

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

**AUGUST 27, 2015**

**Present:**

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

Kevin M. Hart, District Director  
Douglas R. Bell, Legal Counsel  
Reina Muniz, Recording Secretary  
Freddy Fisikelli, SWR Vice Mayor  
General Public: See Attached List

**Absent:**

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

Chair Hodges called the SBDD Board Meeting to order at 8:05 A.M., with Commissioner Minnaugh, Commissioner Mersinger, Commissioner Good, and Commissioner Goggin present; followed by the Pledge of Allegiance.

**02. PUBLIC COMMENT**

None.

**03. APPROVAL OF MINUTES**

Commissioner Minnaugh moved for approval of the minutes of the July 30<sup>th</sup>, 2015, South Broward Drainage District Board meeting. Motion was seconded by Commissioner Goggin and carried unanimously by those present.

Vice Chair Ryan joined the meeting at approximately 8:07 A.M.

**04. DIRECTOR'S REPORT**

**A. RESOLUTION NO. 2015-05 – OPPOSING OIL DRILLING IN THE FLORIDA EVERGLADES**

At the Board meeting of July 30<sup>th</sup>, there were concerns raised by the Board regarding drilling/fracking that is being proposed in the Everglades, and the fact that a proposed well site for oil exploration is very close to SBDD's western border. The Board directed staff to prepare a Resolution from SBDD opposing the drilling and fracking operation proposed in the Everglades.

District Director Hart presented Proposed Resolution 2015-05 - Opposing Oil Drilling in the Florida Everglades. He said that the Resolution is a statement of opposition by South Broward Drainage District (SBDD) to the proposed permit application by Kanter Real Estate LLC to drill an exploratory

well in the Florida Everglades, approximately 5 miles west of the western boundary of the SBDD's jurisdictional limits in close proximity to the South Florida Water Management District's L-67A Levee Canal for the purpose of assessing the feasibility of extracting oil from the geological substrate under the Florida Everglades.

The Resolution recognizes the importance of the Florida Everglades as a diverse ecosystem and habitat to thousands of plants, birds, reptiles, mammals, and marine life. It also references the Biscayne Aquifer as the main source of Broward County's drinking water supply and the hydraulic connectivity between the Florida Everglades and Biscayne Aquifer, and the Everglades' important role as a major source of recharge to the Biscayne Aquifer. It identifies some of the potential environmental impacts from well drilling operations in the Florida Everglades, including dewatering, disposal of wastewater, and well stimulation procedures such as hydraulic fracturing and acidization.

The Resolution also states that the District has serious concerns regarding the potential for adverse environmental impacts from the proposed Kanter Well Site installation, maintenance and operations and expresses the District's opposition to the proposed Kanter Well Site and any similar, future well sites proposed within the limits of the Florida Everglades or the Biscayne Aquifer and any well stimulation procedures within the geological substrate of South Florida. District Director Hart requested approval of SBDD Resolution 2015-05 - Opposing Oil Drilling in the Florida Everglades.

Commissioner Minnaugh moved for approval of Resolution 2015-05 - Opposing Oil Drilling in the Florida Everglades. Motion was seconded by Commissioner Santana-Woodall.

Commissioner Mersinger thanked District Director Hart for such a good job on the Resolution. She said it was very well written and detailed. She suggested that once approved, a copy of the Resolution should be submitted to the County, the State and the Cities.

Chair Hodges agreed with Commissioner Mersinger that the Resolution was well written and put together. He wanted to know if there was any update on the status of the well application. Commissioner Mersinger replied that they are in court at this time and will be tied up there for quite a while. She said that at the moment, it is pretty much neutral because the County says that the property is not zoned properly, etc. She said that what the District is doing, is exactly what they should be doing.

Commissioner Santana-Woodall reiterated the previous comments, and said that the Resolution was very impressive because when she attended other meetings, regarding drilling/fracking being proposed in the Everglades, everything was already explained in that Resolution.

Commissioner Goggin commented that he has shown the Resolution to the people at the hardware store to alert them and bring them up to speed on this issue. He asked if there were oil wells already in place in the Indian Reservation in the Everglades; and if it has been there for a long time. Commissioner Mersinger said yes, it has been there for 30 years.

District Director Hart added that there was a well in Collier County, and that they actually had some issues with their dewatering and waste water disposal. He said that he had reached out to some groups, one in particular, the Conservancy of Southwest Florida, who had been looking closely at that Collier County well; and they were very helpful to him in putting together the Resolution. He said that he sent the Resolution to them for a fact check before presenting it to the Board. He said that to the best of his knowledge, the Collier County well is no longer an active well, and has been closed. However,

it was permitted, and in place and operational for a period of time.

The question was called and it was carried unanimously.

**B. RESOLUTION NO. 2015-06 - AMENDED BUDGET FOR FISCAL YEAR 2014-2015**

District Director Hart presented SBDD Resolution No. 2015-06 which grants approval for an amendment to the previously approved budget for the 2014/2015 fiscal year, for the Board's review and approval.

The overall budget amount has not changed (\$3,502,073); however several line items have been adjusted to reflect actual costs to date and projected expenses through the end of the fiscal year.

District Director Hart requested approval of SBDD Resolution 2015-06 - Amendment to the 2014/2015 Budget. Approval of Resolution No. 2015-06 amends the previously approved budget for the 2014/2015 fiscal year. The overall budget amount will not change.

Commissioner Minnaugh moved for approval of Resolution 2015-06 - Amendment to the 2014/2015 Budget. Motion was seconded by Commissioner Goggin and carried unanimously.

**C. UPDATED CAPITAL IMPROVEMENT PLAN (CIP)**

District Director Hart presented the Board with a proposed 5-Year Capital Improvement Plan (CIP), for the Board's review and approval. The CIP includes priorities for capital expenditures for fiscal year 2015/2016 and each subsequent year through 2019/2020.

During this current fiscal year, SBDD completed seven (7) CIP projects and has three (3) CIP projects which are pending. The total projected cost for SBDD's 2014/2015 CIP projects is \$390,365. One project from 2014/2015 is being carried forward to 2015/2016 (Upgrades to SBDD Board Room); and one project is being moved to 2016/2017 (Culvert Repairs in Basin 8). District Director Hart said that the reason for moving the Basin 8 project forward is because that project has been submitted for a grant to SFWMD; and the District is still waiting on the final ranking and status. In addition, if the District is successful in modifying the Basin 8 permit, the need to upsize that culvert may not be as great.

The total budget for the proposed 5-year CIP is \$3,185,000. The CIP includes a variety of important and necessary capital improvements, including continued upgrades to the District's pump stations, culvert repairs/replacements, telemetry upgrades, canal improvements/dredging, miscellaneous drainage improvements, equipment upgrades, and building upgrades. The current balance in the CIP reserve account is \$2,136,407, which is sufficient to fund the proposed CIP through a portion of fiscal year 2018/2019. Additional funding will be required beyond fiscal year 2018/2019.

The proposed CIP does not account for any outside funding from grants or other revenue sources. The District will continue to pursue available grants and outside funding opportunities for the CIP.

Approval of this agenda item will establish the 5-year budget for capital improvement projects for the District, and will establish priorities for CIP projects for the fiscal year 2015/2016. Any individual CIP contract will require separate approval by the Board of Commissioners.

District Director Hart mentioned 6 CIP projects proposed for next year. They are as follows:

- An upgrade and expansion of the garage area at the maintenance building. The District wants to construct an expansion to the maintenance building facilities, which was accounted for in last year's CIP for 2015/2016. He's hoping to bring the preliminary plans before the Board early in the next fiscal year, and start moving that project forward. He indicated that this project will take a while since it is a big project, and that there is a possibility that the District may look to move up some of the projects from 2016/2017 to account for the schedule of that project.
- Upgrades to the Board room.
- Completion of the conversion of pumps from oil to water lubrication. There is one remaining pump that will be completed next year.
- Rebuilding the motors at all of the pump stations; there are two motors proposed for next year.
- Upgrade to the control panel at the S4/S5; which is out to bid now. District Director Hart hopes to have the proposed bid ready for approval at the next Board meeting.
- A new roof at the SBDD main office headquarters.

Commissioner Goggin moved for approval of the Updated 5-Year Capital Improvement Plan (CIP). Motion was seconded by Commissioner Minnaugh.

In discussion, Vice Chair Ryan asked District Director Hart what his vision was for the addition in the maintenance area. District Director Hart replied that the District's vision is to add four additional bays to store equipment and vehicles. The District has quite a few that have to be stored outside of the building, and it would be much more efficient for the District's operations; and if possible, the District would like to design it so that staff can actually drive through, as opposed to backing in and backing out. Another feature that will be in the drawings, and subject to approval and budget is a canopy on the south side of the building so that the District can park its larger equipment (grapple truck and crane truck) under a covered canopy, and protect those as well. Finally, they would like to install material bins out in the field to store different types of materials; a bin for good fill, one for trash rack vegetation, and one for rock rubble. Vice Chair Ryan thanked District Director Hart for his explanation.

The question was called and it was carried unanimously.

**D. SBDD'S ROLE AND RESPONSIBILITIES IN RESPONSE TO PROPERTY OWNER REQUESTS FOR SHORELINE EMBANKMENT/SLOPE RESTORATION FOR PRIVATE, RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROPERTIES**

District Director Hart stated that erosion of waterfront shorelines is an on-going issue within the South Broward Drainage District (SBDD) as well as other locations within Broward County; and it is not uncommon for property owners to contact SBDD for assistance in dealing with these issues.

He said that erosion is a naturally occurring process that impacts almost all shorelines in one form or another. The rate and severity of erosion varies from location to location and is dependent upon a wide variety of factors. The ownership of the canals and lake areas within SBDD also varies, where different water bodies are owned by: the adjacent property owners; a homeowners association (HOA); a property owners association (POA); SBDD; Broward County; FDOT; SFWMD; and the local municipality as public right-of-way.

He said that over the years, SBDD has taken the position that shoreline remediation work, restoration work, protection work, or other types of preventive maintenance work along private properties is

the responsibility of the adjacent property owner. This includes properties where the adjacent waterbody is owned by SBDD. SBDD's maintenance work and shoreline stabilization work has been limited to its primary and secondary canal system and flow channels serving large drainage basins or watersheds. SBDD also performs tree removal and tree trimming work along all water bodies in order to reduce the potential for blockages within SBDD's drainage system due to trees and other landscaping topping over into the adjacent water body.

As these types of issues continue to be raised among property owners and local communities, it is important to affirm SBDD's role and responsibilities in response to property owner requests for shoreline embankment/slope restoration for private, residential and commercial/industrial properties.

District Director Hart discussed that erosion is a natural process and it happens all throughout the District. He said that the District does not do protection or improvement projects along private properties, unless there is a benefit to a larger drainage basin, or to the District as a whole. He said that when it comes to an erosion protection system, the District's projects are limited to interconnects, ends of pipes, and finger channels that may go from one lake to another lake; because those finger channels may affect the entire water body or drainage basin. Other than that, the District considers an improvement on private property to benefit only that individual property owner, and if the District were to spend district funds, in his opinion, that only benefits one property, that would be cause for an assessment on that individual property. The District has a brochure dedicated to erosion protection and restoration which can be found on the SBDD website. He said that the District will always be helpful to the residents; but when they call, their first inclination is that because SBDD owns the water, and they are having erosion problems, they feel that the District should be responsible to fix it. He said that he explains to the homeowners what the District's limitations are on this matter; he shares the brochure, and it is very helpful. He said once they discuss the matter, the homeowners are usually grateful that the District was able to help them with information, and point them in the right direction on how to get pricing, and who could do the work, etc. He then deferred to Attorney Bell to expand further on this issue.

Attorney Bell said that historically the District has required, that a homeowner's HOA or property owner's POA, be responsible to maintain any lake/canal banks; and that has worked out fairly well. He mentioned that during hurricane Wilma, this issue came up, and that the District did some expensive repairs. He said that there were some issues with FEMA, and that the District was ultimately reimbursed by FEMA for the expenses that were incurred; which was borrowed from the City of Miramar and the City of Pembroke Pines; and that worked out quite well. Some of the older developments in the east, started out where there were no real dedications indicated for lakes except to the property owners. The District has the right to flow storm water through those water bodies, as does the County. He said that later on, (with many of the water bodies, as far as the position of the Board), was that the District would own any water body that came in; and so many lakes were dedicated to the District; except for some that were dedicated to the City of Pembroke Pines and the City of Miramar; and some that were dedicated to FDOT, Broward County or the local city. He said that it varies across the District. Attorney Bell stated that his position has been, and as the Charter seems to impose, is that the District has exclusive jurisdiction over drainage.

Furthermore, Attorney Bell stated that, the District has the right, but not the obligation to maintain the banks; and if the District does not have an ownership interest in it, they do not have the right to enter onto the property unless the property owner agrees to reimburse the District for the work.

Discussion ensued. Commissioner Goggin has concerns that homeowners are constantly doing their own repairs without a permit because they feel this is their property, and the next thing you know, you see lumber, etc. in the water, and he wanted to know what District Director Hart's thoughts were on that situation.

District Director Hart said that the homeowners just want to improve their property; and that is a good thing; but although they want to improve their property, some of the improvements are not based on sound engineering. He said that he thinks it is more of a matter of education, just trying to share with them information on what is an effective system to restore the bank. He said that the District does exercise permitting jurisdiction when it comes to shoreline stabilization. He said that the work should be permitted, homeowners should use a proper system, and the expense should be with the property owner. He also mentioned that on any new development project that comes in, the District requires a Maintenance & Indemnification Agreement, and that is beneficial to the District because that clearly establishes the HOA's/Developer's responsibility for maintenance on those water bodies, and excludes the District as a responsible party when it comes to those maintenance issues. He said that when it comes to the older communities, the District will continue to try and incorporate these agreements whenever possible.

Chair Hodges asked District Director Hart if homeowners always apply for a permit from the District. District Director Hart said not always; but if the District is made aware of it, the District will meet with the homeowner and advise them that they need a permit; and if what is being built is improper, they will be required to correct it. The District does not want any of the materials to find their way into the waters.

Commissioner Goggin commented that there are many residents that want to improve their backyard because they notice across the water that someone else has repaired their backyard; and they go to great extents to improve it, and start building without a permit; and they do not use any of the proper materials, then this collapses and falls in the water creating a bigger problem. He feels that being an advocate and educating the communities on this matter, would be very helpful.

Commissioner Good expressed concern that as a Board member he has received several complaints by homeowners on this matter. He said that when looking at the historic section of the District, and when they were developed, many of those canals were developed under a different standard than today's standard. He said that those homes that are still there are experiencing mass erosion; and those lots are very small lots, and the erosion is compromising some of the foundations. He said that much of this could have been avoided had property owners maintained their properties. He said that now what is happening, is that many of the previous homeowners are long gone, and there is a change in ownership where the people who are buying in do not really understand the erosion component until they start seeing cracks. He said the fact is that they do not have the money to do any repairs, because it has deteriorated to such an extent that the expense to restore the shoreline is beyond their means and capabilities; and so they turn to government and state that "you own the water, etc., and it becomes an argument". He said that the biggest problem the District has is the perspective from a property owner saying . . . "you are the owner, you're causing damage to my property, and I want you to fix it".

Commissioner Good stated that Attorney Bell had referenced that the District's Charter where it states that "*the District has the right, but not the obligation to maintain the banks, etc. ...*". He does not know that this interpretation is clear enough to some of these homeowners; and he suggested that a clear policy should be written that states, that if it is under these conditions, the word is absolutely no, and that under these other conditions, there may be considerations.

He also mentioned that some of these canal/waterways are not to the water's edge; some of these waterways include some land; and then there is the question of the canal right-of-way. He stated that he would be more comfortable not to rely solely on the Charter because it can be challenged, and that with a policy, this can give the Director a tool that he can use as hard evidence to protect the District. He requested that the Board generate some sort of policy that has clarity on what the District's responsibilities are in terms of private property owners requesting the District to restore the canal banks.

Chair Hodges agreed with Commissioner Good and said that the District was actually trying to place language to this effect in the Charter, but that the Charter revision got scaled back.

Vice Chair Ryan also agreed with Commissioner Good. He said that he, like Commissioner Good, receives many complaints from residents on this same issue. He commented that he would like to identify which water bodies belong to whom, because then the District can provide the answer to that particular person; and make it known that it is the property owner's responsibility, and there would be an assessment for it. He feels this would take care of many questions. Chair Hodges added that maintenance responsibility and ownership is not always the same.

Commissioner Mersinger commented that during hurricane Wilma this came up many, many times; and that was the reason why the emergency fund was created; if something like that (natural disaster) were to happen again there would be funds. She said that this could open the District up to an extensive amount of money to restore much of this. She said that this may be a slippery slope. Commissioner Mersinger said that what the District may want to look at is low interest loans, because you cannot assess a person's home for \$20,000-\$30,000; it defeats their purpose of saying, "*I want you to fix it, at your cost*" (the District's cost); because that is what she seems to be hearing. She said that if it is normal erosion because of lack of maintenance, etc., that financially, she does not know that the District will be able to handle it. She agrees with Commissioner Good, that if the District uses language that says that the District will take care of it in some way, the District can be opening themselves up to a major money issue. She said that the only reason the District stepped in during Wilma was because it was an anomaly; and although she is very sympathetic, the District has to be very careful where they go, because it can really open up the District to an immense amount of money, and they don't have that kind of money, unless the District raises the non-advalorem assessment.

Chair Hodges said that the emergency fund was created so that the District does not have to wait and go to the City of Miramar or Pembroke Pines for funding, and for the District to have the capital funds if there is an emergency.

Commissioner Minnaugh said that she feels the District will be better equipped once the District Director has constructed a list of who owns the waterways and how many are FDOT's, the cities, etc. She suggested that on page 4 of the Erosion Brochure, the District add the wording that the property owner needs to check for any approvals from the HOA, if applicable. Also, where it states the local drainage district, it should just say "South Broward Drainage District", because we are the local drainage district; and note the different city building departments for permits. She said that the District should stress and encourage property owners that they also need to get permits from SBDD. Also in the brochure, they should be aware that they will need to sign an agreement and whatever else they need to sign, so that it is clear. District Director Hart said yes to the changes, and explained that the brochure is on the SBDD website. She suggested that the Board should read through the

brochure and add anything else that they feel needs to be clear since this is on the District's website for the public.

Commissioner Good made a motion that District Director Hart and Attorney Bell do proper research to draft a Policy to address both the legal and operational obligation of the District in response to private requests for embankment restoration for any property owned by District or under an easement by the District, or other responsibilities that would be considered upon the District. Motion was seconded by Vice Chair Ryan and it was carried unanimously.

## E. OTHER

- **Pending Rule by the EPA (WOTUS)** – District Director Hart said that the District submitted comments in response to the EPA's request to change the definition of Water's of the U.S. (WOTUS). The last time District Director Hart reported on this, there was an effort in Congress to actually block any action by EPA to change the definition. The rule has not been blocked by any action by Congress. The rule will be in effect starting tomorrow and there will be a new definition on WOTUS. He heard that there is already litigation pending on this and this is another issue that will be challenged in the courts and have continuing interpretation and rulings, etc. through the court system. The good news is that if you remember, there was big concerns by South Broward especially on all its water bodies, as to whether those water bodies will now be considered WOTUS under this new definition. (eg. a pond, a drainage ditch, water retention area, swale, etc.) He said that he read a summary where EPA actually addressed how they responded to public comments. He said they received a lot of public comments across the U.S. They did make changes to the rule and added language related to stormwater systems that were created for stormwater management and treatment, etc. He interpreted it as the District may continue to operate in the same manner; that maintenance work will not require EPA permitting, or any permits through the Army Corp. of Engineers. He said that they actually stated that their intention was never to add these water bodies into the new definition. He said that he is taking that at face value, and that the District's water will continue to not be considered WOTUS.
- **Tropical Storm Erika** – District Director Hart said that the projected track moved to the east and the state is still in the cone of influence; and the District is in full preparation mode at this time. The District is treating this very seriously and taking all precautions. He said that if nothing else, this will be considered an exercise for staff. He said that the District will be fully prepared by tomorrow night; and that the good news is that the District's facilities have not had to move water and have maintained the water level where they are; in many areas they are still a bit below, and that is good; he said the District will be able to handle whatever comes our way. We will keep the Board posted as we move into the weekend.

## 05. ATTORNEY'S REPORT:

Attorney Bell said that Senate Bill 536 came out in 2014 and it requires a report to be prepared by all five Water Management Districts and sent to the governor by December 1<sup>st</sup> of this year. It is supposed to identify the factors that prohibit or complicate the expansion and the beneficial use of reclaim water, storm water and excess surface water; and recommend how those factors can be mitigated or eliminated. He said they put together a 145 page report with 49 recommendations; whether or not they will impact the District, he does not know. He said that the report seems to be more concentrated on the various treatment plants for reclaim water, but they are also talking about excess storm water and how to better harvest it and better coordinate it with agricultural use. He said that he could see this becoming another nightmare



regulation put out by the state. He said that this is almost exactly the same issue as what the water resources task force group addressed, and he finds it hard to believe that the County was unaware of it. He made the Board aware that this is something that will be surfacing.

Attorney Bell said that there was a joint Water Resources Task Force and Water Advisory Board meeting, and one of the primary purposes of the meeting was to discuss the elimination of the Water Resources Task Force; of which he has been a part of for about eight years, and it has pretty much served its purpose. He said that the recommendation was, that once the final report of the Water Resources Task Force is complete, they will eliminate the Water Resources Task Force and merge the two groups. Attorney Bell said that when they elected the proposed members, they had seven members from the cities, who were appointed by The League of Cities, but they left off the Drainage District. He suggested that there should be someone representing the Drainage District; they agreed with that, and he was chosen as the member, with Commissioner Good as the alternate.

Commissioner Good congratulated Attorney Bell for the efforts that he has put forth on the Water Resources Task Force.

**07. APPROVAL OF LEGAL FEES**

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

**08. BOARD MEMBER'S QUESTIONS/COMMENTS**

Vice Chair Ryan commented about drilling/fracking and asked if the District issues permits for this. Chair Hodges replied no, that this is outside of the District's jurisdiction.

**09. MEETING DATE(S)**

**A. Regular Board Meeting** will be held on **Monday, September 14<sup>th</sup> at 8:00 a.m.** with the **Final Budget Hearing for 2015/2016 Fiscal Year** to be held at **8:15 a.m.**

Adjournment at 9:16 A.M.

Respectfully submitted,

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Robert E. Goggin IV, Secretary  
South Broward Drainage District

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## \*\*\*MEMORANDUM\*\*\*

DATE: September 8, 2015

TO: South Broward Drainage District Commissioners

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

Subject: Contract Award for the S-4 and S-5 Pump Stations Master and Engine Control Panel Replacement Project in Miramar, FL

## Comments:

SBDD advertised for bids for the S-4 and S-5 Pump Stations Master and Engine Control Panel Replacement Project in Miramar, FL. We received a total of two (2) bids. The bid amounts ranged in price from \$160,297.00 to \$197,100.00. Each bidder was required to attend a mandatory pre-bid meeting and mandatory site visit as a prerequisite to submitting a bid. A copy of the Bid Summary is attached.

The lowest bid received was submitted by TAW Custom Equipment, Inc. in the amount of \$160,297.00. SBDD has reviewed the bid submitted by TAW Custom Equipment, Inc. 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 projects for the District. I am recommending that the District award the contract for the S-4 and S-5 Pump Stations Master and Engine Control Panel Replacement Project in Miramar, FL to TAW Custom Equipment, Inc. in the amount of \$160,297.00 as the lowest responsive, responsible bidder.

Financial impacts to this Agenda Item: This project is included under the District's 2015-2016 Capital Improvement Plan (CIP); and funding for the project will come from the SBDD Capital Improvements Committed Account.

**This is to request approval to award the contract for the S-4 and S-5 Pump Stations Master and Engine Control Panel Replacement Project in Miramar, FL to TAW Custom Equipment, Inc. in the amount of \$160,297.00. Funding for this project will come from the SBDD Capital Improvement Committed Account.**

**KH**  
**Attachment**

# BID TABULATION

## SOUTH BROWARD DRAINAGE DISTRICT

### S-4 & S-5 PUMP STATIONS MASTER & ENGINE CONTROL PANEL

(BID RESULTS HAVE NOT BEEN FULLY EVALUATED )

Thursday, September 03, 2015

| <b>COMPANY NAME</b>            | <b>S-4 PUMP<br/>STATION TOTAL<br/>LUMP SUM</b> | <b>S-5 PUMP<br/>STATION TOTAL<br/>LUMP SUM</b> | <b>TOTAL LUMP SUM<br/>FOR BOTH PUMP<br/>STATIONS</b> | <b>COMMENTS</b> |
|--------------------------------|--|--|--|-----------------|
| <b>TAW Inc.</b>                | \$70,605.00                                    | \$89,692.00                                    | \$160,297.00   |                 |
| <b>Champion Controls, Inc.</b> | \$86,100.00                                    | \$111,000.00                                   | \$197,100.00   |                 |

## FISCAL CALENDAR FOR 2015

| October |    |    |    |    |    |    | November |    |    |    |    |    |    | December |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|----------|----|----|----|----|----|----|----------|----|----|----|----|----|----|
| Su      | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa |
|         |    |    |    | 1  | 2  | 3  | 1        | 2  | 3  | 4  | 5  | 6  | 7  |          |    | 1  | 2  | 3  | 4  | 5  |
| 4       | 5  | 6  | 7  | 8  | 9  | 10 | 8        | 9  | 10 | 11 | 12 | 13 | 14 | 6        | 7  | 8  | 9  | 10 | 11 | 12 |
| 11      | 12 | 13 | 14 | 15 | 16 | 17 | 15       | 16 | 17 | 18 | 19 | 20 | 21 | 13       | 14 | 15 | 16 | 17 | 18 | 19 |
| 18      | 19 | 20 | 21 | 22 | 23 | 24 | 22       | 23 | 24 | 25 | 26 | 27 | 28 | 20       | 21 | 22 | 23 | 24 | 25 | 26 |
| 25      | 26 | 27 | 28 | 29 | 30 | 31 | 29       | 30 |    |    |    |    |    | 27       | 28 | 29 | 30 | 31 |    |    |

### Holidays and Observances:

Nov 11 Veteran's Day  
 Nov 26 Thanksgiving  
 Nov 27 Day After Thanksgiving

Dec 7 First Day of Hanukah  
 Dec 25 Christmas Day

## FISCAL CALENDAR FOR 2016

| January |    |    |    |    |    |    | February |    |    |    |    |    |    | March |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|----------|----|----|----|----|----|----|-------|----|----|----|----|----|----|
| Su      | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa | Su    | Mo | Tu | We | Th | Fr | Sa |
|         |    |    |    |    | 1  | 2  |          | 1  | 2  | 3  | 4  | 5  | 6  |       |    | 1  | 2  | 3  | 4  | 5  |
| 3       | 4  | 5  | 6  | 7  | 8  | 9  | 7        | 8  | 9  | 10 | 11 | 12 | 13 | 6     | 7  | 8  | 9  | 10 | 11 | 12 |
| 10      | 11 | 12 | 13 | 14 | 15 | 16 | 14       | 15 | 16 | 17 | 18 | 19 | 20 | 13    | 14 | 15 | 16 | 17 | 18 | 19 |
| 17      | 18 | 19 | 20 | 21 | 22 | 23 | 21       | 22 | 23 | 24 | 25 | 26 | 27 | 20    | 21 | 22 | 23 | 24 | 25 | 26 |
| 24      | 25 | 26 | 27 | 28 | 29 | 30 | 28       | 29 |    |    |    |    |    | 27    | 28 | 29 | 30 | 31 |    |    |
| 31      |    |    |    |    |    |    |          |    |    |    |    |    |    |       |    |    |    |    |    |    |

| April |    |    |    |    |    |    | May |    |    |    |    |    |    | June |    |    |    |    |    |    |
|-------|----|----|----|----|----|----|-----|----|----|----|----|----|----|------|----|----|----|----|----|----|
| Su    | Mo | Tu | We | Th | Fr | Sa | Su  | Mo | Tu | We | Th | Fr | Sa | Su   | Mo | Tu | We | Th | Fr | Sa |
|       |    |    |    |    | 1  | 2  | 1   | 2  | 3  | 4  | 5  | 6  | 7  |      |    |    | 1  | 2  | 3  | 4  |
| 3     | 4  | 5  | 6  | 7  | 8  | 9  | 8   | 9  | 10 | 11 | 12 | 13 | 14 | 5    | 6  | 7  | 8  | 9  | 10 | 11 |
| 10    | 11 | 12 | 13 | 14 | 15 | 16 | 15  | 16 | 17 | 18 | 19 | 20 | 21 | 12   | 13 | 14 | 15 | 16 | 17 | 18 |
| 17    | 18 | 19 | 20 | 21 | 22 | 23 | 22  | 23 | 24 | 25 | 26 | 27 | 28 | 19   | 20 | 21 | 22 | 23 | 24 | 25 |
| 24    | 25 | 26 | 27 | 28 | 29 | 30 | 29  | 30 | 31 |    |    |    |    | 26   | 27 | 28 | 29 | 30 |    |    |

| July |    |    |    |    |    |    | August |    |    |    |    |    |    | September |    |    |    |    |    |    |
|------|----|----|----|----|----|----|--------|----|----|----|----|----|----|-----------|----|----|----|----|----|----|
| Su   | Mo | Tu | We | Th | Fr | Sa | Su     | Mo | Tu | We | Th | Fr | Sa | Su        | Mo | Tu | We | Th | Fr | Sa |
|      |    |    |    |    | 1  | 2  | 1      | 2  | 3  | 4  | 5  | 6  |    |           |    |    | 1  | 2  | 3  |    |
| 3    | 4  | 5  | 6  | 7  | 8  | 9  | 7      | 8  | 9  | 10 | 11 | 12 | 13 | 4         | 5  | 6  | 7  | 8  | 9  | 10 |
| 10   | 11 | 12 | 13 | 14 | 15 | 16 | 14     | 15 | 16 | 17 | 18 | 19 | 20 | 11        | 12 | 13 | 14 | 15 | 16 | 17 |
| 17   | 18 | 19 | 20 | 21 | 22 | 23 | 21     | 22 | 23 | 24 | 25 | 26 | 27 | 18        | 19 | 20 | 21 | 22 | 23 | 24 |
| 24   | 25 | 26 | 27 | 28 | 29 | 30 | 28     | 29 | 30 | 31 |    |    |    | 25        | 26 | 27 | 28 | 29 | 30 |    |
| 31   |    |    |    |    |    |    |        |    |    |    |    |    |    |           |    |    |    |    |    |    |

### Holidays and Observances:

Jan 1 New Year's Day  
 Jan 18 Martin Luther King Day  
 Feb 15 President's Day  
 Mar 25 Good Friday  
 Apr 23 Passover  
 May 30 Memorial Day  
 Jul 4 Independence Day  
 Sep 5 Labor Day

Oct 3 Rosh Hashanah  
 Oct 12 Yom Kippur  
 Nov 11 Veteran's Day  
 Nov 24 Thanksgiving  
 Nov 25 Day After Thanksgiving  
 Dec 25 First Day of Hanukah  
 Dec 26 Christmas Day observed

## \*\*\*MEMORANDUM\*\*\*

DATE: September 8, 2015

TO: South Broward Drainage District Commissioners

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

Subject: Request to Vacate a 30-Foot Drainage Easement Across the "Pembroke Falls – Phase 1" Plat in Pembroke Pines, Florida

## Comments:

South Broward Drainage District (SBDD) received a request to release and vacate its interests in a 30-foot Drainage Easement (Easement) located within the "Pembroke Falls – Phase 1" plat in the City of Pembroke Pines. The Easement was previously dedicated by separate instrument in OR Book 25567, Page 838, B.C.R.

The request was submitted by representatives for the developer of the Centra Falls II development, which is a proposed multi-family development located within the Pembroke Falls – Phase 1 plat.

The Easement in question extends east-west across the Centra Falls II property and then north along NE 125<sup>th</sup> Avenue. The easement was originally granted to provide drainage for the Pembroke Pines Ice Arena and a portion of an internal access road within the Pembroke Falls Phase 1 plat. This easement was intended to be a temporary easement until such time as the internal drainage system for the Pembroke Falls – Phase 1 plat was completed. That internal system has been completed and therefore, the Easement to be vacated is no longer required.

As part of this request, the property owners of the Centra Falls II property and the Sawgrass Executive Park Corp. property (located north of Centra Falls II) have agreed to dedicate new drainage easements to account for off-site drainage across those properties.

SBDD staff has reviewed the request and has no objections. In addition, the Pembroke Pines Ice Arena (aka: Miami Ice Arena, Inc.) has agreed to terminate a separate easement previously dedicated to them under a separate instrument.

The following documents/sketches are attached to this memo:

- Partial Release and Vacation of Drainage Easement form.
- Original recorded Drainage Easement document (OR Book 25567, Pages 838, B.C.R.).
- Color sketch showing DE area to be vacated.
- Color sketch showing new DE areas to be dedicated.
- Color sketch showing overall drainage patterns for the area in question and illustrating that the proposed vacation will not create any adverse impacts to the drainage of the surrounding properties.
- Proposed Drainage Easements across the Centra Falls II and Sawgrass Executive Park Corp. properties.
- Letter from Centra Falls II representative requesting the Easement vacation.

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 a 30-foot Drainage Easement in the Pembroke Falls – Phase 1 plat, Pembroke Pines, Florida, as described in the attached “Release and Vacation of Drainage Easement” and recorded in OR Book 22567, Pages 838. B.C.R. Said vacation and release is subject to the dedication of new drainage easements across the Centra Falls II property and the Sawgrass Executive Park Corp. property as indicated on the attached exhibits; the property owners entering into a Maintenance & Indemnification Agreement with SBDD; and reimbursement of all legal and recording costs associated with the proposed Centra Falls II development.**

**KH**

**Attachments**

Prepared by  
And Return To: South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, Florida 33331

Folio No.: 514010024963, 514010024064

---

**RELEASE AND VACATION OF  
30 FOOT DRAINAGE EASEMENT  
(PEMBROKE FALLS PHASE 1)**

THIS RELEASE AND VACATION OF A 30 FOOT DRAINAGE EASEMENT executed this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, first party, to HOLLYWOOD LAKES COUNTRY CLUB, INC.; AND SAWGRASS EXECUTIVE PARK CORP. AND ALNA ROSA LIMITED PARTNERSHIP #2, whose post office address is 110 Grand Palms Drive, Pembroke Pines, Florida 33027 and 1806 N. Flamingo Road, Suite 300, Pembroke Pines, Florida 33028, respectively, their successors and assigns as their interest may appear of record, second party.

(Wherever used herein, the terms "first party" and "second 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 party, for and in consideration of the sum of \$10.00, in hand paid by the 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 30 FOOT DRAINAGE EASEMENT as described below:

SEE EXHIBIT "A"

The purpose of this RELEASE AND VACATION OF THE 30 FOOT DRAINAGE EASEMENT is to release and vacate the first party's interest in and to the EASEMENT dated October 16, 1996 and recorded in the Broward County Public Records at O.R. Book 25567, Page 838 and located on

second party's 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

Attest:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT GOGGIN IV, Secretary

\_\_\_\_\_  
Witness Printed Name

(DISTRICT SEAL)

STATE OF FLORIDA        )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_\_ of \_\_\_\_\_, 2\_\_\_\_\_, by SCOTT HODGES and ROBERT GOGGIN IV as President and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

(Notary Seal)





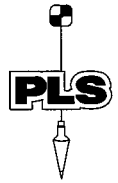
SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

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

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



**LEGAL DESCRIPTION: 30 FOOT WIDE DRAINAGE EASEMENT TO BE VACATED**

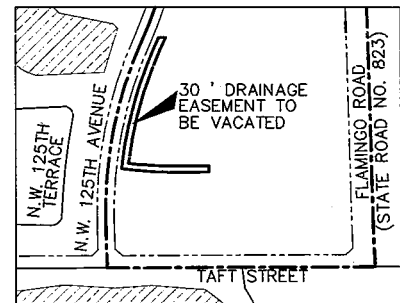
THE 30.00 FOOT WIDE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 25567, PAGE 838 AND IN OFFICIAL RECORDS BOOK 25687, PAGE 443, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LYING WITHIN TRACT A OF "PEMBROKE FALLS - PHASE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT A; THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING 5 COURSES AND DISTANCES: 1) NORTH 45°59'44" WEST 28.54 FEET; 2) NORTH 01°39'59" WEST 114.48 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY; 3) NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,935 FEET, A CENTRAL ANGLE OF 07°42'08" FOR AN ARC DISTANCE OF 260.12 FEET TO THE POINT OF BEGINNING; 4) CONTINUE NORTHERLY ON THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°57'04" FOR AN ARC DISTANCE OF 606.25 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY; 5) NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 01°13'23", FOR AN ARC DISTANCE OF 44.08 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE 50.00 FOOT WIDE DRAINAGE EASEMENT DEPICTED ON SAID PLAT; THENCE NORTH 88°20'01" EAST ON SAID SOUTH LINE 32.90 FEET TO THE INTERSECTION WITH THE ARC OF A CONCENTRIC CURVE, THE RADIUS POINT OF WHICH BEARS NORTH 67°36'30" WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,095.00 FEET, A CENTRAL ANGLE OF 01°35'43" FOR AN ARC DISTANCE OF 58.33 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,905.00 FEET, A CENTRAL ANGLE OF 17°03'21" FOR AN ARC DISTANCE OF 567.08 FEET; THENCE SOUTH 83°31'13" EAST 62.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 06°48'21" FOR AN ARC DISTANCE OF 117.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°40'26" EAST 196.81 FEET; THENCE SOUTH 00°19'29" EAST 30.00 FEET; THENCE SOUTH 89°40'26" WEST 196.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,015.00 FEET, A CENTRAL ANGLE OF 06°48'21" FOR AN ARC DISTANCE OF 120.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 83°31'13" WEST 92.18 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN COUNTY, FLORIDA AND CONTAINING 30,921 SQUARE FEET, 0.7098 ACRES.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE WEST LINE OF TRACT A 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.



**LOCATION MAP**  
NOT TO SCALE

FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: N/A      DRAWN BY: B.E.

ORDER NO.: 59339

DATE: 07/07/15; REV.: 08/18/15

30' DRAINAGE EASEMENT TO BE VACATED

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS II

SHEET 1 OF 2

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

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



SKETCH AND LEGAL DESCRIPTION

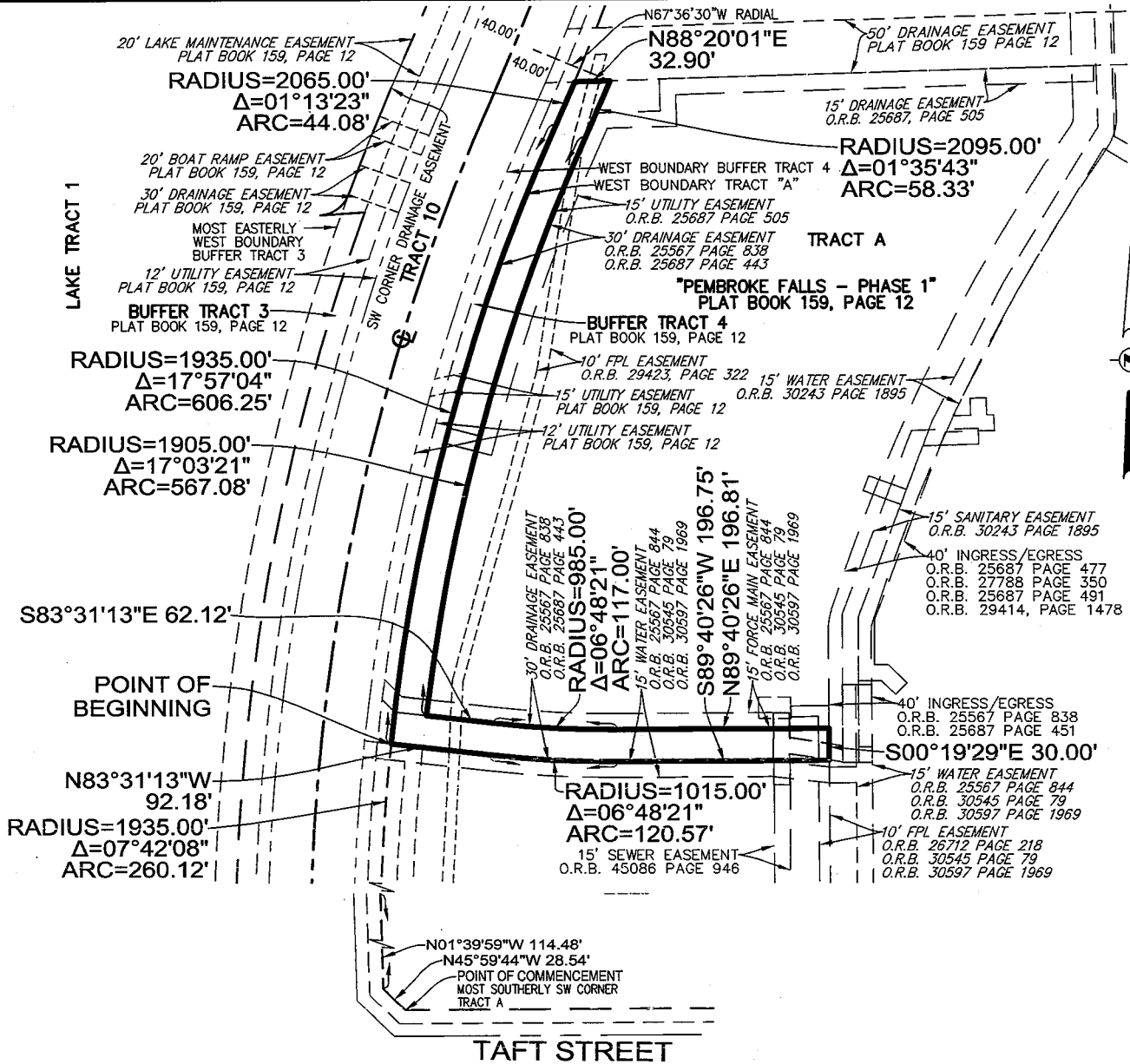
BY

**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



FILE: LABEL AND CO DEVELOPMENTS, INC.

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

ORDER NO.: 59339

DATE: 07/07/15; REV.: 08/18/15

30' DRAINAGE EASEMENT TO BE VACATED

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS II

SHEET 2 OF 2

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

LEGEND:

- ☉ CENTERLINE
- FPL FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORDS BOOK

96-532531 T#001  
10-24-96 03:55PM  
\$ 0.70  
DOCU. STAMPS-DEED  
RECVD. BROWARD CTY  
B. JACK OSTERHOLT  
COUNTY ADMIN.

PREPARED BY AND RETURN TO:

*W/e*  
↓

LAURIE L. GILDAN, ESQ.  
GREENBERG TRAUIG HOFFMAN  
LIPOFF ROSEN & QUENTEL, P.A.  
777 South Flagler Drive  
Suite 310-East  
West Palm Beach, FL 33401

**THIS IS NOT AN OFFICIAL COPY**  
**DRAINAGE EASEMENT**

THIS EASEMENT is granted this 16 day of October 1996, by **FLAMINGO FALLS, INC.**, a Florida corporation, having an address at 2419 East Commercial Blvd., Suite 301, Fort Lauderdale, Florida 33308 (hereinafter called "Grantor") to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Davie, Florida 33331 (hereinafter called "District").

**WITNESSETH:**

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by District, receipt of which is hereby acknowledged, does hereby grant and convey to District, its successors and assigns, a perpetual and exclusive drainage easement for the construction and maintenance of drainage facilities, together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantor:

See Exhibit "A" attached hereto.

TOGETHER WITH free ingress, egress and regress across said lands for the purpose of constructing, maintaining and repairing the drainage system and appurtenances contained therein.

EX 25567PG0838

*(Signature)*

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

FLAMINGO FALLS, INC., a Florida corporation

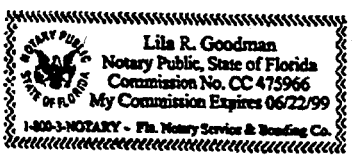
Lila R. Goodman  
Print Name: LILA R. GOODMAN  
Peter Alvarez  
Print Name: PETER ALVAREZ

By: John H. Stockmore  
Name: John H. Stockmore  
Title: President

Attest: N/A 2419 E. Commercial Blvd  
Suite 301  
Ft. Lauderdale, FL 33308

STATE OF FLORIDA  
COUNTY OF BROWARD  
**THIS IS NOT AN OFFICIAL COPY**

This instrument was acknowledged before me this 16<sup>th</sup> day of Oct., 1996, by John H. Stockmore and N/A, as President and N/A, respectively, of Flamingo Falls, Inc., a Florida corporation, on behalf of said corporation.



Lila R. Goodman  
Notary Public, State of Florida  
LILA R. GOODMAN  
(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  
 Produced Identification -- Type of Identification Produced: \_\_\_\_\_

BK 25567PG0839

EXHIBIT "A"  
(4 pages)  
LAND DESCRIPTION  
PEMBROKE FALLS PHASE I  
PROPOSED 40 FOOT INGRESS & EGRESS EASEMENT

A portion of Tract A Commercial and a portion of Buffer Tract 4, PEMBROKE FALLS PHASE 1, according to the Plat thereof as recorded in Plat Book 159 at Page 12 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the most Southerly Southwest corner of said Buffer Tract 4;

THENCE North  $89^{\circ}40'31''$  East, along the South line of said Buffer Tract 4, a distance of 407.03 feet to the POINT OF BEGINNING;

THENCE North  $00^{\circ}19'29''$  West, a distance of 452.00 feet;

THENCE North  $89^{\circ}40'31''$  East, a distance of 40.00 feet;

THENCE South  $00^{\circ}19'29''$  East, a distance of 452.00 feet to the intersection with said South line of Buffer Tract 4:

THENCE South  $89^{\circ}40'31''$  West, along said South line of Buffer Tract 4, a distance of 40.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Pembroke Pines, Broward County, Florida, and containing 18080 square feet (0.4051 acres) more or less.

THIS IS NOT AN  
OFFICIAL COPY

BK 25567PG0840

Prepared by  
BERRY & CALVIN  
2 Oakwood Blvd., Suite 120  
Hollywood, Florida  
March 5, 1996  
PEMFALLS931094S.LGL

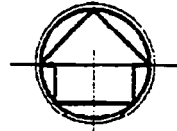
Page 1 of 4

Sheet 1 of 2 Sheets

**SKETCH OF DESCRIPTION**

**PROPOSED 40 FOOT INGRESS & EGRESS EASEMENT**

A PORTION OF TRACT A COMMERCIAL AND BUFFER TRACT 4  
 PEMBROKE FALLS PHASE 1  
 PLAT BOOK 159, PAGE 12, BROWARD COUNTY RECORDS  
 CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



SCALE: 1"=50'

MEMO: Legibility of writing,  
 typing or printing unsatisfactory in  
 this document when microfilmed.

**LEGEND:**

- A ARC LENGTH
- B.C.R. BROWARD COUNTY RECORDS
- C CENTERLINE
- DELTA ANGLE
- P.C.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PS PLAT BOOK
- PC PAGE
- R RADIUS DISTANCE
- R/S ALIGN-OF-WAY
- SQ. FT. SQUARE FEET

**SURVEYOR'S NOTES:**

1. Reproductions of this sketch are not valid unless sealed with an approved Surveyor's seal.
2. Lends shown herein were not abstracted by the Surveyor for Right-of-Way, easements, encroachments, or other instruments of record.
3. Bearings shown herein are relative to the South line of Buffer Tract 4 as shown on the "PEMBROKE FALLS-PHASE 1", as recorded on the Plat Book 159, Page 12 of Broward County, Florida, having a bearing of South 89° 42' 31" West.
4. This sketch does not constitute a Survey.

THIS IS NOT AN OFFICIAL COPY

PEMBROKE FALLS-PHASE 1  
Plat Book 159, Page 12 B.C.R.

NW 125th AVENUE

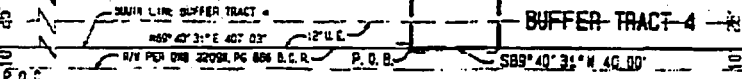
BUFFER TRACT 4

TRACT A  
COMMERCIAL

180° 19' 29" N 452.00'  
 18000 S.F. / 0.4151 ACRES  
 90° 19' 29" E 452.00'

556780841  
 1408

40'



TAFT STREET  
 100' R/W PER DE B.C.R. PG 107 & 108

PROJECT NO. 93-1098.150 CAD FILE: 931098S.4 SHEET 2 OF 2 SHEETS

| REVISION              | DWN | DATE     | FB/PG |
|-----------------------|-----|----------|-------|
| SKETCH OF DESCRIPTION | KW  | 03/05/96 | NA    |
|                       |     |          |       |
|                       |     |          |       |
|                       |     |          |       |

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS "SKETCH OF DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PREPARED UNDER MY SUPERVISION. THIS SKETCH SUBMITTED UPON THE DESIGNATED STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN CHAPTER 63B07-1, Florida Administrative Code, pursuant to 47C 002 Florida Statutes.

*Gregory M. Glendon*  
 Gregory M. Glendon  
 Registered Surveyor and Mapper No. 6479  
 State of Florida

Date: 3/5/96

**LAND DESCRIPTION  
PEMBROKE FALLS PHASE 1  
PROPOSED 30 FOOT DRAINAGE EASEMENT**

A portion of Tract A Commercial, PEMBROKE FALLS PHASE 1, according to the Plat thereof as recorded in Plat Book 159 at Page 12 of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCING** at the most Southerly Southwest corner of said Tract A Commercial;

**THENCE** along the Westerly line of said Tract A Commercial and the Easterly line of Buffer Tract 4 of said PEMBROKE FALLS PHASE 1, the following three (3) courses and distances;

1. North 45°59'44" West, a distance of 28.55 feet;
2. North 01°39'59" West, a distance of 114.48 feet to a Point of Curvature of a curve concave to the Southeast;
3. Northeasterly along the arc of said curve having a radius of 1935.00 feet, a delta of 07°42'07" and an arc distance of 260.11 feet to the **POINT OF BEGINNING**;

**THENCE** continue along said Westerly line of Tract a Commercial and said Easterly line of Buffer Tract 4, the following two (2) courses and distances;

1. Northeasterly along the arc of said curve having a radius of 1935.00 feet, a delta of 17°57'05" and an arc distance of 606.26 feet to a Point of Reverse Curvature of a curve concave to the Northwest;
2. Northeasterly along the arc of said curve having a radius of 2065.00 feet, a delta of 01°13'23" and an arc distance of 44.08 feet to the intersection with the South line of a fifty (50) foot wide Drainage Easement as shown on said PEMBROKE FALLS PHASE 1.

**THENCE** North 88°20'01" East, along said South line, a distance of 32.90 feet to the intersection with the arc of a curve concave to the Northwest (said point bears South 67°36'30" East from the radius point of the next described curve);

**THENCE** Southwesterly along the arc of said curve having a radius of 2095.00 feet, a delta of 01°35'43" and an arc distance of 58.33 feet to a Point of Reverse Curvature of a curve concave to the Southeast;

**THENCE** Southwesterly along the arc of said curve having a radius of 1905.00 feet, a delta of 17°03'22" and an arc distance of 567.09 feet to the intersection with a non-radial line;

**THENCE** South 83°31'13" East, a distance of 62.13 feet to a Point of Curvature of a curve concave to the North;

**THENCE** Easterly along the arc of said curve having a radius of 985.00 feet, a delta of 06°48'21" and an arc distance of 117.00 feet to a Point of Tangency;

**THENCE** North 89°40'26" East, a distance of 196.80 feet;

**THENCE** South 00°19'29" East, a distance of 30.00 feet;

**THENCE** South 89°40'26" West, a distance of 196.80 feet to a Point of Curvature of a curve concave to the North;

**THENCE** Westerly along the arc of said curve having a radius of 1015.00 feet, a delta of 06°48'21" and an arc distance of 120.56 feet to a Point of Tangency;

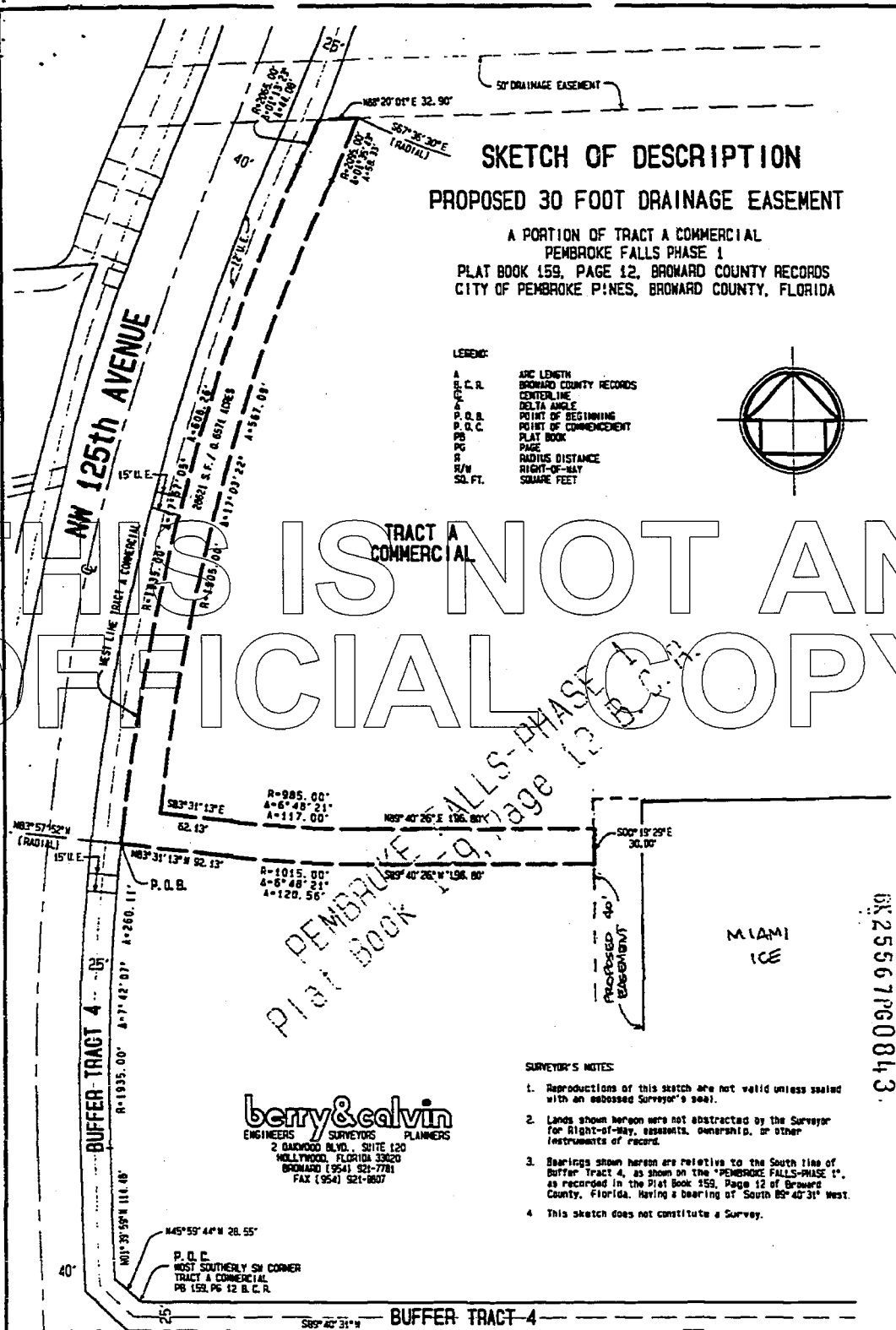
**THENCE** North 83°31'13" West, a distance of 92.13 feet to the **POINT OF BEGINNING**;

Said lands lying in the City of Pembroke Pines, Broward County, Florida, and containing 30,919 square feet (0.7098 acres) more or less.

Prepared by:  
BERRY & CALVIN  
2 Oakwood Blvd., Suite 120  
Hollywood, Florida  
March 5, 1996  
Revised June 27, 1996

PEMFALLS931092S.LG1

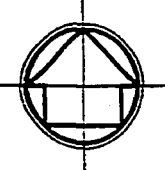
025567PG0842



**SKETCH OF DESCRIPTION**  
**PROPOSED 30 FOOT DRAINAGE EASEMENT**  
 A PORTION OF TRACT A COMMERCIAL  
 PEMBROKE FALLS PHASE 1  
 PLAT BOOK 159, PAGE 12, BROWARD COUNTY RECORDS  
 CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

LEGEND:

|         |                        |
|---------|------------------------|
| A       | ARC LENGTH             |
| B.C.R.  | BROWARD COUNTY RECORDS |
| C.L.    | CENTERLINE             |
| Δ       | DELTA ANGLE            |
| P.O.B.  | POINT OF BEGINNING     |
| P.O.C.  | POINT OF COMMENCEMENT  |
| P.B.    | PLAT BOOK              |
| P.      | PAGE                   |
| R.D.    | RADIUS DISTANCE        |
| R/W     | RIGHT-OF-WAY           |
| SQ. FT. | SQUARE FEET            |



THIS IS NOT AN OFFICIAL COPY

PEMBROKE FALLS-PHASE 1  
 PLAT BOOK 159, PAGE 12 B.C.R.

**berry & calvin**  
 ENGINEERS SURVEYORS PLANNERS  
 2 DARWOOD BLVD., SUITE 120  
 WELLSWOOD, FLORIDA 33603  
 BROWARD (954) 921-7781  
 FAX (954) 921-8807

- SURVEYOR'S NOTES:**
1. Reproductions of this sketch are not valid unless sealed with an embossed Surveyor's seal.
  2. Lands shown hereon were not abstracted by the Surveyor for Right-of-Way, easements, ownership, or other instruments of record.
  3. Bearings shown hereon are relative to the South line of Buffer Tract 4, as shown on the "PEMBROKE FALLS-PHASE 1", as recorded in the Plat Book 159, Page 12 of Broward County, Florida. Having a bearing of South 89° 40' 31" West.
  4. This sketch does not constitute a Survey.

DK 255667P60813

**TAFT STREET** PROJECT NO. 93-1098.150 CAD FILE: 931098S.\* SHEET 2 OF 2 SHEETS



| REVISION  | DRN | DATE     | FB/PG |
|---|-----|----------|-------|
| SKETCH OF DESCRIPTION   | KW  | 03/05/95 | NA    |
| REVISED   | GJC | 06/27/95 | NA    |
| RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA COUNTY ADMINISTRATOR |     |          |       |

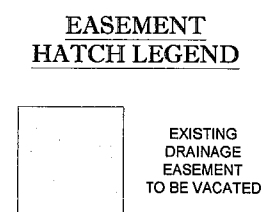
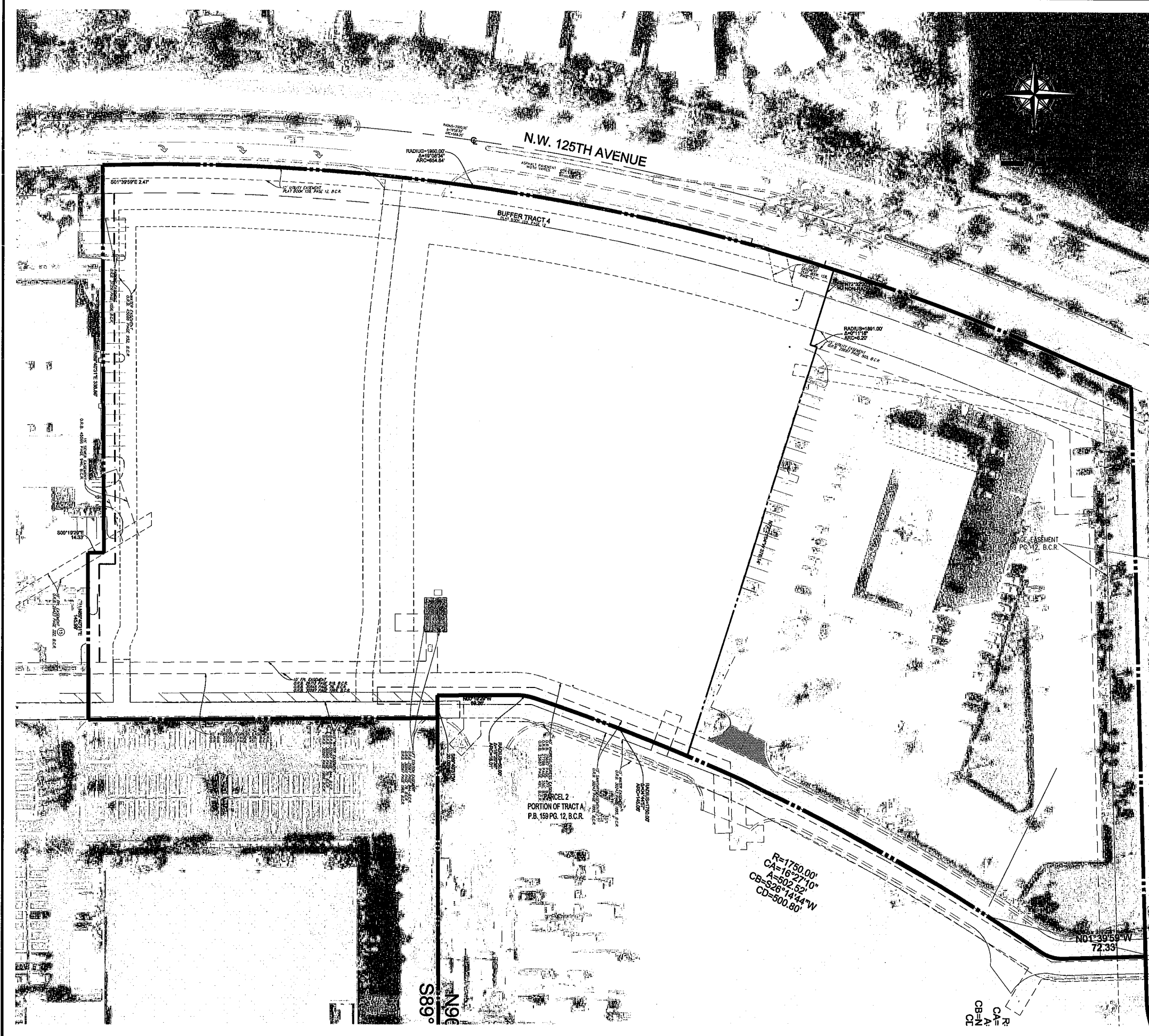
**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY that this SKETCH OF DESCRIPTION of the property described hereon is true and correct to the best of my knowledge and belief as recently ascertained by me or under my supervision. This sketch complies with the Uniform Technical Standards set forth by the Florida State Board of Professional Surveyors and Mappers in Chapter 6161-6, Florida Administrative Code, pursuant to 472.027 Florida Statutes.

HEORY E. CALVIN, INC.  
 Signed: *Henry E. Calvin* Date: *6/27/95*  
 Henry E. Calvin  
 Professional Surveyor and Mapper No. 6479  
 State of Florida



Printed on Wednesday, August 19, 2015, 4:38 PM by User: Design/Drawings  
 C:\Users\jgarcia\OneDrive\Documents\Projects\150815\150815\150815.dwg - EASEMENT EXHIBIT TO...



# THOMAS

CIVIL ENGINEER - PROJECT MANAGER - LAND PLANNING - LANDSCAPE ARCHITECTS  
 OFFICE  
 1000 CORPORATE DR.  
 FT. LAUDERDALE, FLORIDA 33334  
 4900 W. KENNEDY BLVD.  
 TAMPA, FLORIDA 33609

| REVISIONS |      |         |    |
|-----------|------|---------|----|
| REV.      | DATE | COMMENT | BY |
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SITE PLAN ENTITLEMENT

|              |                               |
|--------------|-------------------------------|
| PROJECT No.: | F140108                       |
| DRAWN BY:    | CAD                           |
| CHECKED BY:  | ROT                           |
| DATE:        | 07/16/2014                    |
| CAD ID:      | F140108 - EASEMENT EXHIBIT TO |

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](http://www.ThomasEngineeringGroup.com)

ANDREA R. VIRGIN

PROFESSIONAL ENGINEER  
 August 18, 2015  
 FLORIDA LICENSE No. 74777  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27628

SHEET TITLE:

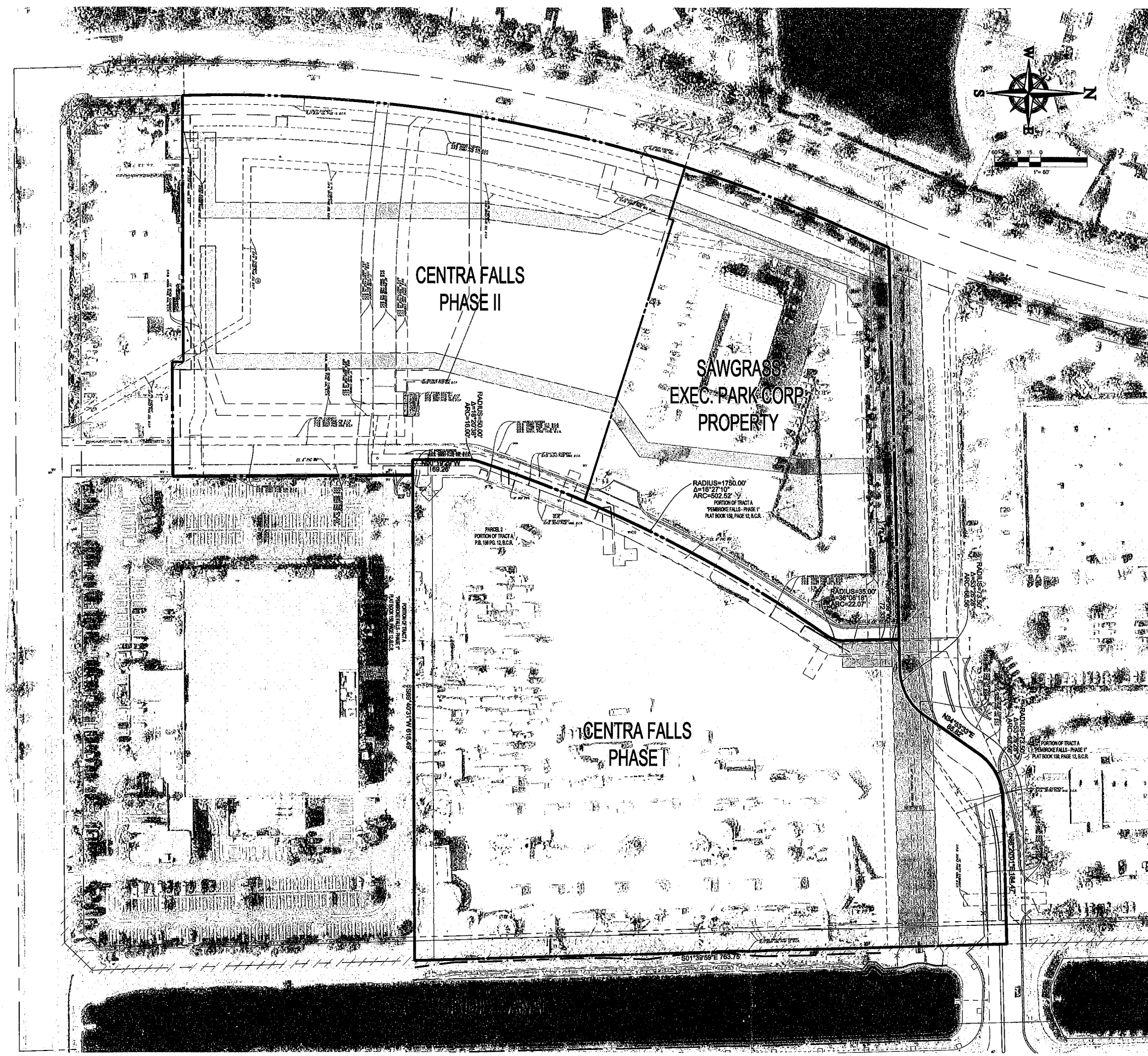
SITE EXHIBIT  
PHASE II

SHEET NUMBER:


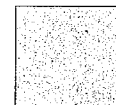
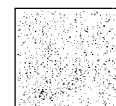
EX-1



Provided by: The City of Pembroke Pines, August 20, 2015, 8:00 AM. By: Johnathan M. ...  
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**EASEMENT HATCH LEGEND**

-  EXISTING DRAINAGE EASEMENT TO BE VACATED
-  PROPOSED DRAINAGE EASEMENT
-  EXISTING DRAINAGE EASEMENT

**THOMAS**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 1000 CORPORATE DR.  
 FT. LAUDERDALE, FLORIDA 33334  
 OFFICES:  
 4600 W. KENNEDY BLVD.  
 TAMPA, FLORIDA 33609

| REVISIONS: |      |         |    |
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| REV.       | DATE | COMMENT | BY |
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**SITE PLAN ENTITLEMENT**

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

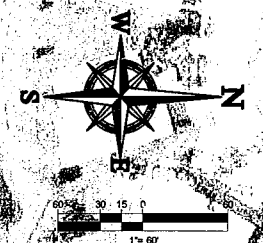
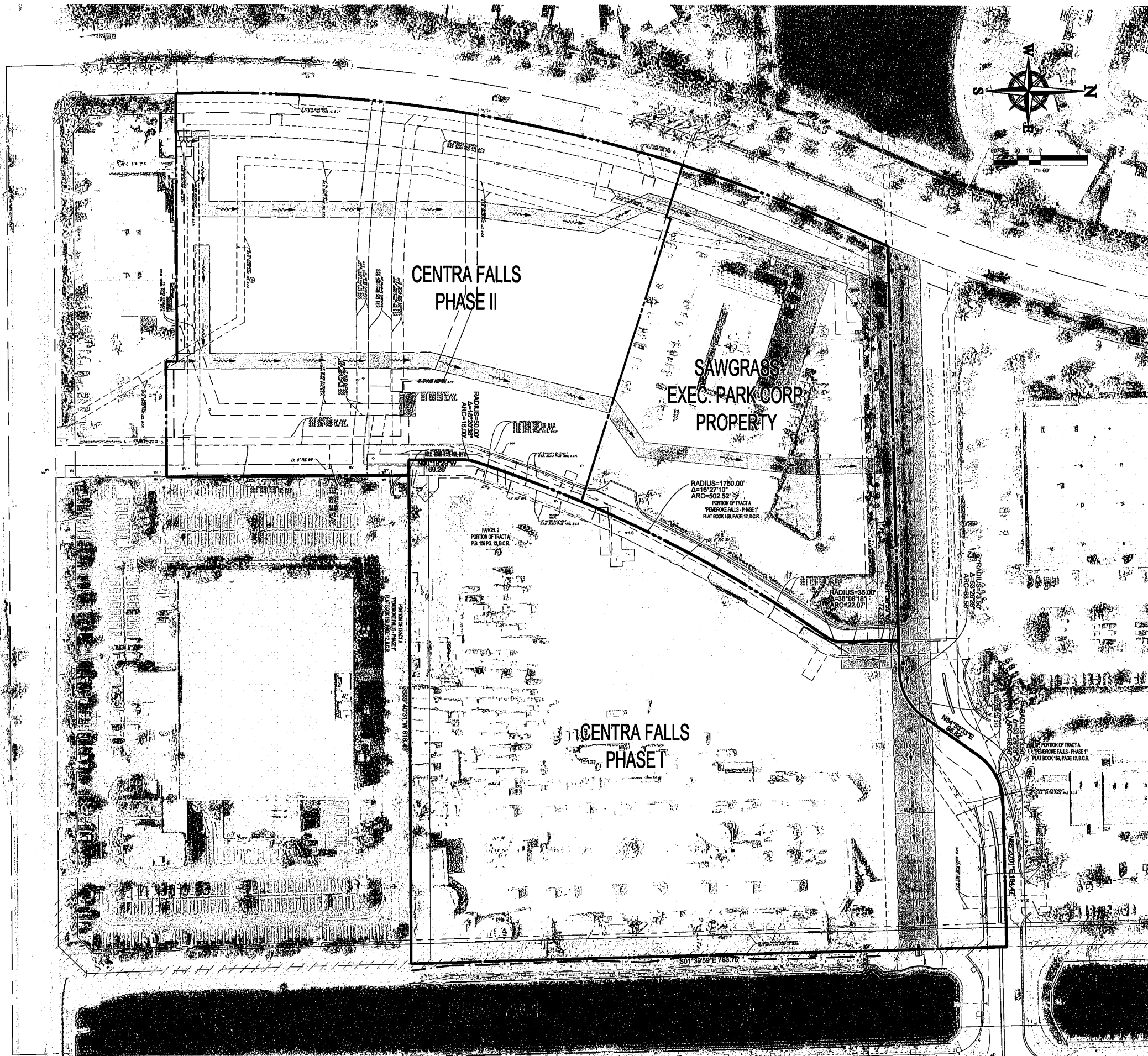
PROJECT:  
**CENTRA FALLS**  
 FOR  
**CENTRA FALLS LLC**  
 CITY OF PEMBROKE PINES  
 BROWARD COUNTY, FLORIDA

**THOMAS**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 RADICE III  
 1000 CORPORATE DRIVE, SUITE 250  
 FORT LAUDERDALE, FL 33334  
 PH: (954) 202-7000  
 FX: (954) 202-7070  
[www.ThomasEngineeringGroup.com](http://www.ThomasEngineeringGroup.com)

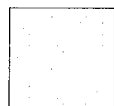
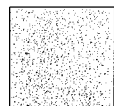
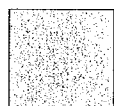

**ANDREA R. VIRGIN**  
 PROFESSIONAL ENGINEER  
 August 20, 2015  
 FLORIDA LICENSE No. 74777  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27529

SHEET TITLE:  
**SITE EXHIBIT PHASE II**  
 SHEET NUMBER:  
**EX-3**

Printed on Thursday, August 20, 2015, 8:08 AM by Kishonda Moore  
 C:\JAMES & COTY\HOMAS-CENTRA FALLS PHASE II\DWG\CONCRETE\PHASE II - OVERALL - FLORIDA - PLAN\01-PLAN.DWG



**EASEMENT HATCH LEGEND**

- 
 EXISTING DRAINAGE EASEMENT TO BE VACATED
- 
 PROPOSED DRAINAGE EASEMENT
- 
 EXISTING DRAINAGE EASEMENT
- 
 DRAINAGE FLOW ARROW

**HOMAS**  
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
 OFFICE: 1400 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FLORIDA 33304  
 OFFICE: 4401 W. HICKORY BLVD. SUITE 600 TAMPA, FLORIDA 33609  
 PHONE: (954) 202-7000 FAX: (954) 202-7070  
 WWW.THOMASENGINEERINGGROUP.COM

| REVISIONS: |      |         |    |
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| REV.       | DATE | COMMENT | BY |
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**SITE PLAN ENTITLEMENT**

|              |                                |
|--------------|--------------------------------|
| PROJECT No.: | F140108                        |
| DRAWN BY:    | CAD                            |
| CHECKED BY:  | ROT                            |
| DATE:        | 07/16/2014                     |
| CAD I.D.:    | F140108 - EASEMENT EXHIBIT 4 - |
|              | DATE: 08/11/2015               |

PROJECT:  
**CENTRA FALLS**  
 FOR  
**CENTRA FALLS LLC**  
 CITY OF PEMBROKE PINES  
 BROWARD COUNTY, FLORIDA

**HOMAS**  
 ENGINEERING GROUP  
 RADICE III  
 1000 CORPORATE DRIVE, SUITE 250  
 FORT LAUDERDALE, FL 33304  
 PH: (954) 202-7000  
 FX: (954) 202-7070  
 www.ThomasEngineeringGroup.com

**ANDREA R. VIRGIN**  
 PROFESSIONAL ENGINEER  
 August 20, 2015  
 FLORIDA LICENSE No. 74777  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:  
**SITE EXHIBIT PHASE II**  
 SHEET NUMBER:  
**EX-4**

Prepared by and Return to:

South Broward Drainage District  
6591 Southwest 160 Avenue  
Southwest Ranches, Florida 33331

Folio No: 514010024963

---

**DRAINAGE EASEMENT  
CENTRA FALLS PHASE II**

THIS DRAINAGE EASEMENT is granted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by CENTRA FALLS II, LLC., a Florida limited liability company, whose address is 401 E. Las Olas Blvd. Suite 1400, Ft. Lauderdale, Florida 33301, hereinafter referred to as "Grantor" to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey:

(1) To District, its successors and assigns, a perpetual and non-exclusive Drainage Easement for the construction and maintenance of drainage facilities, together with any necessary appurtenances incidental and necessary thereto, over, across and through the real properties described in Exhibit "A" attached hereto and made a part hereof ("Drainage Easement Area"), together with free ingress and egress across said Drainage Easement Area for the purpose of constructing, maintaining and repairing the drainage system and appurtenances contained therein.

(2) Grantor acknowledges that the easement granted herein is non-exclusive, and should any easements over the same property be granted, subsequent to the date of this easement, the holder of any such subsequent easements shall be required to obtain approval from the District for the use of the Drainage Easement Area.

(3) The rights granted herein to the District may be released or modified by a written, recordable release or modification approved by the Grantor and executed by the District.

(4) This Easement is subject to the existing and proposed improvements within the Drainage Easement Area as shown on Exhibit "B" attached hereto and made a part hereof. No other improvements, trees, landscaping or encroachments including utilities shall be placed within the Drainage Easement Area without the approval of and a permit from the District.

(5) Grantor acknowledges that Grantor and Grantor's successors and assigns shall be responsible for construction and maintenance of all drainage facilities constructed within the Drainage Easement Area and that District shall have the right but not the obligation to maintain said drainage facilities.

(6) Grantor further acknowledges that in the event the District incurs any expenses in maintaining or repairing the drainage facilities within the Drainage Easement Area, Grantor and Grantors successors and assigns shall reimburse District for said expenses including attorney's fees and costs to collect said expenses. However, before incurring any expenses, except in an emergency, District shall provide written notice to Grantor at least five (5) working days prior to performing any work to maintain or repair said drainage facilities. During this period of time, Grantor or Grantor's successors and assigns may perform the work proposed by District or notify District that Grantor will perform said work to District's requirements.

Notwithstanding the foregoing, in connection with the obligations of Grantor or Grantor's successors or assigns as set forth in this Drainage Easement, the Grantor shall have the right to assign to a successor owner ("Successor Owner") or a homeowner association created to administer the residential development property known as the Centra Falls property which includes the Drainage Easement Area ("Association") and upon the recording of the assignment to and assumption by such Successor Owner or Association (as applicable) of the Grantor's rights and obligations under this Drainage Easement ("Assumption"), such Successor Owner or Association (as applicable) shall be responsible for all obligations of the Grantor under this Drainage Easement and the Grantor shall be released of all obligations under this Drainage Easement arising after the date of the Assumption.

IN WITNESS WHEREOF, said Grantor has caused these presents to be signed in its name by its proper officer(s), the day and year above written.

Signed, sealed and delivered  
in the presence of:

“Grantor”  
CENTRA FALLS II, LLC, a Florida  
limited liability company

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Signature

By: \_\_\_\_\_  
Name: Harry L. Posin  
Title: President

STATE OF FLORIDA                                    )  
  ) §  
COUNTY OF    )

The foregoing Drainage Easement is acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Harry L. Posin, as President of CENTRA FALLS II, LLC., as Grantor, who ( is personally known to me) or ( has produced \_\_\_\_\_ as identification).

Witness my hand and official seal in the county and state last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

[NOTARY SEAL AND STAMP]

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE



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: 20 FOOT WIDE DRAINAGE EASEMENT**

PORTIONS OF TRACT A 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 MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT A; THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING 2 COURSES AND DISTANCES: 1) NORTH 45°59'44" WEST 28.54 FEET; 2) NORTH 01°39'59" WEST 111.42 FEET; THENCE NORTH 89°40'31" EAST 22.16 FEET TO POINT OF BEGINNING 1; THENCE CONTINUE NORTH 89°40'31" EAST 20.00 FEET TO POINT "A"; THENCE NORTH 00°30'05" WEST 23.06 FEET; THENCE SOUTH 89°56'49" EAST 88.84 FEET; THENCE NORTH 00°03'11" EAST 363.50 FEET; THENCE NORTH 07°22'09" EAST 155.06 FEET; THENCE NORTH 24°10'55" WEST 72.09 FEET; THENCE NORTH 16°25'03" EAST 22.69 FEET; THENCE NORTH 72°32'20" WEST 20.00 FEET; THENCE SOUTH 16°25'03" WEST 30.45 FEET; THENCE SOUTH 24°10'55" EAST 73.84 FEET; THENCE SOUTH 07°22'09" WEST 150.68 FEET; THENCE SOUTH 00°03'11" WEST 344.78 FEET; THENCE NORTH 89°56'49" WEST 89.04 FEET; THENCE SOUTH 00°30'05" EAST 43.19 FEET TO THE POINT OF BEGINNING.

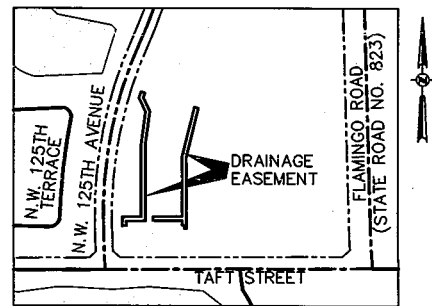
TOGETHER WITH:

COMMENCE AT AFOREMENTIONED POINT "A"; THENCE NORTH 89°40'31" EAST 261.26 FEET POINT OF BEGINNING 2; THENCE CONTINUE NORTH 89°40'31" EAST 10.43 FEET; THENCE SOUTH 00°19'29" EAST 14.33 FEET; THENCE NORTH 89°40'31" EAST 9.57 FEET; THENCE NORTH 00°17'26" WEST 336.32 FEET; THENCE NORTH 13°49'15" EAST 237.84 FEET; THENCE NORTH 72°21'04" WEST 20.04 FEET; THENCE SOUTH 13°49'15" WEST 241.65 FEET; THENCE SOUTH 00°17'26" EAST 282.07 FEET; THENCE SOUTH 89°42'34" WEST 136.91 FEET; THENCE SOUTH 00°17'26" EAST 20.00 FEET; THENCE NORTH 89°42'34" EAST 136.91 FEET; THENCE SOUTH 00°17'26" EAST 22.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 28,707 SQUARE FEET, 0.6590 ACRES.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE WEST LINE OF TRACT A 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.



**LOCATION MAP**  
NOT TO SCALE

FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: N/A      DRAWN BY: B.E.

ORDER NO.: 59338

DATE: 07/09/15

20' DRAINAGE EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS II

SHEET 1 OF 2

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

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





Prepared by and Return to:

South Broward Drainage District  
6591 Southwest 160 Avenue  
Southwest Ranches, Florida 33331

Folio No: 514010024964

---

**DRAINAGE EASEMENT  
SAWGRASS EXECUTIVE PARK**

THIS DRAINAGE EASEMENT is granted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **SAWGRASS EXECUTIVE PARK CORP.**, a Florida corporation, and **ALNA ROSA LIMITED PARTNERSHIP #2**, a Florida limited partnership, whose address is 1806 N. Flamingo Road, Suite 300, Pembroke Pines, Florida 33028, hereinafter referred to as "Grantor" to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH:

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey:

(1) To District, its successors and assigns, a perpetual and non-exclusive Drainage Easement for the construction and maintenance of drainage facilities, together with any necessary appurtenances incidental and necessary thereto, over, across and through the real properties described in Exhibit "A" attached hereto and made a part hereof ("Drainage Easement Area"), together with free ingress and egress across said Drainage Easement Area for the purpose of constructing, maintaining and repairing the drainage system and appurtenances contained therein.

(2) Grantor acknowledges that the easement granted herein is non-exclusive, and should any easements over the same property be granted, subsequent to the date of this easement,

the holder of any such subsequent easements shall be required to obtain approval from the District for the use of the Drainage Easement Area.

(3) The rights granted herein to the District may be released or modified by a written, recordable release or modification approved by the Grantor and executed by the District.

(4) This Easement is subject to the existing and proposed improvements within the Drainage Easement Area as shown on Exhibit "B" attached hereto and made a part hereof. No other improvements, trees, landscaping or encroachments including utilities shall be placed within the Drainage Easement Area without the approval of and a permit from the District.

(5) Grantor acknowledges that Grantor and Grantor's successors and assigns shall be responsible for construction and maintenance of all drainage facilities constructed within the Drainage Easement Area and that District shall have the right but not the obligation to maintain said drainage facilities.

(6) Grantor further acknowledges that in the event the District incurs any expenses in maintaining or repairing the drainage facilities within the Drainage Easement Area, Grantor and Grantors successors and assigns shall reimburse District for said expenses including attorney's fees and costs to collect said expenses. However, before incurring any expenses, except in an emergency, District shall provide written notice to Grantor at least five (5) working days prior to performing any work to maintain or repair said drainage facilities. During this period of time, Grantor or Grantor's successors and assigns may perform the work proposed by District or notify District that Grantor will perform said work to District's requirements.

Notwithstanding the foregoing, in connection with the obligations of Grantor or Grantor's successors or assigns as set forth in this Drainage Easement, the Grantor shall have the right to assign to a successor owner ("Successor Owner") or a property owner association created to administer the property which includes the Drainage Easement Area ("Association") and upon the recording of the assignment to and assumption by such Successor Owner or Association (as applicable) of the Grantor's rights and obligations under this Drainage Easement ("Assumption"), such Successor Owner or Association (as applicable) shall be responsible for all obligations of the Grantor under this Drainage Easement and the Grantor shall be released of all obligations under this Drainage Easement arising after the date of the Assumption.

IN WITNESS WHEREOF, said Grantor has caused these presents to be signed in its name by its proper officer(s), the day and year above written.

Signed, sealed and delivered  
in the presence of:

“Grantor”  
SAWGRASS EXECUTIVE PARK  
CORP., a Florida corporation

\_\_\_\_\_  
Witness Signature

By: \_\_\_\_\_  
Sandy Segall, Vice President

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Signature

STATE OF FLORIDA                                    )  
  ) §  
COUNTY OF    )

The foregoing Drainage Easement is acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by SANDY SEGALL, as Vice President of SAWGRASS EXECUTIVE PARK CORP., as Grantor, who ( is personally known to me) or ( has produced \_\_\_\_\_ as identification).

Witness my hand and official seal in the county and state last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

[NOTARY SEAL AND STAMP]

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

ALNA ROSA LIMITED  
PARTNERSHIP #2, a Florida limited  
partnership

By: \_\_\_\_\_  
Elliott M. Segall, Director

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Printed Signature

STATE OF FLORIDA                    )  
  ) §  
COUNTY OF                            )

The foregoing Drainage Easement is acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by ELLIOT M. SEGALL, as Director of ALNA ROSA LIMITED PARTNERSHIP #2, a Florida limited partnership, as Grantor, who ( is personally known to me) or ( has produced \_\_\_\_\_ as identification).

Witness my hand and official seal in the county and state last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

[NOTARY SEAL AND STAMP]

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE



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: 20 FOOT WIDE DRAINAGE EASEMENT**

PORTIONS OF TRACT A 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 MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT A; THENCE ON THE WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE NORTH 45°59'44" WEST 28.54 FEET; THENCE NORTH 01°39'59" WEST 111.42 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 19°14'01", FOR AN ARC DISTANCE OF 649.56 FEET; THENCE SOUTH 72°32'20" EAST 21.40 FEET TO POINT OF BEGINNING 'A'; THENCE NORTH 20°45'52" EAST 297.65 FEET; THENCE NORTH 88°20'01" EAST 28.46 FEET TO A REFERENCE POINT; THENCE SOUTH 01°56'55" EAST 20.44 FEET; THENCE NORTH 56°02'36" EAST 29.97 FEET; THENCE SOUTH 33°57'24" EAST 20.00 FEET; THENCE SOUTH 56°02'36" WEST 66.05 FEET; THENCE NORTH 69°13'47" WEST 9.69 FEET; THENCE SOUTH 20°46'13" WEST 247.49 FEET; THENCE NORTH 72°32'20" WEST 20.00 FEET TO POINT OF BEGINNING 'A'.

TOGETHER WITH:

COMMENCE AT THE AFOREMEN  
POINT OF BEGINNING 'B'; THEN  
01°02'35" EAST 118.41 FEET; 1  
WEST 62.49 FEET; THENCE NOR  
FEET; THENCE NORTH 06°02'31"  
POINT OF BEGINNING 'B'.

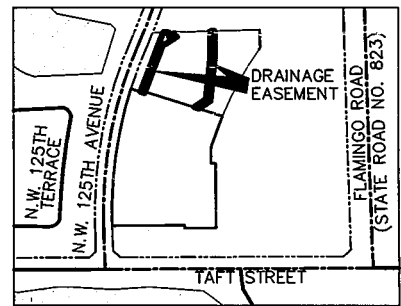
*Sawgrass*

THENCE NORTH 88°20'01" EAST 191.77 FEET TO  
" EAST 20.00 FEET; THENCE SOUTH  
212.62 FEET; THENCE SOUTH 54°34'02"  
T; THENCE NORTH 54°34'02" EAST 68.50  
NORTH 01°02'35" WEST 116.96 FEET TO

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 15, 00 SQUARE FEET, MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE WEST LINE OF TRACT A 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.



**LOCATION MAP**  
NOT TO SCALE

FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: N/A

DRAWN BY: L.S.

ORDER NO.: 59592

DATE: 8/13/15

20' DRAINAGE EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS II

SHEET 1 OF 2

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

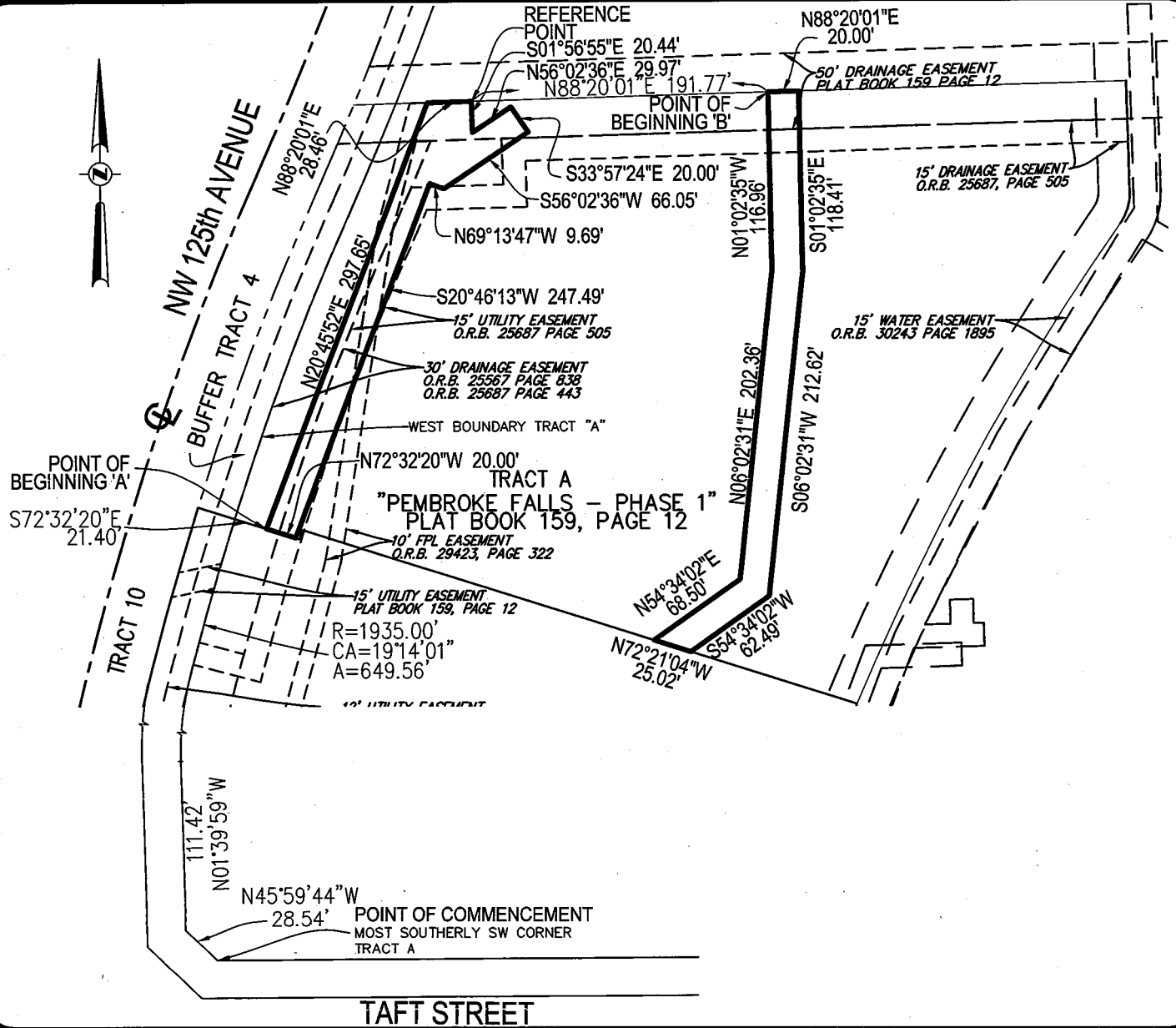
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA



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



FILE: LABEL AND CO DEVELOPMENTS, INC.

SCALE: 1"=100' DRAWN BY: L.S.

ORDER NO.: 59592

DATE: 8/13/15

20' DRAINAGE EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CENTRA FALLS II

SHEET 2 OF 2

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

LEGEND:

- ⊕ CENTERLINE
- FPL FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORDS BOOK

June 26, 2015

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

**RE: Centra Falls II  
Request to Vacate Existing 30-Foot Drainage Easement**

Dear Mr. Hart,

The South Broward Drainage District (SBDD) recently received a preliminary site plan and layout from Centra Falls II, LLC for a property located to the west of Flamingo Road and just north of Taft Street in Pembroke Pines, Florida. This site plan, entitled Centra Falls II, consists of the construction of 61, fee simple, luxury townhouse units. During the course of preliminary discussions with SBDD regarding the preliminary site plan, an existing drainage easement that traverses the property was discussed to be vacated.

The existing Drainage Easement was dedicated by separate instrument under ORB 25567 PG 838, B.C.R. and ORB 25687 PG 443, B.C.R. (please refer to **Exhibit 1**). These drainage easements were dedicated to provide temporary drainage via a drainage ditch during the construction of the perimeter road to the east of the property under consideration. Since construction of that road and its associated infrastructure to accommodate stormwater runoff has been completed, the temporary ditch is no longer in use and thus the easements are no longer necessary.

The first easement (ORB 25567 PG 838, B.C.R.) is between Flamingo Falls, LLC and SBDD. As contract purchaser of this property, Centra Falls II, LLC requests this vacation from SBDD. For the second easement, (ORB 25687 PG 443, B.C.R.), the easement was dedicated in favor of Miami Ice Arena. The applicant/contract purchaser has had many discussions with Miami Ice Arena, and they have agreed to vacate this easement (please refer to **Exhibit 2**).

As such, the applicant submits this letter as a request to the District to vacate this existing 30-ft easement. The applicant understands that the approval of vacating the easement will be conditioned on the dedication of new drainage easements proposed on the subject site, as well as dedication of easements for the infrastructure that continues into the Flamingo Falls parcel to the north and ultimately to the 50-ft drainage easement.

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](mailto: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

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



## \*\*\*MEMORANDUM\*\*\*

DATE: September 8, 2015

TO: South Broward Drainage District Commissioners

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

Subject: SBDD Resolution No. 2015-09 – Agreement of Notation on Plat for the Waldman Plat

## Comments:

SBDD Resolution No. 2015-09 authorizes SBDD to enter into an Agreement with Broward County for an Amendment of Notation on the Plat affecting the Waldman Plat in Miramar, Florida. The Waldman Plat was approved by the Broward County Board of County Commissioners on February 18, 2003 and was recorded in Plat Book 153, Page 35 of the public records of Broward County.

The new owners of a portion of Parcels A and B of the plat, Mirabella 26 LLC, have petitioned Broward County to amend the notation on the face of the plat to change the use limitations of the non-residential portion of the plat. As part of the approval process, Broward County requires all owners and mortgage holders of the non-residential use portion of the plat to enter into an "Agreement for Amendment of Notation of Plat" (Agreement). Because SBDD is the owner of lake parcels within the non-residential portion of plat, Broward County is requesting that the District enter into the Agreement.

Mirabella 26 LLC has acknowledged that it will enter into a Maintenance and Indemnification Agreement with SBDD, and will obtain a Paving & Drainage Permit from the District for any future construction activities on its property located within the limits of the plat, and will dedicate to the District any required drainage-related easements in accordance with the District's Criteria Manual.

SBDD staff has no objections to the proposed amendment to the notation on the face of the plat as there will be no impacts related to the drainage and surface water management systems on the property.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by Mirabella 26 LLC.

**The request is for approval by SBDD Resolution No. 2015-09 – Agreement of Notation on Plat for the Waldman Plat (Plat Book 153, Page 35, B.C.R.), located in Miramar, Florida.**

**KH**  
**Attachments**

SOUTH BROWARD DRAINAGE DISTRICT  
RESOLUTION N° 2015-09

RESOLUTION OF THE SOUTH BROWARD DRAINAGE DISTRICT AUTHORIZING THE SOUTH BROWARD DRAINAGE DISTRICT TO ENTER INTO AN AGREEMENT WITH BROWARD COUNTY FOR AMENDMENT OF NOTATION ON PLAT AFFECTING THE WALDMAN PLAT IN MIRAMAR, FLORIDA, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Broward Drainage District, hereinafter referred to as "District", is a political subdivision of the State of Florida charged with the responsibility of effecting drainage and water management within its geographical boundaries and approving all subdivision plats and development plans affecting lands within its geographical boundaries; and

WHEREAS, Mirabella 26 LLC is the new owner of a portion of Parcels A and B of "The Waldman Plat" located in the City of Miramar, Florida; and

WHEREAS, "The Waldman Plat", hereinafter referred to as "Plat", was approved by the Broward County Board of County Commissioners on February 18, 2003 and was recorded in Plat Book 153, Page 35 of the public records of Broward County, Florida; and

WHEREAS, Mirabella 26 LLC petitioned Broward County to amend the notation on the face of the Plat to change the use limitations of the non-residential portion of the Plat; and

WHEREAS, the Broward County Board of County Commissioners approved the said amendment at its meeting of May 19, 2015; and

WHEREAS, Broward County requires that all owners and mortgage holders of the commercial use portion of the Plat to enter into an Agreement for Amendment of Notation on Plat, hereinafter referred to as "Agreement"; and

WHEREAS, said Agreement is attached as Exhibit "1" to this Resolution, attached hereto and made part hereof; and

WHEREAS, the platted area is described in Exhibit "A" of the Agreement, attached hereto and made part hereof; and

WHEREAS, the District is an owner of property within the commercial use portion of the Plat, along with Mirabella 26 LLC, a Florida limited liability company; Mirabella at Miramar, LLC, a Florida limited liability company; and 2351 Palm Avenue, LLC, a New York limited liability company authorized to transact business in the State of Florida, hereinafter collectively referred to as "Owners"; and

WHEREAS, the proposed amendment to the Plat is set forth in Exhibit "B" of the Agreement, attached hereto and made part hereof; and

WHEREAS, the District has determined that the proposed amendment to the Plat is acceptable to the District provided that Mirabella 26 LLC acknowledges certain conditions associated with its property located within a portion of Parcels A and B of the Plat; and

WHEREAS, Mirabella 26 LLC has acknowledged that it will enter into a Maintenance and Indemnification Agreement with the District, and will obtain a Paving & Drainage Permit from the District for any future construction activities on its property located within a portion of Parcels A and B of the Plat, and will dedicate to the District any required drainage-related easements in accordance with the District's Criteria Manual; and

WHEREAS, a public hearing was held on the 14<sup>th</sup> day of September, 2015 at 8:00 A.M. at the offices of the South Broward Drainage District located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331 for the purpose of approving the Agreement for Amendment of Notation on Plat and authorizing the District to enter into said Agreement;

NOW, THEREFORE, be it resolved by the Board of Commissioners of the South Broward Drainage District in meeting assembled that:

1. The foregoing statements are incorporated herein as if fully stated herein.
2. The Agreement for Amendment of Notation on Plat between Broward County and Owners is approved.
3. The Agreement shall be executed in the name of the District by the Chairperson or Vice Chairperson of the District and countersigned and attested by the Secretary of the District and its corporate seal or facsimile thereof shall be affixed thereto or reproduced thereof.
4. The District's attorney and District Director are authorized and directed to submit the executed Agreement to Broward County for final execution and recordation.
5. If any one or more of the covenants, agreements or provisions of this Resolution or the Agreement for Amendment of Notation on Plat shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be separate from the remaining covenants, agreements or provisions and shall in no way affect the validity of all other provisions of this Resolution or the Agreement for Amendment of Notation on Plat.
6. This Resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, the Chairperson of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has hereunto set his hand and the Secretary of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has caused to be set its seal.

ADOPTED AND DATED the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

SOUTH BROWARD DRAINAGE DISTRICT

(SEAL)

By: \_\_\_\_\_  
Scott Hodges, Chairperson

Attest:

\_\_\_\_\_  
Robert E. Goggin, IV, Secretary

STATE OF FLORIDA            )  
  )§  
COUNTY OF BROWARD        )

The foregoing Resolution N° 2015-9 was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015 by SCOTT HODGES and ROBERT E. GOGGIN, IV as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, on behalf of SOUTH BROWARD DRAINAGE DISTRICT. They are personally known to me.

WITNESS my hand and official seal in the county and state last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

(NOTARY SEAL OR STAMP)



\_\_\_\_\_  
Notary Public - State of Florida at Large

Return recorded copy to:

PLAT REL

Plat Book \_\_\_\_, Page \_\_\_\_

Planning and Redevelopment Division  
Environmental Protection and  
Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

Document prepared by:  
Seymour N. Singer, Esq.  
Seymour N. Singer, P.A.  
7401 Wiles Road, Suite 230  
Coral Springs, FL 33067

**NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.**

**AGREEMENT FOR AMENDMENT  
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

MIRABELLA 26 LLC, a Florida limited liability company, MIRABELLA AT MIRAMAR, LLC, a Florida limited liability company, 2351 PALM AVENUE, LLC, a New York limited liability company authorized to transact business in the State of Florida, and SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, their successors and assigns, hereinafter collectively referred to as "OWNERS."

WHEREAS, OWNERS are the owners of property shown on THE WALDMAN PLAT, Plat No./Clerk's File No. 048-MP-90, hereinafter referred to as "PLAT," which PLAT was approved by the Board of County Commissioners of Broward County on February 18, 2003; and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, OWNERS have determined there exists a need for an amendment to the Notation on the face of said PLAT; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of May 19, 2015;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and OWNERS agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and OWNERS hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the PLAT being amended are not parties to this Agreement, OWNERS hereby agree to indemnify, defend, and hold BROWARD COUNTY harmless from any claims or causes of action brought by owners and/or mortgagees of property within the PLAT as a result of this Agreement for Amendment of Notation on the Plat. This indemnification obligation shall run with the land and bind OWNERS' successors and assigns. As to South Broward Drainage District, said indemnification and hold harmless shall only be to the extent allowed by law
4. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director, Planning and Redevelopment Division  
Environmental Protection and  
Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

For the OWNERS:

Mirabella 26 LLC

20500 W. Dixie Highway

Aventura, FL 33180

5. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County, Florida, at the OWNERS' expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.

6. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida.
7. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.
8. CHANGES TO FORM AGREEMENT. OWNERS represent and warrant that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. OWNERS may assign all or any portion of their obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." OWNERS agree that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and OWNERS.



IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and OWNERS, signing by and through their Managers or authorized officials, duly authorized to execute same.

**COUNTY**

ATTEST:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
County Administrator, as Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

By \_\_\_\_\_  
Mayor  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By \_\_\_\_\_  
Assistant County Attorney  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**DEVELOPER-CORPORATION/PARTNERSHIP**

Witnesses (if partnership):

MIRABELLA 26 LLC  
Name of OWNER (corporation/partnership)

By: H & M DEVELOPERS, LLC, its Manager

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)  
Print name: HARRY DORNBUSCH  
Title: Manager

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

Address: 20500 W. Dixie Highway  
Aventura, Florida 33180

\_\_\_\_ day of \_\_\_\_\_, 2015

ATTEST (if corporation):

\_\_\_\_\_  
(Secretary Signature)  
Print Name of Secretary: \_\_\_\_\_

(CORPORATE SEAL)

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF FLORIDA     )  
  ) SS.  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by HARRY DORNBUSCH, as Manager of H & M DEVELOPERS, LLC, a Florida limited liability company, the Manager of MIRABELLA 26, LLC, a Florida limited liability company, on behalf of the company. He or she is:

personally known to me, or  
 produced identification. Type of identification produced \_\_\_\_\_.

(Seal)

NOTARY PUBLIC:

My commission expires:

\_\_\_\_\_  
Print name:

**DEVELOPER-CORPORATION/PARTNERSHIP**

Witnesses (if partnership):

MIRABELLA AT MIRAMAR, LLC  
Name of OWNER (corporation/partnership)

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)

Print name: ESTHER BENDOIM

Title: Manager - Member

Address: 2114 N. 45<sup>th</sup> Avenue  
Hollywood, Florida 33021

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

\_\_\_\_ day of \_\_\_\_\_, 2015

ATTEST (if corporation):

(CORPORATE SEAL)

\_\_\_\_\_  
(Secretary Signature)  
Print Name of Secretary: \_\_\_\_\_

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF )  
 ) SS.  
COUNTY OF )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by ESTHER BENDOIM, as Manager-Member of MIRABELLA AT MIRAMAR, LLC, a Florida limited liability company, on behalf of the company. He or she is:

- personally known to me, or
- produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

My commission expires:

\_\_\_\_\_  
Print name:



**SOUTH BROWARD DRAINAGE DISTRICT**

Witnesses (if partnership):

SOUTH BROWARD DRAINAGE DISTRICT  
Name of OWNER (corporation/partnership)

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

Address: 6591 SW 160 Avenue  
Southwest Ranches, Florida 33331

\_\_\_\_ day of \_\_\_\_\_, 2015

ATTEST (if corporation):

\_\_\_\_\_  
(Secretary Signature) (CORPORATE SEAL)  
Print Name of Secretary: \_\_\_\_\_

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF FLORIDA        )  
  ) SS.  
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, as President and \_\_\_\_\_ as Secretary, respectively, of SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, on behalf of SOUTH BROWARD DRAINAGE DISTRICT. They are:

personally known to me, or  
 produced identification. Type of identification produced \_\_\_\_\_.

(Seal)

NOTARY PUBLIC:

My commission expires:

\_\_\_\_\_  
Print name:

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcels A and B of THE WALDMAN PLAT, according to the Plat thereof, as recorded in Plat Book 153, at Page 35, of the of the Public Records of Broward County, Florida.

**EXHIBIT "B"**

**AMENDMENT TO NOTATION ON PLAT**

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

This plat is restricted to 43,380 square feet of commercial use; 32,400 square feet of office use; 4,145 square feet of bank use; and 157 townhouse units. A minimum of 80 dwelling units are restricted to "affordable housing" as defined by the Broward County Land Use Plan. The residential units must be located within the portions of Parcels A and B as described in Exhibit A-1 and Exhibit B-1 (see attached legal descriptions).

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

This plat is restricted to 82,000 square feet of commercial use (19,781 square feet existing and 62,219 square feet proposed) and 157 townhouse units. A minimum of 80 dwelling units are restricted to "affordable housing" as defined by the Broward County Land Use Plan. The residential units must be located within the portions of Parcels A and B as described in Exhibit A-1 and Exhibit B-1 (see attached legal descriptions). Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

**EXHIBIT "B" - CONTINUED**

**PLEASE CHECK THE APPROPRIATE BOX OR BOXES.**

- Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by \_\_\_\_\_, 20\_\_\_\_, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; **and/or**

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by \_\_\_\_\_, 20\_\_\_\_, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- X** **Air Navigation Hazards.**

Any structure within this Plat shall comply with Section IV D 1. f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.



EXHIBIT A-1

LAND DESCRIPTION:

All of Parcel "A" of The "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida.

LESS: "1"

A portion of Parcel "A" of The "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Westernmost Northwest corner of said Parcel "A";  
Thence North 42 degrees 49'54" East, a distance of 42.39 feet;  
Thence North 87 degrees 47'12" East, a distance of 182.35 feet  
(last two (2) courses being coincident with the South Right-of-Way  
Line of Miramar Boulevard);  
Thence South 02 degrees 07'28" East, a distance of 334.53 feet;  
Thence South 87 degrees 52'31" West, a distance of 212.30 feet to a  
point on the East Right-of-Way Line of Palm Avenue;  
Thence along said East Right-of-Way Line, North 02 degrees 07'28" West,  
a distance of 304.42 feet to the POINT OF BEGINNING.

LESS: "2"

COMMENCE at the Westernmost Northwest corner of said Parcel "A";  
Thence North 42 degrees 49'54" East, a distance of 42.39 feet;  
Thence North 87 degrees 47'12" East, a distance of 215.00 feet;  
Thence South 85 degrees 22'14" East, a distance of 59.98 feet to the POINT OF  
BEGINNING;  
Thence continue South 85 degrees 22'14" East, a distance of 40.74 feet;  
Thence North 87 degrees 47'12" East, a distance of 188.28 feet (Last three (3) courses being  
coincident with the South Right-of-Way line of MIRAMAR BOULEVARD);  
Thence South 02 degrees 07'28" East, a distance of 293.70 feet;  
Thence South 87 degrees 52'32" West, a distance of 228.97 feet;  
Thence North 02 degrees 04'44" West, a distance of 298.20 feet to the POINT OF  
BEGINNING.

LESS: "3"

COMMENCE at the Southwest corner of said Parcel "A";  
Thence North 87 degrees 46'54" East, along the South Boundary line of said Parcel "A", a  
distance of 533.53 feet;  
Thence North 00 degrees 41'49" East, a distance of 139.93 feet;  
Thence South 87 degrees 52'32" West, a distance of 192.07 feet;  
Thence North 47 degrees 07'28" West, a distance of 85.87 feet;  
Thence North 02 degrees 07'28" West, a distance of 212.64 feet;  
Thence South 87 degrees 52'32" West, a distance of 110.69 feet;  
Thence South 02 degrees 07'28" East, a distance of 29.50 feet;  
Thence South 87 degrees 52'31" West, a distance of 212.30 feet  
to a point on the East Right-of-Way line of PALM AVENUE;  
Thence South 02 degrees 07'28" East, along said East Right-of-Way line,  
a distance of 349.13 feet to the POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA  
AND CONTAINING 166,607 SQUARE FEET (3.825 ACRES) MORE OR LESS

EXHIBIT B-1

1 of 2

All of Parcel "B" of The "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 163, Page 35, of the Public records of Broward County, Florida.

LESS "1":

A portion of Parcel "B" of The "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 163, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

Begin at the Westernmost Southwest corner of said Parcel "B";  
Thence North 02 degrees 01'46" West, a distance of 304.87 feet;  
Thence South 87 degrees 58'14" West, a distance of 12.00 feet to  
a point on the East Right-of-Way line of Palm Avenue;  
Thence along said East Right-of-Way line, North 02 degrees 01'46"  
West, a distance of 167.00 feet;  
Thence North 01 degrees 47'05" East, a distance of 180.40 feet;  
Thence North 02 degrees 01'46" West, a distance of 505.53 feet;  
Thence North 42 degrees 52'57" East, a distance of 42.36 feet;  
Thence South 87 degrees 47'05" West, a distance of 170.67 feet;  
Thence South 02 degrees 07'28" East, a distance of 225.92 feet;  
Thence South 87 degrees 52'32" West, a distance of 26.91 feet;  
Thence South 06 degrees 19'39" East, a distance of 104.76 feet;  
Thence South 78 degrees 59'39" West, a distance of 6.14 feet;  
Thence South 02 degrees 07'28" East, a distance of 165.10 feet;  
Thence South 86 degrees 57'42" East, a distance of 7.96 feet;  
Thence South 02 degrees 27'14" West, a distance of 87.75 feet;  
Thence South 02 degrees 07'28" East, a distance of 28.87 feet;  
Thence North 87 degrees 52'32" East, a distance of 17.78 feet;  
Thence South 02 degrees 07'28" East, a distance of 160.03 feet;  
Thence North 88 degrees 11'29" East, a distance of 11.09 feet;  
Thence South 05 degrees 34'35" East, a distance of 161.40 feet;  
Thence North 87 degrees 53'51" East, a distance of 17.08 feet;  
Thence South 02 degrees 07'15" East, a distance of 5.00 feet;  
Thence North 87 degrees 52'44" East, a distance of 39.37 feet;  
Thence South 02 degrees 07'28" East, a distance of 47.14 feet;  
Thence South 30 degrees 51'15" East, a distance of 15.81 feet;  
Thence North 87 degrees 52'32" East, a distance of 6.52 feet;  
Thence South 02 degrees 07'28" East, a distance of 213.48 feet;  
Thence North 84 degrees 47'49" West, a distance of 53.81 feet;  
Thence South 87 degrees 47'12" West, a distance of 206.35 feet;  
Thence North 47 degrees 07'17" West, a distance of 42.49 feet  
to the POINT OF BEGINNING.

LESS "2":

COMMENCE at the Southeast corner of said Parcel "B";  
Thence North 02 degrees 01'46" West, along the East Boundary line of said Parcel "B", a distance of

316.53 feet to the POINT OF BEGINNING;  
 Thence South 87 degrees 28'04" West, a distance of 47.47 feet;  
 Thence South 84 degrees 27'15" West, a distance of 84.97 feet;  
 Thence North 02 degrees 07'28" West, a distance of 230.22 feet;  
 Thence South 87 degrees 52'53" West, a distance of 194.43 feet;  
 Thence North 02 degrees 07'28" West, a distance of 163.49 feet to a point on the arc of a tangent curve concave to the Southwest, having a radius of 35.00 feet, a central angle of 84 degrees 47'46" and an arc distance of 51.80 feet to a point of tangency;  
 Thence North 86 degrees 55'14" West, a distance of 113.18 feet;  
 Thence North 02 degrees 07'28" West, a distance of 113.63 feet;  
 Thence North 78 degrees 39'39" East, a distance of 111.31 feet to a point on the arc of a tangent curve concave to the Northwest, having a radius of 38.50 feet, a central angle of 85 degrees 42'44" and an arc distance of 57.59 feet to a point of tangency;  
 Thence North 07 degrees 03'03" West, a distance of 77.36 feet;  
 Thence North 87 degrees 52'32" East, a distance of 185.12 feet;  
 Thence South 06 degrees 43'01" West, a distance of 25.82 feet to a point on the arc of a tangent curve concave to the Northeast, having a radius of 11.00 feet, a central angle of 90 degrees 00'00" and an arc distance of 17.28 feet to a point of tangency;  
 Thence South 86 degrees 13'10" East, a distance of 137.79 feet; to a point on the East Boundary of said Parcel "B";  
 Thence South 02 degrees 01'46" East, along said East Boundary line, a distance of 136.57 feet;  
 Thence South 34 degrees 13'27" West, a distance of 144.93 feet;  
 Thence South 09 degrees 00'00" East, a distance of 253.00 feet;  
 Thence North 87 degrees 55'14" East, a distance of 85.00 feet;  
 Thence South 02 degrees 01'46" East, a distance of 123.47 feet to the POINT OF BEGINNING.

LESS "3":

COMMENCE at the Southeast corner of said Parcel "B";  
 Thence South 87 degrees 47'12" West, a distance of 149.97 feet to the POINT OF BEGINNING;  
 Thence continue South 87 degrees 47'12" West, a distance of 161.02 feet;  
 Thence North 86 degrees 05'11" West, a distance of 47.94 feet (last three (3) courses being coincident with the South Boundary line of said Parcel "B");  
 Thence North 02 degrees 07'28" West, a distance of 28.71 feet;  
 Thence North 87 degrees 52'32" East, a distance of 208.64 feet;  
 Thence South 02 degrees 12'48" East, a distance of 33.50 feet to the POINT OF BEGINNING.

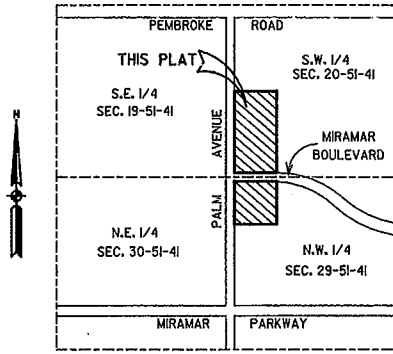
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 339,773 SQUARE FEET (7.800 ACRES) MORE OR LESS.

FTL# 8618309 v2

OR BK. 20465 Pg. 878

# "THE WALDMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 13 & 14, SECTION 29, AND TRACTS 49, 50, 51, AND 52, SECTION 20, EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, AND 33, TWP. 51 SO., RANGE 41 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTIONS 20 AND 29 OF TOWNSHIP 51 SOUTH, RANGE 41 EAST CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA



LOCATION SKETCH NOT TO SCALE

### DESCRIPTION

A PORTION OF TRACTS 13 AND 14, SECTION 29, AND TRACTS 49, 50, 51 AND 52, SECTION 20 "EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, AND 33, TWP. 51 SO., RANGE 41 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTHWEST ONE-QUARTER SECTION 20 AND THE NORTHWEST ONE-QUARTER OF SECTION 29 OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 87° 47' 12" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20, A DISTANCE OF 125.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF PALM AVENUE, ALSO KNOWN AS STATE ROAD 847, AS RECORDED IN OFFICIAL RECORD BOOK 3060, PAGE 880, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02° 01' 46" WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MIRAMAR BOULEVARD, AS RECORDED IN DEED BOOK 634, PAGE 185 OF THE PUBLIC RECORDS OF BROWARD COUNTY, THE SAME BEING THE POINT OF BEGINNING; THENCE, CONTINUING NORTH 02° 01' 46" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, SAME BEING A LINE 125.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 20, A DISTANCE OF 1269.39 FEET TO THE NORTH LINE OF SAID TRACT 49; THENCE NORTH 87° 47' 05" EAST, ALONG SAID NORTH LINE A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF "BRIARGATE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02° 01' 46" EAST, ALONG THE WEST LINE OF SAID "BRIARGATE PLAT", A DISTANCE OF 1269.42 FEET, TO NORTH RIGHT-OF-WAY LINE OF SAID MIRAMAR BOULEVARD; THENCE SOUTH 87° 47' 12" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 87° 47' 12" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20, A DISTANCE OF 125.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID PALM AVENUE; THENCE SOUTH 02° 01' 46" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 0.31 FEET; THENCE SOUTH 02° 07' 29" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.89 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SAID MIRAMAR BOULEVARD, THE SAME BEING THE POINT OF BEGINNING; THENCE NORTH 87° 47' 12" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 660.00 FEET, TO THE WEST LINE OF SAID "BRIARGATE PLAT"; THENCE SOUTH 02° 07' 29" EAST, ALONG SAID WEST LINE, A DISTANCE OF 683.44 FEET, TO THE SOUTHWEST CORNER OF SAID "BRIARGATE PLAT"; THENCE SOUTH 87° 46' 54" WEST, THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID "BRIARGATE PLAT", A DISTANCE OF 660.00 FEET, TO THE EAST RIGHT-OF-WAY LINE OF SAID PALM AVENUE; THENCE NORTH 02° 07' 29" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 683.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA, CONTAINING 29.589, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 211H-6, FLORIDA ADMINISTRATIVE CODE, THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.09(1) OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

**SURVEYOR**  
THOMAS GENE LUNSFORD  
PROFESSIONAL LAND SURVEYOR #4646  
STATE OF FLORIDA  
(FOR THE FIRM)  
DATE: March 27, 1991

KEITH AND SCHNARS, P.A.  
By: Thomas Gene Lunsford  
PROFESSIONAL LAND SURVEYOR #4646  
STATE OF FLORIDA  
(FOR THE FIRM)  
DATE: March 27, 1991

### DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF PALM BEACH } W.X. PROPERTIES, INC., A FLORIDA CORPORATION

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "THE WALDMAN PLAT", A REPLAT. LAKE MAINTENANCE EASEMENT AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES, EXCEPTING THE DRAINAGE EASEMENTS PARCEL "C" SHOWN HEREON WHICH ARE HEREBY DEDICATED TO SOUTH BROWARD DRAINAGE DISTRICT, FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.  
IN WITNESS WHEREOF, W.X. PROPERTIES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME  
THIS 10<sup>th</sup> DAY OF MARCH, A.D. 1991.

WITNESSES: Maria C. Garcia BY: Alvin Wilensky  
Alyce Drakulich WITNESS: Alvin Wilensky, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED  
COUNTY OF PALM BEACH } ALVIN WILENSKY

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER AND HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.  
WITNESS MY HAND AND SEAL THIS 10<sup>th</sup> DAY OF Mar, A.D., 1991.

MY COMMISSION EXPIRES: 8/27/95 NOTARY PUBLIC, STATE OF FLORIDA  
Maria C. Garcia

### CITY OF MIRAMAR CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE COMMISSION OF THE CITY OF MIRAMAR, FLORIDA IN AND BY RESOLUTION ADOPTED BY THE COMMISSION ON THIS 14 DAY OF June, 1991.

IN WITNESS WHEREOF, THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO THIS 23 DAY OF July, 1991.

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED, CANCELLED AND SUPERCEDED.

ATTEST: Beth Adams BY: Maya Vicki Cocca  
CITY CLERK PRESIDENT OF CITY COMMISSION  
CITY OF MIRAMAR

### CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD ON THIS 17 DAY OF March, 1991.

By: [Signature]

PREPARED BY:  
KEITH AND SCHNARS, P.A.  
ENGINEERS - PLANNERS - SURVEYORS  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
MARCH, 1990

### MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF PALM BEACH } C V REIT, INC. (F/K/A CENVILL INVESTORS INC.) A DELAWARE CORPORATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOKS 15339, PAGE 795, AND 16613, PAGE 744, OF THE PUBLIC RECORDS OF BROWARD COUNTY,

HAVE CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 30 DAY OF AUGUST, A.D. 1991. C V REIT, INC. (F/K/A CENVILL INVESTORS INC.) A DELAWARE CORPORATION

WITNESSES: [Signature] BY: Alvin Wilensky  
[Signature] WITNESS: Alvin Wilensky, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED  
COUNTY OF PALM BEACH } ALVIN WILENSKY

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS INDIVIDUALS AND THAT INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.

WITNESS MY HAND AND SEAL THIS 30 DAY OF August, A.D., 1991.

MY COMMISSION EXPIRES: October 12, 1992 NOTARY PUBLIC, STATE OF FLORIDA  
Kim Paffie

### SOUTH BROWARD DRAINAGE DISTRICT

THIS PLAT IS HERBY APPROVED FOR RECORD THIS 17<sup>th</sup> DAY OF MARCH, 1991. PRIOR TO DEVELOPMENT OF THIS PROPERTY, THE OWNER SHALL CONTACT THE SOUTH BROWARD DRAINAGE DISTRICT FOR THE 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.

BY: [Signature] DATE: 4-25-91  
BY: FOR DOUGLAS STAMAN DATE: 3/17/93  
SUPERVISOR DISTRICT MANAGER

### BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] DATE: March 17, 1991  
DIRECTOR

### BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] BY: Emilio V. Llufrío  
HENRY P. COOK EMILIO V. LLUFRIÓ  
FLORIDA P.E., REG. NO. 12506 FLORIDA P.L.S., REG. NO. 4429  
DIRECTOR OF ENGINEERING COUNTY SURVEYOR  
DATE: 3-17-91 DATE: 3-17-93

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 22<sup>nd</sup> DAY OF AUGUST, A.D. 1991.

BY: [Signature] DATE: SEPTEMBER 26, 1991  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE, AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 14<sup>th</sup> DAY OF March, A.D. 1991.

BY: [Signature]  
ADMINISTRATOR OR DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 17<sup>th</sup> DAY OF September, A.D., 1991.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
BY: [Signature] DEPUTY COUNTY COMMISSIONER  
BY: [Signature] CHAIR, COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 14<sup>th</sup> DAY OF March, A.D. 1991 AND RECORDED IN PLAT BOOK 153, PAGE 35, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
BY: [Signature] DEPUTY

|       |            |                   |                     |                            |                 |                 |                    |            |       |
|-------|------------|-------------------|---------------------|----------------------------|-----------------|-----------------|--------------------|------------|-------|
| CITY  | DEDICATION | NOTARY DEDICATION | MORTGAGEE'S CONSENT | NOTARY MORTGAGEE'S CONSENT | COUNTY ENGINEER | COUNTY SURVEYOR | THE WALDMAN PLAT   | CHECKED BY | DATE  |
| SEALS | VOID       |                   |                     |                            |                 |                 | PRELIMINARY CHECK  | LUNSFORD   | 3/90  |
|       |            |                   |                     |                            |                 |                 | ENGINEERING DEPT.  | BUCKALEW   | 10/90 |
|       |            |                   |                     |                            |                 |                 | FIELD BNDRY SURVEY | GILBERT    | 6/90  |
|       |            |                   |                     |                            |                 |                 | CALCULATIONS       | ROMEO      | 3/90  |
|       |            |                   |                     |                            |                 |                 | PRM'S SET          | MCKENZIE   | 12/90 |
|       |            |                   |                     |                            |                 |                 | PLANNING DEPT.     | ROSE       | 10/90 |
|       |            |                   |                     |                            |                 |                 | FINAL CHECK        | LUNSFORD   | 12/90 |

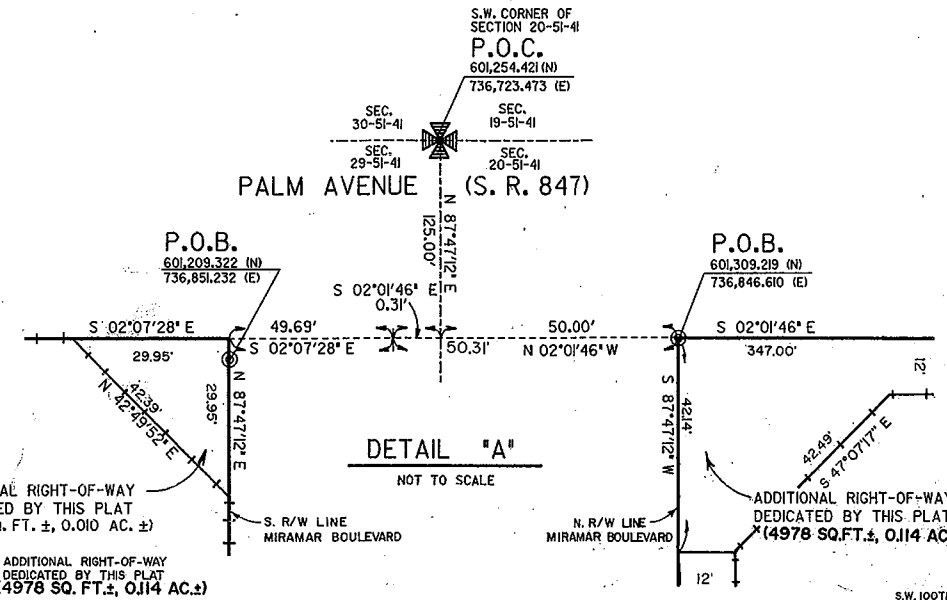
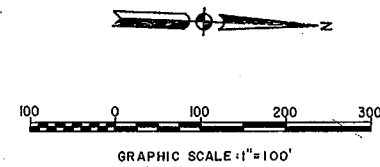
# "THE WALDMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 13 & 14, SECTION 29, AND TRACTS 49, 50, 51, AND 52, SECTION 20, 'EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, AND 33, TWP. 51 SO., RANGE 41 EAST' AS RECORDED IN PLAT BOOK 2, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTIONS 20 AND 29 OF TOWNSHIP 51 SOUTH, RANGE 41 EAST CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 6500 NORTH ANDREWS AVENUE  
 FORT LAUDERDALE, FLORIDA 33309  
 (305) 776-1616  
 MARCH, 1990

### LEGEND

- B. M. - BENCHMARK
- B.C.R. - BROWARD COUNTY RECORDS
- Δ - CENTERLINE
- ∠ - CENTRAL ANGLE
- D.C.R. - DADE COUNTY RECORDS
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- (E.) - EASING
- E.O.W. - EDGE OF WATER
- ELEV. - ELEVATION
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P.L. - FLORIDA POWER AND LIGHT
- FND. - FOUND
- L. - ARC LENGTH
- N.R. - NON-RADIAL
- N.T.S. - NOT TO SCALE
- # - NUMBER
- NO. - NUMBER
- (N.) - NORTHING
- O/S - OFFSET
- O.R.B. - OFFICIAL RECORD BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- RAD. - RADIAL
- R. - RADIUS
- RGE. - RANGE
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- S. - SOUTHERN BELL
- SD. FT. - SQUARE FEET
- TWSP. - TOWNSHIP
- TYP. - TYPICAL
- U.E. - UTILITY EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- MISC. - MISCELLANEOUS
- PG. - PAGE
- AC. - ACRE



### SURVEY NOTES

1. ⊙ INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOKS 570, 571, 578, 469, 630.
3. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION (KEITH & SCHNARS, P.A. RESURVEY AS RECORDED IN MISC. PLAT BOOK 6, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA).
4. HHHH INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPT. (B.C. 44E), SPIKE EAST FACE OF WOOD POWER POLE AT THE N.W. CORNER OF INTERSECTION OF DOUGLAS RD. AND MIRAMAR BLVD. ELEV=8.18'.
6. P.O.C. INDICATES POINT OF COMMENCEMENT.
7. P.O.B. INDICATES POINT OF BEGINNING.

### RESTRICTIONS

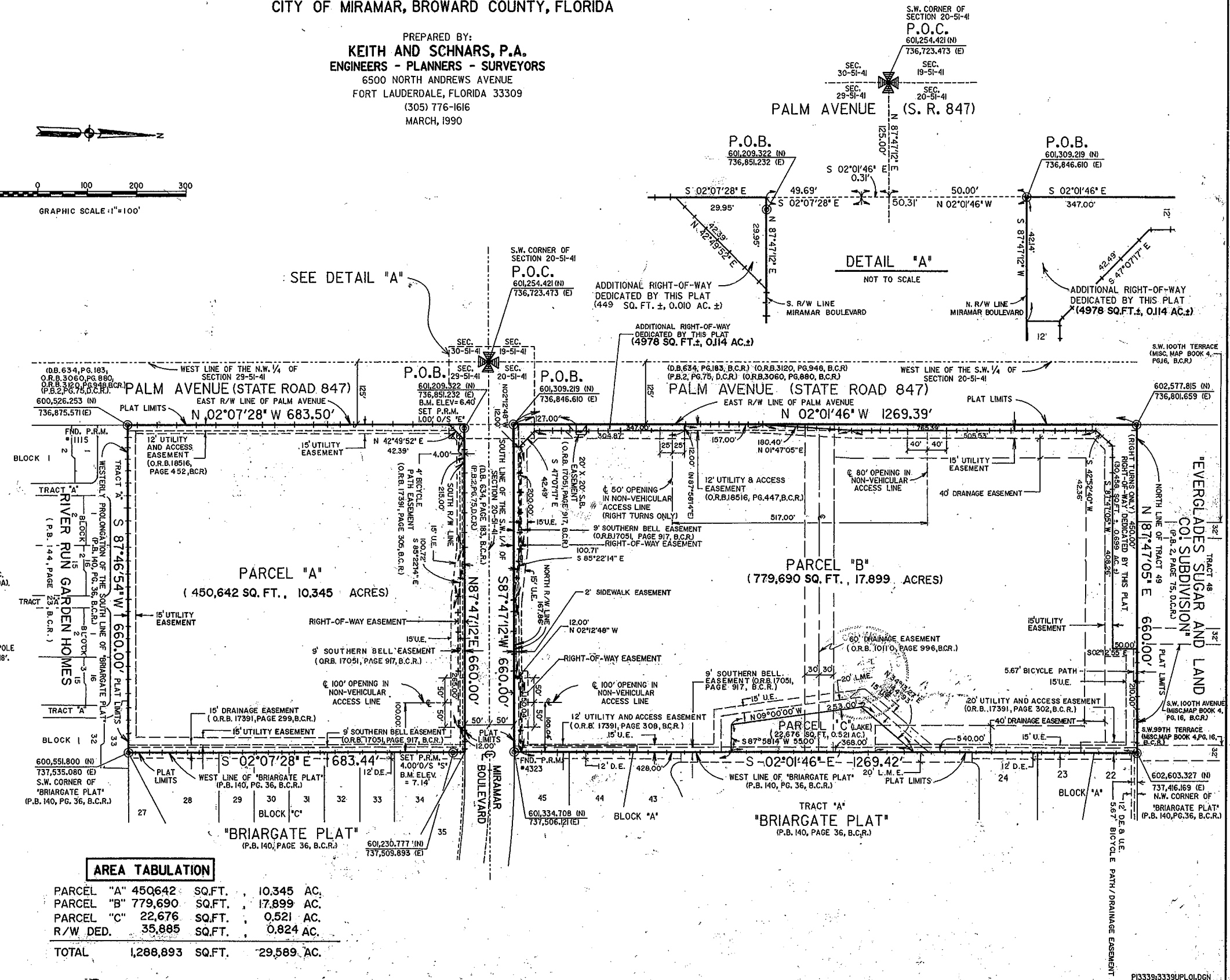
THIS PLAT IS RESTRICTED TO 142,500 SQ. FT. OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR 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.

### NOTICE

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

### AREA TABULATION

|              |                  |               |               |            |
|--------------|------------------|---------------|---------------|------------|
| PARCEL "A"   | 450,642          | SQ.FT.        | 10,345        | AC.        |
| PARCEL "B"   | 779,690          | SQ.FT.        | 17,899        | AC.        |
| PARCEL "C"   | 22,676           | SQ.FT.        | 0.521         | AC.        |
| R/W DED.     | 35,885           | SQ.FT.        | 0.824         | AC.        |
| <b>TOTAL</b> | <b>1,288,893</b> | <b>SQ.FT.</b> | <b>29,589</b> | <b>AC.</b> |



LAND DESCRIPTION PARCEL I

PARCEL 1:
A PORTION OF PARCEL "A" OF "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE WESTERMOST NORTHWEST CORNER OF SAID PARCEL "A";
THENCE NORTH 42°49'52" EAST, A DISTANCE OF 42.39 FEET;

TOGETHER WITH PARCEL 2:
COMMENCE AT THE WESTERMOST NORTHWEST CORNER OF SAID PARCEL "A";
THENCE NORTH 42°49'52" EAST, A DISTANCE OF 42.39 FEET;
THENCE NORTH 87°47'12" EAST, A DISTANCE OF 215.00 FEET;

TOGETHER WITH PARCEL 3:
COMMENCE AT THE WESTERMOST NORTHWEST CORNER OF SAID PARCEL "A";
THENCE NORTH 87°46'54" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 533.93 FEET;

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO THE CITY OF MIAMI, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DEED OF CONVEYANCE RECORDED IN OFFICIAL RECORDS BOOK 39272, PAGE 1274, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO BROWARD COUNTY, AS MORE PARTICULARLY SET FORTH IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 42609, PAGE 1798 AND OFFICIAL RECORDS BOOK 42609, PAGE 1806 BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THOSE PORTIONS AS CONVEYED TO SOUTH BROWARD DRAINAGE DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 43331, PAGE 876, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SD80 LESS OUT 1:
A PORTION OF PARCEL "A", "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; "THE WALDMAN PLAT";
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", SOUTH 87°46'54" WEST, 183.60 FEET;

LAND DESCRIPTION PARCEL II

PARCEL 1:
SD80 LESS OUT 2:
A PORTION OF PARCEL "B" OF "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE WESTERMOST SOUTHWEST CORNER OF SAID PARCEL "B";
THENCE NORTH 02°01'46" WEST, A DISTANCE OF 304.07 FEET;

TOGETHER WITH PARCEL 2:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "B";
THENCE NORTH 02°01'46" WEST, ALONG THE EAST BOUNDARY LINE OF SAID PARCEL "B", A DISTANCE OF 316.53 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH PARCEL 3:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "B";
THENCE SOUTH 87°47'12" WEST, A DISTANCE OF 149.97 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO THE CITY OF MIAMI, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DEED OF CONVEYANCE RECORDED IN OFFICIAL RECORDS BOOK 39272, PAGE 1274, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO BROWARD COUNTY, AS MORE PARTICULARLY SET FORTH IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 42609, PAGE 1798 AND OFFICIAL RECORDS BOOK 42609, PAGE 1806 BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THOSE PORTIONS AS CONVEYED TO SOUTH BROWARD DRAINAGE DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 43331, PAGE 876, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SD80 LESS OUT 1:
A PORTION OF PARCEL "A", "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; "THE WALDMAN PLAT";
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", SOUTH 87°46'54" WEST, 183.60 FEET;

LAND DESCRIPTION PARCEL III

PARCEL 1:
SD80 LESS OUT 2:
A PORTION OF PARCEL "B" OF "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE WESTERMOST SOUTHWEST CORNER OF SAID PARCEL "B";
THENCE NORTH 02°01'46" WEST, A DISTANCE OF 304.07 FEET;

TOGETHER WITH PARCEL 2:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "B";
THENCE NORTH 02°01'46" WEST, ALONG THE EAST BOUNDARY LINE OF SAID PARCEL "B", A DISTANCE OF 316.53 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH PARCEL 3:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "B";
THENCE SOUTH 87°47'12" WEST, A DISTANCE OF 149.97 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO THE CITY OF MIAMI, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DEED OF CONVEYANCE RECORDED IN OFFICIAL RECORDS BOOK 39272, PAGE 1274, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO BROWARD COUNTY, AS MORE PARTICULARLY SET FORTH IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 42609, PAGE 1798 AND OFFICIAL RECORDS BOOK 42609, PAGE 1806 BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THOSE PORTIONS AS CONVEYED TO SOUTH BROWARD DRAINAGE DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 43331, PAGE 876, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SD80 LESS OUT 1:
A PORTION OF PARCEL "A", "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; "THE WALDMAN PLAT";
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", SOUTH 87°46'54" WEST, 183.60 FEET;

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THAT PORTION OF PARCEL "B", "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED IN PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 42365, PAGE 1787 (MARGRETS-CORRECTIVE) DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "B";
THENCE SOUTH 87°47'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 617.86 FEET;

TOGETHER WITH PARCEL 2:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA;
THENCE NORTH 87°47'12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, TOWNSHIP 51 SOUTH, RANGE 41 EAST, A DISTANCE OF 137.00 FEET;

TOGETHER WITH PARCEL 3:
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 87°47'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 617.86 FEET;

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO THE CITY OF MIAMI, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DEED OF CONVEYANCE RECORDED IN OFFICIAL RECORDS BOOK 39272, PAGE 1274, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO BROWARD COUNTY, AS MORE PARTICULARLY SET FORTH IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 42609, PAGE 1798 AND OFFICIAL RECORDS BOOK 42609, PAGE 1806 BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THOSE PORTIONS AS CONVEYED TO SOUTH BROWARD DRAINAGE DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 43331, PAGE 876, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SD80 LESS OUT 1:
A PORTION OF PARCEL "A", "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA;
THENCE NORTH 87°47'12" WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, TOWNSHIP 51 SOUTH, RANGE 41 EAST, A DISTANCE OF 137.00 FEET;

LAND DESCRIPTION PARCEL IIII

TRACT 15, IN SECTION 23, TOWNSHIP 51 SOUTH, RANGE 30 EAST, OF FLORIDA FRUIT LANDS SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITING, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH THAT NON-EXCLUSIVE EASEMENT OVER THE EAST 25 FEET OF TRACT 14, IN SECTION 23, TOWNSHIP 51 SOUTH, RANGE 30 EAST, OF FLORIDA FRUIT LANDS SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 31049, PAGE 636, AS GRANTED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 34708, PAGE 1723, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LESS THAT CERTAIN PARCEL CONVEYED TO MIRABELLA AT MIRAMAR, L.L.C., BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 44211, PAGE 963 AND 44211, PAGE 982 (MARGRETS-CORRECTIVE);
A PORTION OF PARCEL "B", "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF SAID PLAT;

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO THE CITY OF MIAMI, AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DEED OF CONVEYANCE RECORDED IN OFFICIAL RECORDS BOOK 39272, PAGE 1274, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF AS CONVEYED TO BROWARD COUNTY, AS MORE PARTICULARLY SET FORTH IN THOSE CERTAIN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 42609, PAGE 1798 AND OFFICIAL RECORDS BOOK 42609, PAGE 1806 BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THOSE PORTIONS AS CONVEYED TO SOUTH BROWARD DRAINAGE DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 43331, PAGE 876, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SD80 LESS OUT 1:
A PORTION OF PARCEL "A", "THE WALDMAN PLAT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF SAID PLAT;

NOTES

- 1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. PARCEL 15 IS LOCATED IN FLOOD ZONE AH. BASE FLOOD ELEVATION = 7 FEET. AS PER FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120048 0315 F, MAP NUMBER 1201103015 F, EFFECTIVE DATE: AUGUST 18, 1992.
3. THE NON-VEHICULAR ACCESS LINE SHOWN HEREON ARE PER THE AMENDMENT TO NON-VEHICULAR ACCESS LINES RECORDED IN OFFICIAL RECORDS BOOK 39602, PAGE 547 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SURVEY CONSISTS OF FIVE SHEETS AND IS NOT COMPLETE WITHOUT ALL FIVE SHEETS. THE SHEETS CONTAIN INFORMATION AS FOLLOWS:
SHEET 1 - DESCRIPTION(S), NOTES AND IDENTIFICATION
SHEET 2 - REVIEW OF SCHEDULE B SECTION 2 EXCEPTIONS
SHEET 3 - SURVEY DRAWING OF LAND DESCRIPTION PARCEL I
SHEET 4 - SURVEY DRAWING OF LAND DESCRIPTION PARCEL II
SHEET 5 - SURVEY DRAWING OF LAND DESCRIPTION PARCEL IIII

CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO:
H. M. DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; CERRY, EDGAR E. SMITH, P.A.; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, INC.
I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 59-17, C.S.F., FLORIDA ADMINISTRATIVE CODE. THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.
I FURTHER CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MRS., AND INCLUDES ITEMS 1, 3, 4, 8, AND 11A OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON MARCH 5, 2015.

FOR THE FIRM, BY:
RICHARD H. SMITH
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey@bellsouth.net
9211 CITRUS ISLE LANE
LAKE WORTH, FL 33469
(561) 536-8191

ALTA / ACSM LAND TITLE SURVEY
03/05/15 R/S 2/61 UPDATE BOUNDARY SURVEY - ALTA SURVEY
06/30/14 R/S 2/61 UPDATE BOUNDARY SURVEY - ALTA SURVEY
12/05/12 R/S 2/61 BOUNDARY SURVEY
REVISIONS
BOUNDARY SURVEY
MIRABELLA
RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey@bellsouth.net
9211 CITRUS ISLE LANE
LAKE WORTH, FL 33469
(561) 536-8191
CADD 1520BND1
PROJECT NUMBER 1560
SHEET 1 OF 5

THE FOLLOWING CORRESPOND TO THOSE SCHEDULE B SECTION 2 EXCEPTIONS CONTAINED IN RECORDS THAT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 480952, EFFECTIVE JANUARY 20, 2015.

6. MATTERS AS CONTAINED ON THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 IN DADE PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. (AS TO LAND DESCRIPTION PARCEL 111)

AFFECTS LAND DESCRIPTION PARCEL 111.  
PLOTTABLE INFORMATION HAS BEEN PLOTTED HEREON.

7. RESTRICTIONS, DEDICATIONS AND EASEMENTS AS CONTAINED ON THE PLAT OF THE WALDMAN PLAT RECORDED IN PLAT BOOK 153, PAGE 35; AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN OFFICIAL RECORDS BOOK 35799, PAGE 318; AS FURTHER AFFECTED BY RESOLUTION NO. 05-09, VACATING AND ABANDONING A 60 FOOT WIDE DRAINAGE EASEMENT AND A 40 FOOT WIDE DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 38836, PAGE 448; AS FURTHER AFFECTED BY AMENDMENT TO NONVEHICULAR ACCESS LINES AS RECORDED IN OFFICIAL RECORDS BOOK 39682, PAGE 547; AS FURTHER AFFECTED BY RESOLUTION NO. 2005-027, AS RECORDED IN OFFICIAL RECORDS BOOK 41017, PAGE 1307; AS AMENDED BY PARTIAL RELEASE AND VACATION OF DRAINAGE EASEMENTS (THE WALDMAN PLAT) RECORDED IN OFFICIAL RECORDS BOOK 44499, PAGE 441; AS FURTHER AFFECTED BY RESOLUTION 08-168, RECORDED IN OFFICIAL RECORDS BOOK 45439, PAGE 16 (12); ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)

PLAT BOOK 153, PAGE 35: AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.  
PLOTTABLE INFORMATION HAS BEEN PLOTTED HEREON.

ORB 35799, PAGE 318: AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

ORB 38836, PAGE 448: AFFECTS LAND DESCRIPTION PARCEL 11.  
VACATION OF DRAINAGE EASEMENT BY CITY OF MIRAMAR. VACATED PORTION OF EASEMENTS ARE NOT SHOWN HEREON.

ORB 39682, PAGE 547: AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.  
ONLY THE AMENDED NON-VEHICULAR ACCESS LINES ARE SHOWN HEREON.

ORB 41017, PAGE 1307: AFFECTS LAND DESCRIPTION PARCEL 11.  
VACATION OF DRAINAGE EASEMENT BY BROWARD COUNTY. VACATED PORTION OF EASEMENTS ARE NOT SHOWN HEREON.

ORB 41017, PAGE 1307: AFFECTS LAND DESCRIPTION PARCEL 11.  
VACATION OF DRAINAGE EASEMENT BY SOUTH BROWARD DRAINAGE DISTRICT. VACATED PORTION OF EASEMENTS ARE NOT SHOWN.

ORB 45439, PAGE 16 (12). DOES NOT AFFECT.  
VACATION OF A PORTION OF WATER AND SEWER EASEMENT WITHIN McDONALD'S PARCEL.

8. RESERVATION(S) AS SET FORTH IN DEEDS RECORDED IN DADE DEED BOOK 46, PAGE 240; DEED BOOK 470, PAGE 160; DEED BOOK 475, PAGE 1; AND DEED BOOK 631, PAGE 155.

NOT REVIEWED

9. EASEMENT GRANTED TO HOLLYWOOD RECLAMATION DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10110, PAGE 996; AS AFFECTED BY PARTIAL RELEASE AND VACATION OF DRAINAGE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 44499, PAGE 441. (AS TO LAND DESCRIPTION PARCEL 11)  
AFFECTS LAND DESCRIPTION PARCEL 11.  
EASEMENT(S) ARE PLOTTED HEREON. VACATED PORTION OF EASEMENTS ARE NOT SHOWN.

10. RESOLUTIONS BY THE CITY OF PEMBROKE PINES FOR WATER AND SEWER IMPROVEMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 12715, PAGE 385; OFFICIAL RECORDS BOOK 12715, PAGE 389; OFFICIAL RECORDS BOOK 12715, PAGE 393; OFFICIAL RECORDS BOOK 12715, PAGE 416; AND OFFICIAL RECORDS BOOK 13054, PAGE 861. (AS TO LAND DESCRIPTION PARCEL 111)  
AFFECTS LAND DESCRIPTION PARCEL 111.

11. RESOLUTION OF THE HOLLYWOOD RECLAMATION DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 12942, PAGE 577. (AS TO LAND DESCRIPTION PARCEL 111)  
AFFECTS LAND DESCRIPTION PARCEL 111.

12. INTENTIONALLY DELETED

13. HOLLYWOOD RECLAMATION DISTRICT RESOLUTION NO. 86-10 RECORDED IN OFFICIAL RECORDS BOOK 13935, PAGE 172. (AS TO LAND DESCRIPTION PARCEL 111)  
AFFECTS LAND DESCRIPTION PARCEL 111.

14. ORDINANCE NO. 88-49 BY BROWARD COUNTY RECORDED IN OFFICIAL RECORDS BOOK 18795, PAGE 62. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

15. RIGHT OF WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN OFFICIAL RECORDS BOOK 17051, PAGE 917. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.  
EASEMENTS ARE PLOTTED HEREON.

16. DEEDS - GRANTS OF UTILITY AND ACCESS EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 18516, PAGE 447 AND OFFICIAL RECORDS BOOK 18516, PAGE 452; DEED GRANT OF BICYCLE PATH RECORDED IN OFFICIAL RECORDS BOOK 17391, PAGE 305; AND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 42932, PAGE 435; AS AMENDED BY RESOLUTION NO. 08-168 RECORDED IN OFFICIAL RECORDS BOOK 45439, PAGE 12, ALL IN FAVOR OF THE CITY OF MIRAMAR. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
ORB 18516, PAGE 447: AFFECTS LAND DESCRIPTION PARCEL 11. PLOTTED HEREON.

ORB 18516, PAGE 452: AFFECTS LAND DESCRIPTION PARCEL 1. PLOTTED HEREON.

ORB 17391, PAGE 305: AFFECTS LAND DESCRIPTION PARCEL 1. PLOTTED HEREON.

ORB 42932, PAGE 435: AFFECTS LAND DESCRIPTION PARCELS 1 AND 11. PLOTTED HEREON.

ORB 45439, PAGE 12: DOES NOT AFFECT.  
VACATION OF A PORTION OF WATER AND SEWER EASEMENT WITHIN McDONALD'S PARCEL.

17. INTENTIONALLY DELETED

18. ORDINANCE NO. 91-6 BY THE CITY OF MIRAMAR RECORDED IN OFFICIAL RECORDS BOOK 17946, PAGE 262. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

19. UTILITY AND ACCESS EASEMENT GRANTED TO THE CITY OF MIRAMAR RECORDED IN OFFICIAL RECORDS BOOK 18516, PAGE 447. (AS TO LAND DESCRIPTION PARCEL 11)  
AFFECTS LAND DESCRIPTION PARCEL 11. PLOTTED HEREON.

20. UTILITY AND ACCESS EASEMENT GRANTED TO THE CITY OF MIRAMAR RECORDED IN OFFICIAL RECORDS BOOK 18516, PAGE 452.  
AFFECTS LAND DESCRIPTION PARCEL 1. PLOTTED HEREON.

21. RESOLUTION BY THE CITY OF MIRAMAR RECORDED IN OFFICIAL RECORDS BOOK 16931, PAGE 978. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
NO COMMENT

22. TERMS, CONDITIONS, AND PROVISIONS OF ROAD IMPACT AGREEMENTS WITH BROWARD COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 19100, PAGE 667; AND OFFICIAL RECORDS BOOK 35799, PAGE 361. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

23. ASSIGNMENT OF DEVELOPER RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 19292, PAGE 634. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

24. ORDER GRANTING VARIANCE BY THE BOARD OF ADJUSTMENT OF THE CITY OF PEMBROKE PINES AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 20429, PAGE 111. (AS TO LAND DESCRIPTION PARCEL 111)  
AFFECTS LAND DESCRIPTION PARCEL 111.

25. TERMS, CONDITIONS, AND PROVISIONS OF AGREEMENT FOR TRAFFIC SIGNALIZATION WITH BROWARD COUNTY AND THE CITY OF MIRAMAR, RECORDED IN OFFICIAL RECORDS BOOK 20465, PAGE 879.

AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

26. RESOLUTION NO. 2164 OF THE CITY OF PEMBROKE PINES RECORDED IN OFFICIAL RECORDS BOOK 20852, PAGE 694. (AS TO LAND DESCRIPTION PARCEL 111)  
AFFECTS LAND DESCRIPTION PARCEL 111.

27. NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT GRANTED TO THE ESTATES OF SWAN LAKE CORP., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 31049, PAGE 635. (AS TO LAND DESCRIPTION PARCEL 111)  
BENEFIT EASEMENT TO LAND DESCRIPTION PARCEL 111. PLOTTED HEREON.

28. ORDINANCE NO. 03-6 BY THE CITY OF MIRAMAR RECORDED IN OFFICIAL RECORDS BOOK 34260, PAGE 1494. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

29. TERMS, CONDITIONS, AND PROVISIONS OF PARK AGREEMENT - FEE IN LIEU OF LAND WITH THE CITY OF MIRAMAR, RECORDED IN OFFICIAL RECORDS BOOK 34392, PAGE 1722. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

30. DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 34650, PAGE 470. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

31. TERMS, CONDITIONS, AND PROVISIONS OF UNRECORDED DEVELOPMENT AGREEMENT DATED OCTOBER 31, 2002, BY AND BETWEEN MIRAMAR NO. 1, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND NEW URBAN MIRABELLA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, A MEMORANDUM OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34708, PAGE 1725. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

32. INTENTIONALLY DELETED

33. INTENTIONALLY DELETED

34. TEMPORARY INGRESS, EGRESS AND CONSTRUCTION EASEMENT IN FAVOR OF NEW URBAN MIRABELLA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 34708, PAGE 1771. (AS TO LAND DESCRIPTION PARCEL 111)  
AFFECTS LAND DESCRIPTION PARCEL 111.

35. INTENTIONALLY DELETED

36. INTENTIONALLY DELETED

37. TERMS, CONDITIONS, AND PROVISIONS OF ROAD IMPACT FEE AGREEMENT WITH BROWARD COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 35799, PAGE 346. (AS TO LAND DESCRIPTION PARCEL 11)  
DOES NOT AFFECT

38. TERMS, CONDITIONS, AND PROVISIONS OF UNRECORDED LEASE AGREEMENT DATED MARCH 4, 2003, BY AND BETWEEN MIRAMAR NO. 1, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND NEW URBAN MIRABELLA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, A MEMORANDUM OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34954, PAGE 272. (AS TO LAND DESCRIPTION PARCEL 11)  
NO COMMENT

39. TERMS, CONDITIONS, AND PROVISIONS OF ROAD IMPACT FEE AGREEMENT WITH BROWARD COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 35799, PAGE 361. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

40. SECURITY LEIN AGREEMENT (INSTALLATION OF REQUIRED IMPROVEMENTS) RECORDED MAY 20, 2005, IN OFFICIAL RECORDS BOOK 39662, PAGE 553.  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

41. SERVICE AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES WITH THE CITY OF MIRAMAR RECORDED IN OFFICIAL RECORDS BOOK 39861, PAGE 336. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

42. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 40621, PAGE 1843. (AS TO LAND DESCRIPTION PARCEL 11)  
AFFECTS LAND DESCRIPTION PARCEL 11. PLOTTED HEREON.

43. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 41347, PAGE 1255. (AS TO LAND DESCRIPTION PARCEL 11)  
AFFECTS LAND DESCRIPTION PARCEL 11. PLOTTED HEREON.

44. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 41347, PAGE 1255. (AS TO LAND DESCRIPTION PARCEL 11)  
AFFECTS LAND DESCRIPTION PARCEL 11. PLOTTED HEREON.

45. AGREEMENT FOR IRRIGATION LINES WITH SOUTH BROWARD DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 42049, PAGE 1779. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.  
DEFINES AREAS WITHIN SBDD PARCELS WHICH ARE PLOTTED HEREON

46. BOAT RAMP/LAKE ACCESS EASEMENTS IN FAVOR OF SOUTH BROWARD DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 42049, PAGE 1790; OFFICIAL RECORDS BOOK 42049, PAGE 1794; OFFICIAL RECORDS BOOK 42049, PAGE 1798. (AS TO LAND DESCRIPTION PARCELS 1 AND 11).  
EASEMENTS ARE PLOTTED HEREON.

47. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR (i) AN EASEMENT ON THE LAND, (ii) A LEIN FOR LIQUIDATED DAMAGES, (iii) A PRIVATE CHARGE OR ASSESSMENTS, AND (iv) AN OPTION TO PURCHASE, A RIGHT OF FIRST REFUSAL OF THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, AS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 19, 2007, IN OFFICIAL RECORDS BOOK 42089, PAGE 1325, AS MAY BE SUBSEQUENTLY AMENDED. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

48. INTENTIONALLY DELETED

49. DRAINAGE EASEMENTS IN FAVOR OF SOUTH BROWARD DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 42894, PAGE 862; OFFICIAL RECORDS BOOK 42894, PAGE 866; OFFICIAL RECORDS BOOK 42894, PAGE 879; OFFICIAL RECORDS BOOK 42894, PAGE 889; AND OFFICIAL RECORDS BOOK 42894, PAGE 897. (AS TO LAND DESCRIPTION PARCEL 1)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.  
EASEMENTS ARE PLOTTED HEREON.

50. LAKE MAINTENANCE EASEMENTS IN FAVOR OF SOUTH BROWARD DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 42894, PAGE 876; OFFICIAL RECORDS BOOK 42894, PAGE 885; AND OFFICIAL RECORDS BOOK 42894, PAGE 839. (AS TO LAND DESCRIPTION PARCEL 1)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.  
EASEMENTS ARE PLOTTED HEREON.

51. DRAINAGE EASEMENTS GRANTED TO SOUTH BROWARD DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 42894, PAGE 869. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.  
EASEMENTS ARE PLOTTED HEREON.

52. EASEMENT GRANTED TO CITY OF MIRAMAR RECORDED IN OFFICIAL RECORDS BOOK 42932, PAGE 435, AS AFFECTED BY RESOLUTION NO. 08-168, RECORDED IN OFFICIAL RECORDS BOOK 45439, PAGE 12. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.  
EASEMENTS ARE PLOTTED HEREON. RESOLUTION NO. 08-168 VACATES A PORTION OF THE EASEMENT LYING WITHIN THE McDONALD'S PARCEL.

53. INTENTIONALLY DELETED

54. LAKE EASEMENT AS CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 43331, PAGE 876.  
NOT AN EASEMENT BUT LESSED OUT PARCELS DEEDED TO SBDD.

55. REVOCABLE LICENSE TO ENCROACH INTO EASEMENT BY THE CITY OF MIRAMAR RECORDED IN OFFICIAL RECORDS BOOK 43767, PAGE 1767. (AS TO LAND DESCRIPTION PARCEL 11)  
AFFECTS LAND DESCRIPTION PARCEL 11.  
ALLOWS FOR WALK WITHIN UTILITY EASEMENT.

56. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR (i) AN EASEMENT ON THE LAND, (ii) A LEIN FOR LIQUIDATED DAMAGES, (iii) A PRIVATE CHARGE OR ASSESSMENTS, AND (iv) AN OPTION TO PURCHASE, A RIGHT OF FIRST REFUSAL OF THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, AS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 19, 2007, IN OFFICIAL RECORDS BOOK 44511, PAGE 956, AS MAY BE SUBSEQUENTLY AMENDED.  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

57. INTENTIONALLY DELETED

58. EASEMENTS CONTAINED IN THE LEASE FROM MIRAMAR NO. 1, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 91% INTEREST AND GENE HASKIN, AS AN UNDIVIDED 9% INTEREST TO McDONALD'S USA, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY DATED FEBRUARY 1, 2007 A MEMORANDUM OF SAID LEASE BEING RECORDED IN OFFICIAL RECORDS BOOK 45637, PAGE 1206, AND SUPPLEMENT TO LEASE RECORDED IN OFFICIAL RECORDS BOOK 45637, PAGE 183, AND AMENDMENT TO MEMORANDUM OF LEASE AND AMENDMENT TO SUPPLEMENT OF LEASE RECORDED AUGUST 11, 2010, IN OFFICIAL RECORDS BOOK 47297, PAGE 1500.  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

59. COVENANT NOT TO COMPETE RECORDED SEPTEMBER 20, 2007, IN OFFICIAL RECORDS BOOK 44631, PAGE 1227, AND AMENDMENT THERE TO RECORDED AUGUST 11, 2010, IN OFFICIAL RECORDS BOOK 47297, PAGE 1506.  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 2.

60. INTENTIONALLY DELETED

61. INTENTIONALLY DELETED

62. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED NOVEMBER 19, 2007, IN OFFICIAL RECORDS BOOK 44826, PAGE 690.  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11.

63. INTENTIONALLY DELETED

64. COVENANT RECORDED MAY 10, 2007, IN OFFICIAL RECORDS BOOK 44014, PAGE 1047, AS AMENDED BY PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 45529, PAGE 593.  
AFFECTS LAND DESCRIPTION PARCELS 1, 11 AND 111.

65. PARKING EASEMENT DECLARATION BY AND BETWEEN MIRAMAR NO. 1, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, GENE HASKIN AND 2351 PALM AVENUE, L.L.C., A NEW YORK LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 45529, PAGE 608 AND RECORDED TO CORRECT THE LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 47003, PAGES 1162 AND 1169.  
AFFECTS LAND DESCRIPTION PARCEL 11.  
EASEMENT IS PLOTTED HEREON.

66. JOINT DEED OF CONSERVATION EASEMENT AND AGREEMENT WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 47314, PAGE 606. (AS TO LAND DESCRIPTION PARCEL 111)  
AFFECTS LAND DESCRIPTION PARCELS 1, 11 AND 111.

67. INTENTIONALLY DELETED

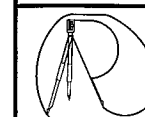
68. TERMS, OBLIGATIONS AND PROVISIONS OF THAT CERTAIN DEFAULT FINAL JUDGEMENT IN FAVOR OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 47917, PAGE 175, AS AFFECTED BY PARTIAL SATISFACTION OF JUDGEMENT RECORDED IN INSTRUMENT #15147067 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO LAND DESCRIPTION PARCELS 1 AND 11)  
AFFECTS ACTIONS REQUIRED WITHIN LAND DESCRIPTION PARCEL 111

69. INTENTIONALLY DELETED

70. TERMS, CONDITIONS, AND PROVISIONS OF NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT, RECORDED IN OFFICIAL RECORDS BOOK 49297, PAGE 925.  
AFFECTS LAND DESCRIPTION PARCELS 1 AND 11

ALTA / ACSM LAND TITLE SURVEY

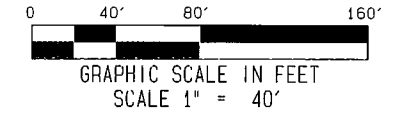
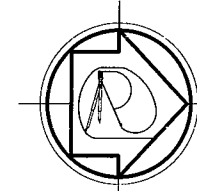
BOUNDARY SURVEY  
MIRABELLA



**RICHARD H. SMITH, INC.**  
SURVEYING AND MAPPING  
FLORIDA LICENSE NUMBER LB 7667  
rsmithsurvey@bellsouth.net  
9211 CITRUS ISLE LANE  
LAKE WORTH, FL 33463  
(561) 536-8191

CADD 1520BND1  
PROJECT NUMBER  
**1560**  
SHEET  
**2 OF 5**

PALM AVENUE (SR 847)

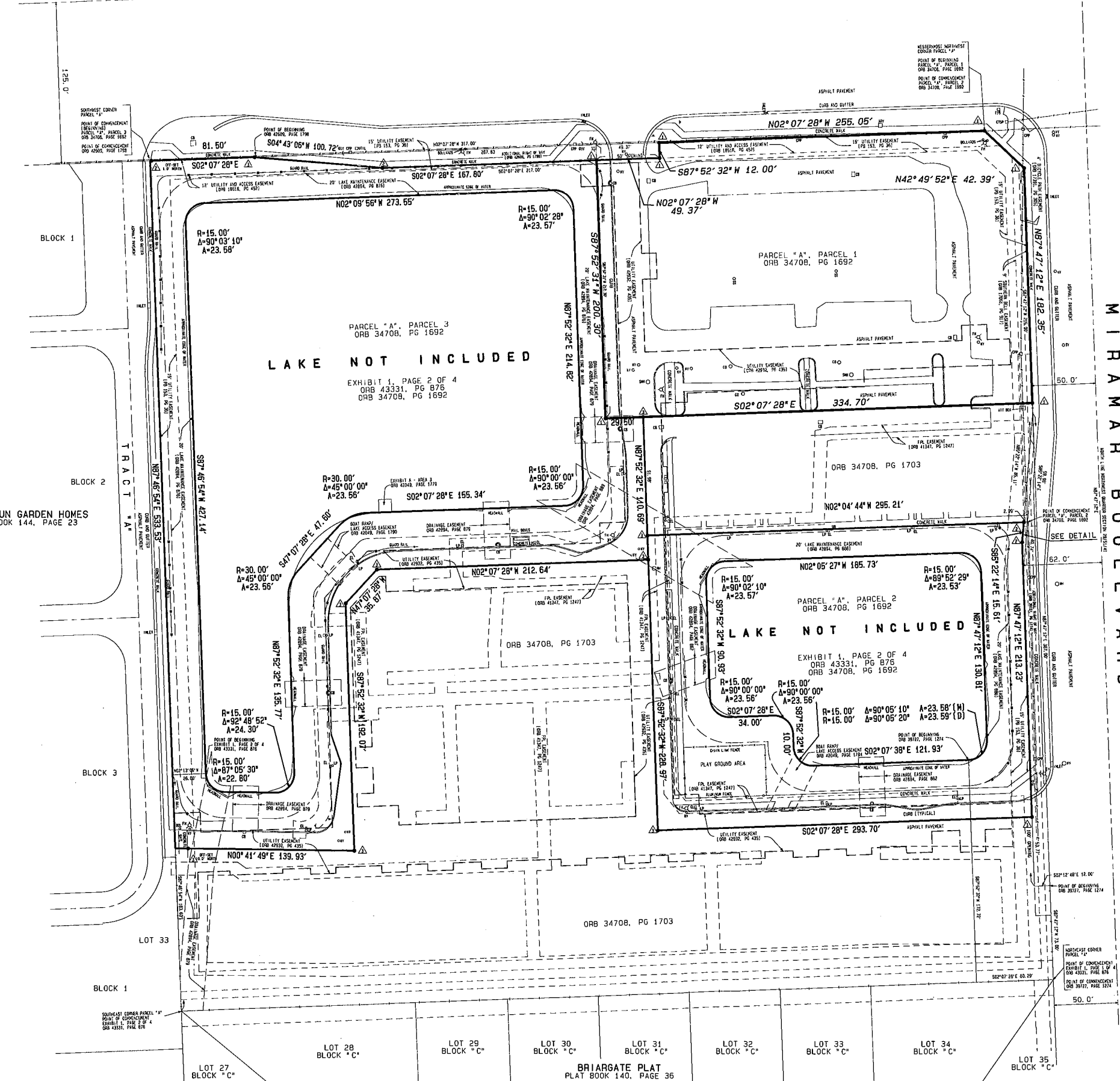


- ARV - AIR RELEASE VALVE
- CB - CATCH BASIN
- CD - CLEAROUT
- CPP - CONCRETE POWER POLE
- DCV - DOUBLE DETECTOR CHECK VALVE
- EL - ELECTRIC SERVICE BOX
- FDC - FIRE DEPARTMENT CONNECTION
- FM - FIRE MANDRILL
- LP - LIGHT POLE
- M - MANHOLE
- SMH - SANITARY MANHOLE
- SS - SEWER SERVICE
- SV - SEWER VALVE
- WS - WATER SERVICE
- WV - WATER VALVE
- UTIL - UTILITY RISER
- TS - TRAFFIC SIGN
- UL - OVERHEAD UTILITY LINES
- AVL - NON-VEHICULAR ACCESS LINES
- BCI - BOUNDARY CORNER IDENTIFICATION NO.

- BOUNDARY CORNER MONUMENTATION
1. SET 5/8" IRON ROD & CAP, LB 5238
  2. SET 1/2" IRON ROD & CAP, LB 7667
  3. SET NAIL & DISK, LB 7667
  4. SET NAIL & DISK, LB 5238
  5. FOUND NAIL & DISK, LB 3653
  6. FOUND NAIL & DISK, LB 7019, 0.1' depth
  7. FOUND NAIL & DISK, LB 7019, 0.1' depth
  8. FOUND NAIL & DISK, LB 3110, 0.1' depth
  9. FOUND NAIL & DISK, LB 3110, 0.1' depth

RIVER RUN GARDEN HOMES  
PLAT BOOK 144, PAGE 23

MIRAMAR BOULEVARD



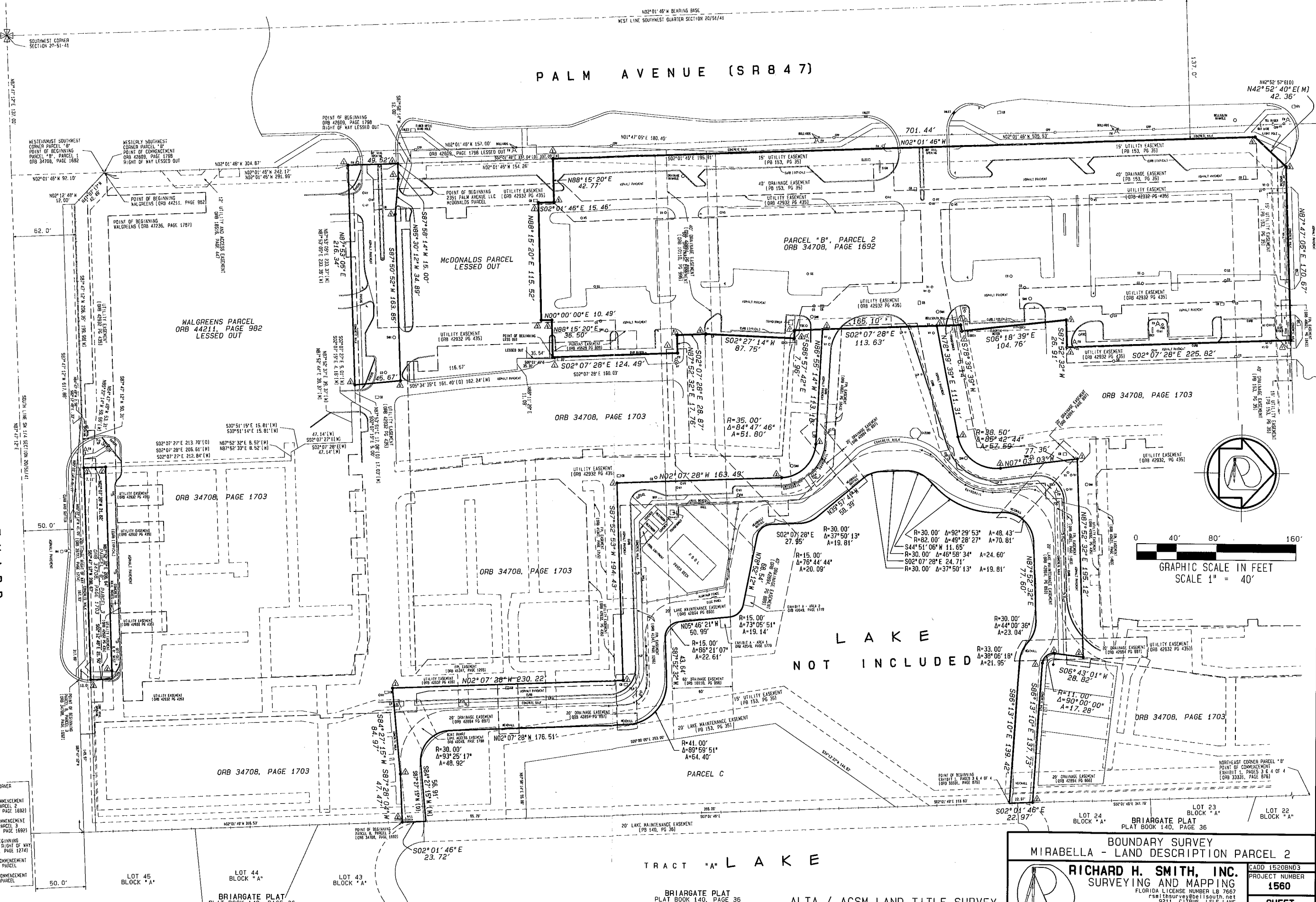
DETAIL  
1" = 20'

|  |  |
|--|--|
| ALTA / ACSM LAND TITLE SURVEY  |  |
| BOUNDARY SURVEY<br>MIRABELLA - LAND DESCRIPTION PARCEL 1   |  |
| <b>RICHARD H. SMITH, INC.</b><br>SURVEYING AND MAPPING<br>FLORIDA LICENSE NUMBER LB 7667<br>rsmithsurvey@bellsouth.net<br>9211 C. TRAVIS LSL E. LANE<br>LAKE WORTH, FL 33467<br>(561) 538-8191 | CADD 1520BND2<br>PROJECT NUMBER<br><b>1560</b><br><hr/> SHEET<br><b>3 OF 5</b> |



PALM AVENUE (SR 847)

MIRAMAR BOULEVARD



SOUTHWEST CORNER SECTION 29-51-41  
POINT OF BEGINNING PARCEL B, PARCEL 2 (ORB 34708, PAGE 1692)  
POINT OF BEGINNING PARCEL C, PARCEL 2 (ORB 34708, PAGE 1692)  
POINT OF BEGINNING ADDITIONAL RIGHT OF WAY (ORB 39127, PAGE 1274)  
POINT OF BEGINNING WALGREENS PARCEL (ORB 42211, PAGE 982)  
POINT OF BEGINNING MCDONALD'S PARCEL (ORB 42609, PAGE 1798)

LOT 45 BLOCK "A"

LOT 44 BLOCK "A"

LOT 43 BLOCK "A"

BRIARGATE PLAT PLAT BOOK 140, PAGE 36

BRIARGATE PLAT PLAT BOOK 140, PAGE 36

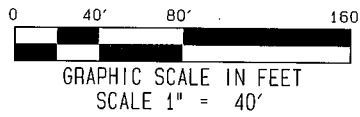
ALTA / ACSM LAND TITLE SURVEY

BOUNDARY SURVEY  
MIRABELLA - LAND DESCRIPTION PARCEL 2

**RICHARD H. SMITH, INC.**  
SURVEYING AND MAPPING

FLORIDA LICENSE NUMBER LB 7667  
P.O. BOX 11507  
9211 CITRUS LANE  
LAKE WORTH, FL 33467  
(561) 536-8191

CADD 1520BND3  
PROJECT NUMBER  
**1560**  
SHEET  
**4 OF 5**



\*\*\*MEMORANDUM\*\*\*

DATE: September 8, 2015  
TO: South Broward Drainage District Commissioners  
FROM: Kevin M. Hart, P.E.  
District Director  
Subject: SBDD Resolution Nos. 2005-07 and 2005-08 - Proposed Assessment Rates and Final Draft Budget for Fiscal Year 2015/2016

Comments:

Attached for the Board's review and discussion are the proposed Assessment Rates and the final Draft Budget for the 2015/2016 fiscal year.

The total proposed budget for fiscal year 2015/2016 is \$3,345,099 with a recommendation to maintain the current assessment rates with no increases.

The final Draft Budget is consistent with the draft budget that was presented at the first Budget Hearing on July 30, 2015, with the following minor adjustments:

- Tax Revenues decreased slightly to \$3,093,364.50 based on the latest update from the Broward County Property Appraiser's Office (BCPA).
- BCPA Collection Fees and Discount Rates were adjusted accordingly.
- Appropriation of Fund Balance was increased slightly.
- Payroll Taxes and FICA was increased slightly.

I am happy to answer any questions or provide whatever additional information is requested as it relates to the proposed assessment rates and draft budget for fiscal year 2015/2016.

**Approval and adoption of the Assessment Rates for Fiscal Year 2015/2016 is under Resolution 2015-07; and approval of the Budget for Fiscal Year 2015/2016 is under Resolution 2015-08.**

**KH**  
**Attachments**

SOUTH BROWARD DRAINAGE DISTRICT  
RESOLUTION Nº 2015-07

RESOLUTION OF THE SOUTH BROWARD DRAINAGE DISTRICT APPROVING AND ADOPTING THE ASSESSMENT RATE FOR TAXATION AND ASSESSMENT OF REAL PROPERTY LYING WITHIN THE BOUNDARIES OF THE SOUTH BROWARD DRAINAGE DISTRICT FOR FISCAL YEAR 2015/2016; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Broward Drainage District is a political subdivision of the State of Florida, (hereinafter referred to as "District") charged with the responsibility of maintaining canals and other facilities within the area of its jurisdiction in Broward County, Florida; and

WHEREAS, the assessment rate for taxation and assessment of real property lying within the boundaries of the District for fiscal year 2015/2016 has been prepared by the District's Director, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, a public hearing was held at the offices of the South Broward Drainage District, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331 at 8:15 A.M. on Monday, September 14, 2015 for the purpose of approving and adjusting the assessment rate for taxation and assessment of real property within the boundaries of the District for fiscal year 2015/2016;

NOW, THEREFORE, be it resolved by the Board of Commissioners of the South Broward Drainage District in meeting assembled, that:

1. The foregoing statements are incorporated herein by reference as if fully stated herein.
2. The assessment rate for taxation and assessment of real property lying within the boundaries of the District for fiscal year 2015/2016 shall be as stated in Exhibit "A" to this resolution.
3. The taxation and assessment rates shall be effective as of October 1, 2015.
4. The Director or attorney of the District are directed to forward notification of the assessment rate for taxation and assessment of all real property lying within the boundaries of the District, in accordance with the rates stated in Exhibit "A" to this

Resolution, to the Broward County Property Appraiser, Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301 and the Broward County Revenue Collector, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301.

5. If any one or more of the covenants, agreements or provisions of this Resolution, or the Exhibit attached hereto shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be separate from the remaining covenants, agreements or provisions, and shall in no way affect the validity of all other provisions of this Resolution, or the Exhibit attached hereto.

6. This Resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, the Chairperson of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has hereunto set his hand and the Secretary of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has caused to be set its seal.

ADOPTED and DATED the \_\_\_\_ day of September, 2015.

SOUTH BROWARD DRAINAGE DISTRICT

(SEAL)

By: \_\_\_\_\_  
Scott Hodges, Chairperson

Attest:

\_\_\_\_\_  
Robert E. Goggin, IV, Secretary

STATE OF FLORIDA            )  
  )§  
COUNTY OF BROWARD        )

The foregoing Resolution N° 2015-07 was acknowledged before me this \_\_\_\_ day of September, 2015, by SCOTT HODGES and ROBERT E. GOGGIN, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, on behalf of SOUTH BROWARD DRAINAGE DISTRICT. They are personally known to me.

WITNESS my hand and official seal in the county and state last aforesaid this \_\_\_\_ day of September, 2015.

[NOTARY SEAL OR STAMP]



\_\_\_\_\_  
Notary Public:

**SOUTH BROWARD DRAINAGE DISTRICT ASSESSMENT RATES  
FOR FISCAL YEAR BEGINNING OCTOBER 1, 2015  
AND ENDING SEPTEMBER 30, 2016**

| <b>SUB-DISTRICT<br/>No.</b> | <b>OPERATIONS AND<br/>MAINTENANCE</b> |  | <b>TOTALS</b> |
|-----------------------------|---------------------------------------|--|---------------|
| 1 (B1)                      | \$31.00                               |  | \$31.00       |
| 1V                          | \$24.00                               |  | \$24.00       |
| 1M                          | \$21.50                               |  | \$21.50       |
| 1C                          | \$21.50                               |  | \$21.50       |
| 1K                          | \$64.00                               |  | \$64.00       |
| 2 (B2)                      | \$31.00                               |  | \$31.00       |
| 2V                          | \$24.00                               |  | \$24.00       |
| 2Z                          | \$0.00                                |  | \$0.00        |
| 2M                          | \$21.50                               |  | \$21.50       |
| 2C                          | \$21.50                               |  | \$21.50       |
| 2K                          | \$64.00                               |  | \$64.00       |
| 2L                          | \$0.00                                |  | \$0.00        |
| 2X                          | \$0.00                                |  | \$0.00        |
| 3 (B3)                      | \$31.00                               |  | \$31.00       |
| 3L                          | \$0.00                                |  | \$0.00        |
| 3V                          | \$24.00                               |  | \$24.00       |
| 3M                          | \$0.00                                |  | \$0.00        |
| 3C                          | \$21.50                               |  | \$21.50       |
| 3K                          | \$64.00                               |  | \$64.00       |
| 3G                          | \$64.00                               |  | \$64.00       |
| 4 (B4)                      | \$0.00                                |  | \$0.00        |
| 4H                          | \$31.00                               |  | \$31.00       |
| 4I                          | \$31.00                               |  | \$31.00       |
| 4J                          | \$64.00                               |  | \$64.00       |
| EJ                          | \$0.00                                |  | \$0.00        |
| GJ                          | \$21.50                               |  | \$21.50       |
| 4K                          | \$31.00                               |  | \$31.00       |
| 4L                          | \$0.00                                |  | \$0.00        |
| EL                          | \$24.00                               |  | \$24.00       |
| GL                          | \$64.00                               |  | \$64.00       |
| 4N                          | \$64.00                               |  | \$64.00       |
| EN                          | \$0.00                                |  | \$0.00        |
| 4P                          | \$0.00                                |  | \$0.00        |
| 4Q                          | \$0.00                                |  | \$0.00        |
| 4R                          | \$21.50                               |  | \$21.50       |
| 4S                          | \$0.00                                |  | \$0.00        |
| 4T                          | \$21.50                               |  | \$21.50       |
| 4V                          | \$64.00                               |  | \$64.00       |
| EV                          | \$24.00                               |  | \$24.00       |
| 5 (B5)                      | \$24.00                               |  | \$24.00       |
| 5A                          | \$31.00                               |  | \$31.00       |
| 5B                          | \$31.00                               |  | \$31.00       |
| 5C                          | \$31.00                               |  | \$31.00       |
| 5D                          | \$31.00                               |  | \$31.00       |
| 5E                          | \$31.00                               |  | \$31.00       |
| 5G                          | \$31.00                               |  | \$31.00       |
| 5I                          | \$31.00                               |  | \$31.00       |
| HI                          | \$0.00                                |  | \$0.00        |

**SOUTH BROWARD DRAINAGE DISTRICT ASSESSMENT RATES  
FOR FISCAL YEAR BEGINNING OCTOBER 1, 2015  
AND ENDING SEPTEMBER 30, 2016**

| <b>SUB-DISTRICT<br/>No.</b> | <b>OPERATIONS AND<br/>MAINTENANCE</b> |  | <b>TOTALS</b> |
|-----------------------------|---------------------------------------|--|---------------|
| 5J                          | \$64.00                               |  | \$64.00       |
| HJ                          | \$24.00                               |  | \$24.00       |
| 5K                          | \$0.00                                |  | \$0.00        |
| 5M                          | \$64.00                               |  | \$64.00       |
| 5N                          | \$64.00                               |  | \$64.00       |
| HN                          | \$0.00                                |  | \$0.00        |
| 5P                          | \$0.00                                |  | \$0.00        |
| 5R                          | \$0.00                                |  | \$0.00        |
| HR                          | \$0.00                                |  | \$0.00        |
| 5S                          | \$0.00                                |  | \$0.00        |
| 5T                          | \$0.00                                |  | \$0.00        |
| 5U                          | \$0.00                                |  | \$0.00        |
| 5V                          | \$31.00                               |  | \$31.00       |
| HV                          | \$24.00                               |  | \$24.00       |
| 5W                          | \$64.00                               |  | \$64.00       |
| HW                          | \$24.00                               |  | \$24.00       |
| 5X                          | \$31.00                               |  | \$31.00       |
| HX                          | \$0.00                                |  | \$0.00        |
| 6 (B6)                      | \$24.00                               |  | \$24.00       |
| 7 (B7)                      | \$31.00                               |  | \$31.00       |
| 7V                          | \$24.00                               |  | \$24.00       |
| 7M                          | \$21.50                               |  | \$21.50       |
| RC                          | \$21.50                               |  | \$21.50       |
| 7K                          | \$64.00                               |  | \$64.00       |
| 8 (B8)                      | \$31.00                               |  | \$31.00       |
| 8V                          | \$24.00                               |  | \$24.00       |
| 8K                          | \$64.00                               |  | \$64.00       |
| 9 (B9)                      | \$24.00                               |  | \$24.00       |
| 9A                          | \$31.00                               |  | \$31.00       |
| 9B                          | \$64.00                               |  | \$64.00       |
| UB                          | \$24.00                               |  | \$24.00       |
| 9C                          | \$64.00                               |  | \$64.00       |
| 9D                          | \$31.00                               |  | \$31.00       |
| 9E                          | \$64.00                               |  | \$64.00       |
| 9F                          | \$31.00                               |  | \$31.00       |
| 9G                          | \$31.00                               |  | \$31.00       |
| UG                          | \$24.00                               |  | \$24.00       |
| 9H                          | \$31.00                               |  | \$31.00       |
| UH                          | \$0.00                                |  | \$0.00        |
| 9I                          | \$31.00                               |  | \$31.00       |
| UI                          | \$24.00                               |  | \$24.00       |
| 9J                          | \$31.00                               |  | \$31.00       |
| UJ                          | \$24.00                               |  | \$24.00       |
| 9K                          | \$31.00                               |  | \$31.00       |
| UK                          | \$24.00                               |  | \$24.00       |
| 9L                          | \$31.00                               |  | \$31.00       |
| 9M                          | \$31.00                               |  | \$31.00       |
| 9N                          | \$31.00                               |  | \$31.00       |

**SOUTH BROWARD DRAINAGE DISTRICT ASSESSMENT RATES  
FOR FISCAL YEAR BEGINNING OCTOBER 1, 2015  
AND ENDING SEPTEMBER 30, 2016**

| <b>SUB-DISTRICT<br/>No.</b> | <b>OPERATIONS AND<br/>MAINTENANCE</b> |  | <b>TOTALS</b> |
|-----------------------------|---------------------------------------|--|---------------|
| 9P                          | \$31.00                               |  | \$31.00       |
| 9Q                          | \$31.00                               |  | \$31.00       |
| UQ                          | \$24.00                               |  | \$24.00       |
| 9R                          | \$31.00                               |  | \$31.00       |
| 9S                          | \$31.00                               |  | \$31.00       |
| 9T                          | \$31.00                               |  | \$31.00       |
| UT                          | \$24.00                               |  | \$24.00       |
| 9U                          | \$64.00                               |  | \$64.00       |
| 9V                          | \$0.00                                |  | \$0.00        |
| 9W                          | \$0.00                                |  | \$0.00        |
| 9X                          | \$0.00                                |  | \$0.00        |
| 9Y                          | \$0.00                                |  | \$0.00        |
| 9Z                          | \$0.00                                |  | \$0.00        |
| UZ                          | \$0.00                                |  | \$0.00        |
| 10 (BA)                     | \$24.00                               |  | \$24.00       |
| AA                          | \$31.00                               |  | \$31.00       |
| JA                          | \$24.00                               |  | \$24.00       |
| AC                          | \$64.00                               |  | \$64.00       |
| JC                          | \$24.00                               |  | \$24.00       |
| AZ                          | \$0.00                                |  | \$0.00        |
| JV                          | \$0.00                                |  | \$0.00        |
| AD                          | \$64.00                               |  | \$64.00       |
| JD                          | \$24.00                               |  | \$24.00       |
| AE                          | \$64.00                               |  | \$64.00       |
| JE                          | \$24.00                               |  | \$24.00       |
| AF                          | \$64.00                               |  | \$64.00       |
| JF                          | \$0.00                                |  | \$0.00        |
| AG                          | \$31.00                               |  | \$31.00       |
| JG                          | \$24.00                               |  | \$24.00       |
| JZ                          | \$64.00                               |  | \$64.00       |
| AH                          | \$31.00                               |  | \$31.00       |
| JH                          | \$24.00                               |  | \$24.00       |
| AI                          | \$31.00                               |  | \$31.00       |
| JT                          | \$24.00                               |  | \$24.00       |
| AJ                          | \$31.00                               |  | \$31.00       |
| JJ                          | \$24.00                               |  | \$24.00       |
| AK                          | \$31.00                               |  | \$31.00       |
| JK                          | \$24.00                               |  | \$24.00       |
| AL                          | \$31.00                               |  | \$31.00       |
| AM                          | \$31.00                               |  | \$31.00       |
| JM                          | \$24.00                               |  | \$24.00       |
| AN                          | \$31.00                               |  | \$31.00       |
| AP                          | \$31.00                               |  | \$31.00       |
| JP                          | \$24.00                               |  | \$24.00       |
| AQ                          | \$0.00                                |  | \$0.00        |
| AR                          | \$64.00                               |  | \$64.00       |
| AT                          | \$0.00                                |  | \$0.00        |
| AV                          | \$64.00                               |  | \$64.00       |



**SOUTH BROWARD DRAINAGE DISTRICT ASSESSMENT RATES  
FOR FISCAL YEAR BEGINNING OCTOBER 1, 2015  
AND ENDING SEPTEMBER 30, 2016**

| <b>SUB-DISTRICT<br/>No.</b> | <b>OPERATIONS AND<br/>MAINTENANCE</b> |  | <b>TOTALS</b> |
|-----------------------------|---------------------------------------|--|---------------|
| 11 (BB)                     | \$21.50                               |  | \$21.50       |
| WV                          | \$24.00                               |  | \$24.00       |
| VK                          | \$64.00                               |  | \$64.00       |
| 12 (BC)                     | \$31.00                               |  | \$31.00       |
| CV                          | \$24.00                               |  | \$24.00       |
| CN                          | \$21.50                               |  | \$21.50       |
| MH                          | \$21.50                               |  | \$21.50       |
| HC                          | \$21.50                               |  | \$21.50       |
| CK                          | \$64.00                               |  | \$64.00       |
| 13 (BD)                     | \$31.00                               |  | \$31.00       |
| DV                          | \$24.00                               |  | \$24.00       |
| DM                          | \$21.50                               |  | \$21.50       |
| DC                          | \$64.00                               |  | \$64.00       |
| DK                          | \$64.00                               |  | \$64.00       |
| 14 (BE)                     | \$0.00                                |  | \$0.00        |

SOUTH BROWARD DRAINAGE DISTRICT  
RESOLUTION N° 2015-08

RESOLUTION OF THE SOUTH BROWARD DRAINAGE DISTRICT ADOPTING THE APPROVED BUDGET OF THE SOUTH BROWARD DRAINAGE DISTRICT FOR FISCAL YEAR 2015/2016; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Broward Drainage District is a political subdivision of the State of Florida, (hereinafter referred to as "District") charged with the responsibility of maintaining canals and other facilities within the area of its jurisdiction in Broward County, Florida; and

WHEREAS, the proposed tentative budget for the fiscal year 2015/2016, a copy of which is attached as Exhibit "A" to South Broward Drainage District Resolution N° 2015-08 was tentatively approved by the District Board of Commissioners on July 30, 2015, by South Broward Drainage District Resolution N° 2015-04; and

WHEREAS, the District has caused to be published in a newspaper of general circulation in Broward County, Florida (Sun-Sentinel) notice that a hearing on the budget for the purpose of hearing all objections to the budget as approved and making changes as the Board of Commissioners deems necessary shall be held on Monday, September 14, 2015, at 8:15 A.M.; and

WHEREAS, the District's Director has prepared the final District's budget, which is attached hereto as Exhibit "A"; and

WHEREAS, a public hearing was held at the offices of the South Broward Drainage District, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331 at 8:15 A.M. on September 14, 2015, for the purpose of adopting the approved budget for the

IN WITNESS WHEREOF, the Chairperson of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has hereunto set his hand and the Secretary of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has caused to be set its seal.

ADOPTED and DATED the \_\_\_\_\_ day of September, 2015.

SOUTH BROWARD DRAINAGE DISTRICT

(SEAL)

By: \_\_\_\_\_  
Scott Hodges, Chairperson

Attest:

\_\_\_\_\_  
Robert E. Goggin, IV, Secretary

STATE OF FLORIDA            )  
  )§  
COUNTY OF BROWARD        )

The foregoing Resolution N° 2015-08 was acknowledged before me this \_\_\_\_ day of September, 2015, by SCOTT HODGES and ROBERT E. GOGGIN, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, on behalf of SOUTH BROWARD DRAINAGE DISTRICT. They are personally known to me.

WITNESS my hand and official seal in the county and state last aforesaid this \_\_\_\_ day of September, 2015.

[NOTARY SEAL OR STAMP]



\_\_\_\_\_  
Notary Public:

**SOUTH BROWARD DRAINAGE DISTRICT  
PROPOSED BUDGET  
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016**

|   | TOTALS      |
|---|-------------|
| <b>I. SALARIES/WAGES:</b>                     |             |
| 1501. ADMINISTRATIVE/OFFICE                   | \$334,501   |
| 1503. BOARD OF COMMISSIONERS                  | \$37,800    |
| 1505. FIELD OPERATIONS                        | \$501,105   |
| 1506. ENGINEERING/INSPECTIONS/PERMITTING      | \$247,990   |
| 1507. PAYROLL TAXES/FICA                      | \$90,833    |
| 1509. PENSION/FRS                             | \$105,891   |
| 1513. OTHER                                   | \$65,000    |
| TOTAL   | \$1,383,121 |
| <b>II. PROFESSIONAL FEES:</b>                 |             |
| 1520. ACCOUNTING/AUDIT FEES                   | \$25,000    |
| 1535. ENGR.FEES/SPECIAL PROJECTS/CONSULTING   | \$65,000    |
| 1540. LEGAL FEES                              | \$60,000    |
| 1543. LEGAL FEES/SPECIAL PROJECTS             | \$25,000    |
| 1544. OTHER                                   | \$1,000     |
| TOTAL   | \$176,000   |
| <b>III. INSURANCE:</b>                        |             |
| 1550. COMMERCIAL PROPERTY PACKAGE             | \$36,000    |
| 1555. GENERAL/EXCESS LIABILITY                | \$38,000    |
| 1560. GROUP HEALTH/LIFE/DENTAL                | \$395,000   |
| 1570. WORKERS COMPENSATION                    | \$22,000    |
| TOTAL   | \$491,000   |
| <b>IV. OFFICE AND ADMINISTRATION:</b>         |             |
| 1575. ADVERTISING                             | \$6,500     |
| 1585. COMPUTER SUPPLIES/UPGRADES              | \$10,000    |
| 1590. DUES/SUBSCRIPTIONS                      | \$5,600     |
| 1600. FPL/ELECTRIC                            | \$13,000    |
| 1603. GAS (LP)/AUXILIARY SERVICE              | \$5,000     |
| 1605. JANITORIAL SERVICE                      | \$2,000     |
| 1610. LICENSES, FEES & EMS SERVICE            | \$900       |
| 1615. MAINTENANCE CONTRACTS                   | \$9,000     |
| 1620. MISCELLANEOUS/UNIFORMS                  | \$2,500     |
| 1625. OFFICE SUPPLIES/POSTAGE                 | \$4,500     |
| 1630. PAYROLL SERVICE                         | \$3,600     |
| 1635. PRINTING/STATIONERY/DISPLAYS            | \$1,800     |
| 1640. PUBLIC RECORDS                          | \$40,000    |
| 1645. TELEPHONES/MISCELLANEOUS COMMUNICATIONS | \$15,000    |
| 1650. WATER/SEWER                             | \$2,100     |
| TOTAL   | \$121,500   |

EXHIBIT "A" TO SOUTH BROWARD DRAINAGE DISTRICT RESOLUTION N<sup>o</sup>. 2015-08

SOUTH BROWARD DRAINAGE DISTRICT  
 PROPOSED BUDGET  
 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016

|  | TOTALS             |
|--|--------------------|
| IX. 1785. EQUIPMENT PURCHASES, REPLACEMENTS & UPGRADES             | \$50,000           |
| X. BROWARD COUNTY COLLECTION FEES (2%)                             | \$61,867           |
| XI. DISCOUNTS (EARLY TAX PAYMENTS):                                | \$111,361          |
| XII. 1787. CONTINGENCY   | \$10,000           |
| <b>TOTAL BUDGET FUND</b>   | <b>\$3,345,099</b> |
|  |                    |
| DISTRICT REVENUE/INCOME  | TOTALS             |
| I. MAINTENANCE OPERATIONS/REVENUES (2015/2016 PROPERTY ASSESSMENT) | \$3,093,365        |
| II. PERMIT FEES  | \$30,000           |
| III. 5 YR RECERTIFICATION PROGRAM                                  | \$30,000           |
| IV. RESIDENTIAL & LOS PERMIT FEES                                  | \$22,000           |
| V. TELECOMMUNICATIONS ANNUAL FEE                                   | \$2,850            |
| VI. APPROPRIATION OF FUND BALANCE                                  | \$153,885          |
| VII. INTEREST  | \$12,000           |
| VIII. MISCELLANEOUS INCOME   | \$1,000            |
| <b>TOTAL ESTIMATED REVENUES</b>                                    | <b>\$3,345,099</b> |