

**SOUTH BROWARD DRAINAGE DISTRICT
GOVERNING BOARD MEETING MINUTES**

DECEMBER 18, 2014

Present:

Scott Hodges, Chairperson	Kevin M. Hart, District Director
James Ryan, Vice Chairperson	Douglas R. Bell, Legal Counsel
Vicki Minnaugh, Treasurer	Reina Muniz, Recording Secretary
Robert E. Goggin, IV, Secretary	General Public: See Attached List
Alanna Mersinger, Commissioner	
Thomas Good, Commissioner	
Mercedes Santana-Woodall, Commissioner	

Absent:

01. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

Chair Hodges called the SBDD Board Meeting to order at 8:09 A.M.; followed by the Pledge of Allegiance.

02. PUBLIC COMMENT

None.

03. APPROVAL OF MINUTES

Commissioner Minnaugh moved for approval of the minutes of the November 20th, 2014, South Broward Drainage District Board meeting. Motion was seconded by Commissioner Goggin.

Chair Hodges asked Attorney Bell for clarification regarding the procedures that were followed at the November Board meeting on the induction of the newly elected Commissioners, and to verify that things were done properly. Attorney Bell explained that the issue appears to be on the sequence in which the inductions were performed; and he opined that because the Commissioners were all re-elected (and there were no new Commissioners) all of the business that was conducted during the November Board meeting was proper and official. He said that the SBDD Charter states that "Commissioners shall be sworn in pursuant to Florida Statutes Section 298.13" and that statute indicates that the person being sworn in should be sworn in before a person who has the authority to swear them in; and although all of the newly elected Commissioners had been sworn in at the beginning of the meeting, Attorney Bell thought that in an abundance of caution, he should swear them in again at the end of the meeting. He also suggested that in the future, new Commissioners should be sworn in at the beginning of the meeting, or even before the meeting.

Attorney Bell also had concerns regarding the wording in SBDD's Charter that states a Commissioner shall serve until his or her successor is "qualified"; however, the Charter does not define the term "qualified". He indicated that the District could ask for an Attorney General's Opinion (AGO) on the proper procedures on this issue, or update the Charter to clarify the terms

and procedures.

Another issue that Attorney Bell raised was a slight difference between the form that is commonly used in administering the oath and the actual verbiage in State Statute 298.13. However, he did not feel that there were any problems with how the District has performed this function over the years, as the forms have always been sent to Tallahassee and accepted by Tallahassee. Attorney Bell reminded the newly elected Commissioners to pay the \$10.00 fee before the Governor can issue a commission.

Chair Hodges indicated that he just wanted to insure that things were done properly at the last meeting (per State Statute, SBDD Charter, Robert's Rule, etc.).

Chair Hodges then raised a question regarding a conflict between the District's Charter and the date indicated on his certification card (issued by the state); Chair Hodges's card indicates that he's an elected official until January. Attorney Bell said that this needs to be corrected with the Secretary of State.

Attorney Bell then reiterated that in his opinion, the business conducted at the last meeting was proper and official, regardless of when the newly elected Commissioners were sworn in. Chair Hodges suggested that in moving forward, the District needs to ensure that the first item on the Agenda is the swearing in of newly elected Commissioners, and the second item is the election of the Officers; and prior to the next election, the District should clarify the role of the notary (as a witness) vs. the person who is chosen to administer the oath of office.

Commissioner Good also asked for confirmation that there were no inappropriate actions taken at the last Board meeting, especially considering that the minutes reflect that the District Attorney had the newly elected Commissioners restate the oath of office; and this could imply that the previous actions were not done properly (and needed to be corrected). Attorney Bell confirmed that there were no inappropriate actions, and that the re-administering of the oath was only done in an abundance of caution. Commissioner Good was unclear on the term "abundance of caution" and wanted assurances that the business conducted at the last meeting was official.

Attorney Bell stated that at no time during the last meeting was there a Commissioner seated at the dais who was not a properly elected and sworn-in Commissioner.

Commissioner Good noted that this is the District's Attorneys opinion; that actions taken at the last meeting (as reflected in the minutes) were correct; and both the Attorney and the District Director concurred with this summation. Commissioner Good said that in moving forward in future years, he believes it is the Director's responsibility to know these procedures in detail; and that anything dealing with this Board should be the Executive Director's responsibility. He feels that this issue needs clarity, especially regarding "who is authorized" to swear in a Commissioner.

He suggested that the Executive Director take the lead in defining and clarifying this issue. District Director Hart concurred. Commissioner Mersinger asked that the date on the certification cards also be clarified.

The question was called and it was carried unanimously.

04. DIRECTOR'S REPORT

A. ELECTION OF BOARD OFFICERS

The District Director indicated that the first order of business under the Director's report is for the Board to elect new officers for the current term.

Chairperson - Commissioner Minnaugh nominated Scott Hodges for the position of Chairperson. As there were no other candidates nominated, nominations were closed and Commissioner Hodges was elected by a unanimous vote.

Vice Chairperson - Commissioner Goggin nominated Commissioner Ryan for the position of Vice Chairperson. As there were no other candidates nominated, nominations were closed and Commissioner Ryan was elected by a unanimous vote.

Treasurer - Commissioner Santana-Woodall nominated Commissioner Minnaugh for the position of Treasurer. As there were no other candidates nominated, nominations were closed and Commissioner Minnaugh was elected by a unanimous vote.

Secretary - Commissioner Santana-Woodall nominated Commissioner Goggin for the position of Secretary. As there were no other candidates nominated, nominations were closed and Commissioner Santana-Woodall was elected by a unanimous vote.

B. CONTRACT AWARDS

1. **SBDD FABRIC-FORMED EROSION PROTECTION PROJECT IN MIRAMAR -**
District Director Hart stated that SBDD advertised for bids for the SBDD fabric-formed erosion protection project at three (3) locations in the City of Miramar. SBDD received a total of five (5) bids ranging in total price from of \$83,176.00 to \$295,092.00. Each bidder was required to attend a mandatory pre-bid meeting and a mandatory site visit as a prerequisite to submitting a bid.

The lowest total bid was submitted by Straight Ahead Construction, Inc. in the amount of \$83,176.00. Straight Ahead Construction, Inc. also submitted the lowest bid for each individual site location. SBDD has reviewed the bid submitted by Straight Ahead Construction, Inc. and has determined that the Contractor is qualified to perform the work and that the bid meets all requirements. Straight Ahead Construction, Inc. has performed work for the District in the past and the District has been satisfied with their work.

District Director Hart recommended that the District award the contract for the fabric-formed erosion protection project in Miramar to Straight Ahead Construction, Inc. in the amount of \$83,176.00 as the lowest responsive, responsible bidder. It is SBDD's intent to split this work into two (2) phases and to initially proceed with the work at the first two locations (Phase 1) for a total cost of \$56,443.00. Depending on when sufficient funds become available, authorization to start work at the third location (Phase 2) would be given at the end of the current fiscal year or at the beginning of the next fiscal year.

District Director Hart commented that the Contract will be written in a manner that will allow the District to split the project into two phases, and it will include language that

will allow the District to void the third location at the District's option. He said the Contractor is agreeable to those terms.

Funding for the project will be paid from the SBDD General Operating account. The work for the Fabric-Formed Erosion Protection Project for the first two locations is included as part of the District's 2014-2015 budget. Funding for the third location will come from either surplus funds from the 2014-2015 budget, or will be included as part of the SBDD 2015-2016 budget.

Commissioner Minnaugh moved for approval to award the contract for the Fabric-Formed Erosion Protection Project to Straight Ahead Construction, Inc. in the amount of \$83,176.00, as recommended. Motion was seconded by Commissioner Santana-Woodall.

Vice Chair Ryan asked District Director Hart if the City of Miramar is participating in this project financially. District Director Hart replied no, that this is strictly a SBDD Erosion Protection Project, and that the District did not reach out to Miramar for co-funding.

Commissioner Minnaugh stated that she feels it is important that the District ensures that site #3 gets completed; because if it is eroding now, it is just going to get worse; and if the District waits a year or two, they will not be able to lock in the price for \$26,000. District Director Hart agreed, and indicated that the District should be able to complete site #3 this year, and that towards the end of this year, the funds should be available.

Chair Hodges asked District Director Hart if the Contractor does the third site separately, will there be an additional mobilization cost. District Director Hart replied, no.

The question was called and it was carried unanimously.

2. **SBDD REBUILDING & RECONDITIONING OF CATERPILLAR DIESEL ENGINES PROJECT IN MIRAMAR** – SBDD advertised for bids for the SBDD rebuilding and reconditioning of two (2) 3306 Caterpillar diesel engines. The engines to be rebuilt are the District's # 1 diesel engine at the S-1 pump station and the # 2 diesel engine at the S-7 pump station. The scope of the work will include a complete re-build of the CAT engines by an authorized Caterpillar (CAT) dealer who provides certified repair and maintenance services on CAT engines. SBDD received one bid in the amount of \$52,650.00.

The lowest and only bid was submitted by Ring Power Corp. in the amount of \$52,650.00. SBDD has reviewed the bid submitted by Ring Power Corp. and has determined that the Contractor is qualified to perform the work and that the bid meets all requirements. SBDD is familiar with this Contractor and has been satisfied with their past work on similar type projects.

District Director Hart recommended that the District award the contract for the SBDD Rebuilding and Reconditioning of Caterpillar Diesel Engines Project at the S-1 and S-7 Pump Stations in Miramar to Ring Power, Corp. in the amount of \$52,650.00 as the

lowest responsive, responsible bidder. Although SBDD only received one (1) bid for this project, the unit pricing is consistent with previous contracts awarded by SBDD for similar work. The work covered under this project is included as part of the District's 2014-2015 Capital Improvement Plan (CIP); and funding for the project will come from the SBDD CIP Committed account.

District Director Hart said that the work will be performed in sequence. First, they will pull the engine from the S-7 pump station, perform the work, and return the engine; then they will do the same with the S-1 pump station engine.

Commissioner Minnaugh moved for approval to award the contract for the Rebuilding and Reconditioning of Caterpillar Diesel Engines Project in Miramar to Ring Power Corp. in the amount of \$52,650.00, as recommended. Motion was seconded by Commissioner Goggin.

Commissioner Mersinger asked if Ring Power was the only authorized company to do this work. District Director Hart replied that there is another authorized dealer here in South Florida, Pantropic; but they chose not to bid. Last year Pantropic submitted a bid for a similar project and it was significantly higher in price.

The question was called and it was carried unanimously.

3. **APPROVAL TO PURCHASE ONE (1) AMARILLO GEAR DRIVE FOR THE S-1 PUMP STATION** – SBDD desires to replace the pump gear drives at the S-1 Pump Station in Miramar, FL. The original gear drives were manufactured by the Amarillo Gear Drive Company. Although the gear drives are currently operating in a satisfactory manner, they are approximately 28 years old and it is recommended that the gear drives be replaced over the next 1 – 5 years.

Last month, SBDD received a single bid to replace two of the gear drives for a total cost of \$60,820.00 or \$30,410.00 per gear drive. The bid was rejected due to the high cost and low number of bids; and staff has evaluated an alternate approach for replacing the gear drives at the S-1 Pump Station.

The following approach is recommended for replacing the pump gear drives at the S-1 Pump Station:

- Replace the existing Amarillo gear drives with the same make and model as originally installed and as manufactured by the Amarillo Gear Drive Company.
- SBDD to purchase one (1) gear drive directly from the Amarillo Gear Drive Company for fiscal year 2014-2015.
- The new gear drive will be installed in-house by SBDD's qualified mechanic.
- The old gear drive will remain in stock and serve as an emergency replacement should the need ever arise.
- SBDD to evaluate the purchase of additional, replacement gear drives over the next 1 – 5 years.

District Director Hart emphasized the importance of having a working gear drive in stock. He said that if currently one of the gear drives were to go down, the District

would need approximately 6 to 8 weeks lead time in order to get a replacement; and would effectively, have one of the pumps out of service. This way, the District will have a brand new gear drive in operation and will have an operational gear drive in stock, should something happen to one of the three other gear drives.

The cost for SBDD to purchase one (1) Amarillo gear drive is estimated at \$26,000.00, and the gear drive will be purchased from Reductores de Mexico, S.A., a company affiliate of Amarillo Gear Company. The estimated delivery time is 8-9 weeks.

The work covered under this project is included as part of the District's 2014-2015 Capital Improvement Plan (CIP); and funding for the project will come from the SBDD CIP Committed Account.

This is to request approval to purchase an Amarillo Propeller Pump Gear Drive Model P5 5:1 (Special Ratio) from Reductores de Mexico, S.A., for a cost of \$22,345.00 plus shipping, handling fees, insurance, and import taxes to replace an existing gear drive at the District's S-1 pump station. The total estimated cost to replace the gear drive is \$26,000.00.

Commissioner Minnaugh moved for approval for SBDD to purchase one (1) Amarillo Gear drive for the S-1 pump station for the estimated cost of \$26,000.00, as recommended. Motion was seconded by Commissioner Santana-Woodall.

Vice Chair Ryan asked District Director Hart if there was any way to overhaul the old gear drive. District Director Hart replied that yes they can, but at this point they are not looking to recondition it. He said that they will be evaluating this option for the remaining gear drives.

Commissioner Mersinger had concerns regarding the purchase from an Affiliate of Amarillo. She asked since the District is purchasing the gear drive from Reductores de Mexico, an affiliate of Amarillo, if something were to go amiss with this purchase, who does the District deal with. She also wanted to know if Amarillo has this item in stock, here in this Country. District Director Hart replied that the District would have to deal with both Reductores de Mexico and Amarillo. He said that Amarillo is an American company which manufactures out of Mexico. Commissioner Mersinger also asked if he knows of anyone else who has used these pumps that came from Reductores. District Director Hart said no, but that these are the same make and model as the original gear drives, and they have performed extremely well.

Commissioner Goggin explained that Reductores of Mexico is Amarillo's sister company; the technical staff from Amarillo goes down to Mexico and helps them with their process of manufacturing. The gear drive system that the District has is one of the older ones in the nation that are still being made. He said that it must have been made well, because the technical person that he spoke with indicated that they do not get many calls for repair parts. He said that we need to realize that the S-1 pump station is one of the oldest stations within our system, and many times it has the least amount of failures. Amarillo has an ISO-9001 certification, which is a quality control measure, and they are in the process of getting their sister company in Mexico up to that same level. He also commented that the equipment that they are using to build the District's gear drive came from Texas, so the equipment never changes. District Director Hart added they just moved their manufacturing operations from Texas to Mexico.

The question was called and it was carried unanimously.

C. OTHER

- **Evaluation for District Director Hart** – District Director Hart indicated that he provided evaluation forms for the District Director’s annual review and asked that the Board members return the forms back to his attention by January 16, 2015.
- **Broward Leaders of Water & Climate Academy** – District Director Hart said that SBDD will be hosting the Broward Leaders Water & Climate Academy later today; and that this is a program administered through the environmental section of Broward County. It is a three part program that they provide for elected officials and leaders within Broward County to help educate them on water issues and climate issues. They held their kick-off session two weeks ago and today they are touring the Everglades at Holiday Park; and they will be visiting the S-9 Pump Station with SFWMD; and then meeting here at SBDD for lunch. District Director Hart will be speaking about the role of local drainage districts; and there will be two other speakers as well. He said that SBDD has been a part of this program since its inception.
- **Seminar on Prevention of Flooding on Commercial & Residential Properties** – This spring, the District will be presenting the seminar that was organized last year on Preventing Flooding for Commercial/Industrial Properties; and will be expanding the seminar to include Residential Properties as well. This is a program that SBDD developed with Allstate Resource Management. There are continuing education credits available to Property Managers for this program. District Director Hart feels that this is an excellent program because many times the causes of flooding goes back to simple maintenance; so to be able to educate some of the property managers and people who are responsible for the property on how the drainage system works and why it is important to include these areas in their maintenance plans is very important. He said that this will take place on May 14, 2015 from 8:30 to noon.
- **Water Quality Monitoring Program** - District Director Hart commented that some time after the 1st of the year in 2015, he will be coordinating with City of Miramar and City of Pembroke Pines on a Water Quality Monitoring Program along the US 27 Canal, and in the District’s S9/S10 and S4/S5 drainage basins as it relates to the Broward County Water Preserve Area Project. His thinking is to begin establishing a baseline for water quality for when the State and SFWMD move forward with the project. He feels it would be important to have some baseline information, and he feels that the cities should be part of that. He said they will try to schedule a working meeting early next year to put a program in place. He will keep the Board informed.
- **South Plantation High School** – District Director Hart updated the Board on his partnering efforts with South Plantation High School (SPHS). He said that there have been discussions with SPHS on some educational initiatives; and he has continued to coordinate with them; and has had several meetings; and he has helped to develop a class for their seniors on “Urban Stormwater Management” that will cover a number of important issues for the students. He believes this to be a good opportunity, and they will try to kick it off for their next semester, starting in January.

05. ATTORNEY'S REPORT:

None.

06. APPROVAL OF LEGAL FEES

Commissioner Goggin moved for approval of the legal bills. Motion was seconded by Commissioner Santana-Woodall and it was carried unanimously.

07. BOARD MEMBER'S QUESTIONS/COMMENTS

Chair Hodges congratulated District Director Hart on becoming a Certified Flood Plain Manager (CFM).

Commissioner Mersinger commented that she had attended the C-51 meeting and that there were several issues raised. She said that yesterday was supposed to have been their last meeting; but the Resolution they were supposed to vote on, was not voted on. She said that the issue is not so much the project, but the financing of the project. There is a debt service, and no one knows who is paying the debt service. Also, the cost figures in the Resolution did not match the figures that were presented previously in the engineer's report.

Commissioner Mersinger also commented that she discussed the issue of the Waters of the U.S. definition with the Chamber of Commerce; and that it will become part of their legislative package. She gave the Chamber District Director Hart's draft letter and discussed the letter with them. She said that most likely it will be part of their package, so that when they go to Tallahassee, it will be one of their talking points. District Director Hart said he also shared the letter with Broward County, SFWMD, and FASD; and believes that FASD will be notifying their membership as well. Attorney Bell said that Tindall Hammock sent in a letter to EPA with District Director Hart's draft letter attached; and that Central Broward is considering doing the same.

08. MEETING DATE(S)

A. The Next **Regular Board Meeting** will be held on **Thursday, January 29th at 8:00 a.m.**

Adjournment at 9:05 A.M.

Respectfully submitted,

Robert E. Goggin IV, Secretary
South Broward Drainage District

/rim

****MEMORANDUM****

DATE: January 22, 2015
TO: South Broward Drainage District Commissioners
FROM: Kevin M. Hart, P.E.
District Director
Subject: SBDD Annual Financial Statements – Draft Copy

Comments:

A draft report of the SBDD Financial Statement for the Fiscal Year Ending September 30, 2014 has been prepared by the District's accounting firm, Margolies, Fink and Wichrowski, Certified Public Accounts (MFW). Barry Fink, CPA, a partner with MFW will be in attendance at the January Board meeting to present an overview of the draft report and to answer any questions.

A copy of the draft report is attached.

KH
Attachment

SOUTH BROWARD DRAINAGE DISTRICT

ANNUAL FINANCIAL STATEMENTS

September 30, 2014

D R A F T

1/20/15

TABLE OF CONTENTS

	<u>Pages</u>
INTRODUCTORY SECTION	
Board of Commissioners	1
FINANCIAL SECTION	
Independent Auditor's Report	2
Management's Discussion and Analysis (unaudited)	5
Basic Financial Statements:	
Government-Wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements	
Governmental Funds	
Balance Sheet	12
Reconciliation of Balance Sheet - Governmental Funds to the Statement of Net Position	13
Statement of Revenues, Expenditures and Changes in Fund Balances	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds to the Statement of Activities	15
Notes to Financial Statements	16
Required Supplementary Information other than M D & A (unaudited):	
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual - General Fund	33
OTHER REPORTS SECTION	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	36

TABLE OF CONTENTS (Continued)

MANAGEMENT LETTER SECTION

Independent Auditor's Management Letter Required by Chapter 10.550, Rules of the State of Florida Office of the Auditor General	38
Response to the Management letter	42

INTRODUCTORY SECTION

SOUTH BROWARD DRAINAGE DISTRICT

Board of Commissioners

September 30, 2014

Scott Hodges	Chairperson
James Ryan	Vice Chairperson
Robert E. Goggin	Secretary
Vicki Minnaugh	Treasurer
Tom Good	Commissioner
Mercedes B. Santana-Woodall	Commissioner
Alanna Mersinger	Commissioner

Counsel to the District

Douglas R. Bell
Bell & Bell
Ft. Lauderdale, Florida

District Director

Kevin M. Hart, P.E.

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the Honorable Board of Commissioners,
South Broward Drainage District:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of South Broward Drainage District ("the District"), as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant

accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the South Broward Drainage District, as of September 30, 2014, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 5–9 and 33–35 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the South Broward Drainage District's basic financial statements. The introductory section, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 8, 2015, on our consideration of the South Broward Drainage District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and

grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering South Broward Drainage District's internal control over financial reporting and compliance.

January 8, 2015

MANAGEMENT'S DISCUSSION AND ANALYSIS

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

The management of South Broward Drainage District ("District") would like to provide readers of the District's financial statements this narrative overview and analysis of the financial activities for the year ended September 30, 2014. Readers are encouraged to consider the information presented in this discussion and analysis in conjunction with the District's basic financial statements, which are contained herein and commence on page 10.

The South Broward Drainage District exists pursuant to the provisions of Ch. 12049, a special act of the Florida legislature. The District was originally created in 1927; and today, the single purpose District manages approximately 46,400 acres (72.5 square miles) in southwest Broward County, Florida and serves a population of approximately 240,000 residents. The District, a special taxing district, has powers primarily in the areas of stormwater management and flood control. Their powers include rights to borrow money and issue bonds or other evidences of indebtedness, assess and impose upon all the lands in the District annual drainage, administrative, operation and maintenance taxes, and the District has the ability to install and foreclose special assessment liens.

FINANCIAL HIGHLIGHTS

- On August 28, 2014 a resolution was adopted by the District formalizing the "Financial Policies and Guidelines" and thereby providing the District Director with written guidelines for future practices in these areas. The approval of Resolution No. 2014-06 has no immediate financial impact as the policies and guidelines are consistent with the current practices of the District.
- The assets of the District exceeded its liabilities at the end of the fiscal year by \$21,354,672. Pursuant to the GASB Statement No. 54 presentation requirements, \$1,523,604 of this amount may be used to meet the District's ongoing operations and \$5,058,490 has been committed for specific purposes.
- The District's total net position decreased by (\$39,013), or .2% in 2014.
- The total assets of the District amounted to \$22,031,375 as of September 30, 2014. Of this amount, \$14,723,096 represented the net investment in capital assets. The total liabilities amounted to \$676,703.
- The District's total general revenues (on an accrual basis) were \$3,200,821 for the year ended September 30, 2014.
- The total expenses for all of the District's activities were \$3,239,834 for the year ended September 30, 2014.
- As of September 30, 2014, the District has a total of \$6,582,094 of unrestricted net position, of which \$5,058,490 has been committed for specific purposes; \$321,895 has been appropriated during the preparation of the fiscal year 2015 budget, leaving a remaining balance of \$1,201,709 as unassigned funds.

DISTRICT HIGHLIGHTS

- Completed the following improvements under the District's 5-Year Capital Improvements Plan (CIP) during the 2013/2014 fiscal year:
 - Converted two drainage pumps from oil cooled to water cooled pumps; one at the S-1 pump station and the second at the S-7 pump station.
 - Replaced three gear drives at the S-2 pump station.
 - Rebuilt one gear drive at the S-4/S-5 pump station.

- Rebuilt one motor at the S-1 pump station.
 - Installed a manually operated sluice gate at the S-2 pump station.
 - Participated in a cost sharing project with the City of Pembroke Pines to install a pipe liner in the existing culvert at Johnson Street and Palm Avenue.
 - Installed video cameras at the S-1, S-2, S-3, S-7 and S-8 pump stations.
 - Excavated primary and secondary canals in the S-1 drainage basin.
 - Excavated secondary canals in the S-8 drainage basin.
- Completed the following improvements as part of the District's annual maintenance, repairs, replacement and upgrades work during the 2013/2014 fiscal year:
 - Upgraded the telemetry system and control panels for miscellaneous pump stations.
 - Installed a new fuel gauge at the S-3 pump station.
 - Installed a new roller gate at the S-7 pump station.
 - Modified the trash racks at the S-2 and S-7 pump stations.
 - Installed new grounding at the S-4/S-5 pump station.
 - Installed a downstream water level recorder at the S-2 pump station.
 - Installed three new drive shafts and clutches at the S-7 pump station.
 - Installed a safety railing on the fuel tanks at the S-4/S-5 and S-8 pump stations.
 - Installed hand railing along the steps at the secondary containment area at the S-7 pump station.
 - Installed access ladders at the S-1, S-3 and S-8 pump stations.
 - Installed miscellaneous grounding improvements at the S-2 pump station.
 - Installed three new clutches at the S-2 pump station.
 - Installed a portion of the SW 145th Avenue Culvert Extension (48" RCP) as part of the S-3 drainage basin improvements.
 - Installed pipe liners in existing 48" culverts at two locations in SW Ranches, FL.
 - Purchased one new, replacement field truck.
 - Purchased a gantry crane for use at all District pump stations.
 - Purchased a new boat and trailer for field maintenance work.
 - Installed FabricForm stabilization material around headwalls at two lake inter-connect locations.
 - Installed an erosion protection system at one location in Miramar.
 - Completed boat ramp improvements at miscellaneous locations throughout the District.
 - Installed new fencing at Control Structure 12.
 - Performed miscellaneous tree removal and trimming.
 - Performed miscellaneous culvert inspections, culvert cleaning, and swale improvements.
 - Began working on an update to the District's Criteria Manual.
 - Participated in miscellaneous outreach efforts.

USING THE ANNUAL REPORT

This discussion and analysis are intended to serve as an introduction to South Broward Drainage District's basic financial statements. The District's annual report consists of four sections: 1) Introductory Section, 2) Financial Section, 3) Other Reports Section, and 4) Management Letter Section. The basic financial statements themselves consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements

The government-wide statements report information as a whole using accounting methods similar to those used by private sector business. One very important question asked about the District's finances is "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question.

The statement of net position presents information on all of the District's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between the four reported as net position. Over time, an increase or decrease in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. However, other factors should be considered, such as the physical condition of the District's capital assets (buildings, stormwater pump stations, canals, etc.) to assess the overall well being of the District.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Therefore, revenues and expenses are reported in this statement for particular items that will only result in cash flows in future fiscal periods. The government-wide financial statements can be found on pages 10 and 11.

Fund financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate legal compliance with finance-related legal requirements. The District's funds can be divided into two categories: governmental funds and fiduciary funds. These two kinds of funds use different accounting approaches.

The District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a short-term view of the District's operations and the basic services it provides. Governmental fund information helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

The District outlines the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and the basic governmental fund statements in a reconciliation schedule supporting the Fund Financial Statements.

At September 30, 2014, the District maintained two individual governmental funds: one General and one Capital project fund. In addition, the District establishes other funds to help it control and manage money for particular purposes or to show that it is meeting its legal and fiduciary responsibilities. The fund financial statements provide detailed information about the most significant funds – not the District as a whole. Accordingly, two major funds are reported individually in the governmental funds balance sheet and statement of revenues, expenditures and changes in fund balances.

Notes to the financial statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found beginning on page 16 of this report.

Other information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. The District also references the employment contract with the District Director who serves at the pleasure of the Board of Commissioners.

THE DISTRICT AS A WHOLE

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of South Broward Drainage District, assets exceeded liabilities by \$21,354,672 at the close of the most recent year. The largest portion of the District's net position (69%) reflects its net investment in capital assets (land, buildings, canals, machinery and equipment). The District uses capital assets to provide services to citizens; accordingly, these assets are not available for future spending.

An additional portion of the District's net position (24%) represents resources that have been committed as to how they may be used. These resources can be used only for their intended designation. The remaining unrestricted net position (\$1,523,604) may be used to meet ongoing operations.

The District adopted the fiscal year 2013-2014 Budget on September 26, 2013. On August 28, 2014 the Board approved certain line item reclassifications to the original budget. Total general fund expenditures budgeted for the year ended September 30, 2014 were \$3,563,965. Total actual general fund expenditures were \$3,086,300, and the District achieved a favorable budget variance for the year ended September 30, 2014 of \$558,038, as reflected on page 35 of the financial statements.

Contacting the District's financial management

This financial report is designed to provide a general overview of the District's finances and to show the District's accountability for the money it receives. If you have questions about this report, or need additional financial information, contact the District Director, Kevin Hart, at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331.

COMPARATIVE FINANCIAL INFORMATION

District's Net Position As of September 30,

	<u>2014</u>	<u>2013</u>
Current and other assets	\$ 7,308,279	\$ 7,444,993
Capital assets	<u>14,723,096</u>	<u>14,653,038</u>
Total assets	<u>\$ 22,031,375</u>	<u>\$ 22,098,031</u>
Current and other liabilities	<u>\$ 676,703</u>	<u>\$ 704,346</u>
Total liabilities	<u>\$ 676,703</u>	<u>\$ 704,346</u>
Net Position:		
Net investment in capital assets	\$ 14,723,096	\$ 14,653,038
Restricted	49,482	49,416
Unrestricted	<u>6,582,094</u>	<u>6,691,231</u>
Total net position	<u>\$ 21,354,672</u>	<u>\$ 21,393,685</u>

District's Changes in Net Position Years Ended September 30,

	<u>2014</u>	<u>2013</u>
General revenues:		
Maintenance taxes	\$ 3,070,056	\$ 3,055,616
Permits and other income	113,147	129,617
Investment earnings	<u>17,618</u>	<u>18,389</u>
Total revenues	<u>3,200,821</u>	<u>3,203,622</u>
Expenses:		
Operation and maintenance	2,870,981	2,774,578
Depreciation	<u>368,853</u>	<u>295,194</u>
Total expenses	<u>3,239,834</u>	<u>3,069,772</u>
Increase (decrease) in net position	(39,013)	133,850
Net position – beginning	<u>21,393,685</u>	<u>21,259,835</u>
Net position – ending	<u>\$ 21,354,672</u>	<u>\$ 21,393,685</u>

**BASIC FINANCIAL STATEMENTS –
GOVERNMENT-WIDE**

SOUTH BROWARD DRAINAGE DISTRICT
Statement of Net Position
September 30, 2014

ASSETS

Cash and investments – unrestricted	\$ 1,111,874
Cash and investments – temporarily restricted	6,009,221
Receivables, including interest	6,750
Inventory	153,444
Other assets	26,990
Capital assets:	
Land	349,616
Other capital assets, net of depreciation	<u>14,373,480</u>
 Total capital assets	 <u>14,723,096</u>
 Total assets	 <u>22,031,375</u>

LIABILITIES

Accounts payable and accrued expenses	57,919
Compensated absences payable	115,590
Refundable deposits	<u>503,194</u>
 Total liabilities	 <u>676,703</u>

NET POSITION

Net investment in capital assets	14,723,096
Restricted for Capital project fund	49,482
Unrestricted	<u>6,582,094</u>
 Total net position	 <u>\$ 21,354,672</u>

See accompanying notes to the financial statements.

SOUTH BROWARD DRAINAGE DISTRICT
Statement of Activities
For the year ended September 30, 2014

Expenses:	
Personnel services	\$ 1,185,974
Materials and services	1,576,523
Depreciation expense	368,853
Collection discounts	<u>108,484</u>
Total expenses	<u>3,239,834</u>
General revenues:	
Maintenance taxes	3,070,056
Permits and other income	113,147
Investment earnings	<u>17,618</u>
Total general revenues	<u>3,200,821</u>
Changes in net position	(39,013)
Net position, beginning of year	<u>21,393,685</u>
Net position, end of year	<u><u>\$ 21,354,672</u></u>

See accompanying notes to the financial statements.

**BASIC FINANCIAL STATEMENTS –
FUND**

SOUTH BROWARD DRAINAGE DISTRICT
Balance Sheet – Governmental Funds
September 30, 2014

ASSETS	<u>General</u>	<u>Capital Projects \$ – 9/10</u>	<u>Total Governmental Funds</u>
Cash	\$ 5,202,212	\$ -	\$ 5,202,212
Investments	1,869,401	49,482	1,918,883
Receivables:			
Delinquent taxes and assessments, including interest	2,030	-	2,030
Other	4,720	-	4,720
Inventory	153,444	-	153,444
Other assets	<u>26,990</u>	<u>-</u>	<u>26,990</u>
Total assets	<u>\$ 7,258,797</u>	<u>\$ 49,482</u>	<u>\$ 7,308,279</u>
LIABILITIES AND FUND EQUITY			
Liabilities:			
Accounts payable and accrued expenses	\$ 57,919	\$ -	\$ 57,919
Compensated absences payable	115,590	-	115,590
Refundable deposits and deferred income	<u>503,194</u>	<u>-</u>	<u>503,194</u>
Total liabilities	<u>676,703</u>	<u>-</u>	<u>676,703</u>
Fund balances:			
Restricted	-	49,482	49,482
Committed	5,058,490	-	5,058,490
Assigned	321,895	-	321,895
Unassigned	<u>1,201,709</u>	<u>-</u>	<u>1,201,709</u>
Total fund equity	<u>6,582,094</u>	<u>49,482</u>	<u>6,631,576</u>
Total liabilities and fund equity	<u>\$ 7,258,797</u>	<u>\$ 49,482</u>	<u>\$ 7,308,279</u>

See accompanying notes to the financial statements.

SOUTH BROWARD DRAINAGE DISTRICT
Reconciliation of Balance Sheet - Governmental Funds
to the Statement of Net Position
September 30, 2014

Total governmental fund balances \$ 6,631,576

Amounts reported in the statement of net position are different because:

Capital assets used in governmental activities are not
financial resources, and therefore are not reported in funds:

Capital assets	\$ 22,081,577	
Less accumulated depreciation	<u>(7,358,481)</u>	<u>14,723,096</u>

Total net position \$ 21,354,672

See accompanying notes to the financial statements.

SOUTH BROWARD DRAINAGE DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds
For the year ended September 30, 2014

	General	Capital Projects S - 9/10	Total Governmental Funds
Revenues:			
Maintenance taxes	\$ 3,070,056	\$ -	\$ 3,070,056
Permits and other income	113,147	-	113,147
Interest	17,552	66	17,618
Total revenues	3,200,755	66	3,200,821
Expenditures:			
Capital outlay	438,911	-	438,911
Operating	2,556,949	-	2,556,949
Administrative	205,548	-	205,548
Discounts	108,484	-	108,484
Total expenditures	3,309,892	-	3,309,892
Excess (deficiency) of revenues over expenditures	(109,137)	66	(109,071)
Fund balances at beginning of year	6,691,231	49,416	6,740,647
Fund balances at end of year	\$ 6,582,094	\$ 49,482	\$ 6,631,576

See accompanying notes to the financial statements.

SOUTH BROWARD DRAINAGE DISTRICT
Reconciliation of Statement of Revenues, Expenditures, and Changes in Fund Balances -
Governmental Funds to the Statement of Activities
For the year ended September 30, 2014

Net change in fund balances – total governmental funds \$ (109,071)

Amounts reported in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of capital assets is allocated over their estimated useful lives and reported as depreciation expense:

Expenditures for capital assets	\$ 438,911	
Less current year depreciation	<u>(368,853)</u>	<u>70,058</u>
Changes in net position		<u>\$ (39,013)</u>

See accompanying notes to the financial statements.

**NOTES TO FINANCIAL STATEMENTS
SOUTH BROWARD DRAINAGE DISTRICT**

Notes to Financial Statements

(1) DESCRIPTION OF THE SOUTH BROWARD DRAINAGE DISTRICT

The South Broward Drainage District ("District") exists pursuant to the provisions of Chapter 12049, a Special Act of the Florida Legislature. The District was originally formed in 1927 and includes approximately 46,400 acres in southwest Broward County, Florida. The governing body of the District is the Board of Commissioners ("Board"), comprised of seven elected members.

The District is a special taxing district with powers primarily in the areas of stormwater management and flood control. Such powers include rights to borrow money and issue bonds or other evidences of indebtedness, assess and impose upon all the lands in the District annual drainage, administrative, operation and maintenance taxes, and impose and foreclose special assessment liens.

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles ("GAAP") as applied to government units. The Government Accounting Standards Board ("GASB") is the standard-setting body for establishing government accounting and financial reporting principles. The more significant of the District's accounting policies are described below.

(a) Reporting Entity

The District follows the standards promulgated by GASB Statement No. 14, *The Financial Reporting Entity*, as amended by GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units*, to define the reporting entity. The District's financial statements include operations for which the District exercises oversight responsibility. Oversight responsibility is demonstrated by financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations and accountability for fiscal matters. The District has not identified any component units and is not a participant in any joint venture; accordingly, operations of no other entities have been included in the financial statements.

The District implemented the requirements of GASB 54 *Fund Balance Reporting and Governmental Fund Type Definitions* during the year ending September 30, 2011.

The District implemented the requirements of GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position*, during the year ended September 30, 2013. This Statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

This Statement amends the net asset reporting requirements in Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments*, and other pronouncements by incorporating deferred outflows of resources and deferred inflows of resources into the definitions of the required components of the residual measure and by renaming that measure as net position, rather than net assets. The District did not have any deferred outflows or deferred inflows of resources as of September 30, 2014 that were required to be disclosed in the Statement of Net Position.

(b) Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide statements focus on the District as a whole, while the fund financial statements focus on major individual funds.

The government-wide financial statements include a Statement of Net Position and a Statement of Activities. These statements report information on all activities of the District. Interfund activity has been eliminated from these statements. The Statement of Activities demonstrates the extent to which the expenses of the District are offset by the revenues collected by the District. Revenues collected include the investment income earned during the year. The District's policy is to apply restricted resources before unrestricted resources when an expense is incurred for the purposes for which both restricted and unrestricted assets are available.

Separate financial statements are provided by governmental funds. Major governmental funds are reported as separate columns in the fund financial statements. The governmental funds' statements reflect amounts due from/to other funds. These amounts represent transfers that were made during the year between funds that will be repaid in the future period.

(c) Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned; and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Maintenance taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental fund financial statements are reported using the current financial resources measurement and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers maintenance taxes to be available if they are collected within sixty days of the end of the current fiscal period. A one-year availability period is used for all other revenues.

Revenues susceptible to accrual are maintenance taxes and interest on investments. Maintenance taxes are recorded as revenues in the fiscal year they are levied, provided they are collected in the current period or within sixty days thereafter. Interest on invested funds is recognized when earned.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, expenditures related to compensated absences, claims and judgments are recorded only when payment is earned.

(d) Major Funds

Governmental Fund Types

Government funds are used to account for the District's expendable financial resources and related liabilities. The following are the District's governmental fund types:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund - The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities.

(e) Budgetary Procedures and Accounting

An annual budget is adopted for the General Fund on a basis consistent with GAAP, except the budgets include encumbrances as the equivalent of expenditures, and do not include revenues and expenditures related to certain special projects. As of September 30, 2014, there were \$68,360 of outstanding encumbrances; accordingly, for the year ended September 30, 2014, the "actual budgetary basis" is presented on a basis which is not consistent with GAAP.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Prior to the end of the fiscal year, the District Director is required to submit to the Board of Commissioners the proposed budget for the fiscal year commencing October 1. The District holds public hearings, as required, on the proposed budget. Prior to the end of each fiscal year, the budget is formally adopted for the ensuing year.

The legal level of control, the level at which expenditures may not exceed the budget, is at the total expenditure level. Appropriations lapse at year end. Should additional expenditures be necessary during the year, the District has the authority to modify the budget by a vote of its Board.

In connection with the forthcoming fiscal year 2015 budget, the District appropriated unassigned fund balance in the amount of \$321,895 for General Fund operations.

(f) Encumbrances

For governments that use encumbrance accounting, significant encumbrances should be disclosed in the notes to the financial statements by major funds and nonmajor funds in the aggregate in conjunction with required disclosures about other significant commitments. Encumbered amounts for specific purposes for which resources already have been restricted, committed or assigned should not result in separate display of the encumbered amounts within those classifications. Encumbered amounts for specific purposes for which amounts have not been previously restricted, committed or assigned should not be classified as unassigned but, rather, should be included within committed or assigned fund balance. The District includes encumbrances in the committed fund balance.

(g) Inventory

Inventory consists of chemicals and fuel and is valued at cost (first-in, first-out). The cost of inventory is accounted for under the consumption method. Under the consumption method of inventory accounting, inventories are recorded as expenditures when used and; therefore, reported inventories are not equally offset by a non-spendable fund balance account.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Compensated Absences

The full-time employees of the District can carryover to the following fiscal year up to one year of their sick leave and vacation benefits. Vacation time is earned based upon length of service, up to a maximum amount of four weeks per year, once the employee has been with the District for fourteen years, with the exception of employees that are covered by employment agreements. At September 30, 2014, the liability for accrued compensated absences, to be paid within one year, was \$115,590, an increase of \$4,171.

(i) Cash and investments

Cash includes cash-on-hand and demand deposits. Interest earned from investments is recorded in each of the respective funds based on the actual amount earned.

In accordance with provisions of GASB Statement No. 31, Accounting and Financial Reporting for Certain Investments and for External Investment Pools, the District reports investments at their fair market value, with unrealized gains and losses credited to or charged against investment income.

Non-participating investments, such as non-negotiable Certificates of Deposit with redemption values that do not consider market rates, are reported as amortized costs. The District has investments in the Local Government Surplus Funds Trust Fund which throughout most of the fiscal year were divided by the State Board of Administration into two investment pools: Pool A and Pool B. Under the guidelines of GASB Statement No. 31, Pool A is a "2a-7 like" pool. Accordingly, investments in Pool A are reported at amortized cost. During the fiscal year Pool B was accounted for as a fluctuating net asset value (NAV) pool. Investments in Pool B have all been transferred into Pool A as of the balance sheet date, and Pool B has been discontinued.

During the year, the District did not directly invest any resources in derivatives. Investments made through state-administered trust funds may include derivatives. These investments are made on a pooled basis and the individual risk to the District is unknown.

(j) Capital Assets and Depreciation

Capital assets, which include land, buildings, equipment, vehicles and infrastructure assets (water control structures, canals and lakes), are reported in the government-wide financial statements. Capital assets are recorded at historical cost or estimated historical cost. Contributed assets are recorded at fair market value as of the date received.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Maintenance, repairs and minor renovations are not capitalized. Expenditures that materially increase values or extend useful lives are capitalized. There are no idle or impaired capital assets as of September 30, 2014.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Buildings	40
Equipment	5
Vehicles	5
Water Control Structures (including stormwater pump stations)	15-50

Canals and lakes are considered to be land improvements, therefore, are not depreciated.

Depreciation expense is reflected in the financial statements in accordance with GASB Statement No. 34 requirements for capital assets greater than \$5,000. Per Florida State Statute as well as internal control purposes, assets with a historical cost greater than \$750 are tagged and recorded in the fixed asset system.

(k) Fund Balance

The Governmental Accounting Standards Board (GASB) released GASB Statement No. 54 -"Fund Balance Reporting and Governmental Fund Type Definitions" ("GASB 54") on March 11, 2009, which is effective for fiscal years beginning after June 15, 2010. This Statement is intended to improve the usefulness of the amount reported in fund balance by providing more structured classification. This Statement applies to fund balance reported in the General Fund, Special Revenue Fund, Debt Service Fund, Capital Projects Fund and Permanent Fund. This Statement does not apply to Enterprise Funds, Internal Service Funds and extremely restricted reserves.

Previously, fund balance was classified as "reserved" or "unreserved." Unreserved fund balance was further allocated into designated and undesignated. GASB 54 now changes how fund balance will be reported. The hierarchy of the GASB 54 classifications is as follows:

- **Non-spendable Fund balance** includes amounts not in spendable form, such as inventory, or amounts required to be maintained intact legally or contractually. The District uses the consumption method of reporting inventory; therefore, it is not reported as a non-spendable fund balance.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- **Restricted Fund Balance** includes amounts constrained for a specific purpose by external parties. The District's Capital Project fund (\$49,482) for the S-9/10 basin improvements qualifies as a restricted fund.
- **Committed Fund Balance** includes amounts constrained for a specific purpose by a government using its highest level of decision making authority. The District's Capital Improvements, Emergency, and Separation funds, along with the outstanding encumbrances, are included in the committed fund balance (\$5,058,490). The Emergency Fund was established to provide for those situations when the District might have unbudgeted expenditures as a result of a severe emergency, such as a major hurricane.
- **Assigned Fund Balance** includes general fund amounts constrained for a specific purpose by the District's board (\$321,895). This amount represents the appropriation of fund balance in the 2014-2015 fiscal year budget.
- **Unassigned Fund Balance** is the residual classification for the general fund.

The District's board approves all transactions that occur with respect to the restricted and committed fund balances. These were formally adopted by the Board on May 26, 2011, when the Board formally adopted the reporting requirements outlined by GASB 54.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

There was no restatement required to the opening fund balances as a result of the GASB 54 implementation. The recently approved *Financial Policies and Guidelines* of the District establishes minimum amounts for certain fund balances.

(1) Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(m) Impact of Recently Issued Accounting Pronouncements

Recently Issued Accounting Pronouncements, Not yet Implemented

The District has not yet determined the impact of the following GASB pronouncements, which have been issued but are not yet effective and have not been implemented.

In March 2012, GASB issued Statement No. 65, *Items Previously Reported as Assets and Liabilities*. This Statement establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. The provisions of this Statement are effective for financial statement periods beginning after December 15, 2012. The District implemented this Statement in its fiscal year beginning October 1, 2013, and there are no effects on the financial statements.

In March 2012, GASB issued Statement No. 66 *Technical Corrections 2013 an - amendment of GASB Statements No. 10 and No. 62*. The objective of this Statement is to improve accounting and financial reporting for a governmental financial reporting entity by resolving conflicting guidance that resulted from the issuance of two pronouncements, Statements No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* and Statement No. 62 *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. The provisions of this Statement are effective for financial statement periods beginning after December 15, 2012. The District implemented this Statement in its fiscal year beginning October 1, 2013.

In June 2012, GASB issued Statement No. 67 *Financial Reporting for Pension Plans - an amendment of GASB Statement No. 25*. This Statement replaces the requirements of Statements No. 25, *Financial Reporting for Defined Benefit Pension Plans and Note Disclosures for Defined Contribution Plans*, and Statement No. 50, *Pension Disclosures*, as they relate to pension plans that are administered through trusts or equivalent arrangements that meet certain criteria. For defined benefit pension plans, this statement establishes standards of financial reporting for separately issued financial reports and specifies the required approach to measuring the pension liability of employers and nonemployer contributing entities for benefits provided through the pension plan (the net pension liability), about which information is required to be

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(2) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

presented. The provisions of this Statement are effective for financial statement periods beginning after June 15, 2013. The District implemented this Statement in its fiscal year beginning October 1, 2013, and there are no effects on the financial statements.

In June 2012, GASB issued Statement No. 68 *Accounting and Financial Reporting for Pensions - an amendment of GASB Statement No. 27*. The scope of this Statement addresses accounting and financial reporting for pensions that are provided to the employees of state and local governmental employers through pension plans that are administered through trusts that meet certain characteristics. This statement establishes standards for measuring and recognizing liabilities, deferred outflows of resources, and deferred inflows of resources, and expense/expenditures. For defined benefit pensions, this Statement identifies the methods and assumptions that should be used to project benefit payments, discount projected benefit payments to their actuarial present value, and attribute that present value to periods of employee service. The provisions of this Statement are effective for financial statement periods beginning after June 15, 2014. The District is required to implement this Statement in its fiscal year beginning October 1, 2014.

In January 2013, GASB issued Statement No. 69 *Government Combinations and Disposals of Government Operations*. This Statement requires disclosures to be made about government combinations and disposals of government operations to enable financial statement users to evaluate the nature and financial effects of those transactions. The provisions of this Statement are effective for government combinations and disposals of government operations occurring in financial reporting periods beginning after December 15, 2013, and should be applied on a prospective basis. The District is required to implement this Statement in its fiscal year beginning October 1, 2014.

In April 2013, GASB issued Statement No. 70 *Accounting and Financial Reporting for Nonexchange Financial Guarantees*. The objective of this Statement is to improve accounting and financial reporting by state and local governments that extend and receive nonexchange financial guarantees. The provisions of this Statement are effective for reporting periods beginning after June 15, 2013. Earlier application is encouraged. Except for disclosures related to cumulative amounts paid or received in relation to a nonexchange financial guarantee, the provisions of this Statement are required to be applied retroactively. Disclosures related to cumulative amounts paid or received in relation to a nonexchange financial guarantee may be applied prospectively. The District does not have any transactions that are required to be reported under this GASB.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(3) CASH AND INVESTMENTS

Statement of Policy

The purpose of the District's investment policy is to set forth the investment objectives and parameters for the management of public funds of the District. The policy is designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

The District's policy is written in accordance with Section 218.415, Florida Statutes, which applies to funds under the control of local governments and special districts. The policy and any subsequent revisions are adopted by the District's Governing Board and apply to funds in excess of those required to meet current expenditures. The most recent revisions to the investment policy were approved by the Board of Commissioners in March 2009.

The District's investment policy authorizes investments in the following:

1. The Florida Local Government Surplus Funds Trust Fund.
2. United States government securities unconditionally guaranteed by the full faith and credit of the United States government.
3. United States government agencies backed by the full faith and credit of the United States government.
4. United States government sponsored agencies.
5. Interest bearing time deposit or savings accounts of Florida Banks and Savings and Loan Associations approved under Chapter 280, Florida Statutes as qualified public depositories.
6. Commercial paper rated "Prime 1" by Moody's, "A1" by Standard and Poor's or "F-1" by Fitch.
7. Corporate notes rated at a minimum "Aa" by Moody's, "AA" by Standard and Poor's or "AA" by Fitch.
8. Repurchase agreements that are fully collateralized are permissible investments provided that the following conditions are met:
 - a. The District has executed a Master Repurchase Agreement similar to the PSA's "Master Repurchase Agreement" with either a primary dealer as defined by the Federal Reserve or a bank or savings and loan domiciled in this State and certified as a qualified depository as defined in Florida Statutes Section 280.02.
 - b. The agreement has a defined termination date and is secured by obligations described in this investment policy.
 - c. Requires that the securities being purchased by the District to be pledged to the District, held in the District's name and deposited at the time the investment is made with the District or with a third party selected and approved by the District.
9. Other security or other interests in any open-end or closed-end management-type investment company or investment trust registered under the Investment Company Act of 1940 provided the portfolio meets the District's policy.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(3) CASH AND INVESTMENTS (Continued)

As of September 30, 2014, the District had placed approximately 1.2% in the Florida Local Government Surplus Funds Trust Fund (also known as the "Local Government Investment Pool" or "LGIP"), 18.75% in Certificate of Deposits, 57.4% in interest bearing Money Market Accounts and 7% in State of Israel Bonds.

The Local Government Investment Pool is an investment pool available for investing temporarily idle cash by Florida governments and is managed by the State Board of Administration (the SBA). On November 29, 2007, the SBA implemented a temporary freeze on the assets in the LGIP due to an unprecedented amount of withdrawals from the LGIP coupled with the absence of market liquidity for certain securities within the Pool. On December 4, 2007, based on recommendations from an outside financial advisor, the SBA restructured the LGIP into two (2) separate pools. Pool A ("Florida PRIME") consisted of all money market appropriate assets, which was approximately 86% of LGIP assets. Pool B consisted of assets that defaulted on a payment, paid more slowly than expected, and/or had any significant credit and liquidity risk, which was approximately 14% of LGIP assets. At that time, all current pool participants had their existing balances proportionately allocated into Pool A and Pool B.

The SBA systematically allows access to funds in Pool A. Participants in Pool B receive periodic distributions to the extent that Pool B receives proceeds from: 1) maturities of securities, coupon interest collections or collateral interest and principal pay downs, or 2) the sale of securities, collateral liquidation or other restructure or workout activities. At such time, the Investment Manager transfers cash or securities to Pool A for the benefit of Pool B shareholders. Such transfers are consistent with the pro rata allocation of Pool B shareholders of record as of the initial segregation of assets in the LGIP. Effective March 2008, the SBA contracted with Federated Investors, Inc. to provide investment advisory services to the investment pool. The SBA has since put into place processes that allow for improved reporting full transparency, conservative investment practices, improved portfolio guidelines and stricter internal controls. According to the SBA, Pool A meets the criteria to be considered as "2a-7 like", as defined by GASB Statement No. 31. Accordingly, it has been reported at the same value as the pool shares allocated to the District. Pool A maintains an AAAM rating by Standard and Poor's Ratings Services.

Pool B is accounted for as a fluctuating net asset value (NAV) pool. The pool is currently not rated by any nationally recognized statistical rating agency. Fund B's primary objective is to maximize the present value of distributions from Fund B. Fund B principally consists of Segregated Securities, which are securities originally purchased for Florida PRIME that (1) defaulted in the payment of principal and interest; (2) were extended; (3) were restructured or otherwise subject to workout; (4) experienced elevated market illiquidity; or (5) did not meet the criteria of the nationally recognized statistical rating organization ("NRSRO") that provides Florida PRIME's AAAM rating. In pursuing Fund B's investment objective, the Investment Manager may, in its sole discretion, sell, exchange, or otherwise

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(3) CASH AND INVESTMENTS (Continued)

dispose of, or agree to the extension, workout or restructuring of, Segregated Securities; provided that the Investment Manager determines, in its sole discretion, that such sale, exchange, disposition, extension, workout or restructuring is in the best interest of participants.

The Investment Manager may invest proceeds received from any sale, exchange or other disposition of Segregated Securities in securities that are eligible under this Policy for Florida PRIME. The Investment Manager, as part of a restructuring, workout, or exchange, also may accept securities that are not eligible under the Policy for Florida PRIME, in its sole discretion. Past performance is no guarantee of future performance. An investment in the Fund B is not a bank deposit and is not insured or guaranteed by the FDIC or any other government entity. Investors may lose money investing in Fund B, and returns may not keep pace with inflation.

Participants in Fund B will receive periodic distributions to the extent that Fund B receives proceeds deemed material by the SBA from (1) the natural maturities of securities, coupon interest collections, or collateral interest and principal paydowns; or (2) the sale of securities, collateral liquidation, or other restructure and workout activities undertaken. To effect the distribution, the Investment Manager will transfer cash or securities to Florida PRIME for the benefit of Fund B shareholders. Such transfers will be consistent with the pro rata allocation of Fund B shareholders of record as of the initial partition of Segregated Securities within Florida PRIME. As of September 30, 2014 Fund B had transferred all of its assets into Fund A and was closed.

The Local Government Investment Pool is governed by the rules of Chapter 19-7 of the Florida Administrative Code. These rules provide guidance and establish the general operating procedures for the Administration of the Pool. Additionally, the Office of the Auditor General performs the operational audit of the activities and investments of the SBA.

Interest Rate and Credit Risk

The District's investment portfolio shall be actively managed in an effort to attain the highest available market rate of return while still operating within this Investment Policy. Securities may be traded for other similar securities to improve interest income, maturity or credit risk. A loss may be incurred for accounting purposes provided any of the following occurs with respect to the replacement security:(1) The interest income has been increased; (2) The time to maturity has been reduced; or (3) The credit quality has been improved.

Permitted investments of bond proceeds are usually set forth in the bond documents. Investment strategies or vehicles commonly utilized for the investment of bond proceeds may differ from those of other District funds.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(3) CASH AND INVESTMENTS (Continued)

The District will to the extent practicable make every attempt to match its investments in a manner as to provide sufficient liquidity to pay obligations of the District as they become due with anticipated cash-flow requirements. In order to meet projected cash requirements, the District will invest all surplus District checking account balances into the State of Florida Investment Pool (SBA), and/or other longer-term investments. Unless matched to a specific cash flow requirement, the District will generally not directly invest in securities maturing more than five (5) years from the date of purchase. Pool A is rated AAAm by Standard & Poor's, and investment into the fund by local governments is consistent with SEC rule 2a-7. Pool B is currently not rated by any nationally recognized statistical rating agency.

All of the District's investments in agency securities for fiscal year 2014 were rated at least AA+ by Standard and Poor's and Fitch ratings, and at least A1 by Moody's Investor Services.

Custodial Credit Risk - Deposits

All of the District's cash deposits are held in accounts at depository institutions which are recognized as State of Florida Qualified Public Depositories in accordance with state statutes and the District's investment policy.

The most significant cash deposit of the District at September 30, 2014 is the balance of approximately \$3,245,000 in the general fund emergency accounts.

Custodial Credit Risk - Investments

The District's investment policy requires that all securities be held with a third-party custodian in a separate account which is designated as an asset of the District. The custodian acts as the safekeeper of the District's investment securities. No withdrawal of securities, in whole or in part, is made from safekeeping without written authorization of designated District staff.

Concentration of Credit Risk

The District's policy authorizes investment allocation limits on security types, issuers, and maturity limitations. However, the District Director has the option to modify investment percentages from time-to-time based on market conditions, risk and diversification investment strategies after review and discussion with the District Treasurer and members of the investment committee.

The District believes it is not exposed to any foreign currency risk as a result of their investment in the State of Israel Bonds.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(3) CASH AND INVESTMENTS (Continued)

Percentage Allocation by Issuer as of September 30, 2014

<u>Issuer</u>	<u>Percentage of Total</u>
Local Government Surplus Trust Fund – Pool A	1.18%
State of Israel Bonds	7.02%
SunTrust Bank	73.05%
Regent Bank CD	3.40%
Bank United CD	1.44%
TD Bank CD	3.48%
Stonegate Bank CD	3.48%
Broward Bank of Commerce CD	3.48%
Landmark Bank CD	3.47%

Cash and investments as of September 30, 2014 are comprised of the following:

Cash deposits:

Money market accounts	\$ 4,090,338
Demand deposits	1,111,074
Petty cash	<u>800</u>
Total cash deposits	<u>\$ 5,202,212</u>

Investments:

Local Government Surplus Trust Fund – Pool A	\$ 84,157
Certificates of deposit	1,334,726
State of Israel Bonds	<u>500,000</u>
Total investments	<u>\$ 1,918,883</u>

Total cash and investments	<u>\$ 7,121,095</u>
----------------------------	---------------------

(4) MAINTENANCE TAXES AND SPECIAL ASSESSMENTS

Maintenance taxes and special assessments attach as an enforceable lien on the owners' properties as of January 1. The taxes are levied on November 1 and are payable, without penalty, from November 1 to the following March 31. Broward County bills and collects these taxes and assessments and remits these proceeds to the District.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(5) OTHER ASSETS

Other assets as of September 30, 2014 consisted of the following:

Prepaid expenses	\$ <u>26,990</u>
	\$ <u>26,990</u>

(6) CAPITAL ASSETS

The following summarizes changes in the capital assets:

	<u>Balance</u> <u>9/30/13</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>9/30/14</u>
Capital Assets Not Being Depreciated:				
Land	\$ 349,616	\$ -	\$ -	\$ 349,616
Canal Improvements and Lakes	<u>9,993,860</u>	<u> </u>	<u>-</u>	<u>9,993,860</u>
Total Capital Assets Not Being Depreciated	<u>10,343,476</u>	<u> </u>	<u>-</u>	<u>10,343,476</u>
Capital Assets Being Depreciated:				
Water Control Structures/Culverts	9,436,650	379,975	-	9,816,625
Buildings - District Headquarters	802,551	-	-	802,551
Vehicles	698,554	46,960	50,517	694,997
Equipment	<u>419,081</u>	<u>11,976</u>	<u>7,129</u>	<u>423,928</u>
Total Capital Assets Being Depreciated	<u>11,356,836</u>	<u>438,911</u>	<u>57,646</u>	<u>11,738,101</u>
Less Accumulated Depreciation				
Water Control Structures	5,405,467	264,082	-	5,669,549
Buildings	483,617	20,064	-	503,681
Vehicles	599,324	73,772	50,517	622,579
Equipment	<u>558,866</u>	<u>10,935</u>	<u>7,129</u>	<u>562,672</u>
Total Accumulated Depreciation	<u>7,047,274</u>	<u>368,853</u>	<u>57,646</u>	<u>7,358,481</u>
Capital Assets, Net	<u>\$ 14,653,038</u>	<u>\$ 70,058</u>	<u>\$ -</u>	<u>\$ 14,723,096</u>

(7) RETIREMENT PLAN

Plan Description

The District participates in the Florida Retirement System ("FRS"), a cost-sharing multiple-employer Public Employee Retirement System (PERS), which covers all District employees. The FRS offers a defined benefit plan and an investment plan, and each employee has an option to elect the plan in which they wish to participate. The FRS is totally administered by the State of Florida, Department of

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(7) RETIREMENT PLAN (Continued)

Management Services - Division of Retirement and they provide an annual report which is available to the public every year. Each year FRS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the Division of Retirement, PO Box 9000, Tallahassee, Florida 32315-9000.

Funding Policy

Effective July 1, 2011, both employer and employees are required to make contributions towards the FRS. The District's current actuarially determined required contribution rate, as established by State statute, is 7.37% for covered regular payroll, and 21.14% for senior management payroll (District Director). All employees of the District contribute 3% of their salary to the program. The combined pension contributions approximated \$122,973 (\$91,815 from the District and \$31,158 from employees) for the year ended September 30, 2014, which amounts to 11.5% of current-year covered payrolls. The District's total and current-year covered payroll was approximately \$1,067,567.

(8) PERMITS AND OTHER INCOME

Other income for the year ended September 30, 2014 consisted of the following:

Miscellaneous	\$ 10,365
Permit fees	72,023
Recertification program	<u>30,759</u>
	<u>\$ 113,147</u>

(9) COMMITMENT

The District entered into a contract with the new District Director effective May 17, 2010. The Board shall employ the director as the Chief Administrator/Director of the District for a term of four (4) years commencing June 1, 2010 and terminating on May 31, 2014. The Contract automatically renewed for a term of four (4) years in accordance with the provisions contained therein. The contract provides for an annual base salary with annual increases linked to the cost of living index, however not less than 3%. The contract also provides for benefits, including but not limited to life insurance, vacation time and sick leave.

(Continued)

SOUTH BROWARD DRAINAGE DISTRICT

Notes to Financial Statements (Continued)

(9) COMMITMENT (Continued)

The District also entered into contracts with the Assistant District Director and the Project Manager effective April 22, 2010. These contracts are for a term of four years commencing on the effective date of April 22, 2010 and terminating on September 30, 2014. These contracts automatically renewed for a term of four (4) years in accordance with the provisions contained therein. The contracts provide for an annual base salary with annual increases linked to the cost of living index, however not less than 3%. The contracts also provides for benefits, including but not limited to life insurance, vacation time and sick leave.

(10) RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. Settlements have not exceeded insurance coverage for any of the past three fiscal years.

(11) SUBSEQUENT EVENTS

Subsequent events have been evaluated through January 14, 2015, which is the date the financial statements were available to be issued to the District.

**REQUIRED SUPPLEMENTARY
INFORMATION OTHER THAN M,D & A
(unaudited)**

SOUTH BROWARD DRAINAGE DISTRICT
Statement of Revenues, Expenditures and Changes
in Fund Balance – Budget and Actual – General Fund
(Budgetary Basis)
For the year ended September 30, 2014

	<u>Final Budget**</u>	<u>Actual - Budgetary Basis</u>	<u>Variance – Favorable (Unfavorable)</u>
Revenues:			
Maintenance taxes	\$ 3,042,382	\$ 3,070,056	\$ 27,674
Permit fees and other income	66,000	113,147	47,147
Interest	<u>12,000</u>	<u>17,552</u>	<u>5,552</u>
	<u>3,120,382</u>	<u>3,200,755</u>	<u>80,373</u>
Expenditures:			
Administrative salaries	315,562	314,040	1,522
Board of Commissioners' salaries	37,800	37,800	-
Field operations' salaries	471,711	468,021	3,690
Inspectors' salaries	235,396	235,190	206
Payroll taxes	85,000	80,607	4,393
Pension costs	89,603	91,815	(2,212)
Other salaries and costs	64,000	50,316	13,684
Accounting fees	24,500	24,250	250
Engineering/consulting/special projects	20,000	7,443	12,557
Legal fees	70,000	50,253	19,747
Legal fees – special projects	50,000	-	50,000
Other professional fees	1,000	-	1,000
Commercial property package	39,500	33,364	6,136
General liability	42,700	38,037	4,663
Group health and life insurance	370,000	367,916	2,084
Workers compensation	26,500	25,324	1,176
Advertising	8,500	3,936	4,564
Computer supplies and upgrades	11,000	11,570	(570)
Dues and subscriptions	5,400	4,540	860
Electric costs	13,000	12,177	823
Gas (LP) auxiliary power	5,000	-	5,000
Janitorial services	2,000	1,788	212
Licenses and fees	900	375	525

(Continued)

See accompanying notes to the financial statements.

SOUTH BROWARD DRAINAGE DISTRICT
Statement of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - General Fund
(Budgetary Basis) - Continued
For the year ended September 30, 2014

	<u>Final Budget**</u>	<u>Actual - Budgetary Basis</u>	<u>Variance - Favorable (Unfavorable)</u>
Maintenance contracts	\$ 6,000	\$ 5,443	\$ 557
Miscellaneous/uniforms	2,500	2,390	110
Office supplies and postage	4,500	2,766	1,734
Payroll service	3,500	3,335	165
Printing and stationary	1,800	1,121	679
Public records, storage and filing	5,000	4,141	859
Telephone and miscellaneous communications	14,000	13,629	371
Water and sewer costs	2,000	1,780	220
Buildings and grounds maintenance	35,000	19,200	15,800
Equipment rental	5,000	880	4,120
Equipment and vehicles maintenance	28,000	24,823	3,177
Fuel, oil and lubricants -			
Pump stations	65,000	57,639	7,361
Vehicles and equipment	46,500	46,394	106
Hazardous materials	5,000	1,051	3,949
Janitorial supplies	1,000	291	709
Hurricane preparedness supplies	1,500	686	814
Landscaping and mowing	32,000	30,794	1,206
Photography and VCR equipment	350	-	350
Pump station and flood gates maintenance	70,000	68,249	1,751
Safety and SCUBA equipment	3,000	2,678	322
Sanitation and exterminating services	6,000	4,916	1,084
Small tools and shop supplies	9,000	8,205	795
Water recorder/elevation gauge/telemetry	8,000	6,500	1,500
Canal and swale renovations	30,000	16,642	13,358
Culvert cleaning	50,000	49,493	507
Culvert and flapper gate repairs	40,000	44,381	(4,381)
Endwall repairs and replacements	5,000	1,558	3,442
Erosion control	45,000	41,670	3,330
Gates, fences and ramp upgrades	6,000	4,677	1,323
Outfall structures	2,000	-	2,000
Trash rack, piling and tank upgrades	10,000	10,000	-
Tree removal	35,000	34,439	561

(Continued)

See accompanying notes to the financial statements.

SOUTH BROWARD DRAINAGE DISTRICT
Statement of Revenues, Expenditures and Changes
In Fund Balance - Budget and Actual - General Fund
(Budgetary Basis) - Continued
For the year ended September 30, 2014

	<u>Final Budget**</u>	<u>Actual - Budgetary Basis</u>	<u>Variance - Favorable (Unfavorable)</u>
Herbicides	\$ 371,700	\$ 351,598	\$ 20,102
Triploid carp	30,000	29,118	882
Water testing	8,000	3,495	4,505
Seminars, meetings and conferences	12,000	8,418	3,582
Bank charges	-	389	(389)
Equipment and vehicles purchases	40,000	38,473	1,527
Pump station and drainage improvements	354,659	116,668	237,991
Contingency	10,000	1,881	8,119
Billing and collection costs	60,848	59,243	1,605
Discounts and commissions	<u>110,036</u>	<u>108,484</u>	<u>1,552</u>
 Total expenditures	 <u>3,563,965</u>	 <u>3,086,300</u>	 <u>477,665</u>
Excess (deficiency) of revenues over expenditures	<u>\$ (443,583)*</u>	<u>114,455</u>	<u>\$ 558,038</u>
 Fund balance at beginning of year		 6,691,231	
Adjustment ***		<u>(223,592)</u>	
 Fund balance at end of year		 <u>\$ 6,582,094</u>	

* Appropriation of Fund Balance

** The District amended certain line items of the original budget on August 28, 2014. The changes were immaterial and only the final amended budget has been presented for purposes of this statement.

*** In order to reconcile the excess of revenues over expenditures for budgetary purposes to GAAP, the adjusted difference between the 2014 and 2013 reserve for encumbrances and reserve fund adjustments, which amount to a total of (\$223,592), would be included as the reconciling item. (See Note 2)

See accompanying notes to the financial statements.

OTHER REPORTS SECTION

SOUTH BROWARD DRAINAGE DISTRICT

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS
For the year ended September 30, 2014**

INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Honorable Board of Commissioners,
South Broward Drainage District:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of South Broward Drainage District ("the District"), as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements, and have issued our report thereon dated January 8, 2015.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

To the Honorable Board of Commissioners,
South Broward Drainage District
Page two

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 8, 2015

SOUTH BROWARD DRAINAGE DISTRICT

**INDEPENDENT AUDITOR'S MANAGEMENT LETTER REQUIRED BY
CHAPTER 10.550, RULES OF THE STATE OF FLORIDA OFFICE
OF THE AUDITOR GENERAL
For the year ended September 30, 2014**

**INDEPENDENT AUDITOR'S MANAGEMENT LETTER REQUIRED BY
CHAPTER 10.550, RULES OF THE STATE OF FLORIDA OFFICE
OF THE AUDITOR GENERAL**

January 8, 2015

To the Honorable Board of Commissioners,
South Broward Drainage District:

We have audited the financial statements of the South Broward Drainage District, whose headquarters is located in Southwest Ranches, Florida, as of and for the year ended September 30, 2014, and have issued our report thereon dated January 8, 2015.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, and Chapter 10.550, Rules of the Florida Auditor General. Disclosures in those reports, if any, which are dated January 8, 2015, should be considered in conjunction with this management letter.

Additionally, our audit was conducted in accordance with Chapter 10.550, Rules of the Auditor General, which governs the conduct of local governmental entity audits performed in the State of Florida. This letter includes the following information, which is not included in the aforementioned auditor's reports or schedule:

- Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no corrective actions, or recommendations made in the preceding annual financial report that need to be discussed in the current management letter.
- Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.
- Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.
- Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The South Broward Drainage District was originally established pursuant to the provisions of Chapter 12049, a Special Act of the Florida Legislature in 1927. Since the initial charter was created several revisions have been made by the Florida Legislature, the latest having been completed in 2013. There are no component units of the South Broward Drainage District to be disclosed as required by accounting principles generally accepted in the United States of America.
- Section 10.554(1)(i)5.a., Rules of the Auditor General, requires a statement be included as to whether or not the local governmental entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the South Broward Drainage District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.
- Section 10.554(1)(i)5.b., Rules of the Auditor General, requires that we determine whether the annual financial report for the South Broward Drainage District for the year ended September 30, 2013, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the year ended September 30, 2013. In connection with our audit, we determined that these two reports were in agreement.

- Pursuant to Sections 10.554(1)(i)5.c, and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the South Broward Drainage District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same as of September 30, 2014, and through the date of our audit report, January 8, 2015.
- Pursuant to Section 215.985(11), Florida Statutes and Section 10.554(1)(i)6.a, the District provided monthly financial statements to its governing board and has made such financial statements available for public access on the District's website.
- Pursuant to Section 218.32(1)g Florida Statutes and Section 10.554(1)(i)6.b, the District has provided a link on their website directly to allow the viewing of the District's annual financial report.
- Pursuant to Section 373.536(5)(d) and (6)(d) Florida Statutes and Section 10.554(1)(i)6.c, the District has provided a link on their website directly to allow the viewing of the District's tentative and final adopted budget for the current fiscal year.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this letter is intended solely for the information and use of the Board of Commissioners of South Broward Drainage District, management, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

PART I - CURRENT YEAR COMMENTS AND RECOMMENDATIONS

No comments were noted for the year ended September 30, 2014.

PART II - STATUS OF PRIOR YEAR COMMENTS AND RECOMMENDATIONS

Not applicable as there were no comments or recommendations in the prior year.

SOUTH BROWARD DRAINAGE DISTRICT

**STATEMENT OF EXPLANATION OR REBUTTAL TO
MANAGEMENT LETTER COMMENTS AND RECOMMENDATIONS
For the year ended September 30, 2014**

There is no response required for the current year.

******MEMORANDUM******

DATE: January 22, 2015

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.
District Director

Subject: Request to Vacate the Surface Water Management Area Previously Designated on the Property Owned by Galaxy Investment Group, LLC

Comments:

The owner of the property located at 17901 SW 66th Street, Southwest Ranches, FL 33331 is requesting that SBDD vacate the Surface Water Management Area (SWMA) that was previously designated and recorded under OR Book 30974, Pages 753-756, Broward County Records. All properties in the SW Ranches are required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owner, Galaxy Investment Group, LLC, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement (see attached sketch).

SBDD staff has reviewed the request and has no objections.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the property owner.

The request is for SBDD to vacate and release its interest in the Surface Water Management Area on the property located at 17901 SW 66th Street, Southwest Ranches, FL 33331, as described in the attached "Release and Vacation of Surface Water Management Area Designation" and recorded under OR Book 30974, Pages 753-756, B.C.R. This request is subject to the dedication of a new Surface Water Management Area in accordance with SBDD Criteria.

KH
Attachments

Prepared by: South Broward Drainage District
6591 S. W. 160 Avenue
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District
6591 S. W. 160 Avenue
Southwest Ranches, Florida 33331
(954) 680-3337

Folio No.: 514006150020

**RELEASE AND VACATION OF
SURFACE-WATER MANAGEMENT AREA DESIGNATION**

THIS RELEASE AND VACATION OF SURFACE-WATER MANAGEMENT AREA DESIGNATION executed this ____ day of _____, 20__, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 Southwest 160 Avenue, Southwest Ranches, Florida, 33331, first party, to **GALAXY INVESTMENT GROUP, LLC**, whose post office address is 17901 S.W. 66TH Court, Southwest Ranches, Florida 33331, their successors and assigns as their interest may appear of record, second party:

(Wherever used herein, the term "first party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first said party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the SURFACE-WATER MANAGEMENT AREA DESIGNATION located on the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

THE NORTH 290 FEET OF THE FOLLOWING-DESCRIBED PROPERTY:

LOT 2 OF OTERO PARCELS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(This is intended to vacate the surface-water management area dedication recorded on October 30, 2000, in the Broward County Public Records OR Book 30974, Pages 753-756.)

The purpose of this Release and Vacation of SURFACE-WATER MANAGEMENT DESIGNATED AREA is to release and vacate the first parties interest in and to the SURFACE-WATER MANAGEMENT DESIGNATED AREA located on second parties property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered
in the presence of:

SOUTH BROWARD DRAINAGE DISTRICT

Witness Signature

SCOTT HODGES, Chairperson

Witness Printed Name †

Witness Signature

ROBERT E. GOGGIN, IV, Secretary

Witness Printed Name †

District Seal:

STATE OF FLORIDA)
)§
COUNTY OF BROWARD)

The foregoing instrument was executed before me this ____ of _____, 20__ Scott Hodges and Robert E. Goggin, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party. They are personally known to me.

WITNESS my hand and official seal in the County and State lat aforesaid this ____ day of _____, 20__.

(NOTARY SEAL & STAMP)

NOTARY PUBLIC: STATE OF FLORIDA AT LARGE

SOUTH BROWARD DRAINAGE DISTRICT

April 19, 2000
SBDD No. 2493



INSTR # 100623987
OR BK 30974 PG 0753
RECORDED 10/30/2000 02:51 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1016

Prepared by: South Broward Drainage District
RETURN TO: South Broward Drainage District
6591 S. W. 160 Avenue
Davie, FL. 33331

Folio No:
1006 15 002

L1006-23

(EXISTING SWMA TO BE
VACATED)

**SURFACE WATER MANAGEMENT DESIGNATION
AND
DECLARATION OF RESTRICTIVE COVENANTS**

THIS Surface Water Management Designation and Declaration of Restrictive Covenants made this 13 day of September 2000 by William A. Marek and Doris J. Marek whose address is 497 Carrington Lane, Weston, FL 33326, hereinafter referred to as "Property Owners".

WITNESSETH:

WHEREAS, the Property Owners are the fee title owners of certain lands lying and being in Broward County, Florida, as described in Exhibit "A", attached hereto and made a part hereof, hereinafter referred to as the "Property" and which is also known by Broward County Property Appraiser's Folio No. 1006 15 002; and

WHEREAS, the Property Owners seek to place certain restrictions on the proposed development which will conform to the level of service for drainage as required by the Broward County Land Development Code, Chapter 5, Article IX, Broward County Code of Ordinances; and

WHEREAS, Broward County is relying upon this designation and covenant in issuing a development order for the property and the South Broward Drainage District ("District") is relying upon this designation and covenant in representing to Broward County that the proposed development meets Broward County's level of service for drainage; NOW, THEREFORE,

The Property Owners hereby declare that the Property shall hereafter be held, maintained, transferred, sold, conveyed, and owned subject to the following designation and restrictive covenants:

1. RESTRICTIONS.

A. A surface water management area for the storage and flow age of surface water to meet Broward County's level of service standards is hereby established, over, across, and through the portion of the Property described in Exhibit "B" ("Water Management Area").

B. Property Owners acknowledge that the Property Owners are responsible for maintenance of the entire surface water management area designated by this document and that this area shall be designed, developed, and maintained in accordance with the requirements of the District to ensure that the water management area provides for the retention of surface water to meet the applicable level of service standards.

2. COVENANT RUNNING WITH THE LAND. This Restriction and Declaration shall run with the land described in Exhibits "A" and "B" and shall be binding on all parties and all persons acquiring title to the Property.

3. ENFORCEMENT. Broward County, through its Board of County Commissioners, its successors and assigns, and the South Broward Drainage District are the beneficiaries of this Declaration and Restriction, and as such, either the District or the County, or both, may enforce the terms of this Declaration by an action at law or in equity against any person or persons, entity or entities, violating or attempting to violate said terms. Furthermore, violations of this Designation and Restriction shall be contrary to the development permit issued for the development of the Property, and as such, shall constitute a violation of Chapter 5, Article IX, the Broward County Land Development Code, Broward County Code of Ordinances, and may be enforced in any manner that a violation of a county ordinance may be enforced.

4. AMENDMENT. This Designation and Restriction shall be released in part or in whole by the Board of County Commissioners and the District upon a determination that the applicable level of service has been reduced or that the construction of additional drainage facilities reduces the need for on-site surface water management areas.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Judith Chase
Witness Signature 1

JUDITH CHASE
Witness Printed Name 1

Prenell Ferguson
Witness Signature 1

Prenell Ferguson
Witness Printed Name 1

"PROPERTY OWNERS"
William A. Marek
Signature

William A. MAREK
Print Name

Judith Chase
Witness Signature 1

JUDITH CHASE
Witness Printed Name 1

[Signature]
Witness Signature 1

Prenell Ferguson
Witness Printed Name 1

Doris J. Marek
Signature

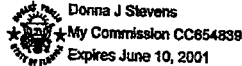
DORIS J. MAREK
Print Name

STATE OF Florida)
COUNTY OF Broward)S

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county last aforesaid to administer oaths and take acknowledgments, personally appeared William A. Marek to me known to be the person described herein and who executed the foregoing instrument as Property Owner and swore to and before me that the facts alleged in the above instrument are true.

WITNESS my hand and official seal in the county and state last aforesaid this 13th day of September, 2000.

[NOTARY SEAL OR STAMP AFFIXED HERE]



Donna J. Stevens
Notary Public:

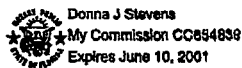
(is personally known to me)
 (has produced _____ as identification).

STATE OF Florida)
COUNTY OF Broward)S

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county last aforesaid to administer oaths and take acknowledgments, personally appeared Doris J. Marek to me known to be the person described herein and who executed the foregoing instrument as Property Owner and swore to and before me that the facts alleged in the above instrument are true.

WITNESS my hand and official seal in the county and state last aforesaid this 13th day of September, 2000.

[NOTARY SEAL OR STAMP AFFIXED HERE]



Donna J. Stevens
Notary Public:

(is personally known to me)
 (has produced _____ as identification).

EXHIBIT "A"

[LEGAL DESCRIPTION OF PROPERTY BEING DEVELOPED]

Lot 2 of OTERO PARCELS according to the Plat thereof, as recorded in Plat Book 167, Page 49, of the Public Records of Broward County, Florida.

EXHIBIT "B"

[LEGAL DESCRIPTION OF SURFACE WATER MANAGEMENT AREA]

The North 290.00 feet of the following described property;

Lot 2 of OTERO PARCELS according to the Plat thereof, as recorded in Plat Book 167, Page 49, of the Public Records of Broward County, Florida.

*See Exhibit "C"

Prepared by: South Broward Drainage District
6591 S. W. 160 Avenue
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District
6591 S. W. 160 Avenue
Southwest Ranches, Florida 33331
(954) 680-3337

Folio No.: 514006150020

(NEW SWMA TO
BE DEDICATED)

SURFACE-WATER MANAGEMENT AREA DESIGNATION # 1

THIS SURFACE-WATER MANAGEMENT AREA DESIGNATION is granted this 16 day of December 2014, by **GALAXY INVESTMENT GROUP, LLC**, a Florida limited liability company, whose address is 17901 S.W. 66th Court, Southwest Ranches, Florida 33331, hereinafter referred to as "Grantors", to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other goods and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, do hereby grant and convey to District, its successors and assigns, a perpetual and exclusive SURFACE-WATER MANAGEMENT AREA for the storage and flowage of surface water together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantors:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.


Together with free ingress, egress and regress across said lands for the purpose of maintaining and repairing the drainage system and appurtenances therein.

The Grantors further acknowledge that the SURFACE-WATER MANAGEMENT AREA shall be used for storage and flowage of storm water, shall not be filled in and shall not be raised to an elevation above normal ground elevation and shall be maintained by the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered

in the presence of:


Witness Signature

Melissa Rodney
Witness Printed Name


Witness Signature

ROLANDO SANCHEZ
Witness Printed Name

"GRANTORS"

GALAXY INVESTMENT GROUP, LLC


Grantor Signature

ROBERT SAROZA, MANAGER
Grantor Printed Name

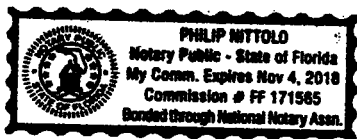
SOUTH BROWARD DRAINAGE DISTRICT

STATE OF FLORIDA)
)§
COUNTY OF BROWARD)

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF DECEMBER, 2014, BY ROBERT SAROZA, MANAGER FOR GALAXY INVESTMENT GROUP, LLC AS GRANTOR WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED _____ (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 16 DAY OF DECEMBER, 2014.

NOTARY SEAL AND STAMP



Philip Nitfalo
NOTARY PUBLIC

Philip Nitfalo
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

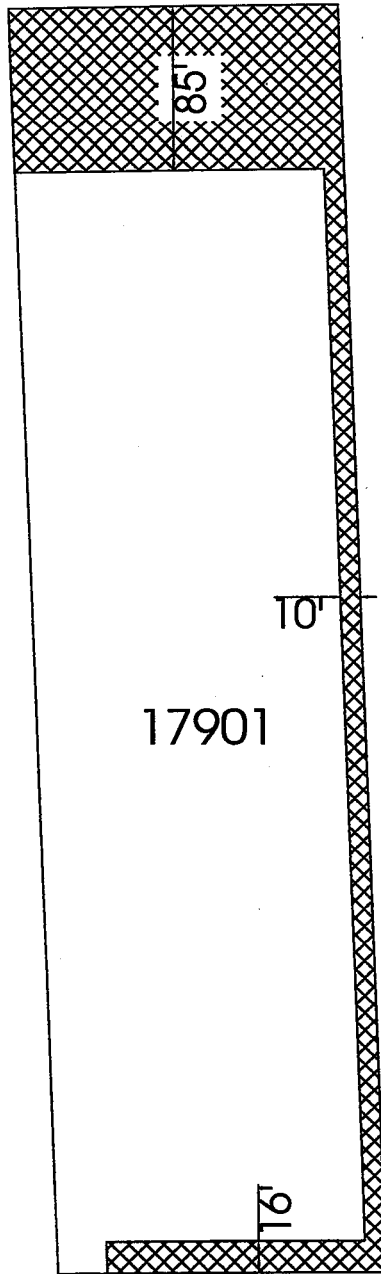
SOUTH BROWARD DRAINAGE DISTRICT

EXHIBIT "A" TO
SURFACE-WATER MANAGEMENT AREA DESIGNATION

THE NORTH 85 FEET, THE EAST 10 FEET, AND THE SOUTH 16 FEET OF THE
EAST 140 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 2, OF OTERO PARCELS ACCORDING TO THE PLAT
THEREOF, RECORDED IN PLAT BOOK 167, PAGE 49 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA..

LAND SITUATE AND BEING IN BROWARD COUNTY, FLORIDA



140'
SW 66TH ST



SURFACE-WATER MANAGEMENT AREA TO
BE MAINTAINED AT ELEVATION 5.00' N.G.V.D. OR LOWER

THIS DRAWING IS FOR INFORMATIONAL
PURPOSES ONLY. THIS IS NEITHER A
SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.
GALAXY INVESTMENT GROUP, LLC
17901 S.W. 66TH STREET
PROP. ID # 5140 0615 0020



MEMORANDUM

DATE: January 22, 2014

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.
District Director

Subject: Request for a "Letter of No Objection" to Vacate a 50-Foot Drainage Easement in the "Pembroke Falls – Phase 1" Plat

Comments:

South Broward Drainage District (SBDD) received a request to provide a "Letter of No Objection" to the vacation of an existing 50-foot Drainage Easement (Easement) located within the "Pembroke Falls – Phase 1" Plat in the City of Pembroke Pines. The Easement was previously dedicated by plat under Plat Book 159 Page 12, B.C.R.

The Easement transects three separate properties as follows:

- Proposed Centra Falls residential development owned by Hollywood Lakes Country Club, Inc. The developer of the property is Centra Falls, LLC.
- Commercial office building owned by Sawgrass Executive Park Corp. and Alna Rosa LTD Partnership.
- Flamingo Falls commercial shopping center owned by DDRM Flamingo Falls LLC.

A sketch showing the three properties is attached to this memo.

The Easement was originally dedicated for the installation and maintenance of the 96" RCP outfall culvert serving the Pembroke Falls community. However, in reviewing the proposed development plans for the Centra Falls residential development, it was determined that the 96" RCP outfall culvert is not centered in the Easement as originally intended. The 96" RCP is offset approximately 15 feet to the north, which leaves approximately 5 feet of easement area from the north edge of the pipe to the outside of the easement area for maintenance purposes.

As part of this request, the three property owners listed above will be dedicating a new 50-foot Drainage Easement, centered over the existing 96" RCP drainage culvert. This will provide SBDD with significantly more room on the north side of the pipe should the need ever arise in the future to uncover and work on the 96" RCP.

Attached to this memo is the sketch & legal description of the 50-foot Easement to be vacated, along with the sketches & legal descriptions of the new 50-foot Easement to be dedicated. Exhibits showing the easement area to be vacated and the new easement area to be dedicated are also attached.

SBDD staff has no objection to this vacation request, subject to the following conditions:

- The dedication of a new, replacement 50-foot Drainage Easement by each affected property owner as depicted on the attached Exhibits.
- The Centra Falls developer shall pay for all associated legal costs incurred by the District.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the Centra Falls developer.

The request is for approval by SBDD to issue a “Letter of No Objection” for the vacation and release of its interest in the 50-foot Drainage Easement described in the attached Exhibit “A”, said property being located in Section 11, Township 51 South, Range 40 East, Broward County, Florida; and also being the easement thereof recorded in Plat Book 159, Pg 12, B.C.R. The said approval and vacation shall be subject to the dedication of a new 50-foot Drainage Easement centered over the existing 96” RCP outfall culvert serving the Pembroke Falls community; and reimbursement of all legal costs.

KH
Attachments

January 22, 2015

Kevin Hart
District Director
South Broward Drainage District
6591 SW 160th Avenue
Southwest Ranches, FL 33331

**RE: South Broward Drainage District – Request to Vacate Existing 50-Foot Drainage Easement for the
Pembroke Falls Drainage Outfall Pipe**

Dear Mr. Hart,

The South Broward Drainage District (SBDD) recently received a preliminary site plan and layout from Label & Co. for the property located to the west of Flamingo Road just south of Sheridan Street in Pembroke Pines, Florida. This site plan, entitled Centra Falls, consists of the construction of 89, fee simple, luxury townhouse units. During the course of preliminary discussions with SBDD regarding the preliminary site plan, the existing 96" drainage outfall pipe serving the overall Pembroke Falls community was discussed.

This 96" outfall is covered by a 50-ft Drainage Easement that was dedicated by plat (PB 159, PG 12, BCR) (please refer to **Exhibit 1**). A portion of this drainage pipe extends across several parcels, as outlined in **Exhibit 2**. Specifically, the parcels that are affected are DDR Corp., Sawgrass Executive Park Corp., and the property being developed by Label and Co. (entitled Centra Falls).

The 96" drainage pipe was intended to be constructed in the center of the 50-D.E., but was instead constructed off center, leaving only 6-feet (approximately) along the north side of the pipe. When reviewing the site plan with SBDD, it was determined that relocating the easement over the center of the drainage pipe would be beneficial to both the developer and the District. Additionally, should future maintenance be required on this outfall, it is our belief that a centered easement would provide better accessibility to the District than the easement that exists today.

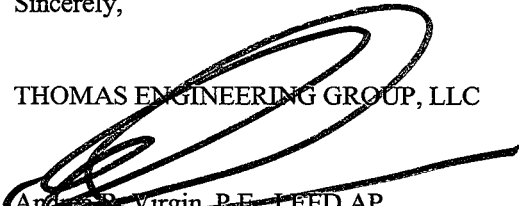
As such, the applicant submits this letter as a request to the District to vacate the existing 50-ft easement and rededicate the 50-ft easement centered over the pipe.

Coordination has been held with the two other affected property owners, who are in agreement with this proposal. Additionally, the applicant understands that the approval of vacating the easement will be conditioned on the dedication of the new 50-ft easement across all parcels.

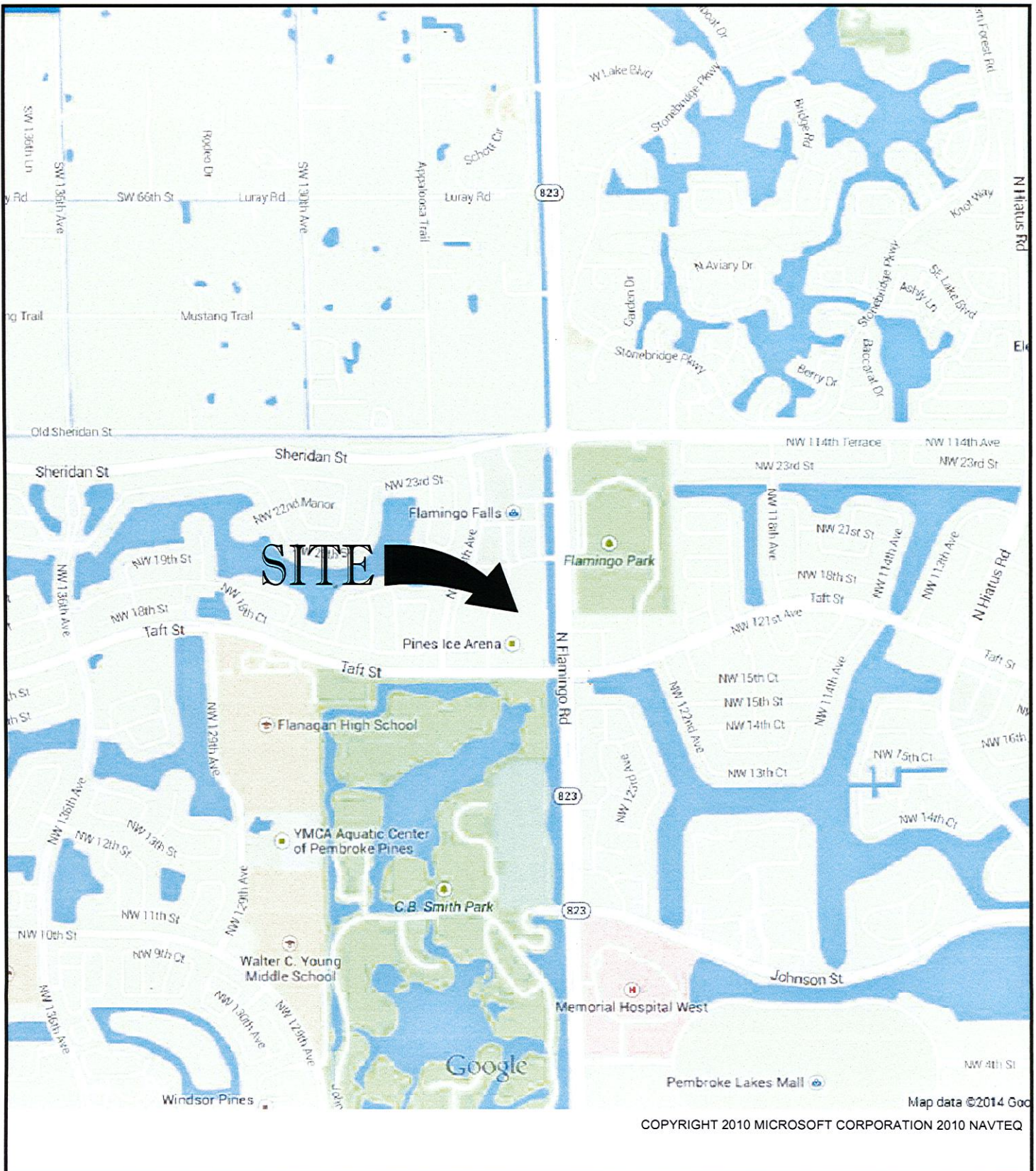
Should you have any questions regarding this request, please feel free to contact me at 954-202-7000 or by email at avirgin@thomaseg.com. Thank you in advance for your consideration of our request, and we look forward to your favorable reply.

Sincerely,

THOMAS ENGINEERING GROUP, LLC



Andrew R. Virgin, P.E., LEED AP
Project Manager



LOCATION MAP

PROJECT: CENTRA FALLS		
LOCATION: PEMBROKE PINES		
PROJECT NO: F140108	PAGE NO: 1	OF 1
PREPARED BY: JFV	DATE:	
CHECKED BY: JFV	SCALE: N.T.S.	



1000 CORPORATE DRIVE, SUITE 250, FORT LAUDERDALE, FLORIDA 33334 - TEL: (954) 202-7000

EXISTING 50' DE TO BE VACATED



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

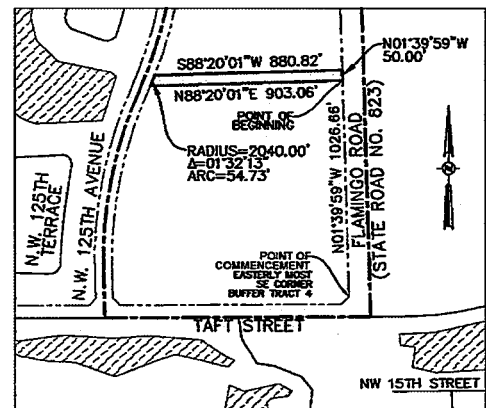


LEGAL DESCRIPTION: 50 FOOT WIDE DRAINAGE EASEMENT TO BE VACATED

THE 50.00 FOOT WIDE DRAINAGE EASEMENT LYING WITHIN TRACT A AND BUFFER TRACT 4, OF "PEMBROKE FALLS - PHASE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY MOST SOUTHEAST CORNER OF SAID BUFFER TRACT 4; THENCE NORTH 01°39'59" WEST ON THE EAST LINE OF SAID BUFFER TRACT 4, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD (STATE ROAD NO. 823), FOR 1026.66 FEET TO THE SOUTHEAST CORNER OF SAID DRAINAGE EASEMENT, THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°39'59" WEST ON THE EAST LINE OF SAID DRAINAGE EASEMENT, ON THE EAST LINE OF SAID BUFFER TRACT 4, AND ON SAID WEST RIGHT-OF-WAY LINE, 50.00 FEET TO THE NORTHEAST CORNER OF SAID DRAINAGE EASEMENT; THENCE SOUTH 88°20'01" WEST ON THE NORTH LINE OF SAID DRAINAGE EASEMENT 880.82 FEET TO THE INTERSECTION WITH THE WESTERLY BOUNDARY OF SAID BUFFER TRACT 4, ALSO BEING THE EASTERLY BOUNDARY OF TRACT 10 OF SAID PLAT, ALSO BEING THE EASTERLY RIGHT-OF-WAY LIMIT OF NORTHWEST 125TH AVENUE, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 68°27'14" WEST; THENCE SOUTHERLY ON SAID WEST BOUNDARY, ON SAID EASTERLY BOUNDARIES AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,040.00 FEET, A CENTRAL ANGLE OF 01°32'13" FOR AN ARC DISTANCE OF 54.73 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID DRAINAGE EASEMENT; THENCE NORTH 88°20'01" EAST ON THE SOUTH LINE OF SAID DRAINAGE EASEMENT 903.06 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 44,590 SQUARE FEET, 1.0237 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

FILE: LABEL AND CO DEVELOPMENTS, INC.	
SCALE: N/A	DRAWN BY: B.E.
ORDER NO.: 58362-1	
DATE: 12/16/14; REV. 01/22/15	
50' DRAINAGE EASEMENT TO BE VACATED	
PEMBROKE PINES, BROWARD COUNTY, FLORIDA	
FOR: CENTRA FALLS I	

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

Beth Burns

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

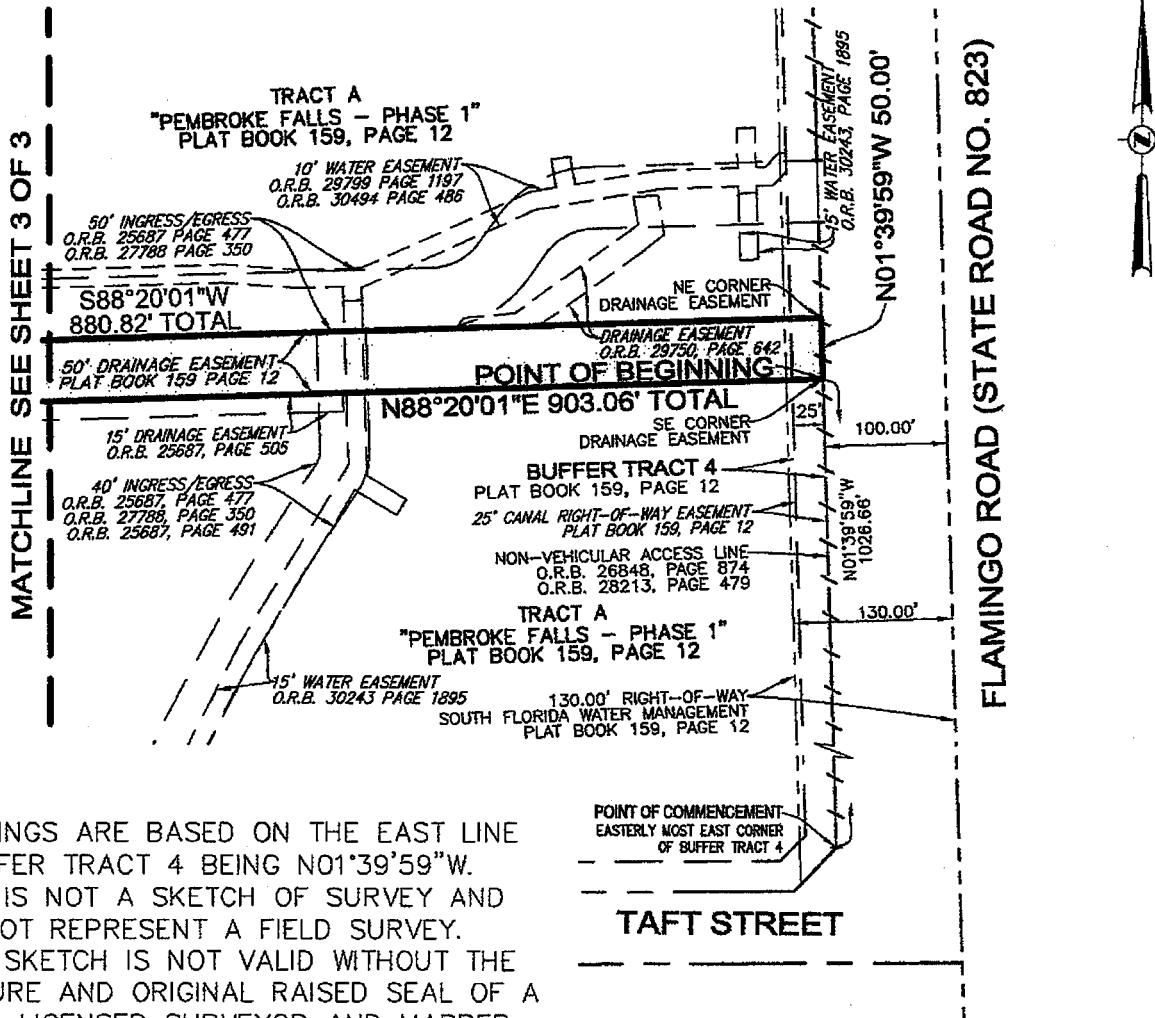
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF BUFFER TRACT 4 BEING N01°39'59"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: 1"=150' | DRAWN BY: B.E.

ORDER NO.: 58362-1

DATE: 12/16/14; REV. 01/22/15

50' DRAINAGE EASEMENT TO BE VACATED

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS I

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

LEGEND:

- ⊙ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- /- NON-VEHICULAR ACCESS LINE



SKETCH AND LEGAL DESCRIPTION

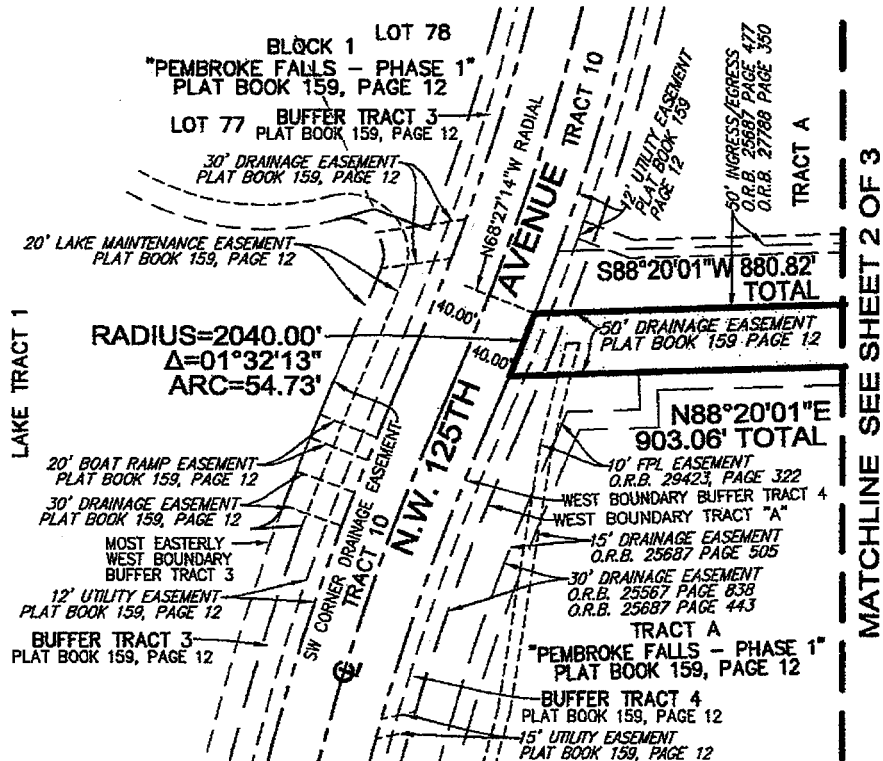
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



MATCHLINE SEE SHEET 2 OF 3

FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: 1"=150' | DRAWN BY: B.E.

ORDER NO.: 58362-1

DATE: 12/16/14; REV. 01/22/15

50' DRAINAGE EASEMENT TO BE VACATED

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS I

SHEET 3 OF 3 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

- LEGEND:
- Ⓢ CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - Δ CENTRAL ANGLE
 - FPL FLORIDA POWER & LIGHT

NEW 50' TO BE DEDICATED



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

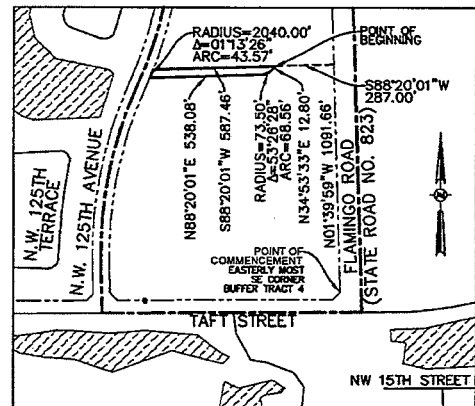


LEGAL DESCRIPTION: DRAINAGE EASEMENT

A PORTION OF TRACT A AND BUFFER TRACT 4, "PEMBROKE FALLS - PHASE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY MOST SOUTHEAST CORNER OF SAID BUFFER TRACT 4; THENCE NORTH 01°39'59" WEST ON THE EAST LINE OF SAID BUFFER TRACT 4, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD (STATE ROAD NO. 823), FOR 1091.66 FEET; THENCE SOUTH 88°20'01" WEST 287.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°20'01" WEST 587.46 FEET TO THE INTERSECTION WITH THE MOST WESTERLY WEST BOUNDARY OF SAID BUFFER TRACT 4, ALSO BEING THE EAST RIGHT-OF-WAY LIMIT OF NORTHWEST 125TH AVENUE, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 68°54'46" WEST; THENCE SOUTHERLY ON SAID WEST BOUNDARY, ON SAID EAST RIGHT-OF-WAY LIMIT AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,040.00 FEET, A CENTRAL ANGLE OF 01°13'26" FOR AN ARC DISTANCE OF 43.57 FEET; THENCE NORTH 88°20'01" EAST 538.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 73.50 FEET, A CENTRAL ANGLE OF 53°26'28", FOR AN ARC DISTANCE OF 68.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 34°53'33" EAST 12.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 23,047 SQUARE FEET, 0.5291 ACRES, MORE OR LESS.



LOCATION MAP

NOT TO SCALE

FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: N/A DRAWN BY: B.E.

ORDER NO.: 58362-2

DATE: 12/18/14

NEW DRAINAGE EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS I

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

NEW 50' DE TO BE DEDICATED



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

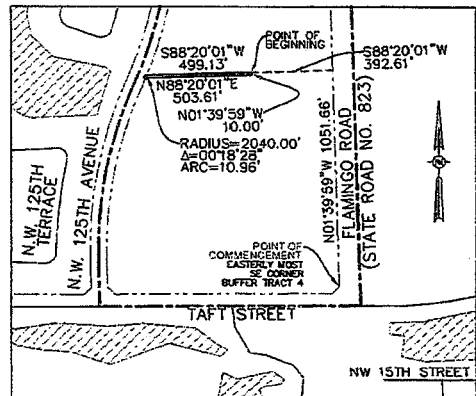


LEGAL DESCRIPTION: 10 FOOT WIDE DRAINAGE EASEMENT

A PORTION OF TRACT A AND BUFFER TRACT 4, "PEMBROKE FALLS - PHASE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY MOST SOUTHEAST CORNER OF SAID BUFFER TRACT 4; THENCE NORTH 01°39'59" WEST ON THE EAST LINE OF SAID BUFFER TRACT 4, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD (STATE ROAD NO. 823), FOR 1051.66 FEET; THENCE SOUTH 88°20'01" WEST 392.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°20'01" WEST ON THE NORTH LINE OF SAID EASEMENT 499.13 FEET TO THE INTERSECTION WITH THE MOST WESTERLY WEST BOUNDARY OF SAID BUFFER TRACT 4, ALSO BEING THE EAST RIGHT-OF-WAY LIMIT OF NORTHWEST 125TH AVENUE, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 67°41'15" WEST; THENCE SOUTHERLY ON SAID WEST BOUNDARY, ON SAID EAST RIGHT-OF-WAY LIMIT AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,040.00 FEET, A CENTRAL ANGLE OF 00°18'28" FOR AN ARC DISTANCE OF 10.96 FEET; THENCE NORTH 88°20'01" EAST 503.61 FEET; THENCE NORTH 01°39'59" WEST 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 5,014 SQUARE FEET, 0.1151 ACRES, MORE OR LESS.



LOCATION MAP

NOT TO SCALE

FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: N/A

DRAWN BY: B.E.

ORDER NO.: 58362-3

DATE: 12/18/14; REV. 01/08/15


NEW 10' DRAINAGE EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS I

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2


 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

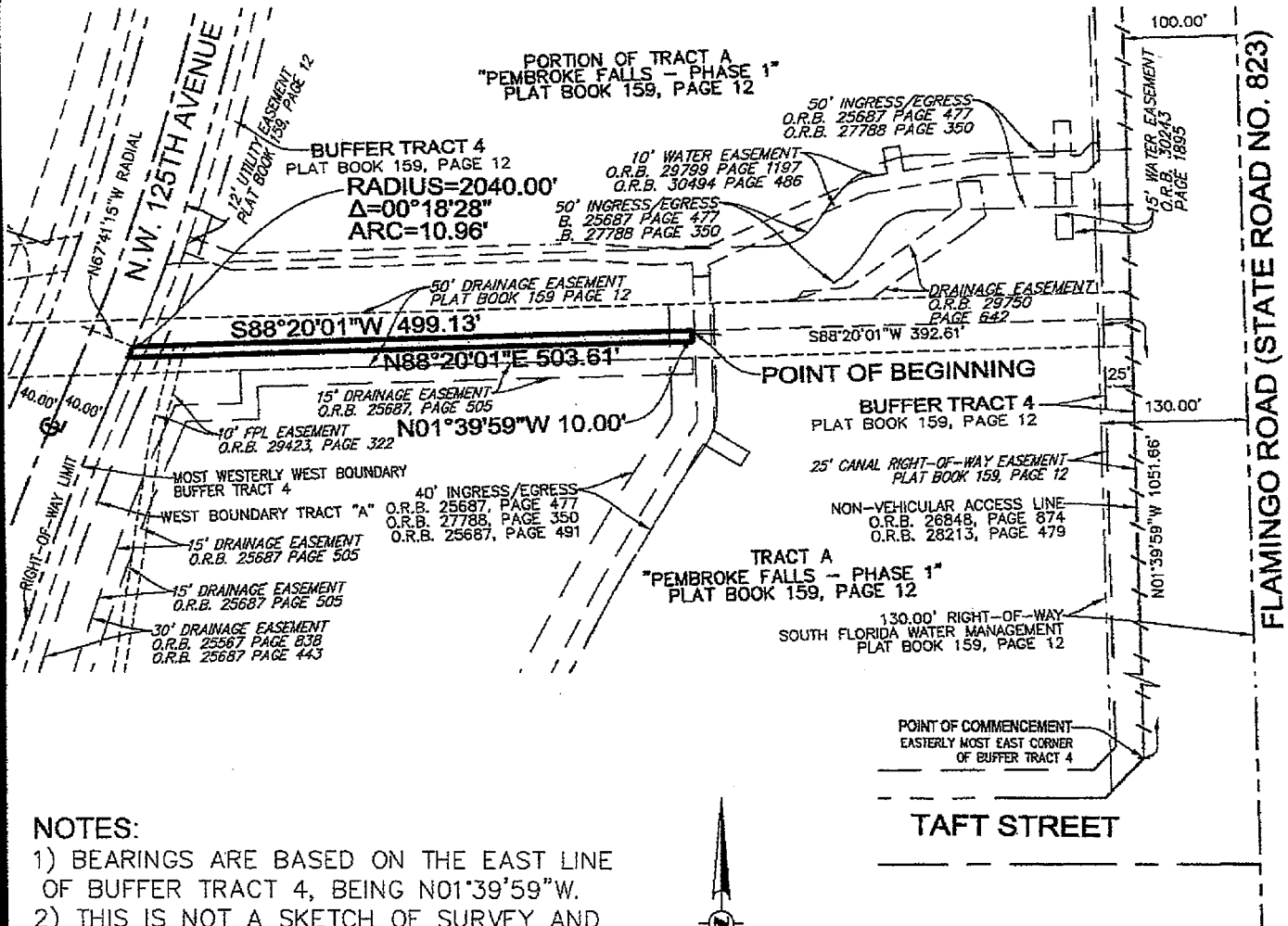
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF BUFFER TRACT 4, BEING N01°39'59"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: 1"=150' DRAWN BY: B.E.

ORDER NO.: 58362-3

DATE: 12/18/14; REV. 01/08/15

NEW 10' DRAINAGE EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS I

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK

NEW 50' DE TO BE DEDICATED



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

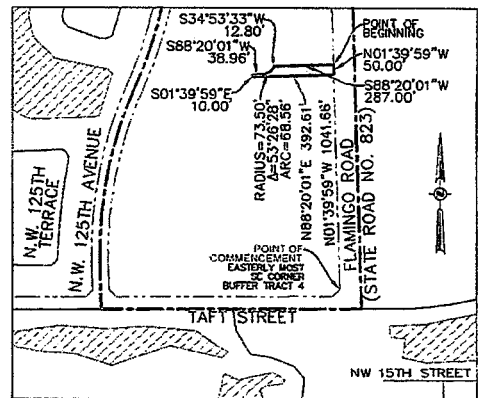


LEGAL DESCRIPTION: DRAINAGE EASEMENT

A PORTION OF TRACT A AND BUFFER TRACT 4, "PEMBROKE FALLS - PHASE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY MOST SOUTHEAST CORNER OF SAID BUFFER TRACT 4; THENCE NORTH 01°39'59" WEST ON THE EAST LINE OF SAID BUFFER TRACT 4, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD (STATE ROAD NO. 823), FOR 1041.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°39'59" WEST ON THE EAST LINE OF SAID BUFFER TRACT 4, AND ON SAID WEST RIGHT-OF-WAY LINE, 50.00 FEET; THENCE SOUTH 88°20'01" WEST 287.00 FEET; THENCE SOUTH 34°53'33" WEST 12.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 73.50 FEET, A CENTRAL ANGLE OF 53°26'28" FOR AN ARC DISTANCE OF 68.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°20'01" WEST 38.96 FEET; THENCE SOUTH 01°39'59" EAST 10.00 FEET; THENCE NORTH 88°20'01" EAST 392.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 16,199 SQUARE FEET, 0.3719 ACRES, MORE OR LESS.



LOCATION MAP

NOT TO SCALE

FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: N/A

DRAWN BY: B.E.

ORDER NO.: 58362-6

DATE: 12/18/14

NEW DRAINAGE EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS I

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

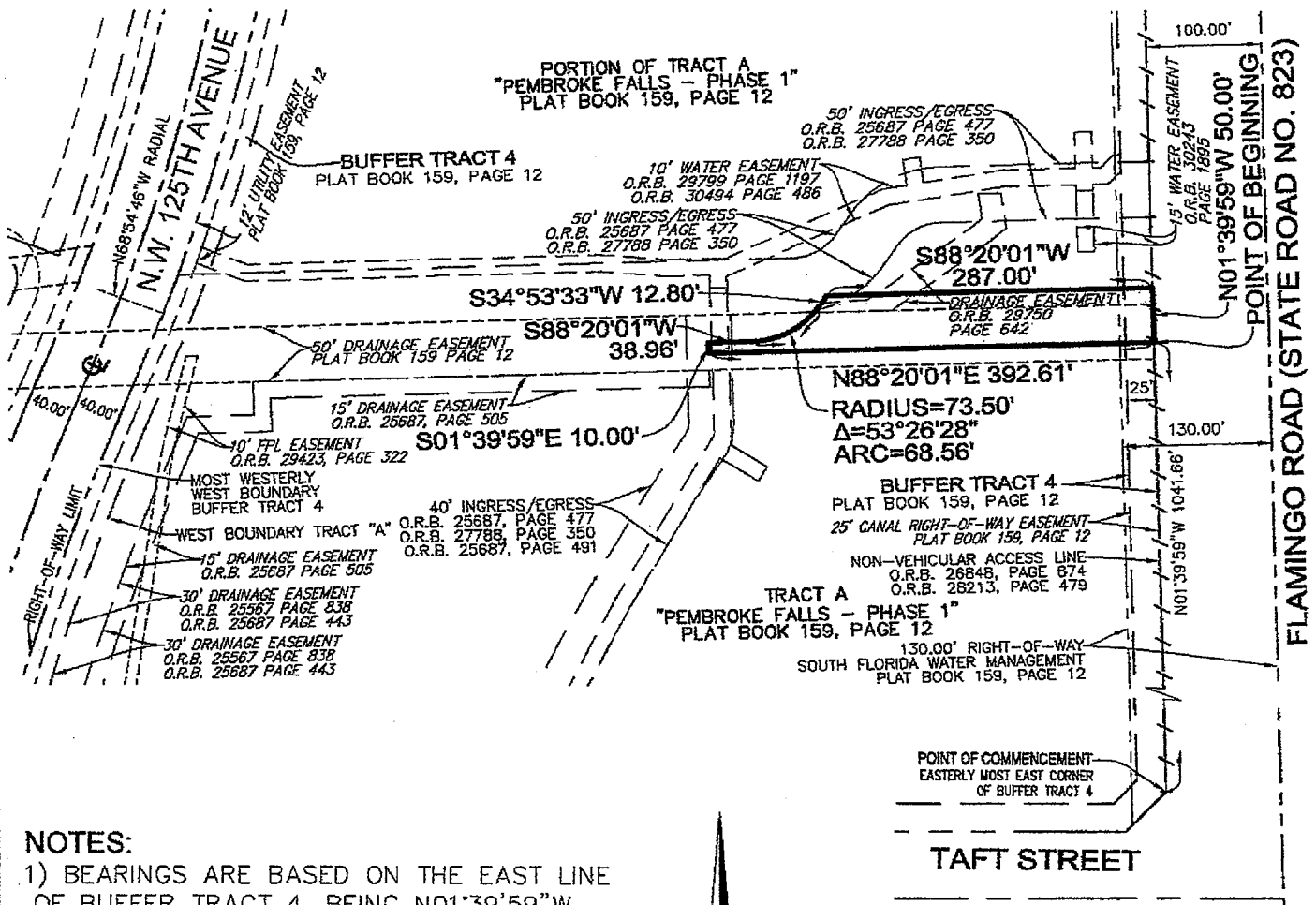
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



NOTES:

- 1) BEARINGS ARE BASED ON THE EAST LINE OF BUFFER TRACT 4, BEING N01°39'59\"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: 1\"=150' DRAWN BY: B.E.

ORDER NO.: 58362-6

DATE: 12/18/14

NEW DRAINAGE EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

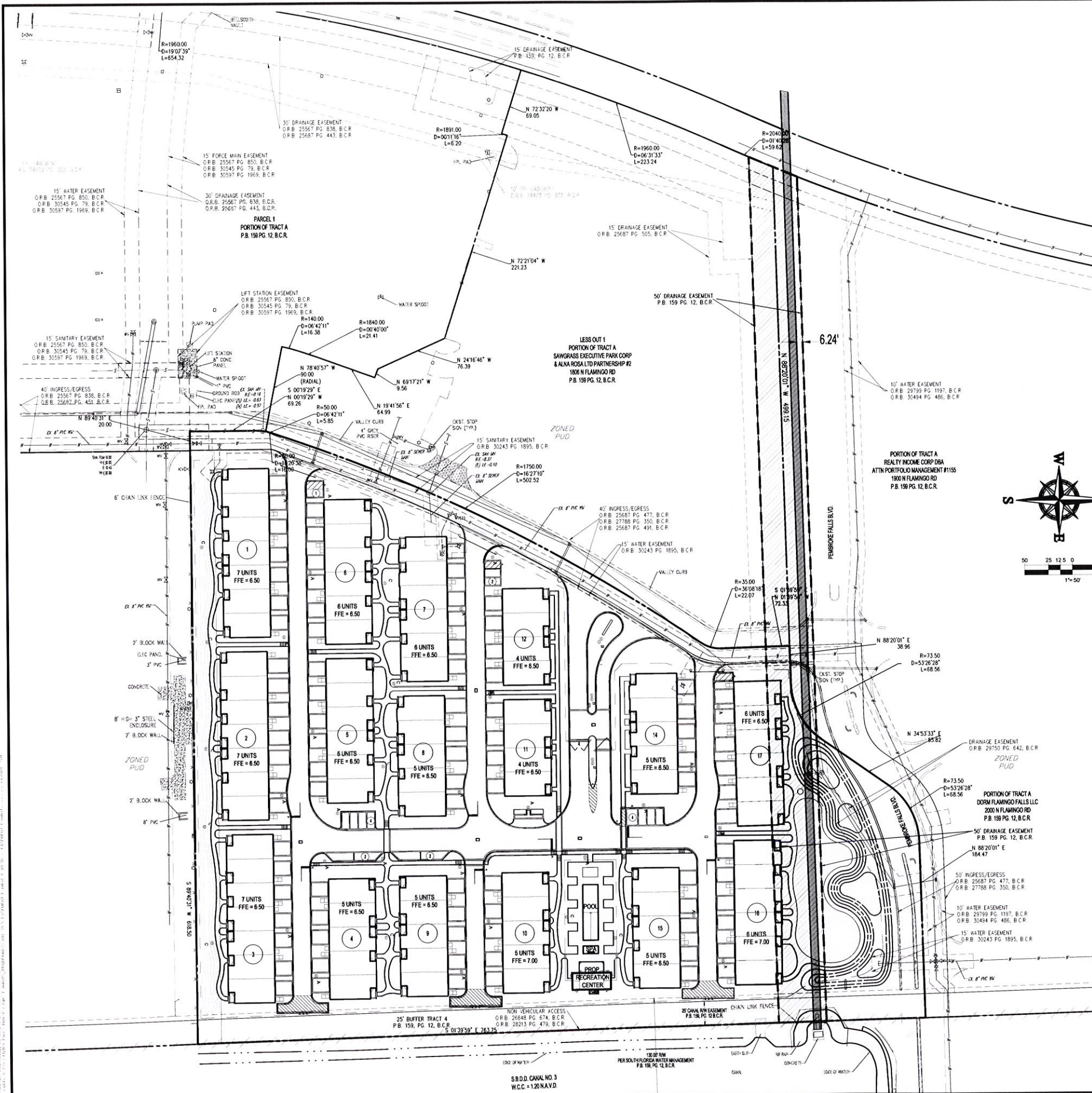
FOR: CENTRA FALLS I

SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

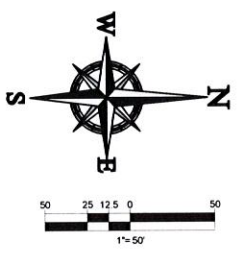
Ⓞ CENTERLINE

O.R.B. OFFICIAL RECORDS BOOK



LOCATION MAP

1"=1,500'



THOMAS

CITY ENGINEERS - PROJECT MANAGERS - LAND PLANNING ARCHITECTS

OFFICES

1000 CORPORATE DR. SUITE 250 FT LAUDERDALE, FLORIDA 33304

4599 W. KENNEDY BLVD SUITE 400 TAMPA, FLORIDA 33609

REVISIONS

REV.	DATE	COMMENTS	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

www.callsunshine.com

SITE PLAN ENTITLEMENT

PROJECT No.	F140108
DRAWN BY	CAD
CHECKED BY	ROT
DATE	07/16/2014
CADD ID	F140108 - EASEMENT EXHIBIT-1

PROJECT

CENTRA FALLS

FOR

CENTRA FALLS LLC

CITY OF PEMBROKE PINES
BROWARD COUNTY, FLORIDA

THOMAS

RADCO III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

ANDREA R. VIRGIN

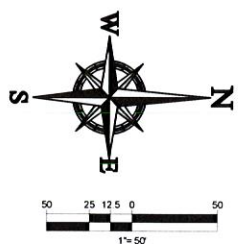
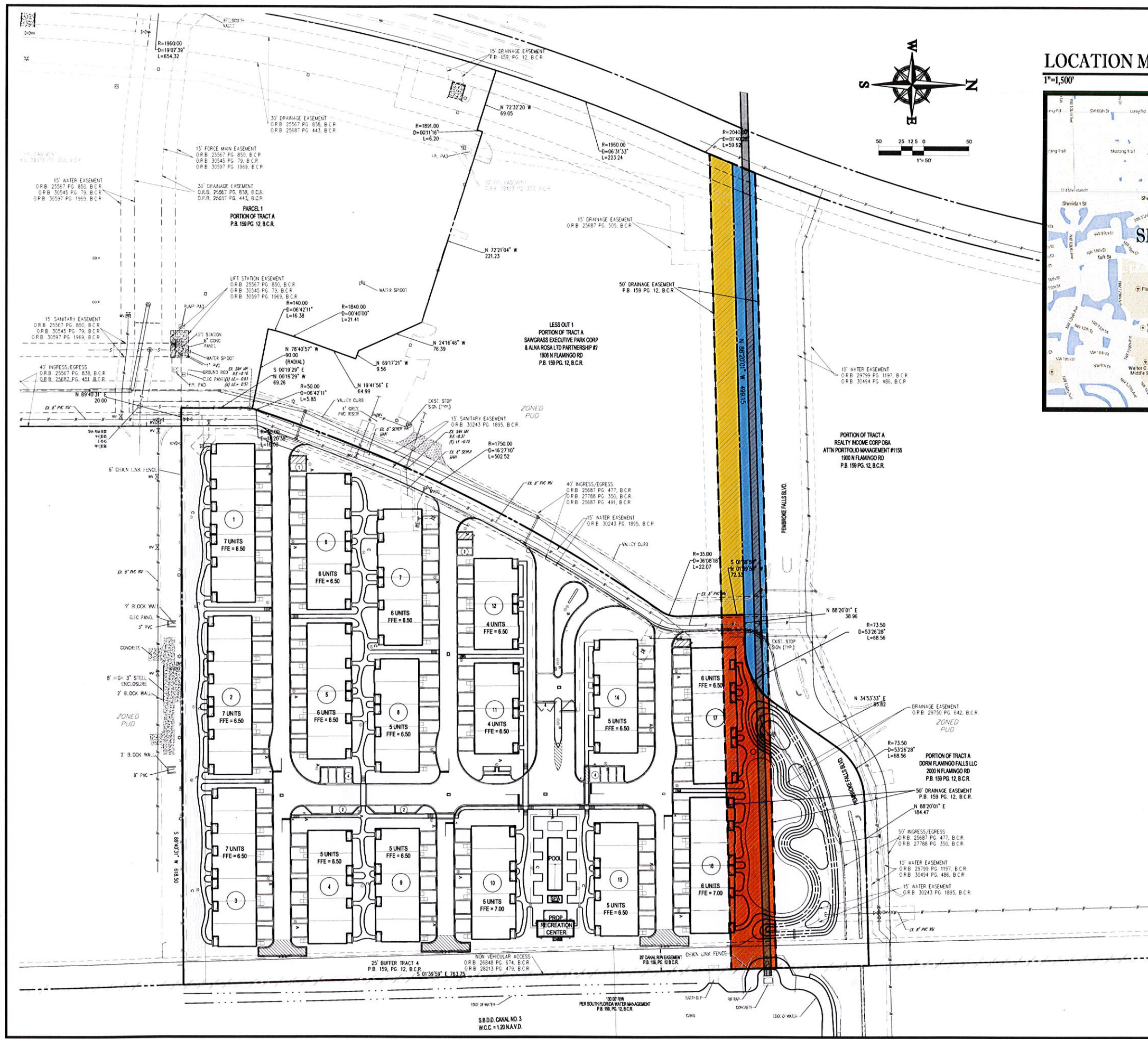
PROFESSIONAL ENGINEER
January 21, 2015
FLORIDA LICENSE No. 74777
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE

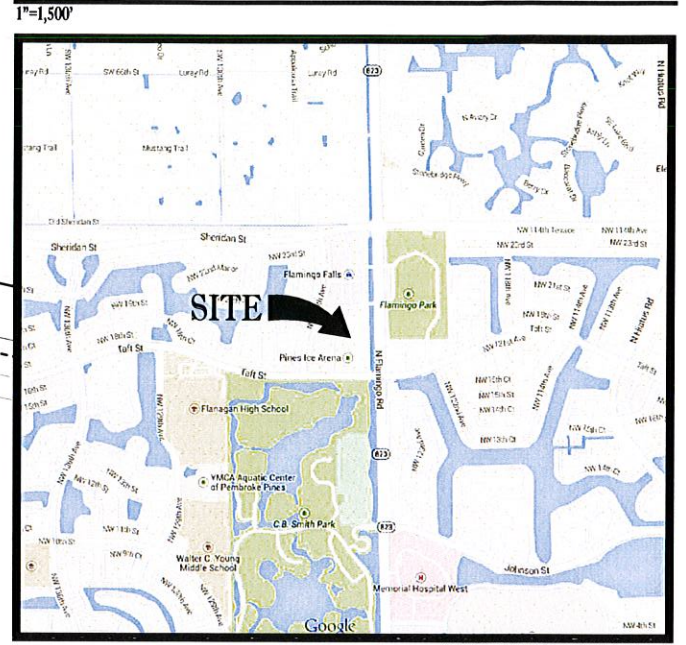
EXISTING EASEMENT EXHIBIT

SHEET NUMBER

EX-1



LOCATION MAP



LEGEND

- DDR CORP.
- CENTRA FALLS
- SAWGRASS EXECUTIVE PARK CORP.

THOMAS

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

OFFICES

- 4900 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609
- 1000 CORPORATE DR. FT. LAUDERDALE, FL 33304

REVISIONS		
REV.	DATE	COMMENT

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's Not. It's Free. It's The Law.

www.callsunshine.com

SITE PLAN ENTITLEMENT

PROJECT No: F140106
 DRAWN BY: CAD
 CHECKED BY: ROT
 DATE: 07/16/2014
 CAD I.D.: F140106 - EASEMENT EXHIBIT-2

CENTRA FALLS

FOR

CENTRA FALLS LLC

CITY OF PEMBROKE PINES
 BROWARD COUNTY, FLORIDA

THOMAS

RADICE III
 1000 CORPORATE DRIVE, SUITE 250
 FORT LAUDERDALE, FL 33334
 PH: (954) 202-7000
 FX: (954) 202-7070
www.ThomasEngineeringGroup.com

ANDREA R. VIRGIN

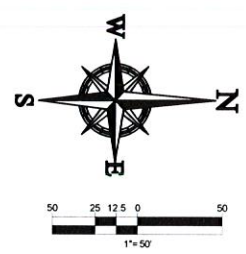
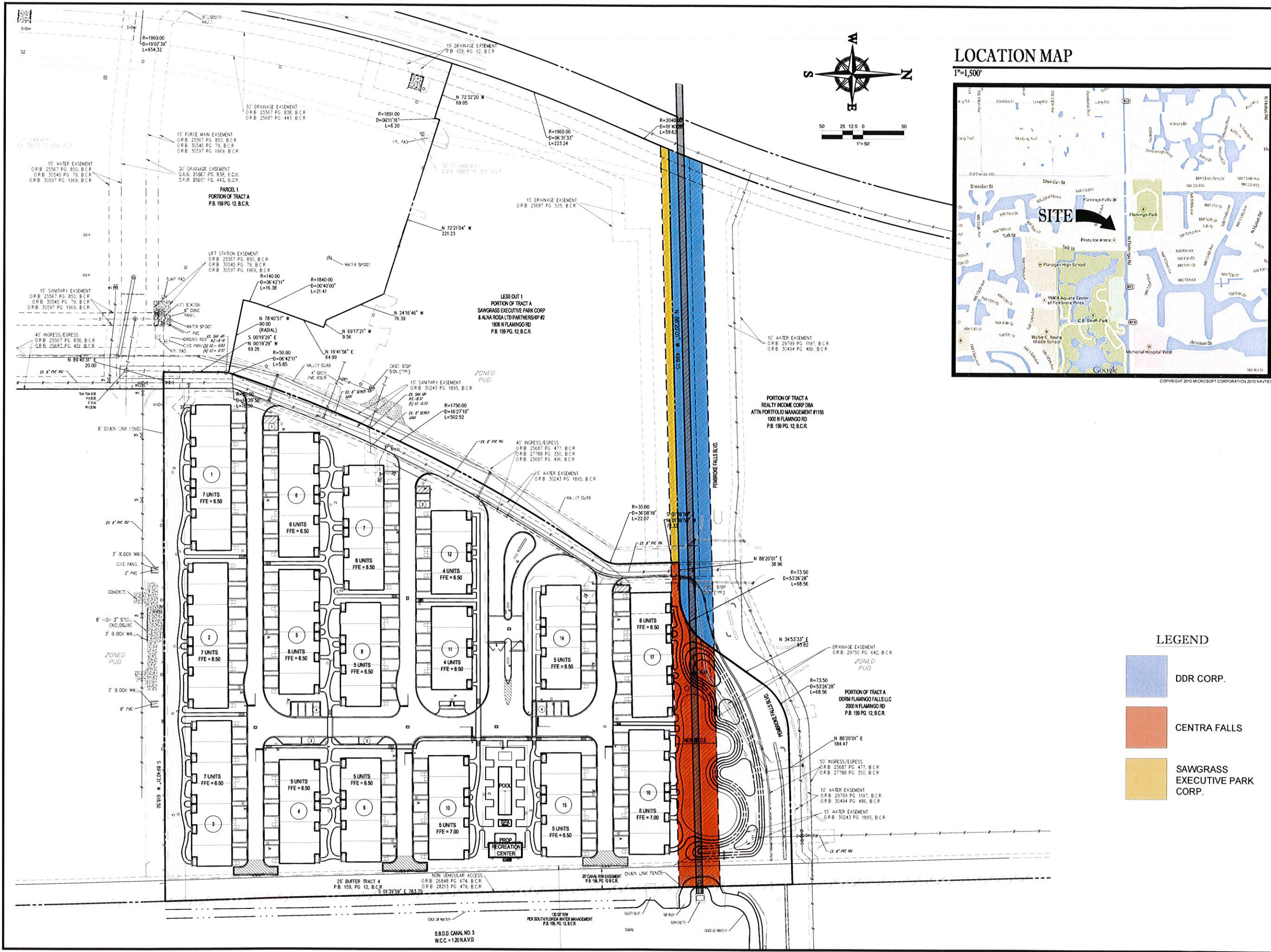
PROFESSIONAL ENGINEER
 January 22, 2015
 FLORIDA LICENSE No. 74777
 FLORIDA BUSINESS CERT. OF AUTH. No. 27828

SHEET TITLE

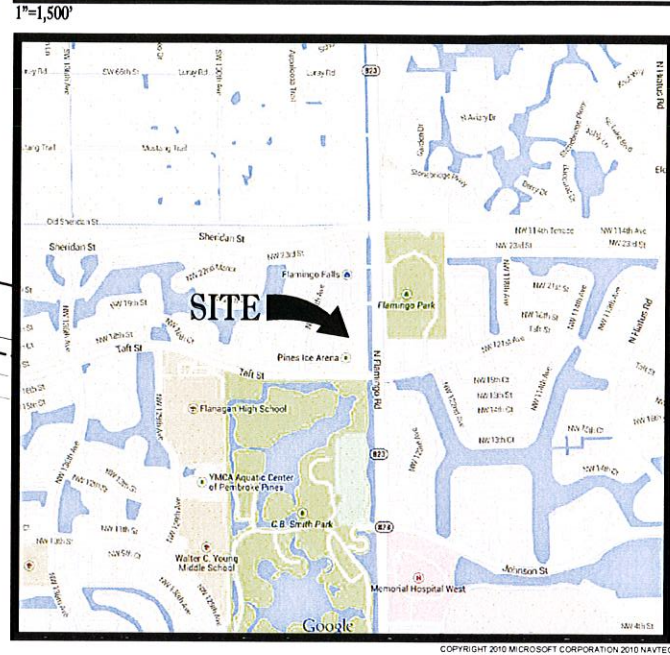
EASEMENT EXHIBIT

SHEET NUMBER

EX-2



LOCATION MAP



THOMAS

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR.
FORT LAUDERDALE, FLORIDA 33304

4500 W. KENNEDY BLVD.
SUITE 600
DADE COUNTY, FLORIDA 33090

REVISIONS

REV.	DATE	CONV'NT.	BY

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

www.callsunshine.com

SITE PLAN ENTITLEMENT

PROJECT No.	F140108
DRAWN BY:	CAD
CHECKED BY:	ROT
DATE:	07/16/2014
CAD I.D.	F140108 - EASEMENT EXHIBIT-3

CENTRA FALLS

FOR

CENTRA FALLS LLC

CITY OF PEMBROKE PINES
BROWARD COUNTY, FLORIDA

THOMAS

RADICE III
1000 CORPORATE DRIVE, SUITE 250
FORT LAUDERDALE, FL 33334
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

ANDREA R. VIRGIN

PROFESSIONAL ENGINEER
January 22, 2015
FLORIDA LICENSE No. 74777
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
PROPOSED EASEMENT EXHIBIT

SHEET NUMBER:
EX-3

LEGEND

- DDR CORP.
- CENTRA FALLS
- SAWGRASS EXECUTIVE PARK CORP.

THIS INSTRUMENT PREPARED BY: BERRY & CALVIN SURVEYORS - ENGINEERS 2 OAKWOOD BLVD., SUITE 120 HOLLYWOOD, FLORIDA 33021 JANUARY, 1995

PEMBROKE FALLS - PHASE 1

REPLAT OF PORTIONS OF TRACTS 1-32 IN SECTION 11 AND OF TRACTS 1,2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION

A portion of Tracts 1 through 32 in the North one-half of Section 11 and a portion of Tracts 12 & 32 in the Northeast one-quarter of Section 10 all in Township 51 South, Range 40 East, Broward County, Florida according to the plat of the EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 and 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA, as recorded in Plat Book 2, Page 39 of the public records of Dade County, Florida being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 11;

THENCE South 01°38'59" East, along the East line of said Section 11, a distance of 137.68 feet;

THENCE South 88°20'01" West a distance of 100.00 feet to the intersection with a line 100.00 feet West of and parallel with said East line of Section 11 said point also located on the West right-of-way line of Flamingo Road as described in Deed Book 634, Page 183 of the public records of Broward County, Florida, said point also being the POINT OF BEGINNING;

THENCE South 01°38'59" East, along said parallel line and said right-of-way line, 2440.83 feet to the intersection with the North right-of-way line of Taft Street as described in Official Records Book 22098, Page 866 of the public records of Broward County, Florida;

THENCE South 89°40'31" West, along said North right-of-way line, 1499.77 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwestly, along the arc of said curve having a radius of 3540.00 feet, a delta of 24°00'00", and an arc distance of 1482.83 feet to a Point of Reverse Curvature with a curve concave to the Southwest;

THENCE Northwestly, along the arc of said curve having a radius of 2491.63 feet, a delta of 19°41'39", and an arc distance of 858.43 feet to an intersection with a radial line to said curve;

THENCE South 03°58'53" West, a distance of 120.00 feet to the intersection with the arc of a radial curve concave to the South;

THENCE Southwestly, along the arc of said curve having a radius of 2371.63 feet, a delta of 25°40'39", and an arc distance of 1062.85 feet to a Point of Tangency;

THENCE South 68°18'14" West, 281.02 feet;

THENCE South 24°35'12" West, 48.36 feet;

THENCE South 55°43'01" West, a distance of 120.34 feet to a point on the arc of a non-tangent curve concave to the Southwest (said point bears North 71°09'44" East from the radius point of the next described curve);

THENCE Northwestly, along the arc of said curve having a radius of 1940.00 feet, a delta of 02°51'30", and an arc distance of 96.79 feet to a Point of Reverse Curvature with a curve concave to the Northeast;

THENCE Northwestly, along the arc of said curve having a radius of 2060.00 feet, a delta of 33°29'22", and an arc distance of 1204.07 feet to a Point of Tangency;

THENCE North 11°47'36" East, 159.5r feet;

THENCE South 69°24'29" West, a distance of 361.5 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwestly, along the arc of said curve having a radius of 190.00 feet, a delta of 81°53'21", and an arc distance of 271.55 feet to a Point of Tangency;

THENCE North 28°42'10" West, 357.88 feet;

THENCE North 05°18'29" East, a distance of 241.90 feet to the intersection with the arc of a radial curve concave to the North, said point being located on the Southerly right-of-way line of Sheridan Street as described in Official Records Book 1346B, Page 738 of the public records of Broward County;

THENCE Easterly along said Southerly right-of-way line of Sheridan Street the following courses and distances:

1. Southeastly, along the arc of said curve having a radius of 5200.00 feet, a delta of 13°08'49", and an arc distance of 1193.19 feet to a Point of Tangency;
2. North 82°09'40" East, a distance of 1063.13 feet to the beginning of a tangent curve concave to the South;
3. Northeastly, along the arc of said curve having a radius of 3720.00 feet, a delta of 13°44'10", and an arc distance of 891.83 feet to a Point of Tangency;
4. South 84°05'10" East, a distance of 397.89 feet to the beginning of a tangent curve concave to the North;
5. Northeastly, along the arc of said curve having a radius of 3920.00 feet, a delta of 20°42'35", and an arc distance of 1416.90 feet to a Point of Tangency;
6. North 75°11'15" East, 127.83 feet to the beginning of a tangent curve concave to the South;
7. Northeastly, along the arc of said curve having a radius of 2365.00 feet, a delta of 14°30'01", and an arc distance of 595.99 feet to a Point of Tangency;
8. North 89°41'15" East, 13.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Pembroke Pines, Broward County, Florida containing 256.3128 acres more or less.

MORTGAGEE'S CONSENT:

KNOW ALL MEN BY THESE PRESENTS: NATIONSBANK OF FLORIDA N.A.; A FLORIDA CORPORATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN THE OFFICIAL RECORDS BOOK 23018, AT PAGE 144 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED PLAT OF "PEMBROKE FALLS PHASE 1," A REPLAT AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAVE HEREUNTO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS 21st DAY OF JANUARY, 1995.

NATIONSBANK OF FLORIDA, N.A.
BY: *Brett W. McMillan*
BRETT W. McMILLAN
VICE PRESIDENT

WITNESS: *Michelle K. ...*
PRINT NAME: Michelle K. ...
WITNESS: *Lisa Millman*
PRINT NAME: Lisa Millman

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF JANUARY, 1995, BY BRETT W. McMILLAN, VICE PRESIDENT OF NATIONSBANK OF FLORIDA, N.A., AN FLORIDA CORPORATION ON BEHALF OF THE CORPORATION HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND DID NOT TAKE AN OATH.

NOTARY: *Dawn C. Sonneborn*
PRINT NAME: Dawn C. Sonneborn
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES 2/20/96

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT ENGLE HOMES/PEMBROKE, INC. A FLORIDA CORPORATION IS THE OWNER OF THE LANDS DESCRIBED HEREON AND HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "PEMBROKE FALLS PHASE 1," A REPLAT.

THE PUBLIC RIGHT-OF-WAYS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. THE 20' UTILITY EASEMENT WHICH OVERLAPS THE 20' LAKE MAINTENANCE EASEMENT ON TRACT 6 (SHEET 3) WILL NOT CONTAIN ANY FACILITIES OR STRUCTURES WITHIN THE 10' OVERLAP AREA.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. The lakes (Tracts 12, 12 & 32) Drainage Easements, Lake Maintenance Easements, Boat Ramp Easements, and Canal Right-of-Way / Easement shown hereon are dedicated to the South Broward Drainage District.

THE BUFFER (TRACT 4) IS HEREBY DEDICATED TO THE LAND OWNER OF TRACT 22 THE CANAL RIGHT-OF-WAY / EASEMENTS SHOWN ON TRACT 4 MUST BE FREE OF ALL IMPROVEMENTS, TREES OR ENCROACHMENTS, AS REQUIRED BY SOUTH BROWARD DRAINAGE DISTRICT.

THE PRIVATE ROAD (TRACTS 9, 15, 16) IS HEREBY DEDICATED TO THE PEMBROKE FALLS HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND OR ASSIGNS. SAID ASSOCIATION GRANTS A PERMANENT ACCESS EASEMENT TO THE CITY OF PEMBROKE PINES FOR SERVICE AND EMERGENCY VEHICLES AND MAINTENANCE OF THE PUBLIC AND SEMI-PRIVATE UTILITIES. SAID PRIVATE ROAD IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, AND ARE EXPRESSLY RESERVED FOR PRIVATE ROAD PURPOSES, DRAINAGE, ELECTRICITY, TELEPHONE AND WATER AND SEWER.

THE PRIVATE ROADS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF SOUTH BROWARD DRAINAGE DISTRICT, AND THE PERPETUAL MAINTENANCE OF THE PEMBROKE FALLS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS. The lakes and drainage easements shown hereon are hereby dedicated to the Public for the flowage and storage of stormwater from portions of Sheridan Street and Pines Boulevard (The Roadway) Adjacent to this Plat.

IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE, AND ABANDON FROM PUBLIC USE THAT PORTION OF THE RIGHTS-OF-WAY AS DEDICATED BY EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION LYING WITHIN THE LIMITS OF THIS PLAT.

IN WITNESS WHEREOF, ENGLE HOMES/PEMBROKE, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 21st DAY OF JANUARY, 1995.

WITNESS: *Harry Engelstein*
PRINT NAME: Harry Engelstein
BY: *Harry Engelstein*
VICE PRESIDENT

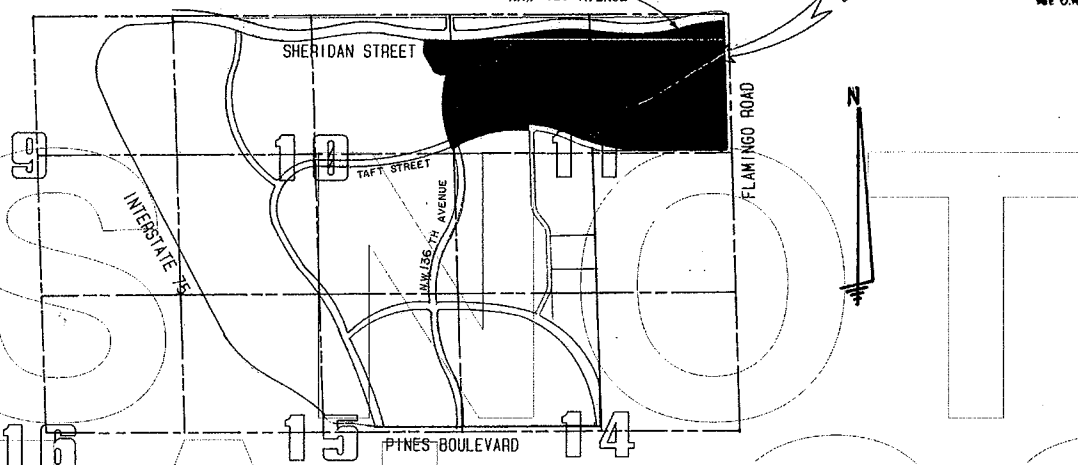
ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of January, 1995.

By: *Harry Engelstein*
a Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

My commission expires: 2/20/96
Notary Public - State of Florida
Dawn C. Sonneborn



CITY OF PEMBROKE PINES:
THIS PLAT WAS APPROVED BY THE COUNCIL OF PEMBROKE PINES, FLORIDA, BY RESOLUTION NO. 2272, ADOPTED THIS 16 DAY OF NOVEMBER, 1994.
ATTEST: *Glenn M. ...* CITY CLERK
BY: *William B. ...* VICE-MAYOR

CITY PLANNING AND ZONING BOARD:
THE ZONING ESTABLISHED BY THIS PLAT WAS ADOPTED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF PEMBROKE PINES, FLORIDA, THIS 29 DAY OF NOVEMBER, 1994.
BY: *Patricia ...* CHAIRPERSON

CITY BUILDING AND ZONING DEPARTMENT:
THIS PLAT WAS APPROVED BY THE PEMBROKE PINES, FLORIDA, BUILDING AND ZONING DEPARTMENT, THIS 12th DAY OF DECEMBER, 1994.
BY: *Jack ...* DIRECTOR
CHIEF BUILDING OFFICIAL

SOUTH BROWARD DRAINAGE DISTRICT
THIS PLAT WAS APPROVED BY THE SOUTH BROWARD DRAINAGE DISTRICT ON THE FOLLOWING DATES:
BY: *Robert D. ...* SUPERVISOR
BY: *Tom ...* DISTRICT DIRECTOR

Prior to development of this property, owner shall contact the South Broward Drainage District for determination of additional Drainage / Flowage / Lake / Canal Easements and / or other dedications which may be required by the South Broward Drainage District for drainage purposes.

MORTGAGEE	NOTARY	DEDICATION	NOTARY (DEDICATION)	CITY OF PEMBROKE PINES	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
<i>OK</i>	<i>OK</i>	<i>OK</i>	<i>OK</i>	<i>OK</i>	<i>OK</i>	<i>OK</i>	<i>OK</i>

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 22nd DAY OF OCTOBER, 1994.
BY: *De N. ...* CHAIRPERSON
DATE: 10/23/95

BROWARD COUNTY ENGINEERING DIVISION
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.
BY: *Frank ...* COUNTY SURVEYOR
DATE: 5-3-95
HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA REG. P.E. NO. 12506

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: *Peter ...* DIRECTOR
DATE: 1/16/95

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:
THIS INSTRUMENT WAS FILED FOR RECORD THIS 16 DAY OF NOVEMBER, 1995 RECORDED IN PLAT BOOK 159 AT PAGE 12. RECORD VERIFIED.
BY: *Carole ...* DEPUTY

BROWARD COUNTY FINANCE & 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 10th DAY OF DECEMBER, 1994.
BY: *Man ...* DEPUTY
DATE: 12/15/94

BROWARD COUNTY FINANCE & 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 10th DAY OF DECEMBER, 1994.
BY: *Man ...* DEPUTY
DATE: 12/15/94

BROWARD COUNTY FINANCE & 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 10th DAY OF DECEMBER, 1994.
BY: *Man ...* DEPUTY
DATE: 12/15/94

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED PLAT 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, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER GIGT-6, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH BROWARD COUNTY LAND DEVELOPMENT CODE.
THE PERMANENT REFERENCE MONUMENTS (P.R.M.s) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.
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 BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.
THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC DATUM (NGVD) OF 1929 IN CONFORMITY WITH SPACING ADOPTED BY THE NATIONAL COAST AND GEODETIC SURVEY FOR THIRD ORDER CONTROL.

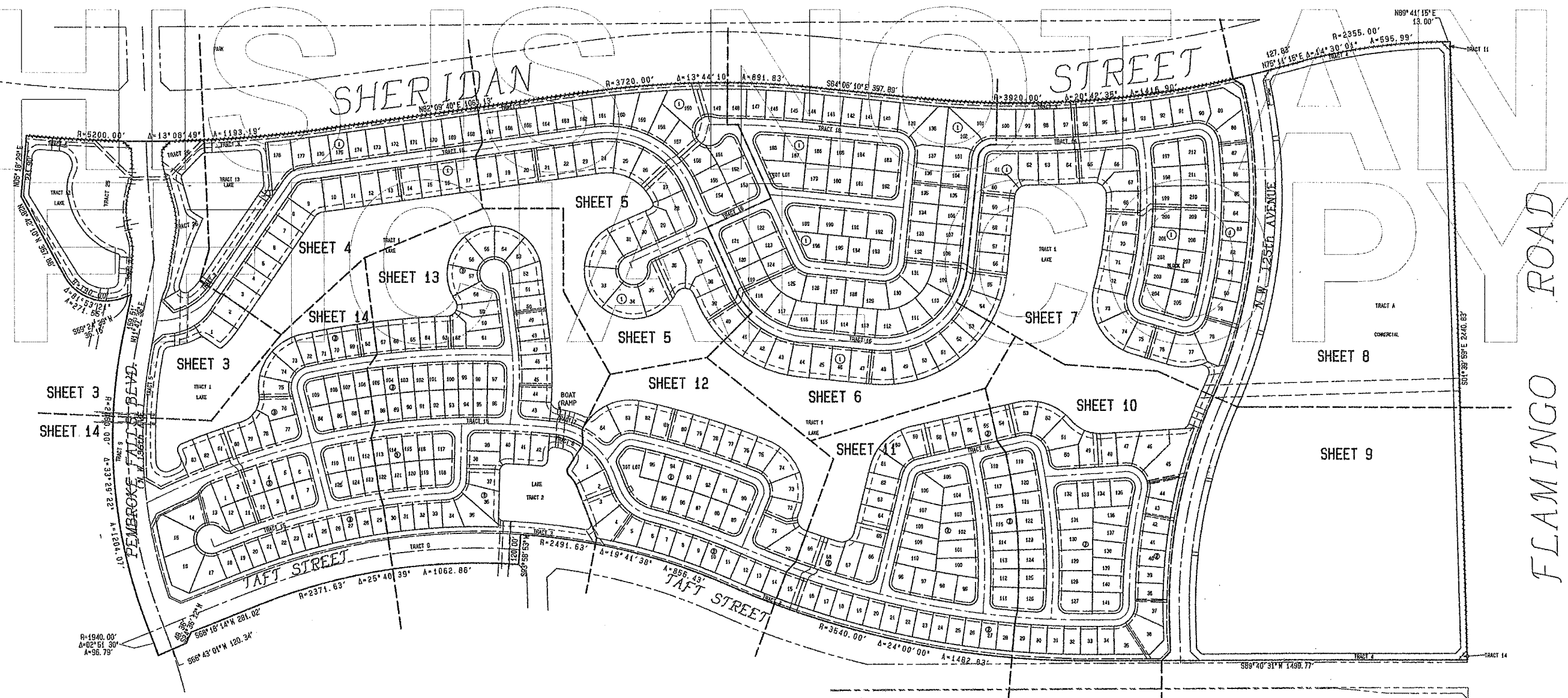
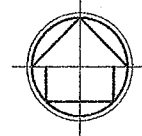
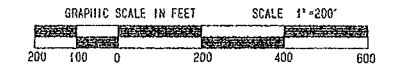
BY: *Gregory J. ...* SURVEYOR
DATE: 12-5-94
REGISTERED LAND SURVEYOR NO. 4479
STATE OF FLORIDA

09-12-95-02:22 PM
09 Book 13900 Pg 15

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995

PEMBROKE FALLS - PHASE 1

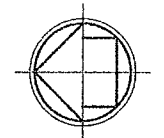
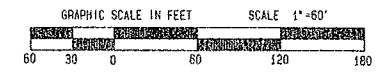
REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



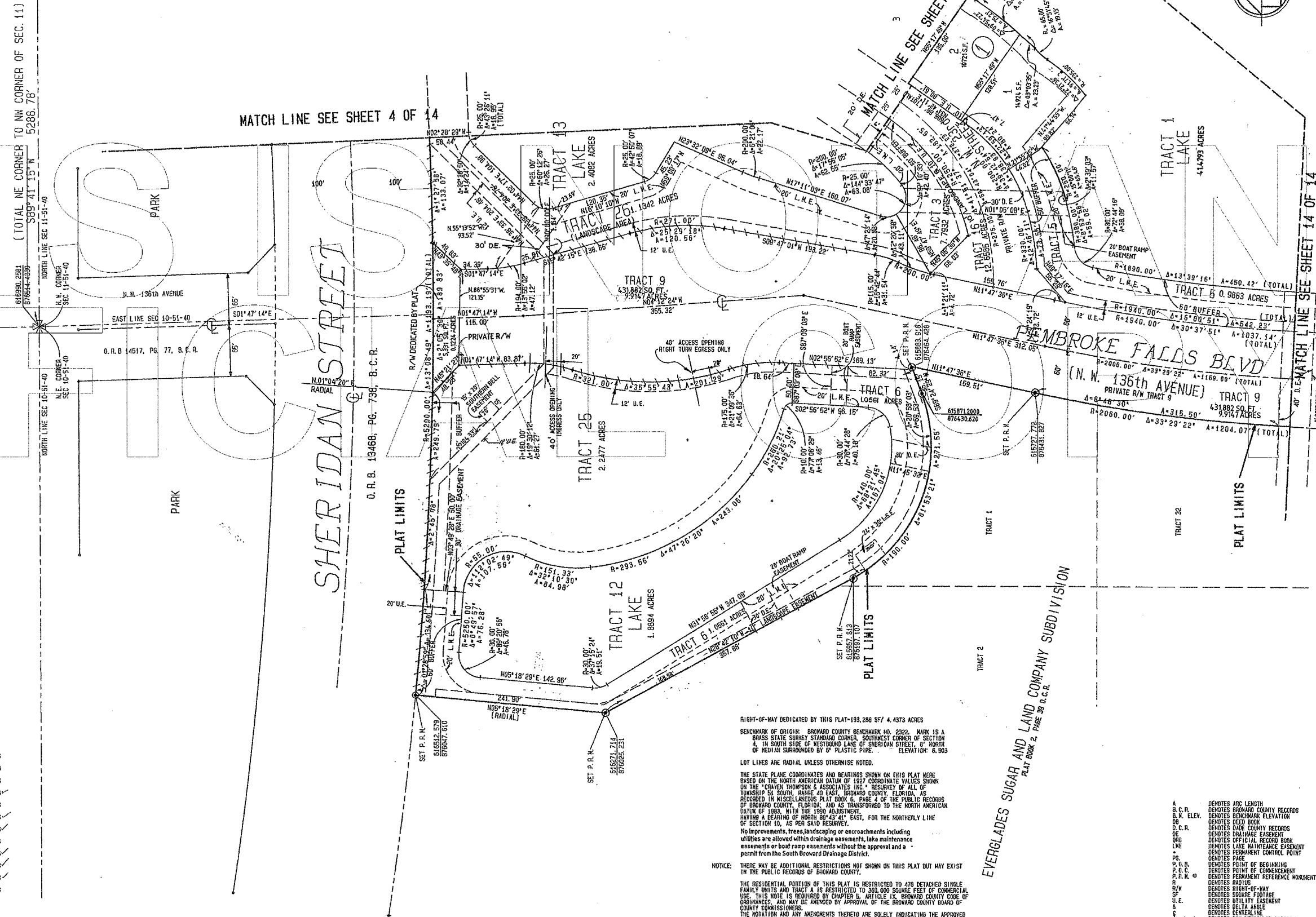
PEMBROKE FALLS—PHASE 1

THIS INSTRUMENT PREPARED BY:
 BERRY & CALVIN, INC.
 SURVEYORS - ENGINEERS
 2 OAKWOOD BLVD., SUITE 120
 HOLLYWOOD, FLORIDA 33020
 JANUARY, 1995

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



PEMBROKE FALLS



AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	51,4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30,3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22,6636 ACRES
TOT LOTS	38,566 SF	0.8854 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47,6460 ACRES
PRIVATE R/W	1,583,285 SF	36,3472 ACRES
DEDICATED R/W	198,599 SF	4,5592 ACRES
BUFFERS	606,892 SF	13,9140 ACRES
TRACT 26	49,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,966,594 SF	45,1468 ACRES
TOTAL	11,164,992 SF	256,3128 ACRES

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,288 SF / 4.4373 ACRES
 BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2322. MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 4, IN SOUTH SIDE OF WESTBOUND LANE OF SHERIDAN STREET, 17' NORTH OF MEDIAN SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.903

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "CHRYSLER THOMPSON & ASSOCIATES INC." RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1983 ADJUSTMENT.

No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 478 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 380,000 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.

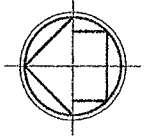
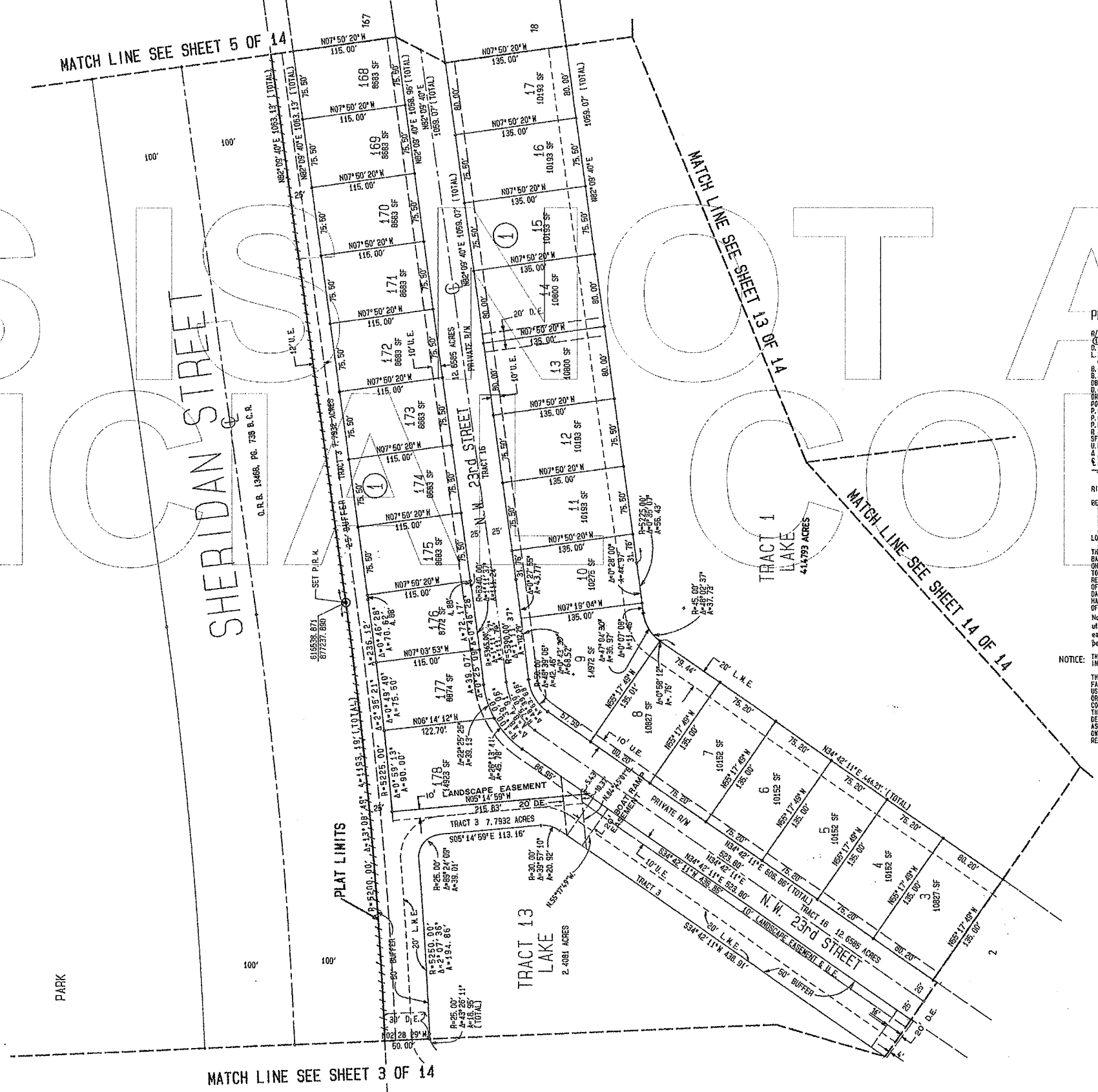
THE NOTATION AND ANY AMENDMENTS THEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- B.C.R. DENOTES BROWARD COUNTY RECORDS
- B.M. ELEV. DENOTES BENCHMARK ELEVATION
- DB DENOTES DEED BOOK
- D.C.R. DENOTES DADE COUNTY RECORDS
- DE DENOTES DRAINAGE EASEMENT
- DR DENOTES OFFICIAL RECORD BOOK
- LE DENOTES LAKE MAINTENANCE EASEMENT
- PC DENOTES PERMANENT CONTROL POINT
- PC DENOTES POINT OF BEGINNING
- P.O.B. DENOTES POINT OF COMMENCEMENT
- P.O.C. DENOTES PERMANENT REFERENCE MONUMENT
- R DENOTES RADII
- R/W DENOTES RIGHT-OF-WAY
- SC DENOTES SQUARE FOOTAGE
- U.E. DENOTES UTILITY EASEMENT
- Δ DENOTES DELTA ANGLE
- ⊙ DENOTES CENTERLINE
- ⊙ DENOTES NON-VEHICULAR ACCESS LINE
- ⊙ DENOTES BLOCK NUMBER

PEMBROKE FALLS-PHASE 1

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



PLAT NOTES

- R/V.N. DENOTES NON-VEHICULAR ACCESS
- (C) DENOTES C.O.D. NUMBER
- D.E. DENOTES DRAINAGE EASEMENT
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- o DENOTES SURVEY CONTROL POINT
- B.C.P. DENOTES BROWARD COUNTY RECORDS
- B.M. ELEV. DENOTES BENCHMARK ELEVATION
- B.S. DENOTES BEST BOOK
- D.C.P. DENOTES DADE COUNTY RECORDS
- TRB DENOTES TRUST RECORD BOOK
- P.B. DENOTES PLAT BOOK
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- R DENOTES RADIIUS
- S.F. DENOTES SQUARE FOOTAGE
- U.E. DENOTES UTILITY EASEMENT
- Δ DENOTES DELTA ANGLE
- DENOTES CENTERLINE
- DENOTES NON-VEHICULAR ACCESS LINE

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,288 SF / 4.4373 ACRES
BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2822. MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 10, IN SOUTH SIDE OF WESTBOUND LAKE OF SHERIDAN STREET, 6' NORTH OF MEDIAN SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.903

LOT LINES ARE RAQIAL UNLESS OTHERWISE NOTED.
THE STATE PLATE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1983. COORDINATE VALUES SHOWN ON THE "COVENANT THOMPSON & ASSOCIATES, INC." RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. HAVING A BEARING OF NORTH 89° 54' 41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.
No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or both ramp easements without the approval and a permit from the South Broward Drainage District.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 470 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 360,000 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 HERETO 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.

AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	51.4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3362 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6636 ACRES
TOT LOTS	38,566 SF	0.8864 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47.6460 ACRES
PRIVATE R/W	1,583,285 SF	36.3472 ACRES
DEDICATED R/W	198,599 SF	4.5592 ACRES
BUFFERS	606,092 SF	13.9140 ACRES
TRACT 26	49,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,966,594 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES

THIS IS A DRAFT

NORTH LINE SEC 11-51-40

S89°41'52"W 5282.78' (TOTAL NE CORNER TO SW CORNER SEC. 11)

MATCH LINE SEE SHEET 3 OF 14

MATCH LINE SEE SHEET 5 OF 14

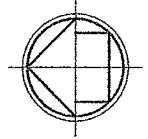
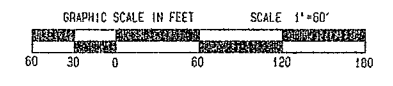
MATCH LINE SEE SHEET 13 OF 14

MATCH LINE SEE SHEET 14 OF 14

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995

PEMBROKE FALLS—PHASE 1

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



AREA TABULATION

RESIDENTIAL BLOCK 1	2,244,272 SF	51.4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6636 ACRES
TOT LOTS	38,566 SF	0.8854 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47.6460 ACRES
PRIVATE R/W	1,563,285 SF	36.3472 ACRES
DEDICATED R/W	198,599 SF	4.5592 ACRES
DIFFERS	606,092 SF	13.9140 ACRES
TRACT 26	48,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,986,594 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,288 SF / 4.4373 ACRES
 BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2322, MARK 16 A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 4, 1/4 IN SOUTH SIDE OF WESTINGHOUSE LANE OF SHERIDAN STREET, 6' NORTH OF MEDIAN SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.903

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
 THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927. COORDINATE VALUES SHOWN ON THE "COVENANT THOMPSON & ASSOCIATES, INC." SURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1983 ADJUSTMENT HAVING A BEARING OF NORTH 89°43'21" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID SURVEY.

No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or easement easements without the approval and a permit from the South Broward Drainage District.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

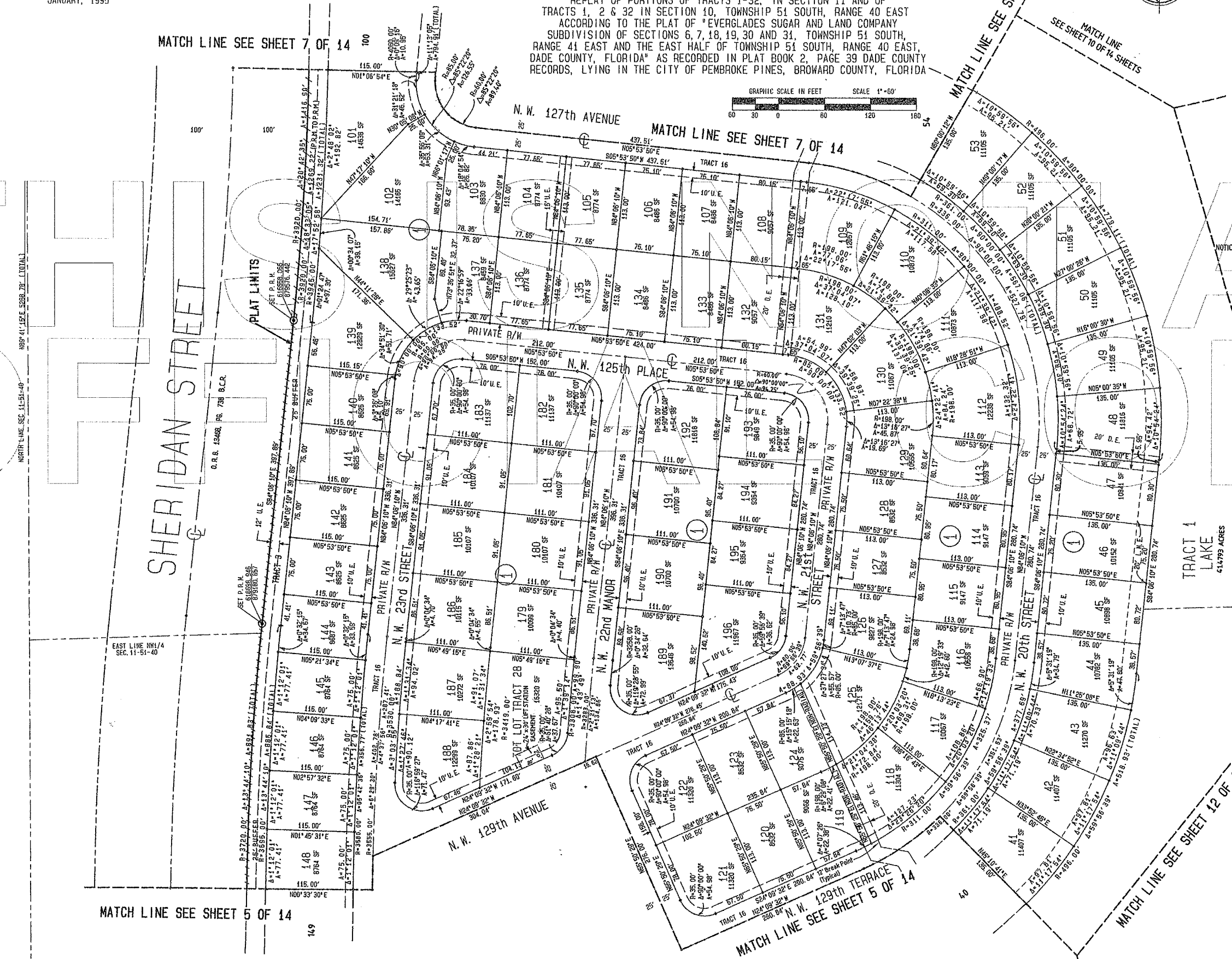
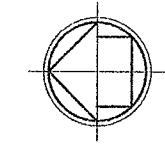
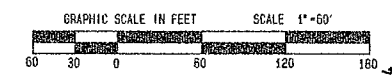
THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 476 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 380,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REVOKED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.
 THE INTENTION AND ANY AMENDMENTS HERETO 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.

- A.C.R. DENOTES ARC LENGTH
- B.C.R. DENOTES BROWARD COUNTY RECORDS
- B.M. ELEV. DENOTES BENCHMARK ELEVATION
- D.B. DENOTES DEED BOOK
- D.C.R. DENOTES DADE COUNTY RECORDS
- D.E. DENOTES DRAINAGE EASEMENT
- OFF. LINE DENOTES OFFICIAL RECORD BOOK
- OR. DENOTES ORIGIN
- OR. LINE DENOTES ORIGIN CONTROL POINT (P.C.P.)
- P. DENOTES PAGE
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.P.M. DENOTES PERMANENT REFERENCE MONUMENT
- R. DENOTES RIGHT-OF-WAY
- S.F. DENOTES SQUARE FOOTAGE
- U.L. DENOTES UTILITY EASEMENT
- V.A. DENOTES VERTICAL ANGLE
- C. DENOTES CENTERLINE
- NON-V. DENOTES NON-VEHICULAR ACCESS LINE
- ⊙ DENOTES BLOCK NUMBER

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995

PEMBROKE FALLS-PHASE 1

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



- PLAT NOTES**
- R/W DENOTES NON-VEHICULAR ACCESS
 - BLK DENOTES BLOCK NUMBER
 - D.E. DENOTES DRAINAGE EASEMENT
 - L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
 - P.C. DENOTES PERMANENT CONTROL POINT
 - B.C.R. DENOTES BROWARD COUNTY RECORDS
 - B.N. ELEV. DENOTES BENCHMARK ELEVATION
 - DB DENOTES DEED BOOK
 - D.C.R. DENOTES DADE COUNTY RECORDS
 - OFF. DENOTES OFFICIAL RECORD BOOK
 - P.M. DENOTES PLAT
 - P.D.B. DENOTES POINT OF BEGINNING
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
 - R. DENOTES RADIUS
 - S.F. DENOTES SQUARE FOOTAGE
 - U.E. DENOTES UTILITY EASEMENT
 - Δ DENOTES DELTA ANGLE
 - ⊙ DENOTES CENTERLINE
 - DENOTES NON-VEHICULAR ACCESS LINE

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,289 SF / 4.4373 ACRES
BENCHMARK OF ORIGINAL BROWARD COUNTY BENCHMARK NO. 2322. MARK IS A BRASS STATE SURVEY STAMPED CORNER, SOUTHWEST CORNER OF SECTION 4, IN SOUTH SIDE OF WESTWOOD LANE OF SHERIDAN STREET, 6' NORTH OF MEDIAN SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.903

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1987 COORDINATE VALUES SHOWN ON THE "CROWDER THOMPSON & ASSOCIATES, INC." RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1980 ADJUSTMENT, HAVING A BEARING OF NORTH 89° 45' 41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.

No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.

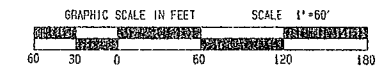
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 478 DETACHED SINGLE FAMILY UNITS AND TRACT 1 IS RESTRICTED TO 350,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE 14, 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 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.

AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	.514524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6636 ACRES
TOT LOTS	38,586 SF	0.8854 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47.6460 ACRES
PRIVATE R/W	1,583,285 SF	36.3472 ACRES
DEDICATED R/W	198,599 SF	4.5592 ACRES
BUFFERS	606,092 SF	13.9104 ACRES
TRACT 26	49,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,966,934 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES

PEMBROKE FALLS-PHASE 1



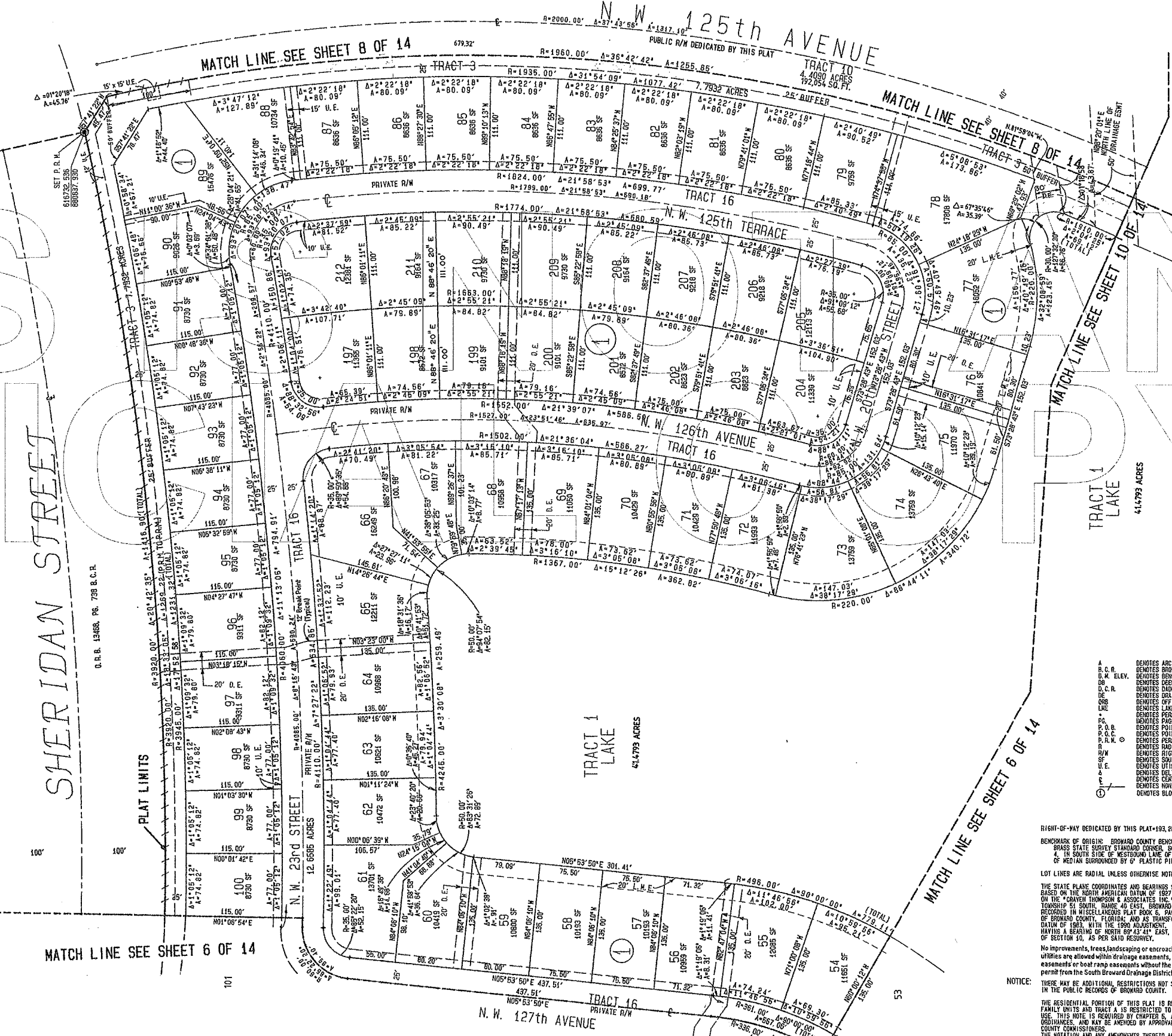
REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 4, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 16, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

THE FALLS

AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	51.4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6436 ACRES
TOT LOTS	38,566 SF	0.8854 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47.6460 ACRES
PRIVATE R/W	1,583,285 SF	36.3472 ACRES
DEDICATED R/W	198,599 SF	4.5592 ACRES
BUFFERS	606,092 SF	13.9140 ACRES
TRACT 26	49,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,966,694 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995



- A DENOTES ARC LENGTH
- B.C.R. DENOTES BROWARD COUNTY RECORD
- S.P. ELEV. DENOTES BENCHMARK ELEVATION
- D.C.R. DENOTES DEED BOOK
- D.C.R. DENOTES DATE COUNTY RECORDS
- DR DENOTES DRAINAGE EASEMENT
- OFF DENOTES OFFICIAL RECORD BOOK
- L.M. DENOTES LAKE MAINTENANCE EASEMENT
- P.C.P. DENOTES PERMANENT CONTROL POINT (P.C.P.)
- P. DENOTES PAGE
- P.O.P. DENOTES POINT OF BEGINNING
- P.M. DENOTES POINT OF COMMENCEMENT
- P.M. DENOTES PERMANENT REFERENCE MONUMENT
- R.M. DENOTES RIGHT-OF-WAY
- S.F. DENOTES SQUARE FEET
- U.E. DENOTES UTILITY EASEMENT
- Δ DENOTES DELTA ANGLE
- DENOTES CENTER LINE
- DENOTES NON-VEHICULAR ACCESS LINE
- DENOTES BLOCK NUMBER

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,288 SF / 4.4373 ACRES
BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2322, MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 10, IN SOUTH SIDE OF WESTERN LINE OF SHERIDAN STREET, 5' NORTH OF MEDIAN SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.903

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
THE STATIC PLATE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "GRAVEN THOMPSON & ASSOCIATES, INC. RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT HAVING A BEARING OF NORTH 89°43'41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.

No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.

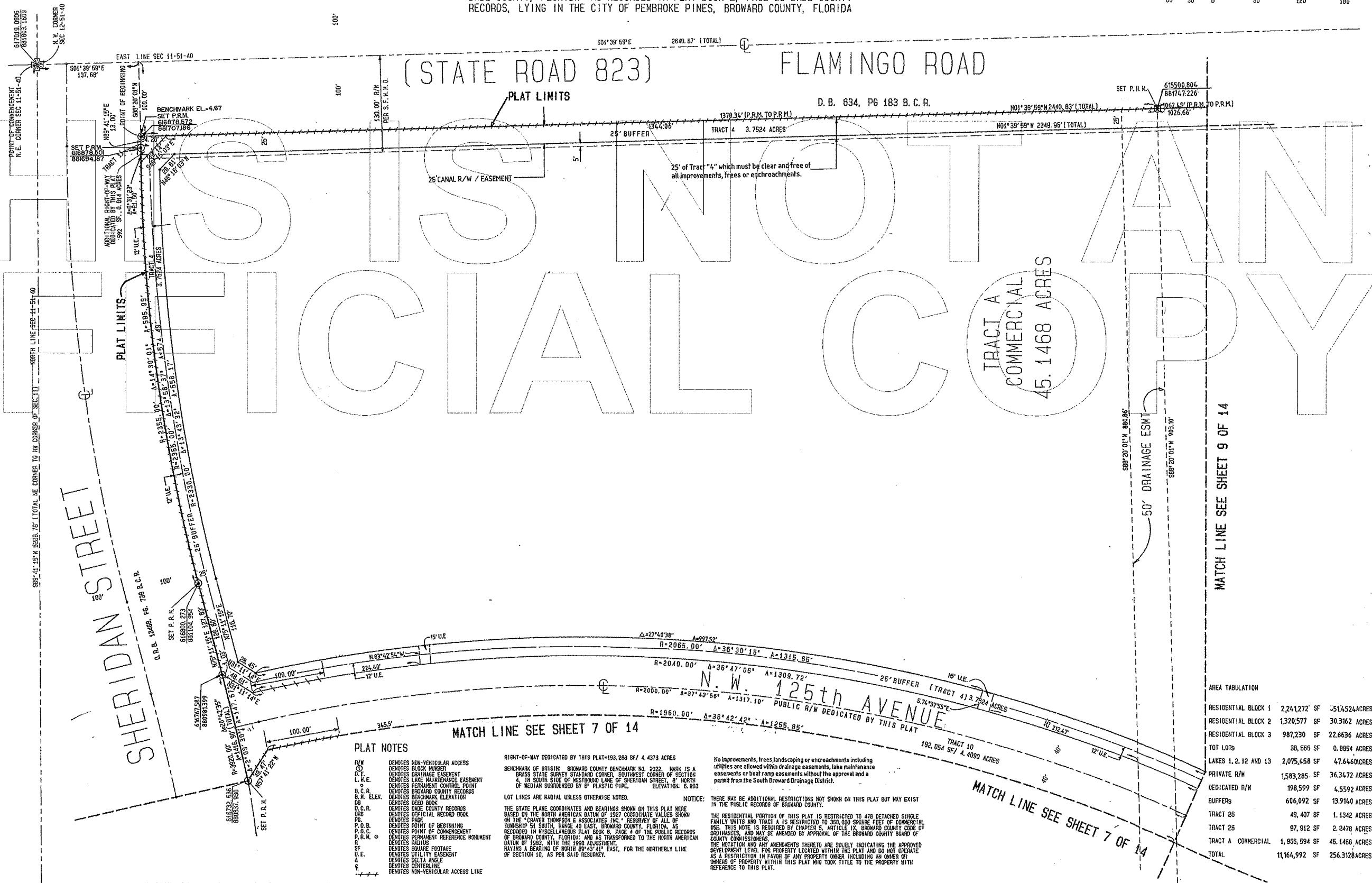
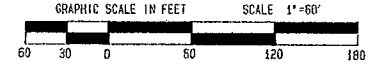
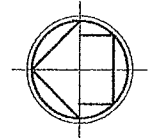
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 476 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 380,000 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 THEREON 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 OWNER'S SUCCESSOR WITHIN THIS PLAT AND TOGG TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995

PEMBROKE FALLS-PHASE 1

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



- PLAT NOTES**
- R/W DENOTES NON-VEHICULAR ACCESS
 - DENOTES BLOCK NUMBER
 - D.E. DENOTES DRAINAGE EASEMENT
 - L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
 - DENOTES PERMANENT CONTROL POINT
 - DENOTES BROWARD COUNTY RECORDS
 - B.C.R. DENOTES BROWARD COUNTY RECORDS
 - S.M. ELEV. DENOTES BENCHMARK ELEVATION
 - DD DENOTES DEED BOOK
 - D.C.R. DENOTES DADE COUNTY RECORDS
 - OFFICIAL RECORD BOOK DENOTES OFFICIAL RECORD BOOK
 - PP DENOTES PAGE
 - P.O.B. DENOTES POINT OF BEGINNING
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - P.R.M. ○ DENOTES PERMANENT REFERENCE MONUMENT
 - R DENOTES RADIIUS
 - SP DENOTES SPACING FOOTAGE
 - U.E. DENOTES UTILITY EASEMENT
 - Δ DENOTES DELTA ANGLE
 - DENOTES CENTER LINE
 - DENOTES NON-VEHICULAR ACCESS LINE

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,288 SF / 4.4373 ACRES

BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2322. MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 4, IN SOUTH SIDE OF WESTBOUND LANE OF SHERIDAN STREET, 8' NORTH OF MEDIAN SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 5.803

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "CRAVEN THOMPSON & ASSOCIATES INC." RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1980 ADJUSTMENT, HAVING A BEARING OF NORTH 89°43'41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 476 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 350,000 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.

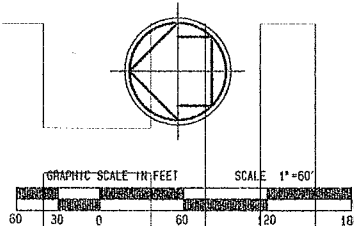
THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

THIS IS NOT AN OFFICIAL COPY

PEMBROKE FALLS-PHASE 1

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
 SURVEYORS - ENGINEERS
 2 OAKWOOD BLVD. SUITE 120
 HOLLYWOOD, FLORIDA 33020
 JANUARY, 1995



PLAT NOTES

- B/V DENOTES NON-VEHICULAR ACCESS
- (O) DENOTES BLOCK NUMBER
- D.E. DENOTES DRAINAGE EASEMENT
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- DENOTES PERMANENT CONTROL POINT
- DENOTES BROWARD COUNTY RECORDS
- B.M. ELEV. DENOTES BENCHMARK ELEVATION
- DB DENOTES DEED BOOK
- D.C.R. DENOTES DADS COUNTY RECORDS
- ORG DENOTES OFFICIAL RECORD BOOK
- PG. DENOTES PAGE
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.R.M. ○ DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES RADIALS
- SF DENOTES SQUARE FOOTAGE
- U.E. DENOTES UTILITY EASEMENT
- 1/4 DENOTES 1/4 MILE
- CL DENOTES CENTERLINE
- DENOTES NON-VEHICULAR ACCESS LINE

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,288 SF/ 4.4373 ACRES
 BENCHMARK OF ORIGINAL BROWARD COUNTY BENCHMARK NO. 2322. MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 4, IN SOUTH SIDE OF WESTBOUND LANE OF SHERIDAN STREET, BY NORTH OF MEDIAN SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.503

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1983 COORDINATE VALUES SHOWN ON THE "DRAWEN THOMPSON & ASSOCIATES INC." RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, HAVING A BEARING OF NORTH 89°45'41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.

No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.

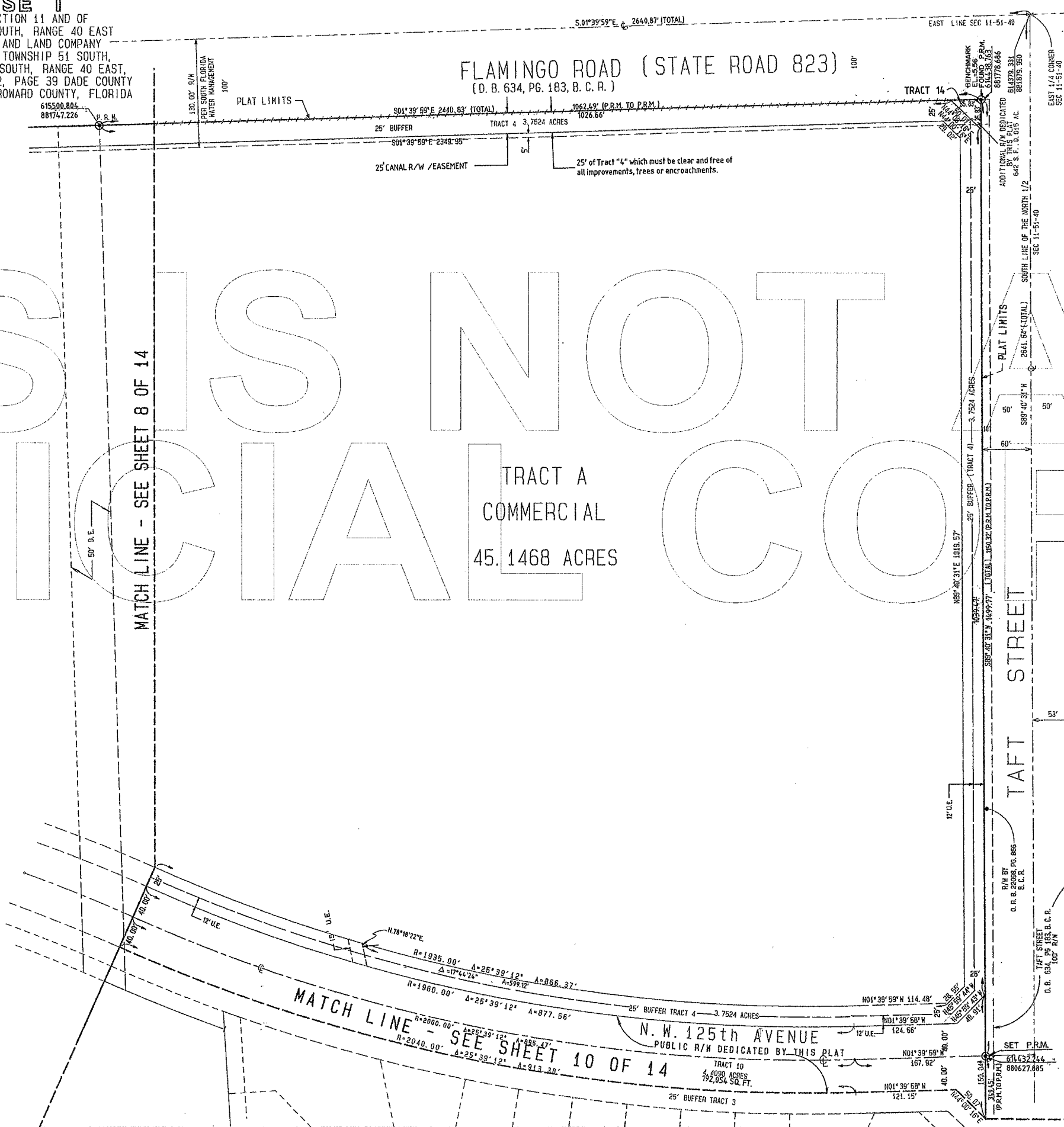
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 478 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 380,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE 14, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THEREOF 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.

AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	51,4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30,3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22,6636 ACRES
TOT LOTS	38,568 SF	0.8854 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47,6560 ACRES
PRIVATE R/W	1,583,285 SF	36,3472 ACRES
DEDICATED R/W	198,599 SF	4,5592 ACRES
BUFFERS	606,092 SF	13,9140 ACRES
TRACT 26	49,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,985,594 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256,3128 ACRES



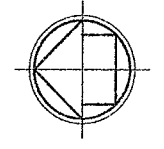
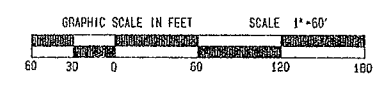
THIS IS NOT A LEGAL DOCUMENT

C.B. SMITH PARK
 P. B. 104, PG. 18. B. C. R.

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD., SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995

PEMBROKE FALLS-PHASE 1

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



PLAT NOTES:

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,289 SF, 4.4373 ACRES
BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2322. MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 10, 1/4 SECTION 10, SOUTH SIDE OF WESTBOUND LAKE OF SHERIDAN STREET, 6' NORTH OF MEDIAN, SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.903

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE GRAVEN THOMPSON & ASSOCIATES INC.'S RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1983 ADJUSTMENT, HAVING A BEARING OF NORTH 09°43'41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.

No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 478 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 350,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REVISED 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 THERE TO 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).

- R/W DENOTES RIGHT-OF-WAY
- Ⓢ DENOTES BLOCK NUMBER
- Ⓢ DENOTES PERMANENT CONTROL POINT
- Ⓢ DENOTES LAKE MAINTENANCE EASEMENT
- Ⓢ DENOTES DRAINAGE EASEMENT
- Ⓢ DENOTES ARC LENGTH
- Ⓢ DENOTES BROWARD COUNTY RECORDS
- Ⓢ DENOTES BENCHMARK ELEVATION
- Ⓢ DENOTES DEED BOOK
- Ⓢ DENOTES DADE COUNTY RECORDS
- Ⓢ DENOTES OFFICIAL RECORD BOOK
- Ⓢ DENOTES PAGE
- Ⓢ DENOTES POINT OF BEGINNING
- Ⓢ DENOTES POINT OF COMMENCEMENT
- Ⓢ DENOTES PERMANENT REFERENCE MONUMENT
- Ⓢ DENOTES RADII
- Ⓢ DENOTES SQUARE FOOTAGE
- Ⓢ DENOTES UTILITY EASEMENT
- Ⓢ DENOTES SETBACK
- Ⓢ DENOTES CENTERLINE
- Ⓢ DENOTES NON-VEHICULAR ACCESS LINE

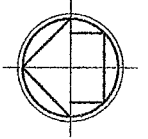
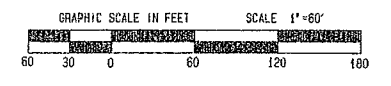
AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	51.4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6636 ACRES
TOY LOTS	38,568 SF	0.8854 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47.6440 ACRES
PRIVATE R/W	1,583,285 SF	36.3472 ACRES
DEDICATED R/W	188,599 SF	4.2592 ACRES
BUFFERS	606,092 SF	13.9140 ACRES
TRACT 26	49,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2470 ACRES
TRACT A COMMERCIAL	1,986,894 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES

PEMBROKE FALLS—PHASE 1

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD, SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995



- PLAT NOTES**
- R/W DENOTES NON-VEHICULAR ACCESS
 - () DENOTES BLOCK NUMBER
 - D.E. DENOTES DRAINAGE EASEMENT
 - L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
 - P.C. DENOTES PERMANENT CONTROL POINT
 - B.C.R. DENOTES BROWARD COUNTY RECORDS
 - B.R. ELEV. DENOTES BENCHMARK ELEVATION
 - D.B. DENOTES DEED BOOK
 - D.C.R. DENOTES DADE COUNTY RECORDS
 - OSB DENOTES OFFICIAL RECORD BOOK
 - P.G. DENOTES PAGE
 - P.O.B. DENOTES POINT OF BEGINNING
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - P.R.K. DENOTES PERMANENT REFERENCE MONUMENT
 - S DENOTES SURVEY
 - S.F. DENOTES SQUARE FOOTAGE
 - U.E. DENOTES UTILITY EASEMENT
 - Δ DENOTES DELTA ANGLE
 - DENOTES CENTERLINE
 - - - DENOTES NON-VEHICULAR ACCESS LINE

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,288 SF / 4.4373 ACRES
BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2322. MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 4, IN SOUTH SIDE OF WESTWARD LANE OF SHERIDAN STREET, 8' NORTH OF MEDIUM SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.903
LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "CRAYEN THOMPSON & ASSOCIATES INC." RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1995 ADJUSTMENT.
HAVING A BEARING OF NORTH 00°42'21" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.
No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.
THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 478 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 300,000 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 THERE TO 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 OWNER OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	51.4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6636 ACRES
TOT LOTS	38,556 SF	0.8854 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47.6460 ACRES
PRIVATE R/W	1,583,285 SF	36.3472 ACRES
DEDICATED R/W	198,599 SF	4.5592 ACRES
BUFFERS	606,092 SF	13.9140 ACRES
TRACT 26	48,407 SF	1.1342 ACRES
TRACT 25	97,812 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,956,594 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES



C.B. SMITH PARK
PLAT BOOK 104, PAGE 16, D.C.C.
PER PLAT BOOK 104, PAGE 16, D.C.C.

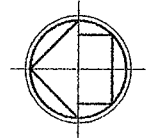
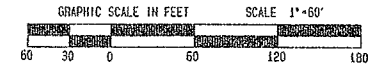
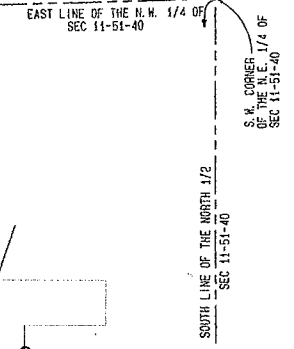
SCHOOL SITE 3390
PLAT BOOK 156, PAGE 14, B.C.C.

SOUTH LINE OF THE NORTH 1/2
SEC 11-51-40
2641.52' (TOTAL)

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1994

PEMBROKE FALLS—PHASE 1

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



PLAT NOTES:

RIGHT-OF-WAY DEDICATED BY THIS PLAT-193, 208 SF / 4.4973 ACRES
BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2322, MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 4, IN SOUTH SIDE OF WESTBOUND LANE OF SWEDISH STREET, 5' NORTH OF MEDIAN SURROUNDED BY 5" PLASTIC PIPE. ELEVATION: 6.903
LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "CARVEN THOMPSON & ASSOCIATES INC." RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1983 ADJUSTMENT.
HAVING A BEARING OF NORTH 89°43'41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.
No Improvements, Trees, Landscaping or Encroachments including utilities are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.
THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 478 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 380,000 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 THEREON 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 OWNER OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- NOTICE:**
- R/W DENOTES RIGHT-OF-WAY
 - Ⓢ DENOTES BLOCK NUMBER
 - Ⓢ LINE DENOTES PERMANENT CONTROL POINT
 - A DENOTES LAKE MAINTENANCE EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - A.C. DENOTES ARC LENGTH
 - B.C. DENOTES BROWARD COUNTY RECORDS
 - B.M. ELEV. DENOTES BENCHMARK ELEVATION
 - D.B. DENOTES DEED BOOK
 - D.C. DENOTES DADE COUNTY RECORDS
 - D.O.B. DENOTES OFFICIAL RECORD BOOK
 - P.B. DENOTES PAGE
 - P.B.L. DENOTES POINT OF BEGINNING
 - P.P.C. DENOTES POINT OF COMMENCEMENT
 - P.P.R. DENOTES PERMANENT REFERENCE POINT
 - R. DENOTES RADIIUS
 - S.F. DENOTES SQUARE FOOTAGE
 - U. DENOTES UTILITY EASEMENT
 - Δ DENOTES DELTA ANGLE
 - C DENOTES CENTERLINE
 - V.A. DENOTES NON-VEHICULAR ACCESS LINE

AREA TABULATION

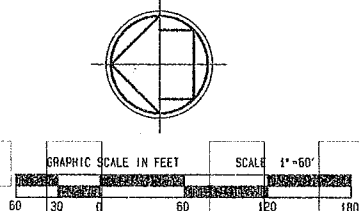
RESIDENTIAL BLOCK 1	2,241,272 SF	51.4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6436 ACRES
TOT LOTS	36,566 SF	0.8354 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47.4460 ACRES
PRIVATE R/W	1,583,285 SF	36.3472 ACRES
DEDICATED R/W	198,599 SF	4.5592 ACRES
BUFFERS	604,092 SF	13.9140 ACRES
TRACT 26	49,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,966,694 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES

SCHOOL SITE 3390
PLAT BOOK 156, PAGE 14, B.C.R.

PEMBROKE FALLS-PHASE 1

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLDG. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



- PLAT NOTES**
- B.M. DENOTES NON-VEHICULAR ACCESS
 - D.B. DENOTES BLOCK NUMBER
 - D.E. DENOTES DRAINAGE EASEMENT
 - L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
 - P.C.P. DENOTES PERMANENT CONTROL POINT
 - P.C.R. DENOTES BROWARD COUNTY RECORDS
 - R.C.E. DENOTES RECORD ELEVATION
 - R.D. DENOTES DEED BOOK
 - R.D.C.R. DENOTES DADE COUNTY RECORDS
 - S.D. DENOTES SPECIAL RECORD BOOK
 - P.E. DENOTES PAGE
 - P.O.B. DENOTES POINT OF BEGINNING
 - P.O.C. DENOTES POINT OF COMMENCEMENT
 - P.P.M. DENOTES PERMANENT REFERENCE MONUMENT
 - P.P.S. DENOTES POINT OF SIGHT
 - P.F. DENOTES POINT OF FOOTING
 - P.O. DENOTES POINT OF OBTUSITY
 - P.A. DENOTES POINT OF ANGLE
 - P.C. DENOTES CENTERLINE
 - P.V. DENOTES NON-VEHICULAR ACCESS LINE

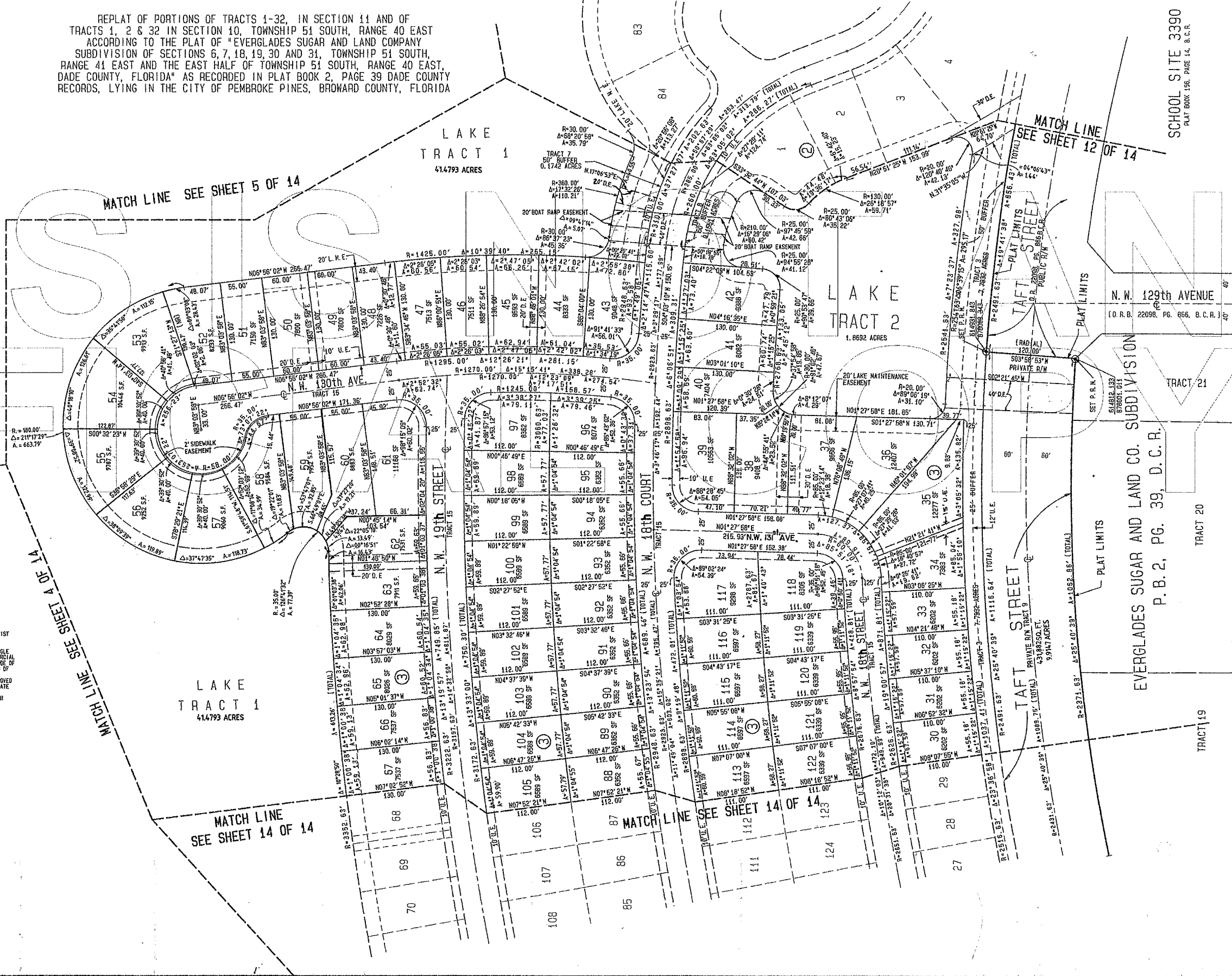
RIGHT-OF-WAY DEDICATED BY THIS PLAT-193,280 SF / 4.4373 ACRES
BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2322. MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 4, IN SOUTH SIDE OF WESTBOUND LAKE OF SHERIDAN STREET, 6' NORTH OF MEAN SURFACE ELEVATION OF 6.933. ELEVATION: 6.933
LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

THE STATE PLATE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "TOWN OF PEMBROKE PINES & ASSOCIATES, INC." RESUBDIVISION OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
HAVING A BEARING OF NORTH 07° 45' 41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESURVEY.
No improvements, trees, landscaping or encroachments including utilities are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.
THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 478 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 360,000 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 INTENTION 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.

AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	51.4524 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6636 ACRES
TOT LOTS	38,586 SF	0.8854 ACRES
LAKES 1, 2, 12 AND 13	2,075,458 SF	47.6460 ACRES
PRIVATE R/W	1,583,245 SF	36.3472 ACRES
DEDICATED R/W	198,599 SF	4.5592 ACRES
BUFFERS	604,692 SF	13.9140 ACRES
TRACT 26	48,407 SF	1.1342 ACRES
TRACT 28	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,956,594 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES



SCHOOL SITE 3390
PLAT BOOK 156, PAGE 14, B.C.R.

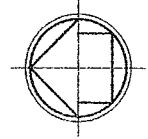
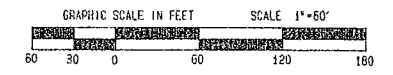
N.W. 129th AVENUE
(O.R.B. 22098, PG. 666, B.C.R.)

EVERGLADES SUGAR AND LAND CO. SUBDIVISION
P.B.2, PG. 39, D.C.R.

PEMBROKE FALLS—PHASE 1

THIS INSTRUMENT PREPARED BY:
BERRY & CALVIN, INC.
SURVEYORS - ENGINEERS
2 OAKWOOD BLVD. SUITE 120
HOLLYWOOD, FLORIDA 33020
JANUARY, 1995

REPLAT OF PORTIONS OF TRACTS 1-32, IN SECTION 11 AND OF TRACTS 1, 2 & 32 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 40 EAST ACCORDING TO THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA" AS RECORDED IN PLAT BOOK 2, PAGE 39 DADE COUNTY RECORDS, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



MATCH LINE
SEE SHEET 13 OF 14

MATCH LINE
SEE SHEET 4 OF 14

MATCH LINE
SEE SHEET 13 OF 14



PLAT NOTES:

RIGHT-OF-WAY DESIGNATED BY THIS PLAT-193,288 SF 4.4373 ACRES

BENCHMARK OF 016161C, BROWARD COUNTY BENCHMARK NO. 2322, MARK IS A BRASS STATE SURVEY STANDARD CORNER, SOUTHWEST CORNER OF SECTION 10, IN SOUTH SIDE OF WESTBOUND LANE OF SMERDING STREET, 6' NORTH OF MEDIAN SURROUNDED BY 6" PLASTIC PIPE. ELEVATION: 6.503

LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "ORANGE THOMPSON & ASSOCIATES, INC." RESERVE OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, HAVING A BEARING OF NORTH 09°43'41" EAST, FOR THE NORTHERLY LINE OF SECTION 10, AS PER SAID RESERVE.

No improvements, trees, landscaping or encroachments (including utilities) are allowed within drainage easements, lake maintenance easements or boat ramp easements without the approval and a permit from the South Broward Drainage District.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT BUT MAY EXIST IN THE PUBLIC RECORDS OF BROWARD COUNTY.

THE RESIDENTIAL PORTION OF THIS PLAT IS RESTRICTED TO 470 DETACHED SINGLE FAMILY UNITS AND TRACT A IS RESTRICTED TO 300,000 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 THERE TO 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.

- DENOTES PERMANENT CONTROL POINT
- R/W DENOTES RIGHT-OF-WAY
- ① DENOTES BLOCK NUMBER
- LM DENOTES LAKE MAINTENANCE EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- A DENOTES ARC LENGTH
- B.C.R. DENOTES BROWARD COUNTY RECORDS
- B.M. ELEV. DENOTES BENCHMARK ELEVATION
- DB DENOTES DEED BOOK
- D.C.R. DENOTES DADE COUNTY RECORDS
- OSR DENOTES OFFICIAL RECORD BOOK
- PG DENOTES PAGE
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- R DENOTES RADIAL
- S.F. DENOTES SQUARE FOOTAGE
- U.E. DENOTES UTILITY EASEMENT
- A DENOTES BEARING ANGLE
- C DENOTES CENTERLINE
- DENOTES NON-VEHICULAR ACCESS LINE

AREA TABULATION

RESIDENTIAL BLOCK 1	2,241,272 SF	51.4526 ACRES
RESIDENTIAL BLOCK 2	1,320,577 SF	30.3162 ACRES
RESIDENTIAL BLOCK 3	987,230 SF	22.6676 ACRES
TOT LOTS	38,566 SF	0.8884 ACRES
LANES 1, 2, 12 AND 13	2,075,458 SF	47.6460 ACRES
PRIVATE R/W	1,583,285 SF	36.3472 ACRES
DEDICATED R/W	198,599 SF	4.5592 ACRES
BUFFERS	606,092 SF	13.9160 ACRES
TRACT 26	49,407 SF	1.1342 ACRES
TRACT 25	97,912 SF	2.2478 ACRES
TRACT A COMMERCIAL	1,968,694 SF	45.1468 ACRES
TOTAL	11,164,992 SF	256.3128 ACRES

EVERGLADES SUGAR AND LAND CO. SUBDIVISION
P. B. 2, PG. 39, D.C.R.

*****MEMORANDUM*****

DATE: January 22, 2015

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.
District Director

Subject: Contract Award for SBDD Conversion of Stormwater Pumps from Oil to Water Lubrication at the S-4/S-5 Pump Station in Miramar

Comments:

SBDD advertised for bids for the Conversion of Stormwater Pumps From Oil to Water Lubrication at the S-4/S-5 Pump Station in Miramar. The bid included the conversion of two pumps at the S-4/S-5 Pump Station (S-4 #1 and S-5 #2 Pumps). We received a total of three (3) bids. The bid included a base bid and two Alternate Bid Items for each pump. The base bids ranged in price from \$48,700.00 to \$52,330.00. A copy of the Bid Summary is attached.

The lowest base bid for both pumps was submitted by MWI Corporation (MWI) in the amount of \$48,700.00. SBDD has reviewed the bid submitted by MWI and has determined that the Contractor is qualified to perform the work and that the bid meets all requirements. MWI has performed work for the District in the past and the District has been satisfied with their work.

I am recommending that the District award the contract for the SBDD Conversion of Stormwater Pumps From Oil to Water Lubrication at the S-4/S-5 Pump Station in Miramar to MWI Corporation in the amount of \$48,700.00 as the lowest responsive, responsible bidder. In addition, I am requesting the award of Bid Alternates 1 and 2 in the combined, not-to-exceed amount of \$8,500.00 to MWI Corporation as the lowest responsive, responsible bidder. The total amount of the contract will be a not-to-exceed amount of \$57,200.00.

This project was previously bid in November, 2014, and the District received two bids with lowest base bid in the amount of \$83,400, plus a not-to-exceed amount of \$10,050 for the alternate bids. Those bids were rejected with the goal of rebidding the work and obtaining lower bids. The new bids are providing a cost savings of \$34,700 in the base bid and up to \$1,550 in the Alternate Bids.

Financial impacts to this Agenda Item: The work covered under this project is included under SBDD's 2014-2015 Capital Improvement Plan (CIP); and funding for the project will come from the SBDD Capital Improvement Committed Account.

This is to request approval to award the contract for the SBDD Conversion of Stormwater Pumps From Oil to Water Lubrication at the S-4/S-5 Pump Station in Miramar to MWI Corporation in the not-to-exceed amount of \$57,200.00. Funding for this project will come from the SBDD Capital Improvement Committed Account.

KH
Attachment

BID TABULATION
SOUTH BROWARD DRAINAGE DISTRICT
CONVERSION OF TWO STORMWATER PUMPS TO WATER LUBRICATION
AT THE S-4/S-5 PUMP STATIONS IN MIRAMAR
(BIDS HAVE NOT BEEN FULLY EVALUATED)

Thursday, January 15, 2015

COMPANY NAME	BID FORM # 1 - S-4 PUMP STATION			BID FORM # 2 - S-5 PUMP STATION			LUMP SUM FOR BOTH PUMPS
	BASE BID AMOUNTS	ALT. BID AMOUNTS		BASE BID AMOUNTS	ALT. BID AMOUNTS		TOTAL LUMP SUM FOR BOTH PUMPS (Not Including Alternates)
	PUMP LOC. #1A	NEW PROPELLER PER PUMP	REBLADING PROPELLER PER PUMP	PUMP LOC. #2A	NEW PROPELLER PER PUMP	REBLADING PROPELLER PER PUMP	
MWI Pumps	\$22,800.00	\$3,900.00	\$1,950.00	\$25,900.00	\$4,600.00	\$2,300.00	\$48,700.00
Creel Pump Inc.	\$24,700.00	\$4,950.00	\$2,250.00	\$27,300.00	\$5,100.00	\$2,400.00	\$52,000.00
FPI Pumps, Inc.	\$25,270.00	\$2,780.00	\$1,450.00	\$27,060.00	\$3,610.00	\$1,990.00	\$52,330.00
COMMENTS:							

MEMORANDUM

DATE: January 22, 2015
TO: South Broward Drainage District Commissioners
FROM: Kevin M. Hart, P.E.
District Director
Subject: Re-Investment of District Funds

Comments:

The following investment fund is scheduled to mature next month:

1. TD Bank CD - \$247,500 Maturity Date - 2/20/2015

On January 21, 2015, the Finance and Investment Committee met to discuss the District's options for re-investing the cash-on-hand that will be available upon the maturity of this CD. The recommendation from the Finance and Investment Committee is to re-invest these funds in a new 12-month CD at the highest available interest rate.

Financial impacts to this Agenda Item: None; a 12 month cash flow analysis by SBDD staff indicates that the District will have adequate cash-on-hand over the next 12 months.

This is to request approval to re-invest the monies that will become available from a maturing CD investment next month by purchasing a new 12-month CD at the highest available interest rate.

KH
Attachment