TUSCAN SPRINGS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO AND CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND STORMWATER MANAGEMENT FACILITIES. THE SOUTH BROWARD DRAINAGE DISTRICT HAS THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN THE DRAINAGE EASEMENTS, WHICH SHALL BE THE MAINTENANCE OBLIGATION OF THE TUSCAN SPRINGS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE TUSCAN SPRINGS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE, STORMWATER FLOWAGE AND STORAGE PURPOSES AND ACCESS TO AND CONSTRUCTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF THE TUSCAN SPRINGS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. THE SOUTH BROWARD DRAINAGE DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE DRAINAGE, FLOWAGE, STORAGE EASEMENT CONTAINED WITHIN PARCEL "B", WHICH SHALL BE THE MAINTENANCE OBLIGATION OF THE TUSCAN SPRINGS HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- 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 THE 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 SOUTH BROWARD DRAINAGE DISTRICT.

IN WITNESS WHEREOF: SAID SKYRISE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY MARCELO HERSKOVITZ, ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WITNESS: \_\_\_\_\_ SKYRISE PLAZA, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_ MARCELO HERSKOVITZ  
MANAGER

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

ACKNOWLEDGMENT:

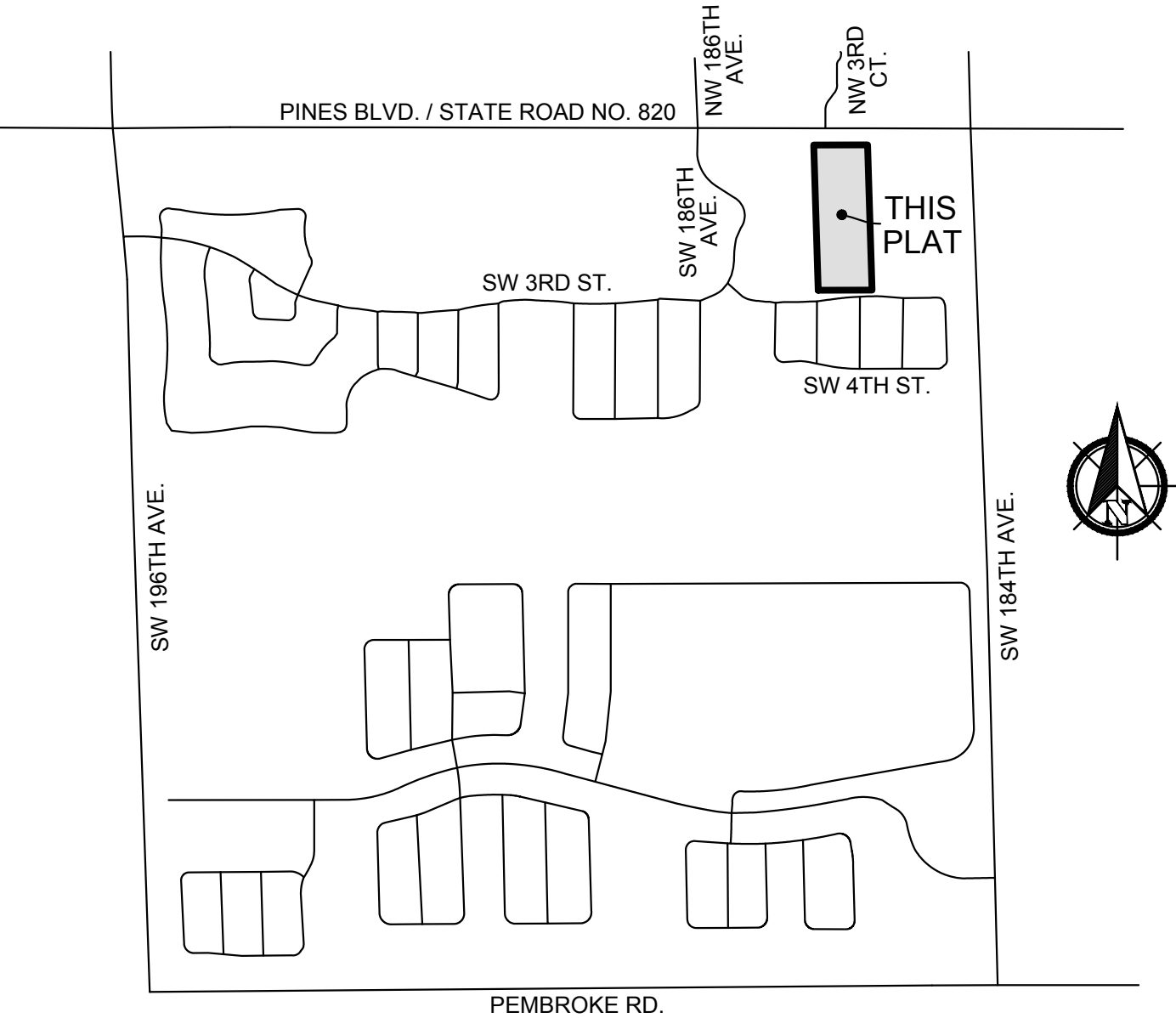
STATE OF FLORIDA }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ BY MARCELO HERSKOVITZ, AS MANAGER OF SKYRISE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC -- STATE OF FLORIDA

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



LOCATION MAP  
NOT TO SCALE

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/CANAL EASEMENTS OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT FOR DRAINAGE PURPOSES.

THIS PLAT IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
DISTRICT DIRECTOR DATE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY CLERK	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

CITY OF PEMBROKE PINES CITY COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED AND SUPERSEDED. THE CITY OF PEMBROKE PINES HEREBY RELEASES, TERMINATES AND VACATES ITS RIGHTS TO ALL EASEMENTS CREATED BY THAT CERTAIN PLAT OF "SKY RISE PLAZA", RECORDED IN FEBRUARY 8, 2007 IN PLAT BOOK 76, PAGE 147, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE CITY OF PEMBROKE PINES, FLORIDA HEREBY ACCEPTS THE UTILITY EASEMENTS AS DEDICATED BY THIS PLAT.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
FRANK C. ORTIS MARLENE GRAHAM  
MAYOR CITY CLERK

CITY OF PEMBROKE PINES PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
DIRECTOR

CITY OF PEMBROKE PINES PLANNING AND ZONING BOARD:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ZONING BOARD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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

CITY OF PEMBROKE PINES ENVIRONMENTAL SERVICES DIVISION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ENVIRONMENTAL SERVICES DIVISION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY: \_\_\_\_\_  
ENVIRONMENTAL SERVICES DIVISION

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

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

BY: \_\_\_\_\_  
DIRECTOR/DESIGNEE DATE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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 DESIGNEE

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

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

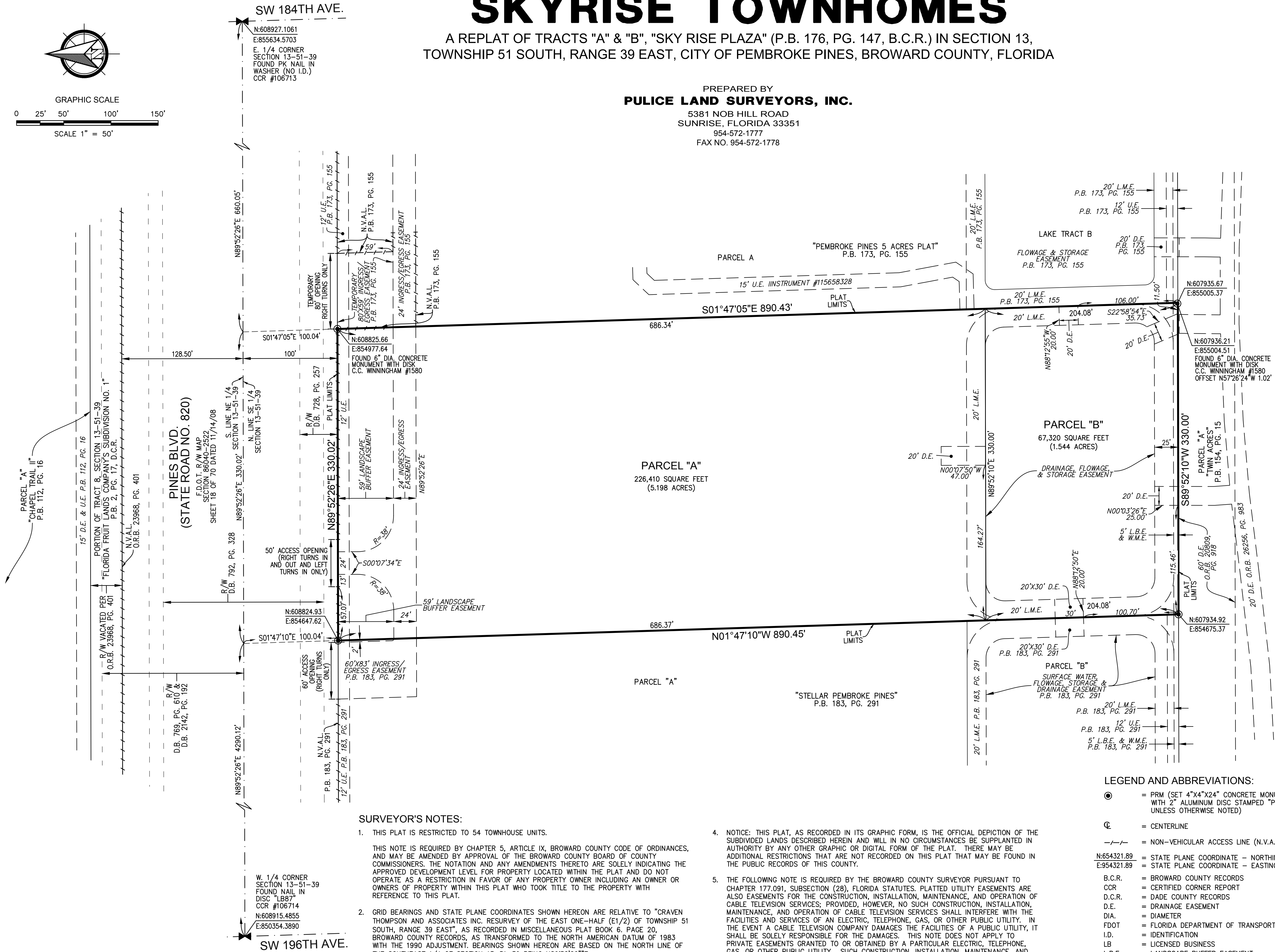
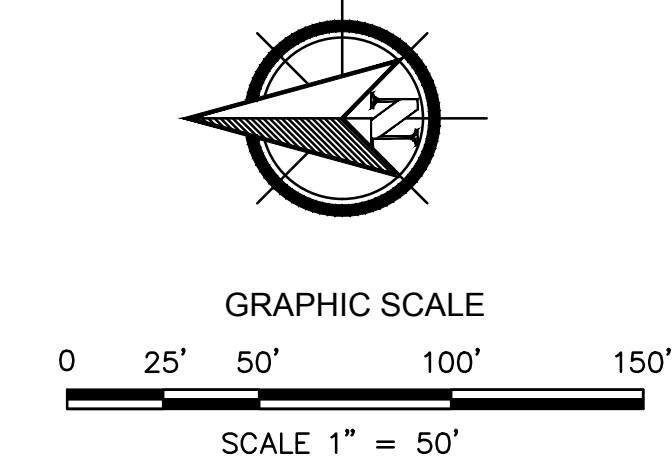
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_ DATE \_\_\_\_\_ BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ROBERTO CHAVEZ DIRECTOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS7280  
RICHARD TORNESE  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263

# SKYRISE TOWNHOMES

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TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

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## SURVEYOR'S NOTES:

1. THIS PLAT IS RESTRICTED TO 54 TOWNHOUSE UNITS.

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

2. GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO "CRAVEN THOMPSON AND ASSOCIATES INC. RESURVEY OF THE EAST ONE-HALF (E1/2) OF TOWNSHIP 51 SOUTH, RANGE 39 EAST", AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 20, BROWARD COUNTY RECORDS, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13-51-39 BEING N89°52'26"E.

3. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.

4. 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.

5. 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.

## LEGEND AND ABBREVIATIONS:

- = PRM (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
- — — = CENTERLINE
- — — = NON-VEHICULAR ACCESS LINE (N.V.A.L.)
- N:654321.89 = STATE PLANE COORDINATE - NORTHING
- E:954321.89 = STATE PLANE COORDINATE - EASTING
- B.C.R. = BROWARD COUNTY RECORDS
- CCR = CERTIFIED CORNER REPORT
- D.C.R. = DADE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- DIA. = DIAMETER
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- I.D. = IDENTIFICATION
- LB = LICENSED BUSINESS
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- W.M.E. = WALL MAINTENANCE EASEMENT