



5150 HILLSBORO

A REPLAT OF A PORTION OF TRACT 16, BLOCK 85, THE PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)
IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

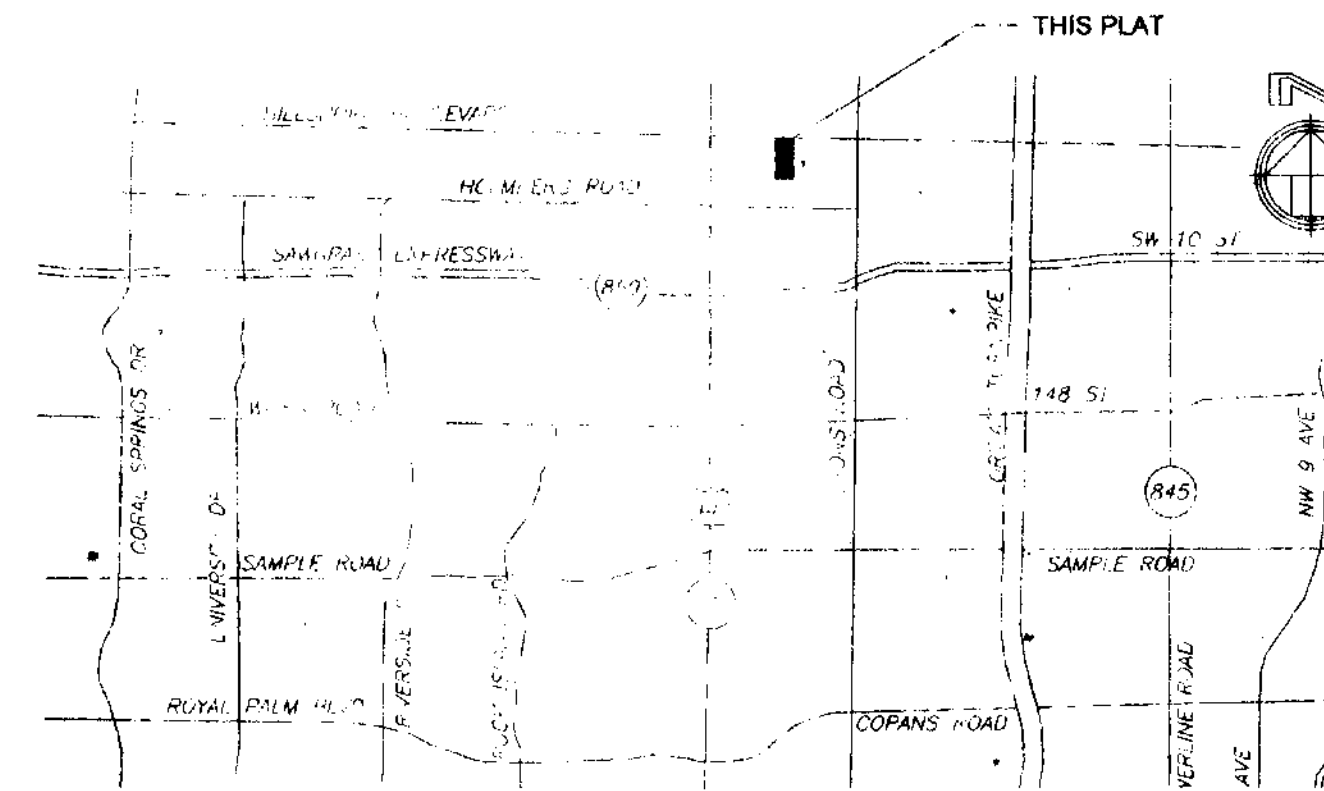
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Recorded 05/09/2007 at 11:39 AM

LEGAL DESCRIPTION

TRACT 16, BLOCK 85, LESS THE NORTH 63 FEET, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS PARCEL 123 AS DESCRIBED IN OFFICIAL RECORDS BOOK 22693 AT PAGE 380 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°54'14" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 873.37 FEET TO THE BASELINE OF SURVEY FOR STATE ROAD NO. 810 (HILLSBORO BOULEVARD); THENCE NORTH 89°38'14" EAST, ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 2,510.15 FEET; THENCE SOUTH 00°21'46" EAST TO A POINT ON THE EAST LINE OF SAID TRACT 16, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°25'44" WEST, A DISTANCE OF 29.73 FEET; THENCE SOUTH 89°38'14" WEST, ALONG A LINE PARALLEL WITH AND 64.00 FEET SOUTH OF SAID BASELINE OF SURVEY, A DISTANCE OF 308.12 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 16; THENCE NORTH 00°25'08" WEST, ALONG SAID WEST TRACT LINE TO A POINT ON THE SOUTH EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD NO. 810, A DISTANCE OF 36.00 FEET; THENCE NORTH 89°38'14" EAST, ALONG A LINE PARALLEL WITH AND 28.00 FEET SOUTH OF SAID BASELINE OF SURVEY, A DISTANCE OF 329.15 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 16; THENCE SOUTH 00°25'19" EAST, A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, FLORIDA, AND CONTAIN 4.542 ACRES, MORE OR LESS.



CONSENT BY MORTGAGE HOLDER

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

KNOW ALL MEN BY THESE PRESENTS: THAT BANKATLANTIC OWNER AND HOLDER OF A MORTGAGE ON THE LANDS DESCRIBED HEREON DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: BANKATLANTIC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF OCTOBER, 2006.

BANKATLANTIC

WITNESS

PRINT NAME: DAVID CHARDIN

WITNESS

PRINT NAME: WAYNE A. BAKER

BY

NAME: William Horton

TITLE

SENIOR VICE PRESIDENT

DEDICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

KNOW ALL MEN BY THESE PRESENTS: THAT KLEWOW AT 5150 HILLSBORO, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "5150 HILLSBORO", A REPLAT, AND DOES HEREBY DEDICATE AS FOLLOWS:

- LANDSCAPE BUFFER TRACTS "B1" AND "B2" SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNERS FOR OPEN SPACE AND GREENBELT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS AND/OR ASSIGNS.
- THE ADDITIONAL RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC IN FEE SIMPLE FOR PROPER PURPOSES.
- THE SIDEWALK EASEMENT (S.W.E.) SHOWN HEREON IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: KLEWOW AT 5150 HILLSBORO, INC., A FLORIDA CORPORATION, HAS CAUSED THIS DEDICATION TO BE SIGNED BY ITS PRESIDENT THIS 13th DAY OF OCTOBER, 2006.

KLEWOW AT 5150 HILLSBORO, INC.,
A FLORIDA CORPORATION

WITNESS

PRINT NAME: Karda Mays

WITNESS

PRINT NAME: ANTHONY ANGOTTI

BY: JORDAN KLEWOW
PRESIDENT

ACKNOWLEDGEMENT BY MORTGAGE HOLDER

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23rd DAY OF OCTOBER, 2006, BY WILLIAM HORTON, S.V.P., PRESIDENT OF BANKATLANTIC, ON BEHALF OF THE BANK. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A VALID IDENTIFICATION.

MY COMMISSION EXPIRES



BY

NOTARY PUBLIC
STATE OF FLORIDA

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 13th DAY OF September 2006.

BY: Doug Young
CHAIRPERSON

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. 2006-034 ADOPTED THIS 26th DAY OF October 2006 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: Barbara D. L. i
CITY CLERK BARBARA D. L. i MMC

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 1st DAY OF May 2007.

BY: RAJ VERMA
CITY ENGINEER
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 3589

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH REGARD TO THE DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS 24 DAY OF August, 2006.

BY: CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 4th DAY OF May 2007.

BY: Executive Director 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 23 DAY OF January, 2007.

ATTEST: PAMELA D. BRANGACCIO
COUNTY ADMINISTRATOR

DEPUTY

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

THIS PLAT WAS FILED FOR RECORD THIS 9th DAY OF MAY, 2007 AND RECORDED IN PLAT BOOK 176, PAGE 199, RECORD VERIFIED.

ATTEST: PAMELA D. BRANGACCIO
COUNTY ADMINISTRATOR

DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: RICHARD TORRES
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

DATE: 5/1/07
BY: ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 4th DAY OF May 2007.

BY: DIRECTOR/DESIGNEE
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 61G17-6, 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, ON THIS 6th DAY OF JANUARY, 2007. THE BENCH MARKS SHOWN ARE REFERENCED TO 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.

BY: Donna C. West
DATE: 12-6-06
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290
CARNAHAN PROCTOR CROSS, INC.
6101 W. ATLANTIC BLVD., SUITE 201
MARGATE, FL 33063
CERTIFICATE OF AUTHORIZATION NO. LB2936

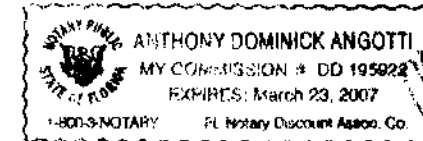
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF Oct 2006, BY JORDAN KLEWOW AS PRESIDENT OF KLEWOW AT 5150 HILLSBORO, INC., A FLORIDA CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PROVIDED A VALID IDENTIFICATION.

MY COMMISSION EXPIRES:
COMMISSION NO.

BY: ANTHONY DOMINICK ANGOTTI
NOTARY PUBLIC
STATE OF FLORIDA



KLEWOW AT 5150 HILLSBORO	BANKATLANTIC	CITY OF COCONUT CREEK	COUNTY SURVEYOR	COUNTY ENGINEER	SURVEYOR