

VISTA GARDENS BALLROOM

A REPLAT OF A PORTION OF TRACT 3, BLOCK 85, PALM BEACH FARMS COMPANY'S PLAT NO. 3 (PB 2, PG 45, PBCR), AND A REPLAT OF TRACT A-1 BUFFER AND PORTION OF TRACT A, JANIS PLAT (PB 174, PG 18, BCR), CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. © PRM indicates Permanent Reference monument (6" round, 24" long concrete monument with aluminum disk stamped PRM, LB #7281), unless otherwise noted.

2. Bearings shown hereon are based on the Easterly line Tract A, JANIS PLAT, (PB 174, PG 18, BCR). Said lines bears North 00°24'14" West (assumed meridian).

3. NOTICE: This plat, as recorded in its graphic form, if the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

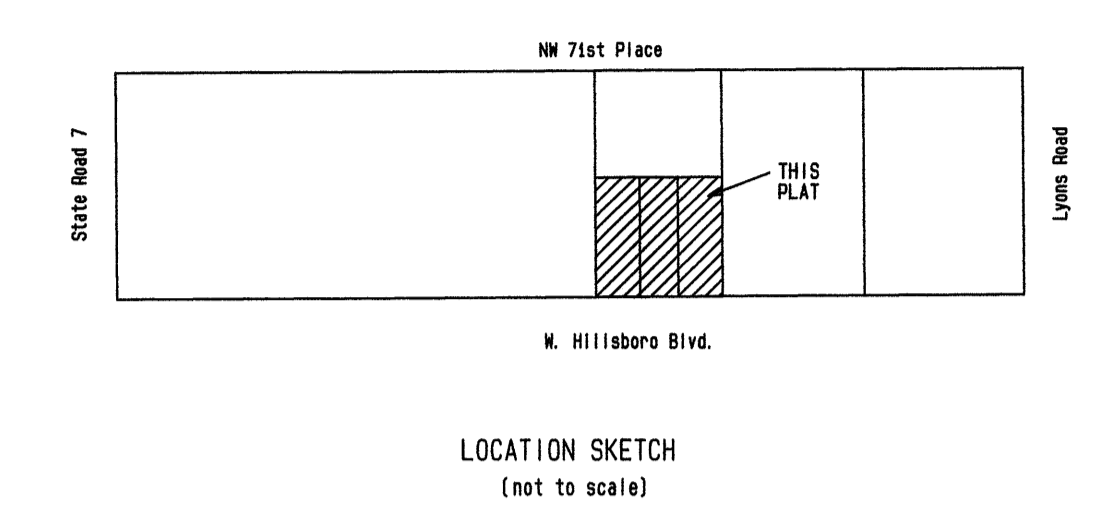
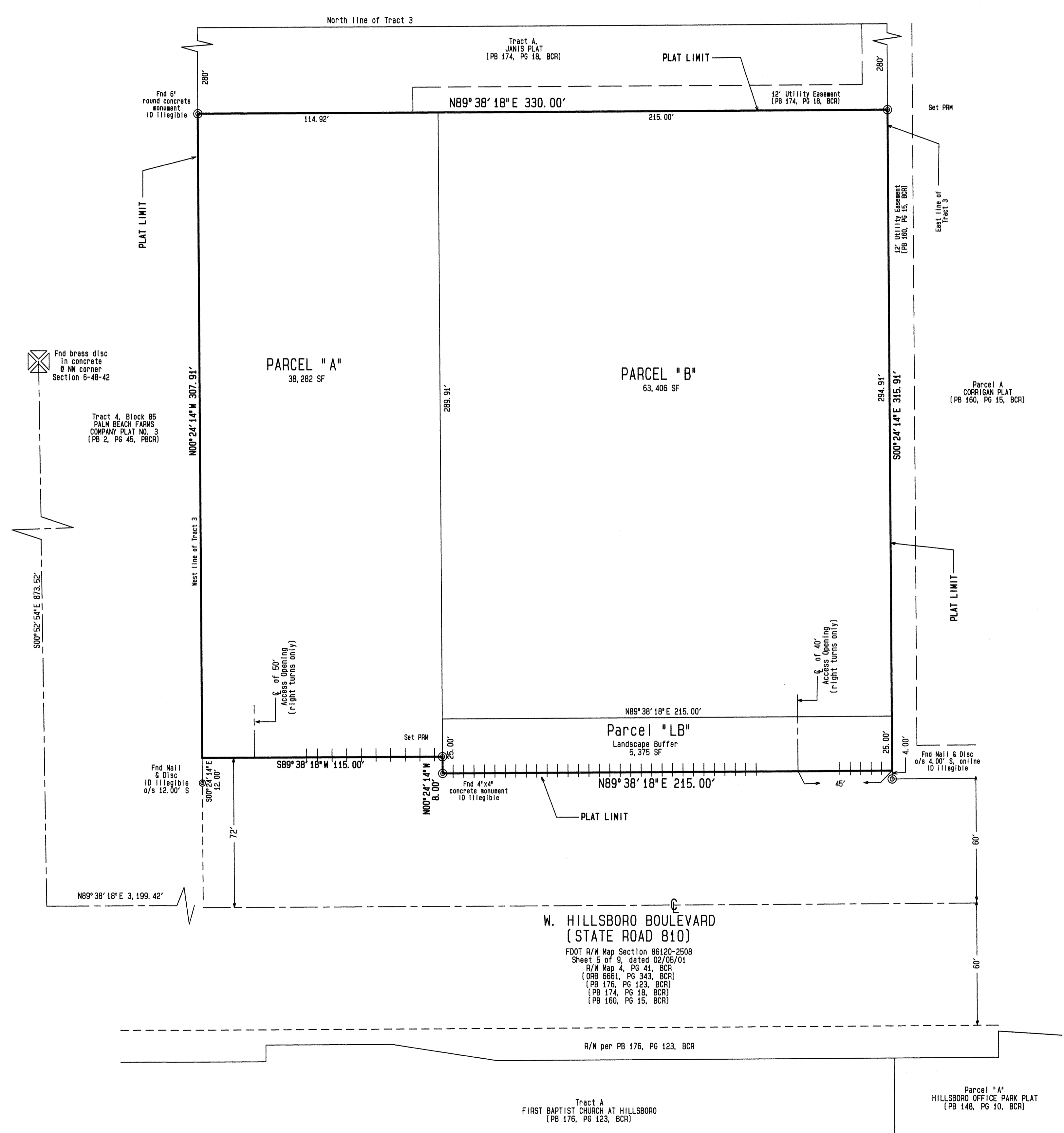
4. This plat is restricted to square feet of 15,000 square feet of commercial use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments 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 201.7, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

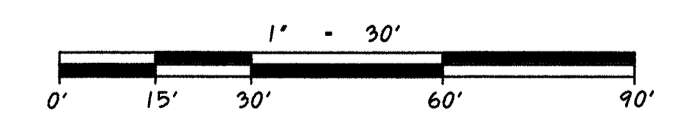
5. a) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as the Broward County makes a subsequent finding that 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

b) If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by 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.

6. The following note is required by the Broward County Surveyor pursuant to Chapter 177.091, subsection (2B), Florida Statutes: Platted utility easements are also 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 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 damages. This 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.



- LEGEND:**
- A = Central Angle
 - A = Arc distance
 - BCR = Broward County Records
 - C = Centerline
 - CM = Calculated & Measured
 - D = Desc
 - DCR = Deed County Records
 - DE = Drainage Easement
 - FD = Found
 - ID = Identification
 - LB = Licensed Business
 - ORB = Official Records Book
 - O/S = Offset
 - PB = Plat Book
 - PG = Page
 - PBG = Point of Beginning
 - POC = Point of Commencement
 - R = Radius
 - R/W = Right-of-Way
 - SF = Square Footage
 - +--- Non-vehicular access line



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