

APRIL, 2008

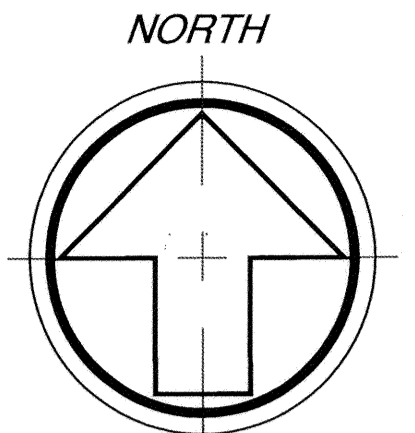
# BEL LAGO VILLAS PLAT

CFN #110842013

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A REPLAT OF THE WEST 330 FEET AND THE EAST 660 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE SOUTH 40 FEET OF THE WEST 330 FEET AND THE EAST 40 FEET OF THE EAST 660 FEET OF SAID TRACT 10; TOGETHER WITH ALL OF TRACT B AND A PORTION OF TRACT C, F&N PLAT, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

AREA TABULATION	
PARCEL "A"	663,631 SQUARE FEET
PARCEL "B"	75,015 SQUARE FEET
PARCEL "C"	49,329 SQUARE FEET
ADDITIONAL RIGHT-OF-WAY	3,090 SQUARE FEET
TOTAL	791,065 SQUARE FEET



**LEGEND**

- Ⓢ IRON ROD
- PRM - 4" x 4" x 24" PERMANENT REFERENCE MONUMENT - MARKED WITH SURVEYOR'S LB#6456
- FND FOUND
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PBCR PALM BEACH COUNTY RECORDS
- BCR BROWARD COUNTY RECORDS
- PC POINT OF CURVATURE
- R RADIUS
- D DELTA ANGLE
- L ARC LENGTH
- R/W RIGHT-OF-WAY
- B.M. BENCHMARK
- ELEV ELEVATION

WILES / BUTLER PLAT ONE

PB 160, PG 18, BCR

25' LANDSCAPE BUFFER EASEMENT (PB 160, PG 18, BCR)

N89°37'53"E 1280.00' (TOTAL)

10' UTILITY EASEMENT (PB 160, PG 18, BCR)

PRM

40.00' 15'

12' UTILITY EASEMENT (PB 164, PG 2, BCR)

PLAT LIMIT EAST 40'-TRACT 10  
QUIT CLAIMED FROM BROWARD COUNTY  
(ORB 25385, PG 410, BCR)

QUIT CLAIMED FROM BROWARD COUNTY  
DECLARATION OF CONDOMINIUM  
(ORB 40566, PG 1832, BCR)

WEST 15' OF 30' ROAD RESERVATION  
(PALM BEACH FARMS CO. PLAT NO. 3)  
(PB 2, PG 54, PBCR)  
QUIT CLAIMED FROM BROWARD COUNTY  
(ORB 25385, PG 410, BCR)  
DECLARATION OF CONDOMINIUM  
(ORB 40566, PG 1832, BCR)

MATCHLINE-SEE SHEET 5 OF 5 SHEETS

PARCEL "A"  
663,631 SQ. FT.  
15.235 ACRES

MATCHLINE-SEE SHEET 3 OF 5 SHEETS

**SURVEY NOTES:**

- (P.R.M.) INDICATES SET PERMANENT REFERENCE MONUMENT- 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC MARKED PRM LB 6456 UNLESS NOTED OTHERWISE
- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).
- 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 ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER ACCURACY FROM A BENCHMARK PUBLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT. BENCHMARK NO. 2947-ELEVATION=18.067 (NATIONAL GEODETIC VERTICAL DATUM OF 1929). THE BENCHMARK IS AN "X" CUT ON BULLNOSE, WEST SIDE OF STATE ROAD 441 AT CENTERLINE MEDIAN OF HOLMBERG ROAD.
- THIS PLAT IS RESTRICTED TO 270 GARDEN APARTMENTS (78 ONE-BEDROOM, 156 TWO-BEDROOM, AND 36-THREE-BEDROOM) ON PARCEL A; 116,293 SQUARE FEET OF SELF-STORAGE (INCLUDING 1,850 SQUARE FEET OF OFFICE AND ONE RESIDENT MANAGER UNIT) ON PARCEL B, AND 8,750 SQUARE FEET OF RESTAURANT ON PARCEL C.  
  
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.  
  
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD 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.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.  
  
IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL IS NOT ISSUED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR  
  
IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 28, 2017, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THIS 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.
- GROSS AREA OF PLATTED LANDS TOTALS 791,065 SQUARE FEET (18.160 ACRES); MORE OR LESS.
- B.M. INDICATES BENCHMARK
- INDICATES NON-VEHICULAR ACCESS LINE