

LEGAL DESCRIPTION:

THE WEST ONE-HALF OF THE WEST ONE-HALF OF TRACTS 49, 50 AND 51, LESS THE NORTHERLY 100 FEET OF TRACT 49, IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO, 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 293,738 SQUARE FEET (6.7433 ACRES).

DEDICATION:

STATE OF _____ SS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT MONT DEVELOPMENT CORP., A FLORIDA CORPORATION, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "STELLAR PEMBROKE PINES", A REPLAT.

THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE SURFACE WATER/FLOWAGE/STORAGE/DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT FOR PROPER PURPOSES. THE SOUTH BROWARD DRAINAGE DISTRICT HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE SURFACE WATER/FLOWAGE/STORAGE/DRAINAGE EASEMENT.

THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT FOR PROPER PURPOSES.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE SOUTH BROWARD DRAINAGE DISTRICT FOR SURFACE WATER FLOWAGE, STORAGE, AND DRAINAGE FOR THE INSTALLATION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES AND ARE TO BE DESIGNED, DEVELOPED, AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH BROWARD DRAINAGE DISTRICT. THE SOUTH BROWARD DRAINAGE DISTRICT HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENTS, WHICH SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS.

THE 5 FOOT LANDSCAPE BUFFER EASEMENT AND WALL MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PERPETUAL USE OF THE PROPERTY OWNERS FOR THE INSTALLATION AND MAINTENANCE OF A PRIVACY WALL AND LANDSCAPE FEATURES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS.

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: THAT SAID MONT DEVELOPMENT CORP, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES AND ITS COMPANY SEAL (IF ANY) TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, A.D. 20__.

WITNESSES: MONT DEVELOPMENT CORP,
A FLORIDA CORPORATION

PRINT NAME: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____ SS
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, _____ OF MONT DEVELOPMENT CORP., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20__.

SIGNATURE: _____

PRINTED NAME OF ACKNOWLEDGCR: _____

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

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

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

STELLAR PEMBROKE PINES

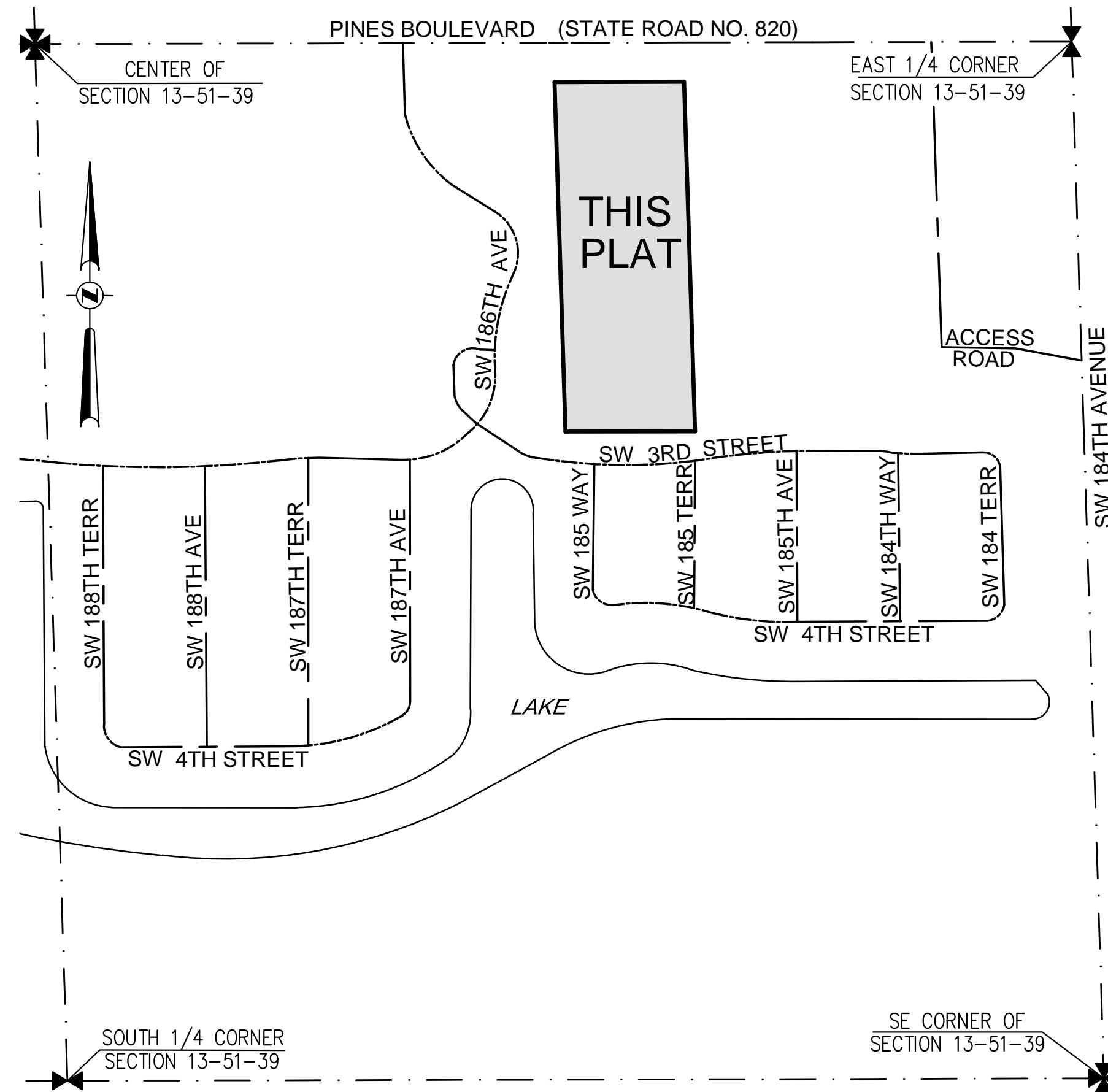
A REPLAT OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF TRACTS 49, 50 AND 51, LESS THE NORTHERLY 100 FEET OF TRACT 49, IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO, 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PREPARED BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778
NOVEMBER, 2017



LOCATION MAP

THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST
(NOT TO SCALE)

MORTGAGEE CONSENT:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT PREMIER AMERICAN BANK, A FLORIDA CORPORATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN THE OFFICIAL RECORDS BOOK 43804, PAGE 870-890, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOINS IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "STELLAR PEMBROKE PINES", A REPLAT, AND TO THE DEDICATION AS SHOWN HEREON.

IN WITNESS: THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS ____ DAY OF _____, A.D., 20__.

WITNESSES:

PRINT NAME: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGEMENT OF MORTGAGEE:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF PREMIER AMERICAN BANK, A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

SIGNATURE: _____

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC, STATE OF _____

COMMISSION NUMBER: _____ MY COMMISSION EXPIRES: _____

PLAT BOOK PAGE
SHEET 1 OF 2 SHEETS

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT THIS _____ DAY OF _____, 20__.
BY: _____ DIRECTOR

CITY PLANNING AND ZONING BOARD:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ZONING BOARD THIS _____ DAY OF _____, 20__.

BY: _____ CHAIRPERSON

CITY COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, CITY COMMISSION THIS _____ DAY OF _____, 20__.

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED 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.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

CITY ENVIRONMENTAL SERVICES DIVISION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ENVIRONMENTAL SERVICES DIVISION THIS ____ DAY OF _____, 20__.

BY: _____ 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/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 _____, A.D. 20__.

BY: _____ DATE: _____
DISTRICT DIRECTOR

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 _____, A.D. 20__.

BY: _____ DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 20__.

BY: _____ CHAIR

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 _____, A.D. 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 _____, A.D. 20__.

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, PART I, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO: LS4030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

PLAT FILE NO. 008-MP-18

A REPLAT OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF TRACTS 49, 50 AND 51,
LESS THE NORTHERLY 100 FEET OF TRACT 49, IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST OF
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN
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CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
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NOVEMBER 2017

COUNTY PLAT NOTES:

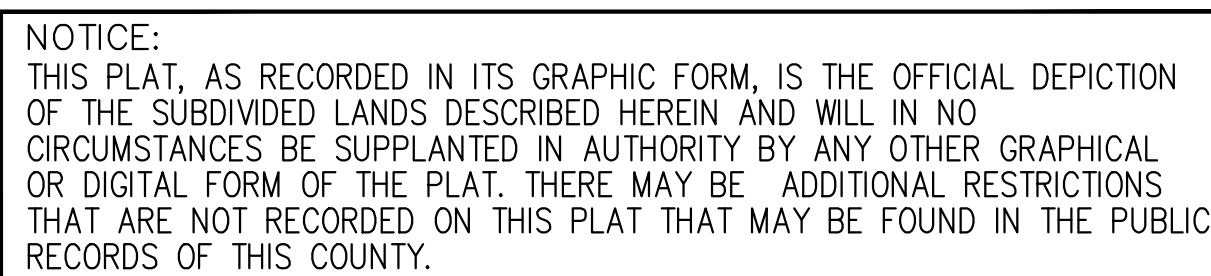
1) THIS PLAT IS RESTRICTED TO 58 TOWNHOUSE UNITS.

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) 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

3)A] IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2023, 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

B] IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 2023, 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.



- 1) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 OF COORDINATE VALUES SHOWN ON THE "GRAVEN 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 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF PINES BLVD BEARING N89°52'26"E.
- 2) BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK #3715; ELEVATION: 5.99 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (7.594 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 - PUBLISHED).