

100019684

PREPARED BY:  
**STONER & ASSOCIATES, Inc.**  
SURVEYORS - PLANNERS  
L.B. 6633  
1372 NORTH UNIVERSITY DRIVE  
PLANTATION, FLORIDA 33322

# "INFANTE II"

A REPLAT OF PARCEL "A" AND PARCEL "C", INFANTE PLAT, AS RECORDED IN  
PLAT BOOK 156, PAGE 10, BROWARD COUNTY, FLORIDA  
TOGETHER WITH A REPLAT OF A PORTION OF BLOCK 90, THE PALM BEACH FARMS CO. PLAT NO. 3  
AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS  
SAID LAND SITUATE IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

01/21/2000 11:55AM

DR BK 3D175 PG 1395

### 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 1<sup>st</sup> day of JULY, 1998.

Attest: ROGER J. DESJARLAIS  
County Administrator  
By: Alaino T. Atanjan  
Deputy  
By: [Signature]  
Chair County Commission

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

This plat was filed for record this 1<sup>st</sup> day of January, 1998, and recorded in Plat Book 168, Page 11, Record Verified.

Attest: ROGER J. DESJARLAIS  
County Administrator  
By: Rance Andrews  
Deputy



### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY that the BROWARD COUNTY PLANNING COUNCIL approved this Plat subject to its compliance with dedication of Rights of Way for Trafficways this 22<sup>nd</sup> day of JANUARY, 1998.

Date: 4/23/98 By: [Signature]  
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 27<sup>th</sup> day of JANUARY, 1998.

By: [Signature]  
Administrator or Designee

### BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

This Plat is hereby approved and accepted for record.

By: Elliot Averchuk 1/05/00  
Director / Designee Date

### BROWARD COUNTY ENGINEERING DIVISION

This Plat is hereby approved and accepted for record.

Date: 01-06-00 By: [Signature]  
HENRY P. COOK, Director of Engineering  
Fla. Reg. Engineer No. 12506

Date: Jan 5, 2000 By: [Signature]  
GEORGE EDWARDS  
Professional Surveyor and Mapper #LS 2082  
State of Florida

### PLANNING AND ZONING BOARD OF MARGATE

THIS is to certify that the City Planning and Zoning Board of Margate, Florida, accepted and approved this Plat this 2nd day of February, 1998.

By: [Signature] 2/2/98  
Chairperson Date

### CITY OF MARGATE CLERK'S CERTIFICATE

STATE OF FLORIDA ) This is to certify: That this plat of  
COUNTY OF BROWARD ) "INFANTE II"

has been approved and accepted for recording by the City Commission of the City of Margate, Florida, and fully adopted by said City Commission on this 4<sup>th</sup> day of MARCH, A.D., 1998.  
in Witness Whereof, the said City Commission has caused these presents to be attested by its City Clerk and the corporate seal of said City to be affixed this 4<sup>th</sup> day of MARCH, 1998.

By: [Signature]  
City Clerk  
By: [Signature]  
Mayor, City of Margate

### CITY ENGINEER OF MARGATE

This Plat "INFANTE II" is approved for recording.

By: [Signature]  
CITY ENGINEER / ENILIO ESTEBAN  
FLORIDA P.E. REG. NO. 31945 Date 1-6-2000

### DEDICATION:

KNOW ALL MEN BY THESE PRESENT: THAT CHARLES M. INFANTE, Trustee, is the owner of the land shown and described hereon and has caused said lands to be subdivided and replatted in the manner shown hereon and to be known as "INFANTE II", a replat; that the thoroughfare shown hereon is hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedications, their successors or assigns, the reversion thereof whenever discontinued by law. The easements shown hereon are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7<sup>th</sup> day of APRIL, 1998

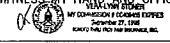
Witness: [Signature] CHARLES M. INFANTE, TRUSTEE  
Print Name: Charles M. Infante  
Witness: [Signature] BY: [Signature]  
Print Name: MICHAEL GAI

### ACKNOWLEDGMENT

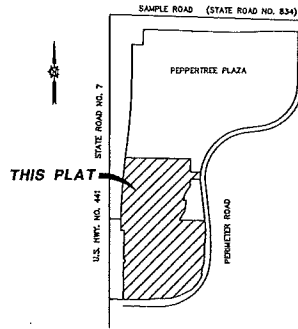
STATE OF FLORIDA ) SS:  
COUNTY OF BROWARD )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, CHARLES M. INFANTE, TRUSTEE, who is personally known to me and who executed the foregoing instruments freely and voluntarily, for the purposes herein expressed and who did take an oath.

WITNESS MY HAND AND OFFICIAL SEAL this 7 day of April, 1998



Commission Number and Expiration  
Notary Public  
Print Name: [Signature]



LOCATION MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF BROWARD )

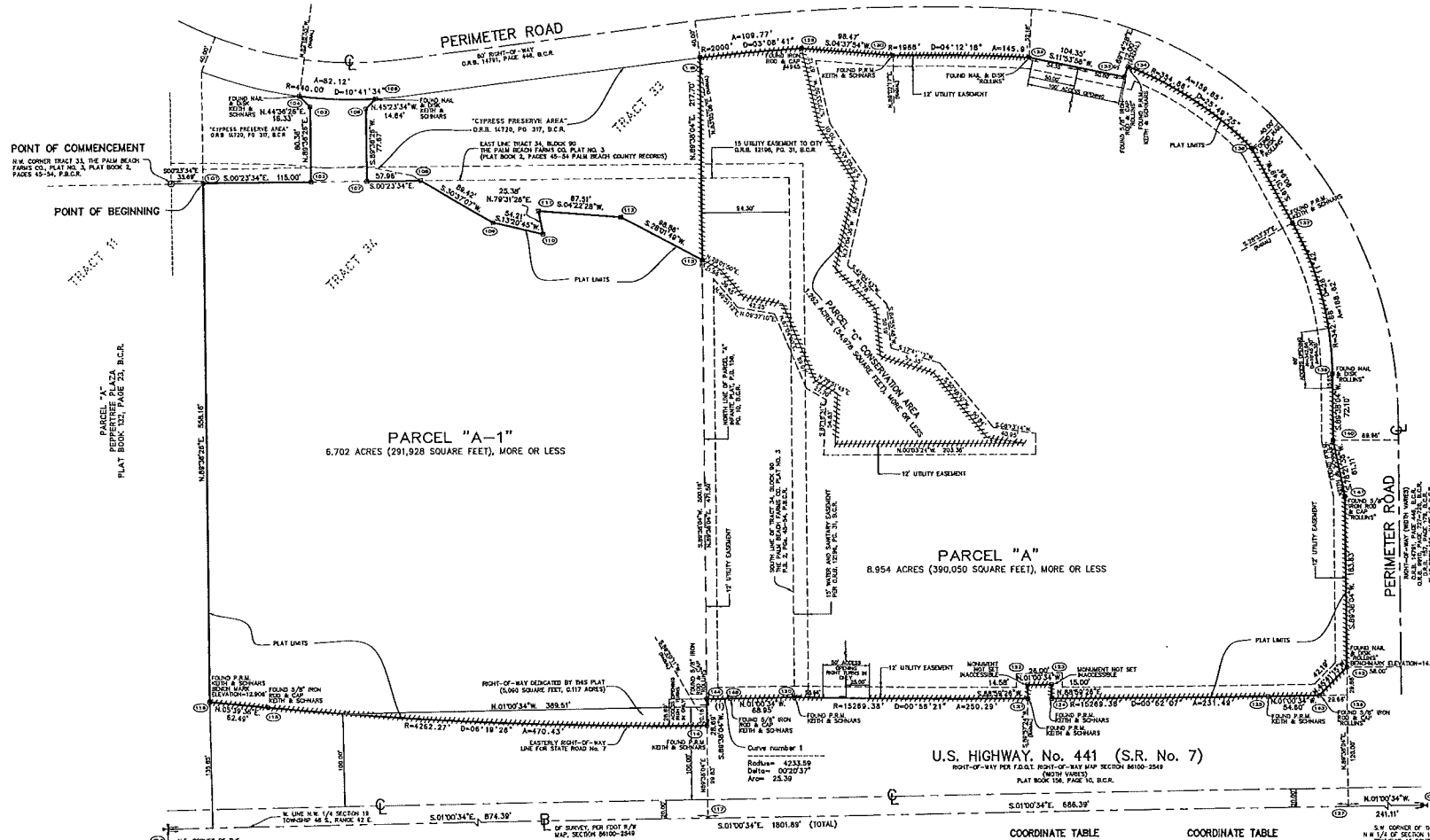
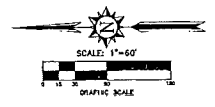
I HEREBY CERTIFY that the attached Plat is a true and correct representation of the lands recently surveyed and replatted under my responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Part I, Florida Statutes, and with the applicable sections of 61G17-6, Florida Administrative Code, pursuant to Section 472.07, Florida Statutes. The PERMANENT REFERENCE MONUMENTS (P.R.M.) were set in accordance with Section 177.091 of said Chapter 177 on this 12th day of March 1997. The BENCH MARKS shown are referenced to 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.

JAMES L. STONER  
Florida Registered Land Surveyor No. 4039  
Stoner & Associates, Inc., L.B. 6633

NOTARY	NOTARY	COUNTY COMMISSION	COUNTY LAND SURVEYOR	COUNTY ENGINEER	CITY ENGINEER	LAND SURVEYOR
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# "INFANTE II"

A REPLAT OF PARCEL "A" AND PARCEL "C", INFANTE PLAT, AS RECORDED IN PLAT BOOK 156, PAGE 10, BROWARD COUNTY, FLORIDA TOGETHER WITH A REPLAT OF A PORTION OF BLOCK 90, THE PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS SAID LAND SITUATE IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA



LEGAL DESCRIPTION:  
 PARCEL "A" AND PARCEL "C", INFANTE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:  
 A PORTION OF TRACTS 33 AND 34, BLOCK 90, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 33, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 34;
- THENCE S.002334"E, ALONG THE WEST LINE OF SAID TRACT 33, A DISTANCE OF 33.89 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUE S.002334"E, A DISTANCE OF 115.00 FEET; THENCE N.893626"E, A DISTANCE OF 80.38 FEET;
- THENCE N.443429"E, A DISTANCE OF 18.33 FEET TO THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 440.00 FEET (RADIAL LINE TO SAID POINT BEARS N.821857"W); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°41'34", AN ARC DISTANCE OF 82.12 FEET;
- THENCE N.452334"W, A DISTANCE OF 14.84 FEET;
- THENCE S.893626"W, A DISTANCE OF 77.87 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 34;
- THENCE S.002334"E, A DISTANCE OF 87.86 FEET ON SAID EAST LINE;
- THENCE S.303707"W, A DISTANCE OF 89.42 FEET;
- THENCE S.132045"W, A DISTANCE OF 54.21 FEET;
- THENCE N.793128"E, A DISTANCE OF 25.38 FEET;
- THENCE S.042228"W, A DISTANCE OF 87.51 FEET;
- THENCE S.250149"W, A DISTANCE OF 68.84 FEET TO A POINT ON A LINE 84.30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 34;
- THENCE S.893626"W ON SAID PARALLEL LINE A DISTANCE OF 800.18 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION MAP SECTION 18100-2244, SAME BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 4262.28 FEET (RADIAL LINE TO SAID POINT BEARS S.892911"W);
- THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERN RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 THROUGH A CENTRAL ANGLE OF 08°19'28" AN ARC DISTANCE OF 470.43 FEET TO THE POINT OF TANGENCY;
- THENCE N.053936"E, ALONG SAID EASTERN RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 A DISTANCE OF 62.49 FEET;
- THENCE N.893626"E, A DISTANCE OF 558.18 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 17,102 ACRES (744,982 SQUARE FEET) MORE OR LESS.

- PLAT NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON S.0110034"W, ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS SHOWN ON THE STONER/STONER RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  2. THE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH 1980 ADJUSTMENT (N.A.D. 1983 ADJ.). THE COORDINATES WERE CONVERTED UTILIZING "NADCON" (BY BROWARD COUNTY ENGINEERING DIVISION) FROM NORTH AMERICAN DATUM OF 1927 (N.A.D. 1927) COORDINATES SHOWN ON THE STONER/STONER RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  3. THE BENCHMARKS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. OF 1929) AS ESTABLISHED FROM BROWARD COUNTY BENCHMARK NO. 1448, NORTHEAST CORNER CONCRETE STRUCTURE OF S. SOUTH OF SECTION 24, EASTBOUND LAMES SHARPE ROAD AND 1540'E EAST OF CENTERLINE OF 4TH, ELEVATION 10.81'.
  4. NOTES: THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL REVISION OF THE SURROUNDING LOTS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED BY ANY OTHER GRANTS OR INSTRUMENTS 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. PARCEL "A-1" CONTAINS 6.702 ACRES (291,928 SQUARE FEET), MORE OR LESS.
  6. PARCEL "A" CONTAINS 8.854 ACRES (390,050 SQUARE FEET), MORE OR LESS.
  7. PARCEL "C" CONTAINS 1.282 ACRES (54,878 SQUARE FEET), MORE OR LESS.
  8. STONER & ASSOCIATES, INC. PROJECT NO. 97-5833, FIELD BOOK 281, PAGES 10-13.
  9. THIS PLAT IS RESTRICTED TO 197,000 SQUARE FEET OF COMMERCIAL USE.

THIS NOTE IS REQUIRED BY CHAPTER 18, 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 THEREON ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR THE 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 PROPOSED BUILDING (INCLUDING BUT NOT LIMITED TO SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT OBTAINED BY THIS PLAT BY BROWARD COUNTY (3) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY (INSTEAD OF COUNTY) SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADOQUATE REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE RETIRED TIME FRAME; AND/OR

IF A PROJECT WITHIN LINES, SHOWS LINES, DRAINAGE AND THE ROOM BASE FOR INTERIOR ROADS ARE NOT INSTALLED BY JULY 7, 2003, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THE PLAT BY BROWARD COUNTY, THEN THE COUNTY ENGINEER OR AGENT SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNLESS SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADOQUATE REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PERIOD OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE RETIRED TIME FRAME.

- LEGEND:
- U.E. .... UTILITY EASEMENT
  - D.E. .... DRAINAGE EASEMENT
  - B.C.R. .... BROWARD COUNTY RECORDS
  - P.B.C.R. .... PALM BEACH COUNTY RECORDS
  - O.R.S. .... OFFICIAL RECORDS BOOK
  - R ..... BASELINE
  - C ..... CENTERLINE
  - ST ..... SET P.M. (PERMANENT REFERENCE MONUMENT)
  - NO. ADJ. UNLESS OTHERWISE SHOWN
  - # ..... NUMBER
  - CP ..... COORDINATE POINT NUMBER
  - H/H/H ..... NON-VEHICULAR ACCESS LINE
  - ..... BREAK IN LINE SCALE
  - F.A.O.T. .... FLORIDA DEPARTMENT OF TRANSPORTATION
  - A ..... ARC DISTANCE
  - R ..... RADIUS
  - D ..... DELTA ANGLE
  - C ..... CHORD DISTANCE
  - LA ..... LICENSED BUSINESS

COORDINATE TABLE			COORDINATE TABLE		
PT. NO.	NORTHING	EASTING	PT. NO.	NORTHING	EASTING
120	703507.871	817771.501	02	703508.258	817771.506
121	703507.878	817771.509	03	703508.266	817771.514
122	703507.885	817771.517	04	703508.274	817771.522
123	703507.893	817771.525	05	703508.282	817771.530
124	703507.901	817771.533	06	703508.290	817771.538
125	703507.909	817771.541	07	703508.298	817771.546
126	703507.917	817771.549	08	703508.306	817771.554
127	703507.925	817771.557	09	703508.314	817771.562
128	703507.933	817771.565	10	703508.322	817771.570
129	703507.941	817771.573	11	703508.330	817771.578
130	703507.949	817771.581	12	703508.338	817771.586
131	703507.957	817771.589	13	703508.346	817771.594
132	703507.965	817771.597	14	703508.354	817771.602
133	703507.973	817771.605	15	703508.362	817771.610
134	703507.981	817771.613	16	703508.370	817771.618
135	703507.989	817771.621	17	703508.378	817771.626
136	703507.997	817771.629			
137	703508.005	817771.637			
138	703508.013	817771.645			
139	703508.021	817771.653			
140	703508.029	817771.661			
141	703508.037	817771.669			
142	703508.045	817771.677			
143	703508.053	817771.685			
144	703508.061	817771.693			
145	703508.069	817771.701			
146	703508.077	817771.709			
147	703508.085	817771.717			
148	703508.093	817771.725			
149	703508.101	817771.733			
150	703508.109	817771.741			

PREPARED BY:  
**STONER & ASSOCIATES, Inc.**  
 SURVEYORS - MAPPERS  
 L.B. 0633  
 1372 NORTH UNIVERSITY DRIVE  
 PLANTATION, FLORIDA 33322

**PLAT NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON S.01°00'34"W., ALONG THE EAST LINE OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS SHOWN ON THE STONER/KEITH RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2. THE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH 1990 ADJUSTMENT (N.A.D. 1983/90). THE COORDINATES WERE CONVERTED UTILIZING "NADCON" (BY BROWARD COUNTY ENGINEERING DIVISION) FROM NORTH AMERICAN DATUM OF 1927 (N.A.D. 1927) COORDINATES SHOWN ON THE STONER/KEITH RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3. THE BENCHMARKS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. OF 1929) AS ESTABLISHED FROM BROWARD COUNTY BENCHMARK No. 1446: NORTHWEST CORNER CONCRETE SIDEWALK 64'± SOUTH OF CENTERLINE OF EASTBOUND LANES SAMPLE ROAD AND 1540'± EAST OF CENTERLINE OF 441, ELEVATION 15.61'.

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. PARCEL "A-1" CONTAINS 6.702 ACRES (291,928 SQUARE FEET), MORE OR LESS.

6. PARCEL "A" CONTAINS 8.954 ACRES (390,050 SQUARE FEET), MORE OR LESS.

7. PARCEL "C" CONTAINS 1.282 ACRES (54,978 SQUARE FEET), MORE OR LESS.

8. STONER & ASSOCIATES, INC. PROJECT NO. 97-5633, FIELD BOOK 281, PAGES 10-13.

9. THIS PLAT IS RESTRICTED TO 197,030 SQUARE FEET OF COMMERCIAL USE.

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 THE 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.

10. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JULY 7, 2003, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED

96'

5' 8 1/2"

PERIMETER ROAD

RIGHT-OF-WAY (WIDTH VARIES)

O.R.B. 14791, PAGE 446, B.C.R.

O.R.B. 9910, PAGE 727-728, B.C.R.

O.R.B. 157, PAGE 179, B.C.R.

PLAT BOOK 156, PAGE 10, B.C.R.

REF  
 O.R. PL  
 NAIL  
 IS MARK ELEVATION=14.344'  
 58.00'

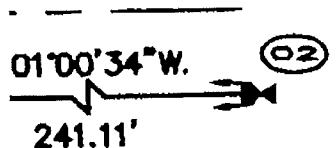
10. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JULY 7, 2003, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE 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 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

11. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY JULY 7, 2003, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, 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. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

IRON

**LEGEND:**






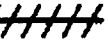

- U.E. . . . . . UTILITY EASEMENT
- D.E. . . . . . DRAINAGE EASEMENT
- B.C.R. . . . . . BROWARD COUNTY RECORDS
- P.B.C.R. . . . . . PALM BEACH COUNTY RECORDS
- O.R.B. . . . . . OFFICIAL RECORDS BOOK
- B . . . . . BASELINE
- C . . . . . CENTERLINE
- . . . . . SET P.R.M. (PERMANENT REFERENCE MONUMENT)  
NO. 4039 UNLESS OTHERWISE SHOWN
- # . . . . . NUMBER
- ⑫ . . . . . COORDINATE POINT NUMBER

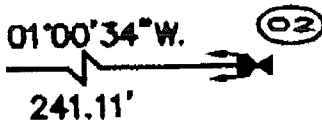


S.W CORNER OF THE  
 N 1/4 OF SECTION 19,  
 TOWNSHIP 48 SOUTH,  
 RANGE 42 EAST

SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

**LEGEND:**

- U.E. . . . . . UTILITY EASEMENT
- D.E. . . . . . DRAINAGE EASEMENT
- B.C.R. . . . . . BROWARD COUNTY RECORDS
- P.B.C.R. . . . . . PALM BEACH COUNTY RECORDS
- O.R.B. . . . . . OFFICIAL RECORDS BOOK
-  . . . . . BASELINE
-  . . . . . CENTERLINE
-  . . . . . SET P.R.M. (PERMANENT REFERENCE MONUMENT)  
NO. 4039 UNLESS OTHERWISE SHOWN
-  . . . . . NUMBER
-  . . . . . COORDINATE POINT NUMBER
-  . . . . . NON-VEHICULAR ACCESS LINE
-  . . . . . BREAK IN LINE SCALE
- F.D.O.T. . . . . . FLORIDA DEPARTMENT OF TRANSPORTATION
- A= . . . . . ARC DISTANCE
- R= . . . . . RADIUS
- D= . . . . . DELTA ANGLE
- C= . . . . . CHORD DISTANCE
- LB. . . . . LICENSED BUSINESS



S.W CORNER OF THE  
N 1/4 OF SECTION 19,  
TOWNSHIP 48 SOUTH,  
RANGE 42 EAST