

BERBER PLAT TWO

A REPLAT OF BERBER PLAT (P.B. 170 PGS 105-107 B.C.R.)
AND A PORTION OF THE 50' ROADWAY IN PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PGS. 45-54 P.B.C.R.)
IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PREPARED BY:
WINNINGHAM & FRADLEY, INC. DECEMBER, 2013
111 NE. 44TH STREET
OAKLAND PARK, FLORIDA
33334

**BROWARD COUNTY DEPARTMENT OF
URBAN PLANNING AND REDEVELOPMENT**
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

By: _____
DIRECTOR/DESIGNEE

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

THIS PLAT WAS FILED FOR RECORD THIS ____ DAY OF _____, 201 .
AND RECORDED IN PLAT BOOK ____ AT PAGE ____ , RECORD VERIFIED.

Attest: BERTHA HENRY
INTERIM COUNTY ADMINISTRATOR By: _____
DEPUTY

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177
FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY
COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS ____ DAY OF _____, 201 .

Attest: BERTHA HENRY
INTERIM COUNTY ADMINISTRATOR By: _____
DEPUTY

By: _____
MAYOR

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED
THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHT-OF-WAY
FOR TRAFFICWAYS THIS ____ DAY OF _____, 201 .

By: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING
COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD
THIS ____ DAY OF _____, 201 .

By: _____
EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD

By: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR
AND MAPPER NO. #LS 4030
STATE OF FLORIDA

By: _____
HENRY P. COOK DATE
DIRECTOR OF ENGINEERING
FLORIDA REGISTERED PROFESSIONAL
ENGINEER NO. 12506

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ____ DAY OF _____, 201 .

By: _____
CITY ENGINEER FLORIDA REGISTERED
OSAMA ELSHAM PROFESSIONAL ENGINEER
NO. 74098

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD
BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE
NO. ____ ADOPTED THIS ____ DAY OF _____, 201 . PURSUANT
TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES,
NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION
AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE
DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD
COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

By: _____
CITY CLERK

**CITY OF COCONUT CREEK
PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING
AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA
THIS ____ DAY OF _____, 201 .

By: _____
CHAIRPERSON

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION
OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE
DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE
APPLICABLE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES AND THE PORTIONS
OF CHAPTER 54-17.050-052 FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH
THE BROWARD COUNTY LAND DEVELOPMENT CODE.

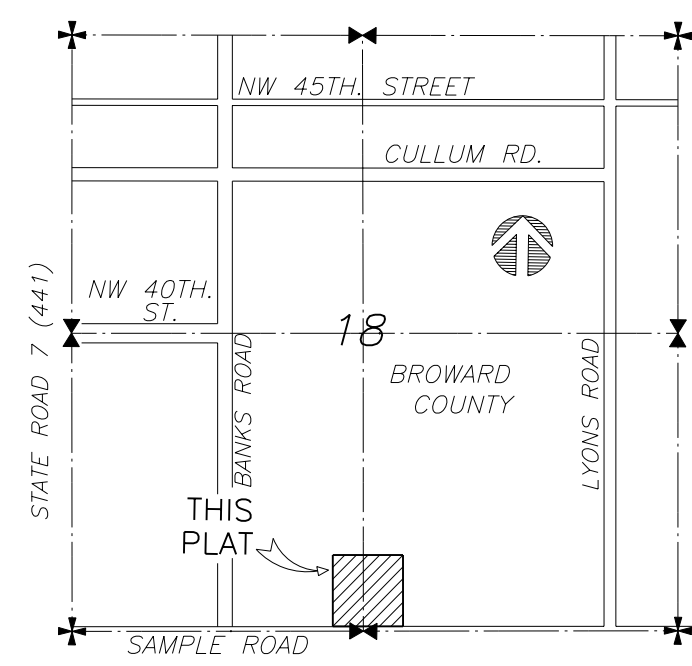
THE PERMANENT REFERENCE MONUMENTS (P. R. M. 'S) WERE SET IN ACCORDANCE WITH SECTION
177.091 OF SAID CHAPTER 177.

THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM
OF 1929 (NGVD) IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR
THIRD ORDER CONTROL

By: _____
MARK D. STURGIS
PROFESSIONAL SURVEYOR AND MAPPER NO. L54829
STATE OF FLORIDA

WINNINGHAM & FRADLEY, INC.
CERTIFICATE OF AUTHORIZATION NO. LB2995

COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY COMMISSION	SURVEYOR



LOCATION MAP
SECTION 18-48-42
NOT TO SCALE

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
KNOW ALL MEN BY THESE PRESENTS:
THAT ROBERT G. BERRIN, AS SUCCESSOR TRUSTEE, OWNER OF THE LANDS DESCRIBED AND
SHOWN HEREON HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND REPLATTED AS
SHOWN HEREON, AND TO BE KNOWN AS BERBER PLAT TWO, A REPLAT.
THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC
FOR PROPER PURPOSES.

IN WITNESS WHEREOF SAID ROBERT G. BERRIN, AS SUCCESSOR TRUSTEE HAS CAUSED THESE
PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 201 .

WITNESS _____
AS TO BOTH By: _____
ROBERT G. BERRIN
SUCCESSOR TRUSTEE
(PRINT NAME)

WITNESS _____
AS TO BOTH _____
(PRINT NAME)

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ROBERT G. BERRIN, AS
SUCCESSOR TRUSTEE AND HE ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 201 .
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - STATE OF FLORIDA
(PRINT NAME)

MORTGAGEE APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE OWNERS AND HOLDERS OF A MORTGAGE ON THE LANDS
DESCRIBED HEREON AND THE OWNERS HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF
THE UTILITY EASEMENTS.

WITNESS: _____
LYDIAN PRIVATE BANK

PRINT NAME

WITNESS: _____
BY: _____
PRINT NAME
AND TITLE

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE
ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE
ACKNOWLEDGEMENTS, _____, TO ME KNOWN TO BE _____ OF LYDIAN
PRIVATE BANK, AND HE ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT
FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 201 .

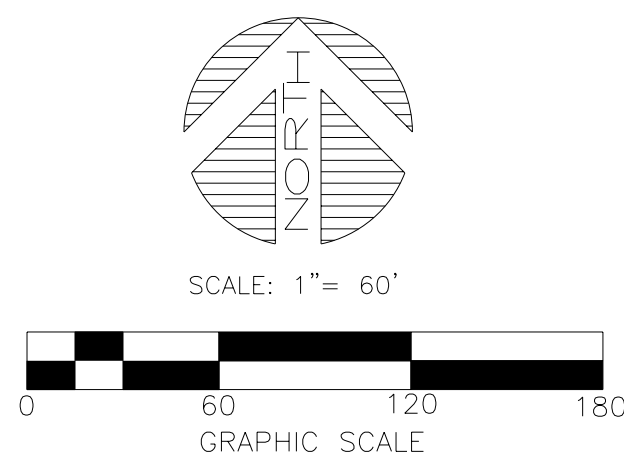
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - STATE OF FLORIDA
(PRINT NAME)

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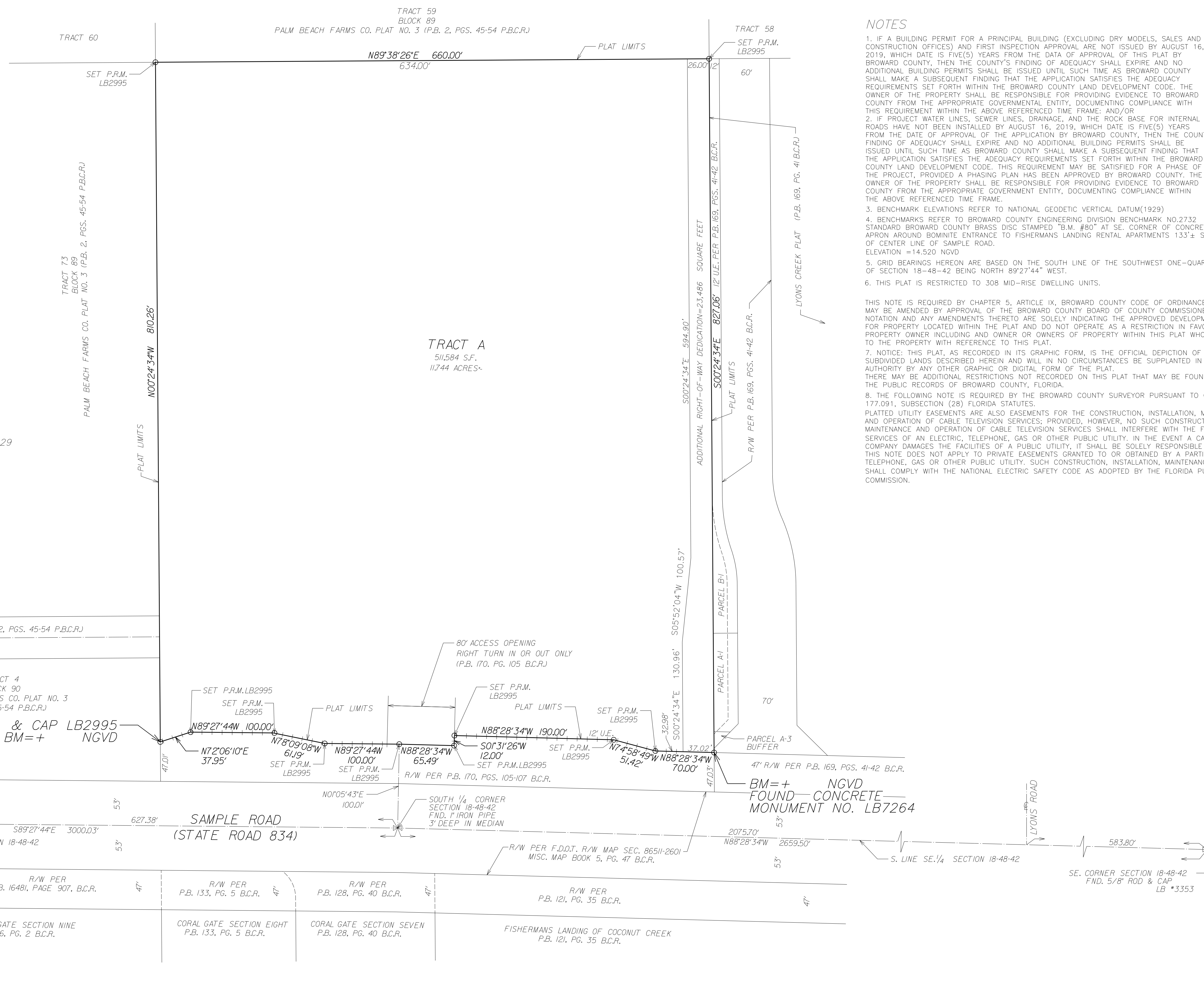
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LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCH MARK ELEVATION
- C/L CENTERLINE
- NO. NUMBER
- P.B.C.R. PALM BEACH COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.R.M. PERMANENT REFERENCE MONUMENT
4" DIAMETER BY 24" CONCRETE WITH
ALUMINUM DISC STAMPED LB 2995,

- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ELEV. ELEVATION
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- DENOTES NON-VEHICULAR ACCESS LINE
- NGVD NATIONAL GEODETIC VERTICAL DATUM OF 1929



NOTES

1. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY AUGUST 16, 2019, WHICH DATE IS FIVE(5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
2. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN INSTALLED BY AUGUST 16, 2019, WHICH DATE IS FIVE(5) YEARS FROM THE DATE OF APPROVAL OF THE APPLICATION BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENT ENTITY, DOCUMENTING COMPLIANCE WITHIN THE ABOVE REFERENCED TIME FRAME.
3. BENCHMARK ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM(1929)
4. BENCHMARKS REFER TO BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO.2732 STANDARD BROWARD COUNTY BRASS DISC STAMPED "B.M. #80" AT SE. CORNER OF CONCRETE APRON AROUND BOMINITE ENTRANCE TO FISHERMANS LANDING RENTAL APARTMENTS 133± SOUTH OF CENTER LINE OF SAMPLE ROAD.
5. GRID BEARINGS HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SECTION 18-48-42 BEING NORTH 89°27'44" WEST.
6. THIS PLAT IS RESTRICTED TO 308 MID-RISE DWELLING UNITS.

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

7. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28) FLORIDA STATUTES.
PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

STATE ROAD NO. 7 (U.E. 441)

SW. CORNER SECTION 18-48-42
FND. NAIL & DISC
KEITH & SCHNARS

CORAL GATE SECTION NINE
P.B. 146, PG. 2 B.C.R.

CORAL GATE SECTION EIGHT
P.B. 133, PG. 5 B.C.R.

CORAL GATE SECTION SEVEN
P.B. 128, PG. 40 B.C.R.

FISHERMANS LANDING OF COCONUT CREEK
P.B. 121, PG. 35 B.C.R.

SE. CORNER SECTION 18-48-42
FND. 5/8" ROD & CAP
LB #3353