

"RIVERSTONE"

A REPLAT OF ALL OF PARCEL "A", SOUTH POST, AS RECORDED IN PLAT BOOK 171 PAGES 196 - 201, BROWARD COUNTY RECORDS, AND LYING IN SECTIONS 21 & 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN # 102944276,

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Recorded 05/21/2003 at 01:36 PM

DESCRIPTION

ALL OF PARCEL "A", SOUTH POST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGES 196-201 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA, INCLUDING ALL OF TRACTS 49 THROUGH 56 AND PORTIONS OF TRACT 57 THROUGH 64 IN SAID SECTION 21 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 28, (BEARING BASIS) SOUTH 01'44'53" EAST 2641.07 FEET TO THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 89'49'30" WEST 2041.71 FEET TO THE NORTHEASTERLY BOUNDARY OF SHOTGUN ROAD REALIGNMENT AS RECORDED IN OFFICIAL RECORD BOOK 9527, PAGE 976 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTH 56'32'42" WEST 69.26 FEET TO A POINT OF CURVATURE OF A 2365.23 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; (2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12'47'46" AN ARC DISTANCE OF 528.24 FEET TO A POINT OF COMPOUND CURVATURE OF A 270.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; (3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42'03'31" AN ARC DISTANCE OF 198.20 FEET TO A POINT OF TANGENCY ON THE EAST RIGHT OF WAY LINE OF SHOTGUN ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 4940, PAGE 626 OF SAID PUBLIC RECORDS OF BROWARD COUNTY; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 01'41'25" WEST 2089.74 FEET TO A POINT LYING 1.19 FEET NORTH OF THE NORTH LINE OF SAID SECTION 28; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00'10'35" WEST 269.95 FEET; THENCE NORTH 06'39'59" EAST 100.72 FEET TO A LINE PARALLEL WITH AND 12.00 FEET EAST OF SAID EAST RIGHT OF WAY LINE; THENCE ALONG SAID PARALLEL LINE, NORTH 00'10'35" WEST 128.00 FEET; THENCE SOUTH 89'49'25" WEST 12.00 FEET TO SAID EAST RIGHT OF WAY LINE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 00'10'35" WEST 1977.63 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 21; THENCE ALONG SAID NORTH LINE, NORTH 89'58'08" EAST 2564.70 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4), SOUTH 00'04'35" EAST 2641.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 13,426.263 SQUARE FEET (308.227 ACRES) MORE OR LESS.

DEDICATION BY MORTGAGE HOLDER

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS THAT BANKATLANTIC, A FEDERAL SAVINGS BANK, AS OWNER AND HOLDER OF A CERTAIN MORTGAGE ON THE LANDS SHOWN AND DESCRIBED HEREON, JOINS IN THE DEDICATION SHOWN HEREON AND CAUSING SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "RIVERSTONE", SAID PLAT BEING A REPLAT. IN WITNESS WHEREOF, SAID BANKATLANTIC, A FEDERAL SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TWO VICE PRESIDENTS, THIS 17th DAY OF September, 2002 A.D.

James Daniels WITNESS
Christopher C. Hynes WITNESS
Marcia K. Snyder WITNESS
James Daniels WITNESS
Christopher C. Hynes WITNESS
Marcia K. Snyder WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, CHRISTOPHER C. HYNES, EXECUTIVE VICE PRESIDENT, AND MARCIA K. SNYDER, EXECUTIVE VICE PRESIDENT, OF BANKATLANTIC, A FEDERAL SAVINGS BANK, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT 6100 Glades Road, Boca Raton, Palm Beach COUNTY, FLORIDA, THIS 17th DAY OF September, 2002 A.D.
MY COMMISSION EXPIRES: 10/1/04
NOTARY PUBLIC - STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS THAT G.L. HOMES OF DAVIE ASSOCIATES IV, COUNTY OF BROWARD SS LTD., A FLORIDA LIMITED PARTNERSHIP, IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "RIVERSTONE", SAID PLAT BEING A REPLAT.

- 1. PARCEL "A", PRIVATE ROADWAY, IS HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF DAVIE, CITY OF SUNRISE, CENTRAL BROWARD WATER CONTROL DISTRICT FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES. THE R/W EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- 2. PARCELS "B, C AND D" ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR ENTRY, LANDSCAPING, BUFFERING, WATER MANAGEMENT AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 3. PARCELS "E AND F" ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR BUFFER AND OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 4. PARCEL "G" (RECREATIONAL TRAIL) IS HEREBY DEDICATED TO THE TOWN OF DAVIE FOR PEDESTRIAN AND EQUESTRIAN INGRESS AND EGRESS AND SHALL BE MAINTAINED BY THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC., UNTIL THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, AFTER WHICH PARCEL "G" SHALL BE MAINTAINED BY THE TOWN OF DAVIE.
- 5. PARCELS "R1, R2 AND R3" ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR PRIVATE RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 6. UTILITY, DRAINAGE AND SIDEWALK EASEMENTS (U.D. & S.E.) ARE HEREBY DEDICATED TO THE TOWN OF DAVIE, CITY OF SUNRISE, CENTRAL BROWARD WATER CONTROL DISTRICT AND THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- 7. TRAFFIC CONTROL EASEMENT IS HEREBY GRANTED TO BROWARD COUNTY FOR THE PURPOSES INDICATED.
- 8. LAKE EASEMENTS 1 THROUGH 11 ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
- 9. CANAL EASEMENT 1 SHOWN HEREON IS HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR CANAL AND WATER MANAGEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTRAL BROWARD WATER CONTROL DISTRICT. WETLAND AND LITTORAL SHELF PLANTINGS WITHIN THE CANAL SHALL BE MAINTAINED BY THE RIVERSTONE HOMEOWNERS ASSOCIATION.
- 10. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND THE CANAL MAINTENANCE EASEMENT (C.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR LAKE AND CANAL MAINTENANCE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, EXCEPT WHERE THE L.M.E. OVERLAPS PARCEL "G" (RECREATIONAL PARCEL). THOSE AREAS SHALL BE MAINTAINED BY THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. UNTIL THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, AFTER WHICH THOSE PORTIONS OF PARCEL "G" SHALL BE MAINTAINED BY THE TOWN OF DAVIE.
- 11. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR UTILITY PURPOSES.
- 12. DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT AND RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
- 13. LAKE ACCESS EASEMENTS (L.A.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT AND RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR LAKE ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
- 14. LANDSCAPE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE AND LANDSCAPE PURPOSES.
- 15. LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF SUNRISE, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATIONS AND RELATED PURPOSES.
- 16. THE LANDSCAPE AND MONUMENT SIGN EASEMENT IS HEREBY DEDICATED TO THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
- 17. THE SIDEWALK EASEMENTS AS SHOWN HEREON, ADJACENT TO SHOTGUN ROAD RIGHT OF WAY, ARE HEREBY DEDICATED TO BROWARD COUNTY FOR SIDEWALK CONSTRUCTION AND PEDESTRIAN ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BROWARD COUNTY.
- 18. NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING FENCES, UTILITIES OR LANDSCAPING ARE ALLOWED WITHIN CANAL MAINTENANCE EASEMENTS OR LAKE MAINTENANCE EASEMENTS WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT, THE TOWN OF DAVIE AND/OR THE RIVERSTONE HOMEOWNERS ASSOCIATION, INC., WHERE APPROPRIATE.
- 19. THE A.T.T.E. EASEMENT (A.T.T.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO AMERICAN TELEPHONE AND TELEGRAPH FOR PROPER PURPOSES.
- 20. THE BELL SOUTH EASEMENT (B.S.E.) AS SHOWN HEREON IS HEREBY DEDICATED TO BELL SOUTH FOR PROPER PURPOSES.

G.L. HOMES OF DAVIE ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: G.L. HOMES OF DAVIE IV, CORPORATION, A GENERAL PARTNER

Kumi Ratterree WITNESS
Richard A. Costello WITNESS
Alan J. Fant WITNESS
Richard A. Costello WITNESS
Alan J. Fant WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, RICHARD A. COSTELLO AND ALAN J. FANT, BOTH VICE PRESIDENTS OF G.L. HOMES OF DAVIE IV, CORPORATION, A GENERAL PARTNER OF G.L. HOMES OF DAVIE ASSOCIATES IV, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT 1401 University Dr., BROWARD COUNTY, FLORIDA, THIS 18th DAY OF September, 2002 A.D.
MY COMMISSION EXPIRES: March 18, 2005
NOTARY PUBLIC - STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEGG, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON AND THAT THE SURVEY AND PLAT WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 FLORIDA STATUTES AND THE APPLICABLE SECTIONS OF CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. THE BENCHMARKS SHOWN HEREON WERE ESTABLISHED IN CONFORMITY WITH THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) AND NATIONAL OCEAN SURVEY THIRD ORDER CONTROL STANDARDS. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AS SHOWN ON THIS PLAT HAVE BEEN SET WHERE INDICATED. THE PERMANENT CONTROL POINTS (PCP'S) AS SHOWN HEREON WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DATED AT PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THIS 11th DAY OF November, 2002 A.D.

Robert P. Legg
ROBERT P. LEGG
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 2972
MILLER LEGG AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 6680

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS 22nd DAY OF August, 2002 A.D.

BY: *Ryann*
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 19th DAY OF May, 2003 A.D.

BY: *James Vicat*
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 21st DAY OF May, 2003 A.D. AND RECORDED IN PLAT BOOK 172, PAGE 11, RECORD VERIFIED

ATTEST: ROGER J. DESJARLAIS COUNTY ADMINISTRATOR
BY: *James Vicat* 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 4th DAY OF February, 2003 A.D.

ATTEST: ROGER J. DESJARLAIS COUNTY ADMINISTRATOR
BY: *James Vicat* COUNTY COMMISSION
BY: *John T. Orange* DEPUTY

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: *Eric B. Augusto* 5/15/03 DATE
ERIC B. AUGUSTO DATE
BROWARD COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS5695

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 19th DAY OF MAY, 2002 A.D.

BY: *Edith Puschak*
DIRECTOR OR DESIGNEE

CENTRAL BROWARD WATER CONTROL DISTRICT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: *William Smith* 10-07-02 DATE
CHAIRPERSON
BY: *William Smith* 5-19-03 DATE
DISTRICT MANAGER

TOWN PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

BY: *Abdul* DATE
CHAIRMAN

TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, FLORIDA BY RESOLUTION ADOPTED THIS 19th DAY OF May, 2002 A.D.

ATTEST: *Harold* TOWN CLERK
APPROVED: *Harry* MAYOR

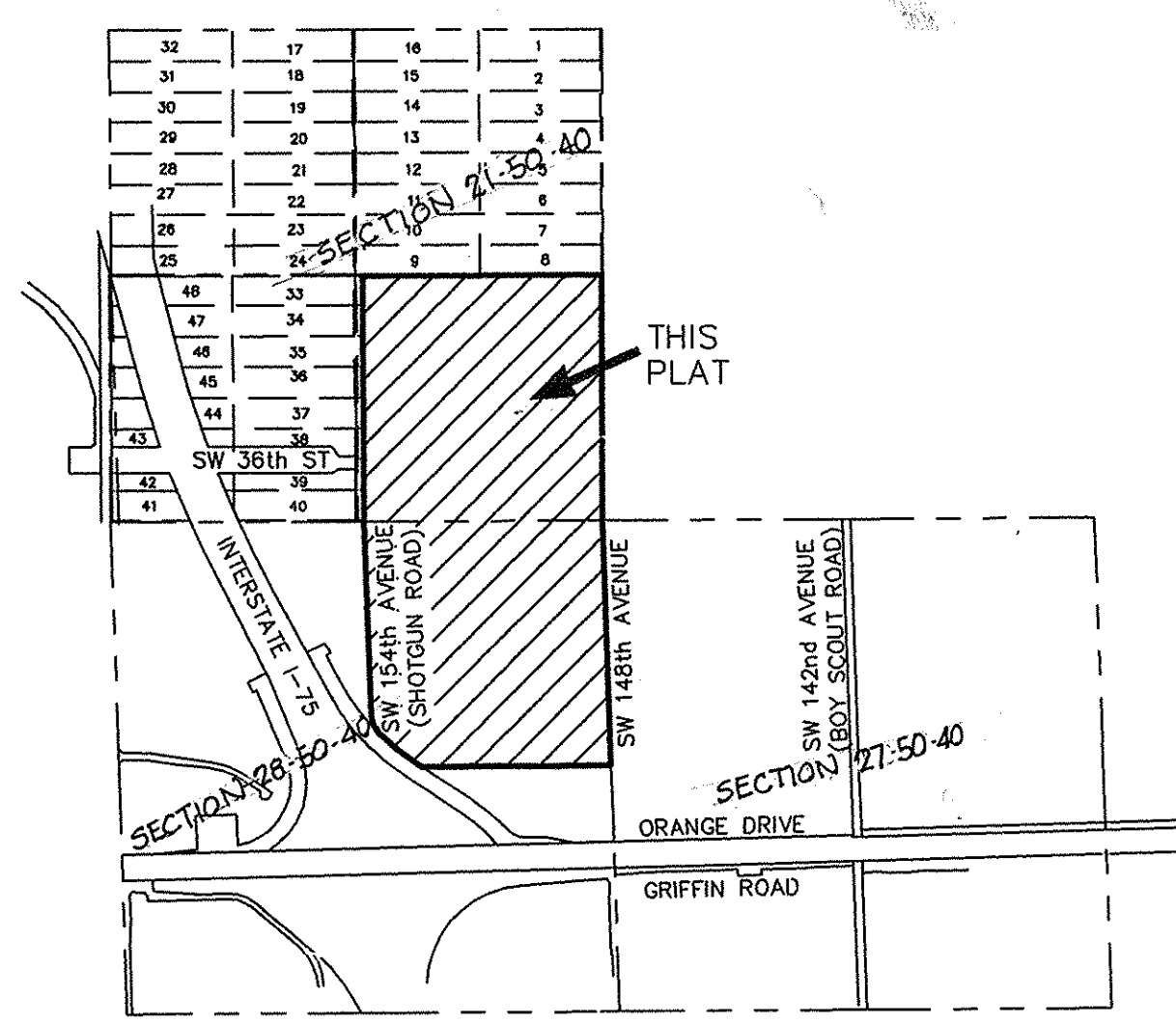
DEVELOPMENT SERVICES DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

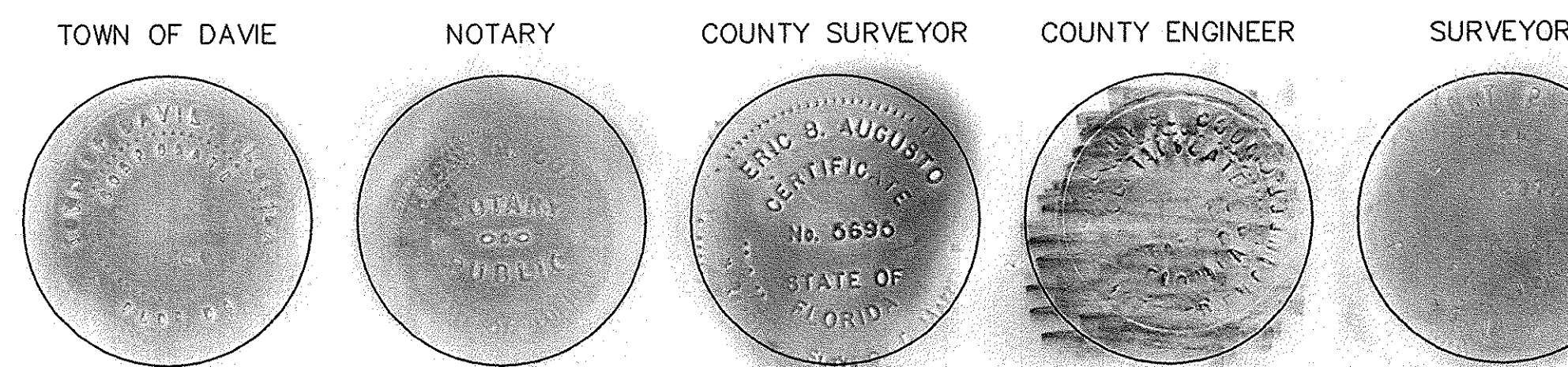
BY: *Bradley D. Swing*
DIRECTOR-PLANNING

PREPARED BY:

MILLER LEGG & ASSOCIATES, INC.
ENGINEERS - SURVEYORS & MAPPERS
PLANNERS - LANDSCAPE ARCHITECTS
ENVIRONMENTAL PROFESSIONALS
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(561)798-9981 FAX: (561)798-9408
ORLANDO OFFICE: 37 NORTH ORANGE AVENUE, SUITE 505, ORLANDO, FLORIDA 32801
(407)928-4122 FAX: (407)928-4123



LOCATION MAP (NOT TO SCALE)



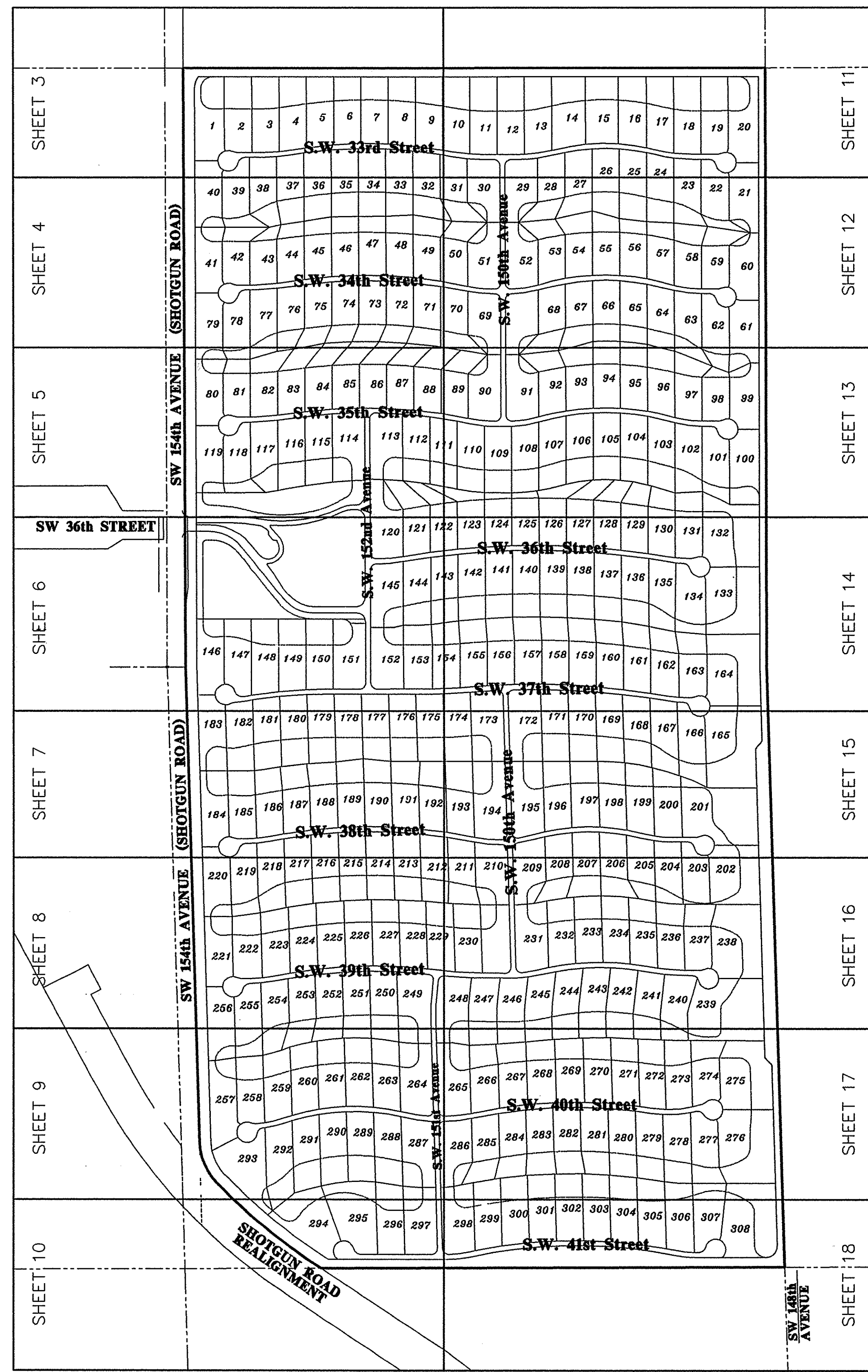
"RIVERSTONE"

A REPLAT OF ALL OF PARCEL "A", SOUTH POST, AS RECORDED IN PLAT BOOK 171, PAGES 196-201, BROWARD COUNTY RECORDS, AND LYING IN SECTIONS 21 & 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

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KEY MAP

PREPARED BY:

MILLER LEGG
 & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS & MAPPERS
 CIVIL - PLANNERS - LANDSCAPE ARCHITECTS
 ENVIRONMENTAL PROFESSIONALS
 www.millerlegg.com

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 (954)438-7000 FAX: (954)438-8664

PALM BEACH REGIONAL OFFICE:
 1300 CORPORATE CENTER WAY, SUITE 201
 WELLSINGTON, FLORIDA 33414-5000
 (561)758-5901 FAX: (561)758-6168

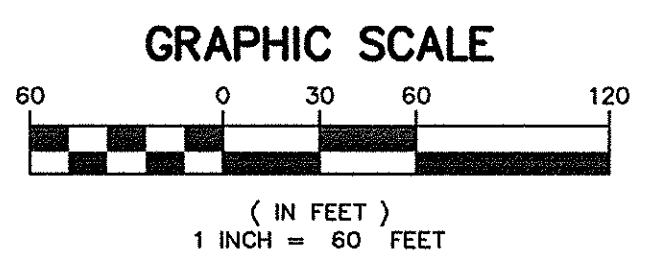
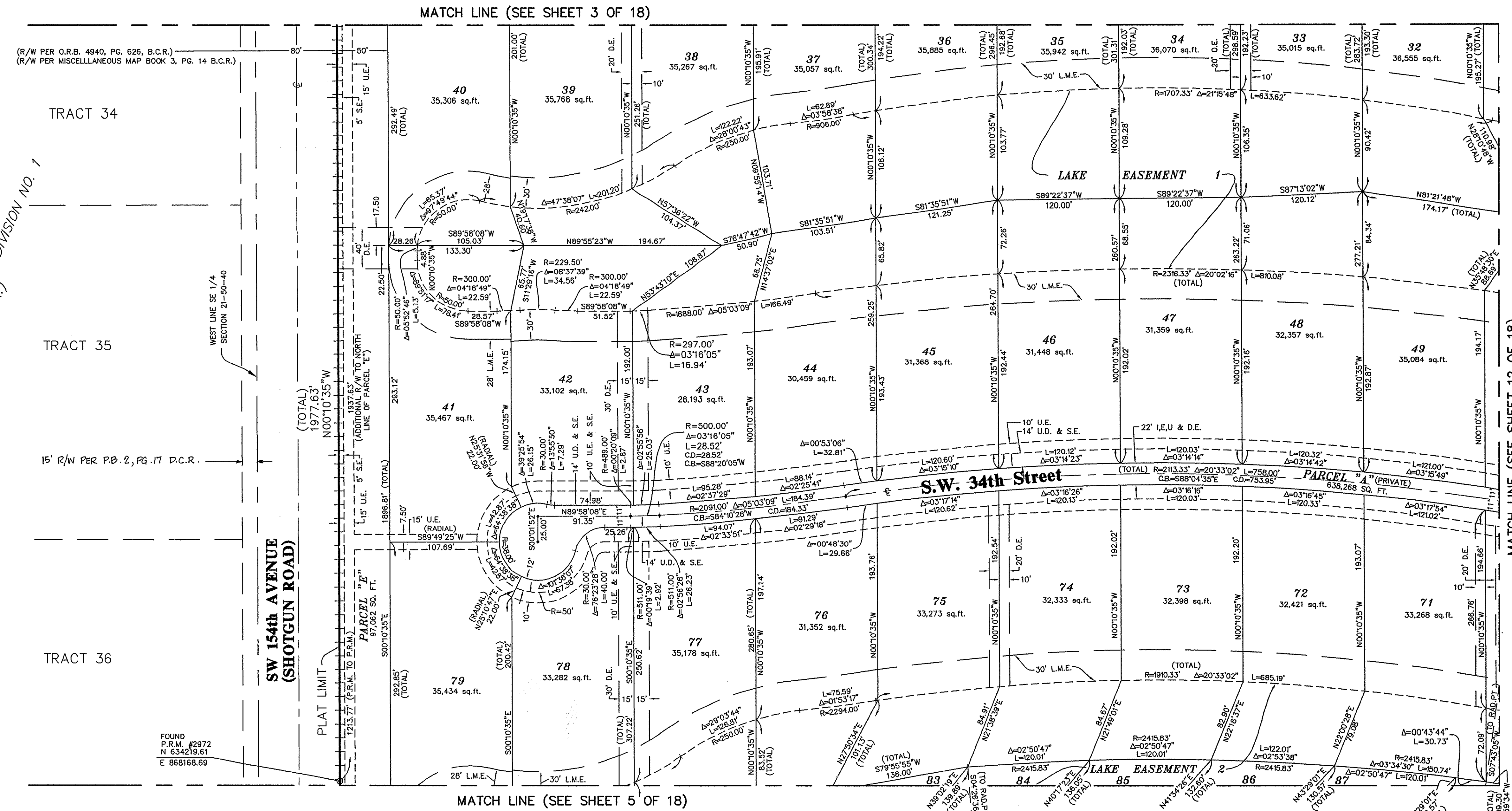
ORLANDO OFFICE:
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"RIVERSTONE"

A REPLAT OF ALL OF PARCEL "A", SOUTH POST, AS RECORDED IN PLAT BOOK 171, PAGES 196-201, BROWARD COUNTY RECORDS, AND LYING IN SECTIONS 21 & 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

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FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 7
SECTION 21-50-40
(P.B. 2, PG. 17, D.C.R.)

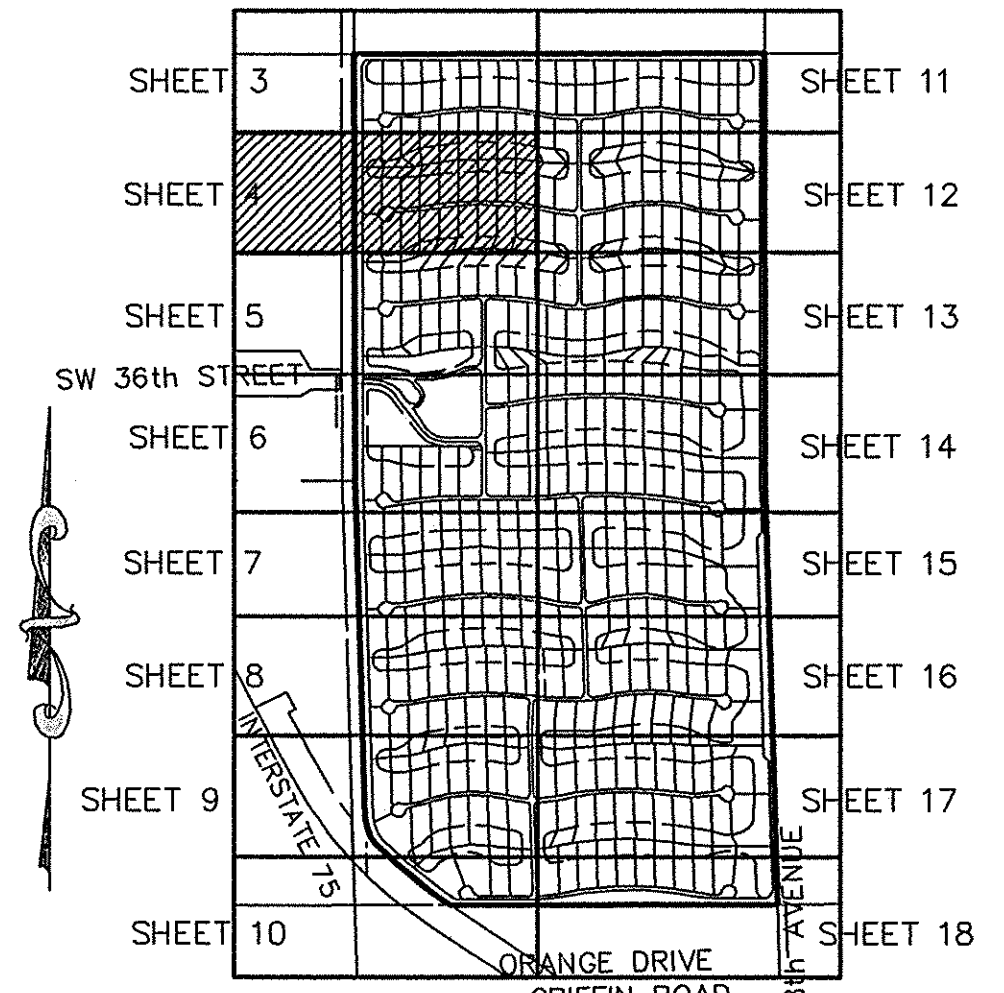


PLAT NOTES:

- 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT IS RESTRICTED TO 308 SINGLE FAMILY DETACHED 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 AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON "STONER/KEITH RESURVEY NO. II OF TOWNSHIP 50 SOUTH, RANGE 40 EAST" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, BROWARD COUNTY RECORDS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
COORDINATES ARE SHOWN THUS: $N_{202925.22}$ WHERE N XXXXX.XX = NORTHERING AND ARE BASED ON THE EAST LINE OF THE NORTHEAST (NE 1/4) OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S 01°44'53" E.
- ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON BROWARD COUNTY BENCHMARK NO. 29, BEING A SQUARE CUT IN CONCRETE BEAM SPANNING CANAL, 62' NORTH OF CENTERLINE OF ORANGE DRIVE PAVEMENT AND 36' EAST OF CENTERLINE OF BOY SCOUT ROAD PAVEMENT. ELEVATION = 7.98'
- THE TEMPORARY ACCESS OPENINGS FOR CONSTRUCTION ARE PROVIDED BY THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 35160, PAGES 278-291 BROWARD COUNTY RECORDS.

PLAT NOTES CONTINUED:

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 4, 2009, 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 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 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 PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 4, 2009, 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 MAKES 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 GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 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.



KEY MAP
NOT TO SCALE

LEGEND:

- P.B. = MISCELLANEOUS PLAT BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- R. = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- SQ. FT. = SQUARE FEET
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AREA TABULATION	SQUARE FEET	ACRES
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PARCEL "B"	16,357	0.376
PARCEL "C"	100,991	2.318
PARCEL "D"	143,101	3.285
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PARCEL "F"	290,628	6.672
PARCEL "G"	301,590	6.924
PARCEL "R1"	120,127	2.758
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PARCEL "R3"	37,569	0.862
308 LOTS	11,645,331	267.340
TOTAL	13,426,368	308.227

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ENGINEERS - SURVEYORS & MAPPERS
G.S. - PLANNERS - LANDSCAPE ARCHITECTS
ENVIRONMENTAL PROFESSIONALS

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WELLINGTON, FLORIDA 33411-8630
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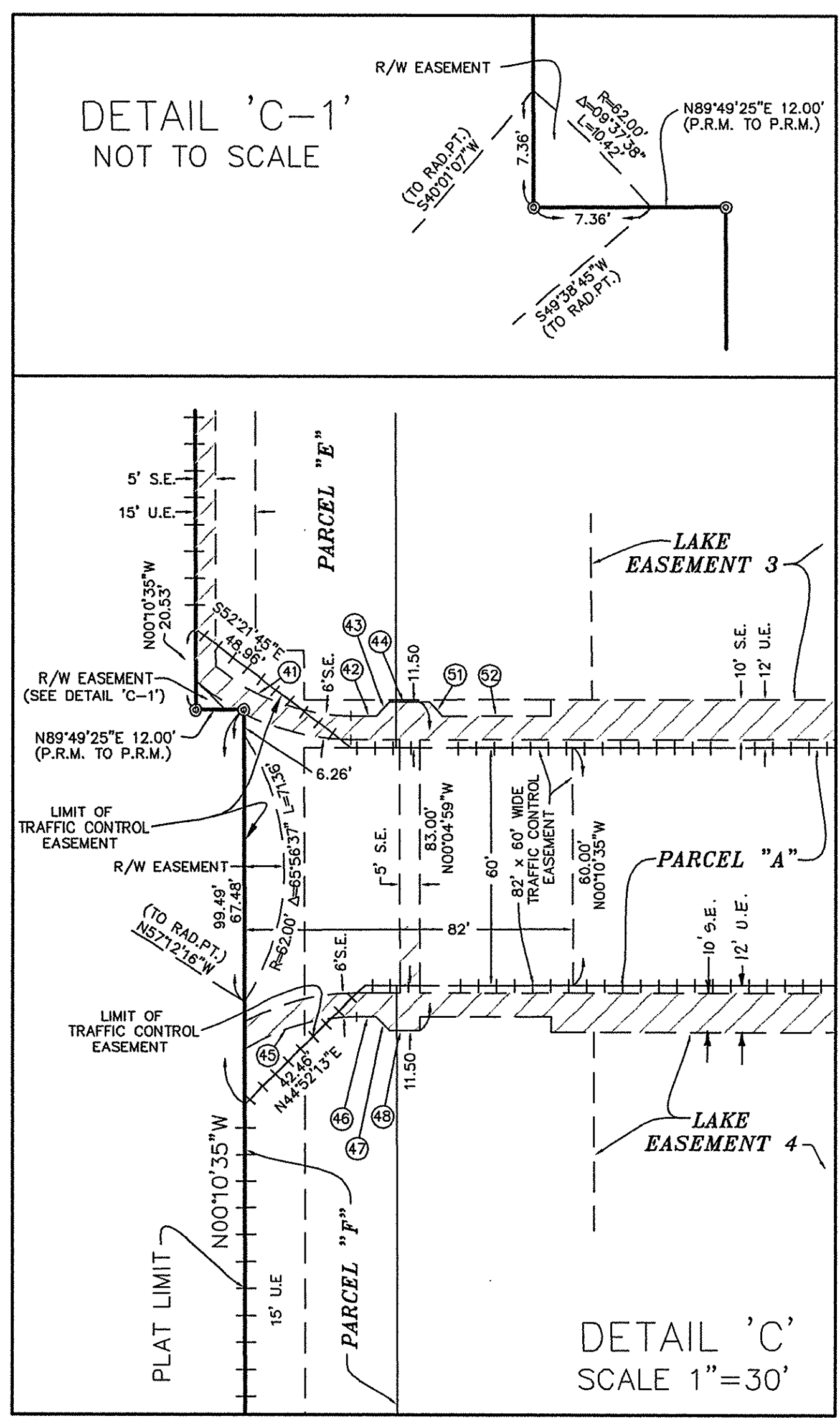
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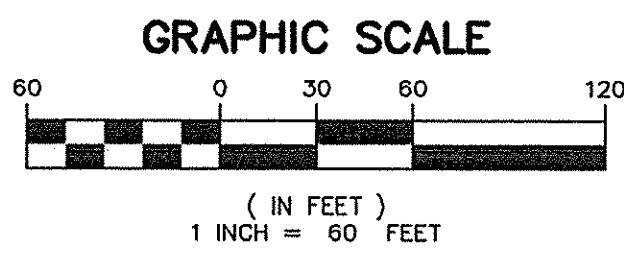
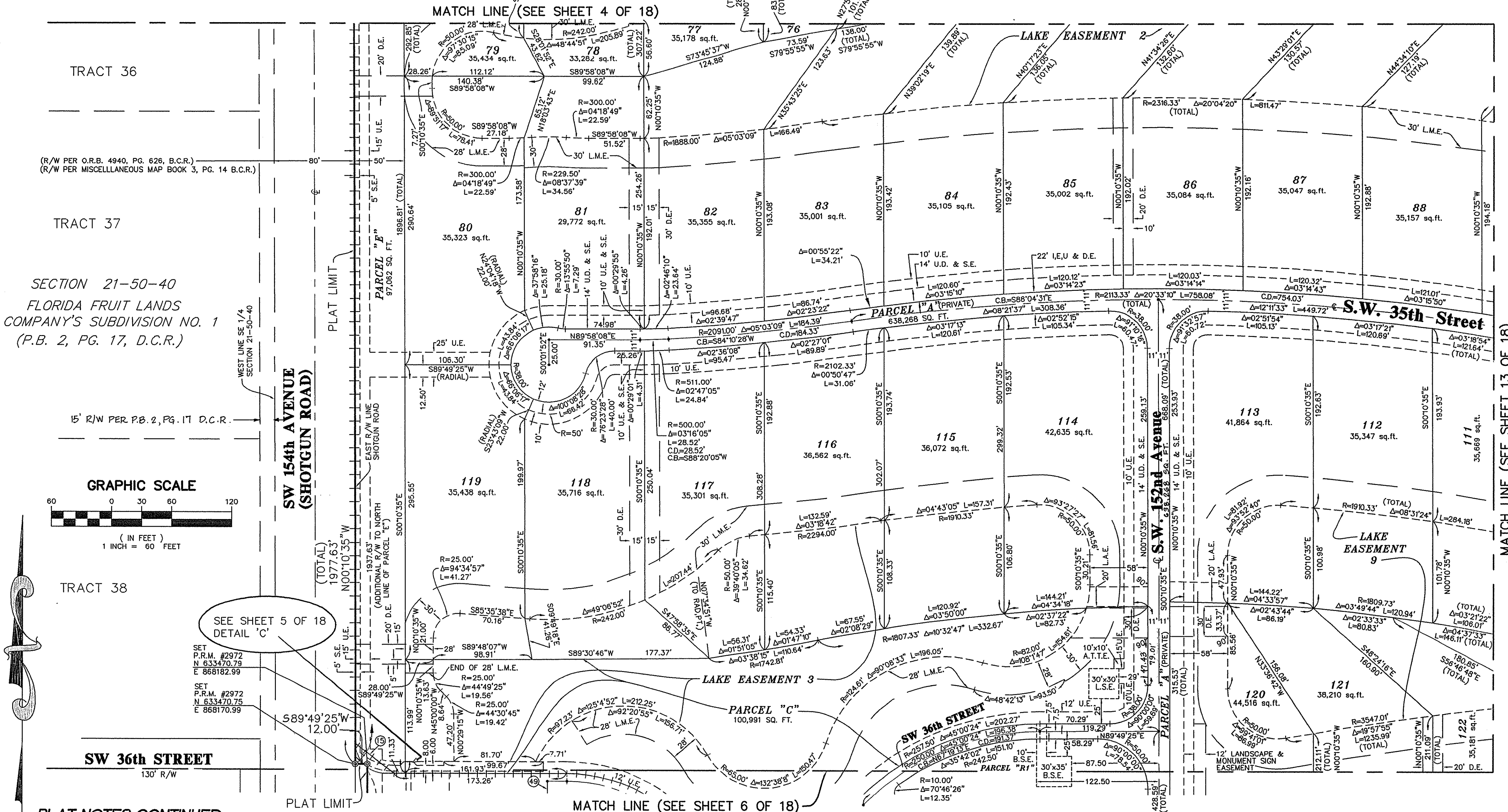
"RIVERSTONE"

A REPLAT OF ALL OF PARCEL "A", SOUTH POST, AS RECORDED IN PLAT BOOK 171, PAGES 196-201, BROWARD COUNTY RECORDS, AND LYING IN SECTIONS 21 & 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN #102944276
Page 5 of 18



LINE #	BEARING	DISTANCE	CHORD DISTANCE	CHORD BEARING
15	S52°21'45"E	48.96'		
41	R=52.00'	Δ=40°24'31"	L=36.67'	
42	S89°55'01"W	6.46'		
43	S42°37'35"W	4.76'		
44	S89°55'01"W	10.00'		
45	R=52.00'	Δ=32°35'11"	L=29.27'	
46	N89°55'01"E	4.73'		
47	S45°04'59"E	4.95'		
48	N89°55'01"E	7.50'		
51	S42°47'37"E	4.76'		
52	N89°55'01"E	27.01'		

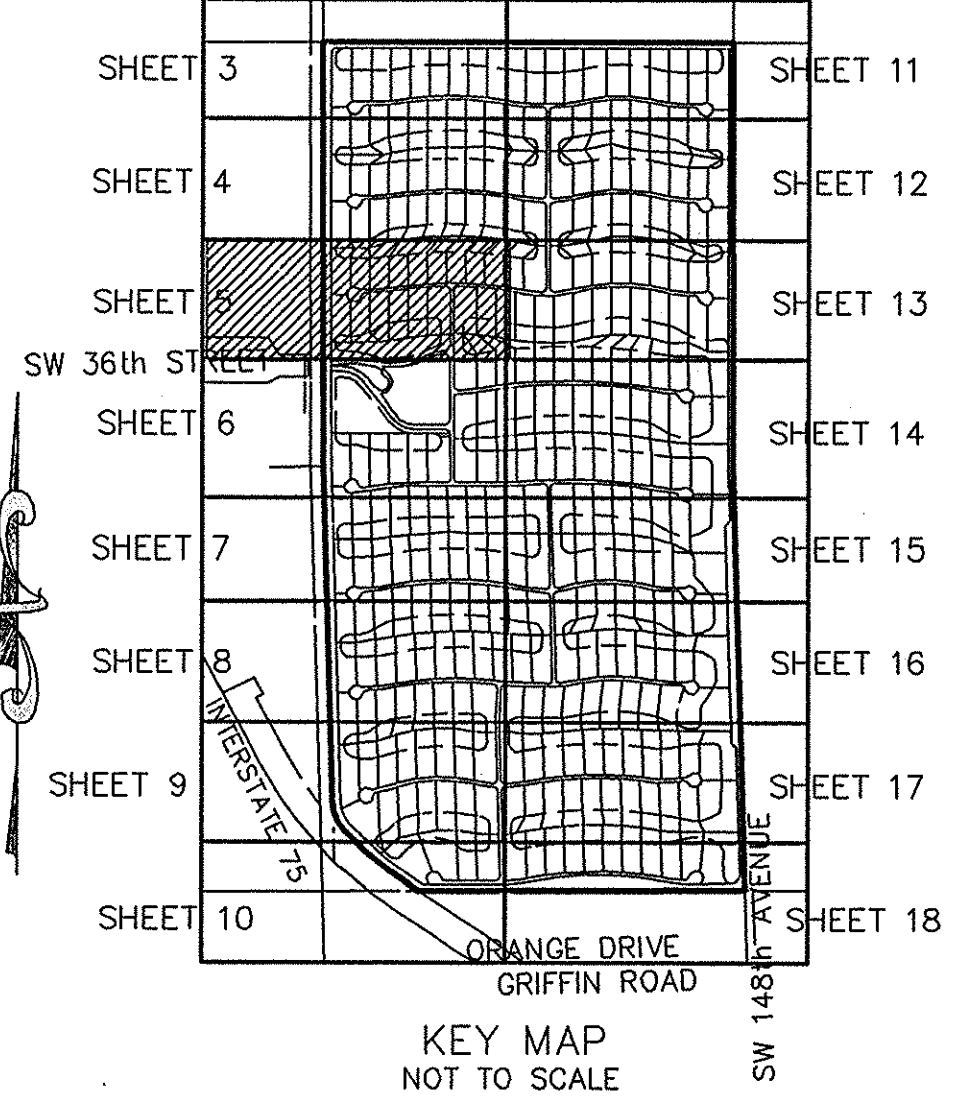


PLAT NOTES CONTINUED:

6.) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 4, 2008, 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 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 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

7.) IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 4, 2008, 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 MAKES 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 GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

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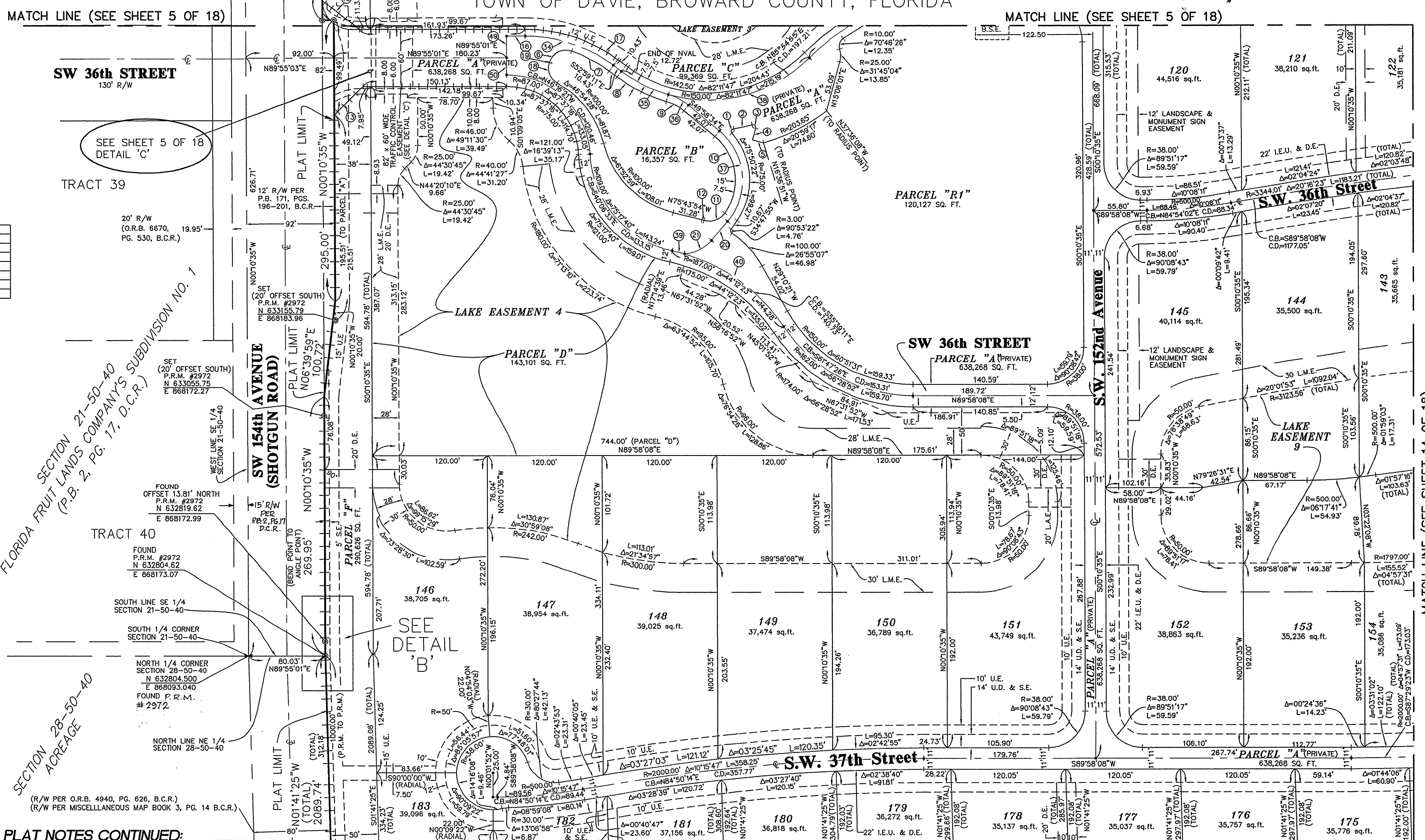
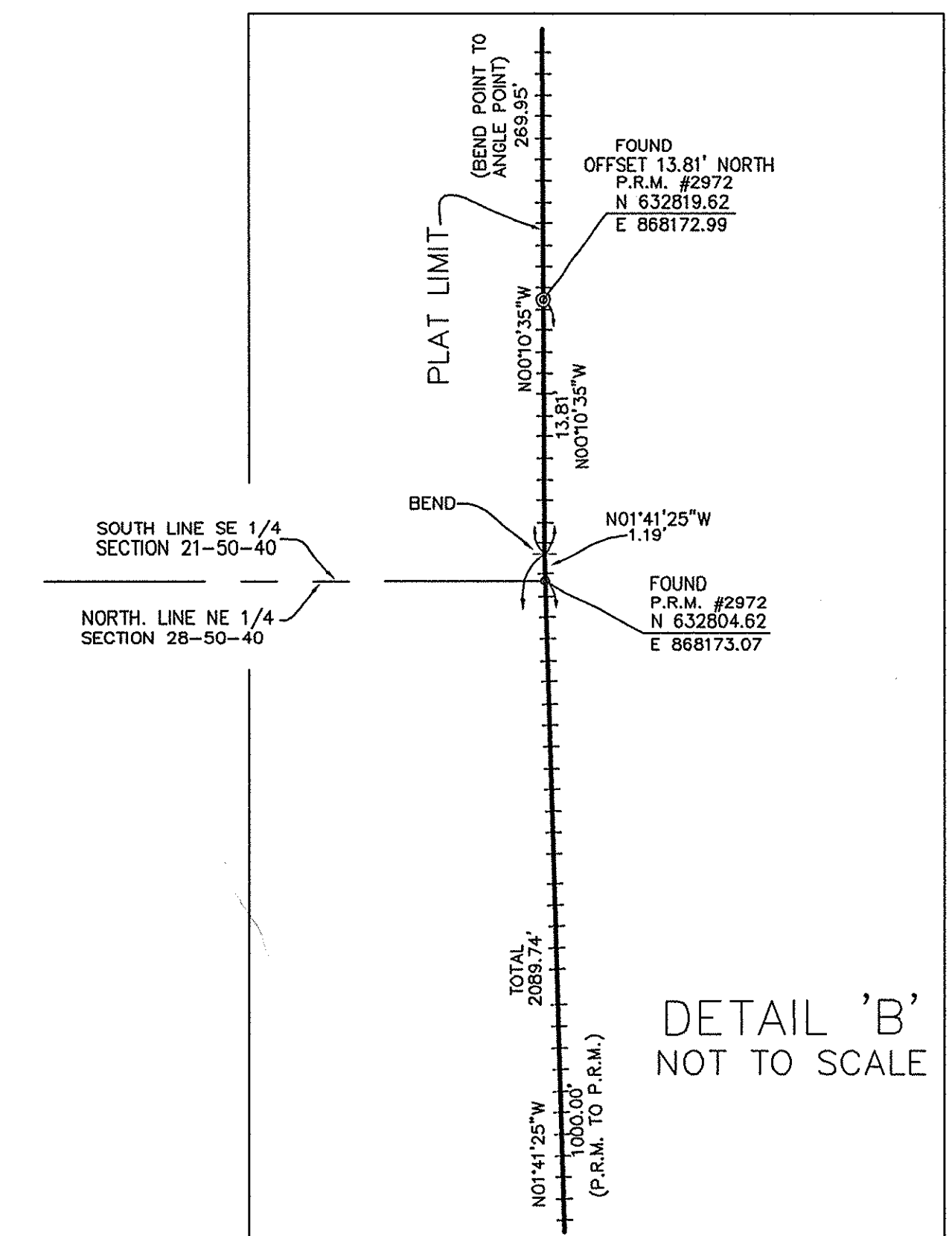
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Page 6 of 18

"RIVERSTONE"

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TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

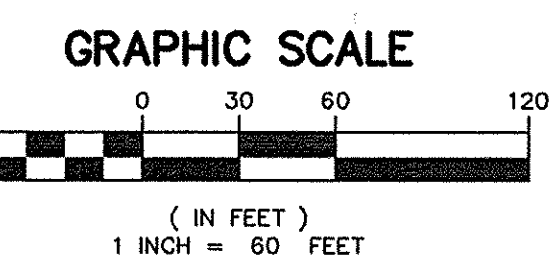
LINE #	BEARING	LENGTH	CURVE DATA
1	R=3.00'	Δ=122°29'50"	L=6.41'
2	R=182.03'	Δ=0°12'14"	L=9.71'
3	R=3.00'	Δ=119°28'02"	L=6.26'
4	S14°43'10"W	12.77'	
5	S74°54'43"E	11.88'	
6	R=18.00'	Δ=91°46'08"	L=28.83'
7	R=145.00'	Δ=17°33'51"	L=44.45'
8	R=157.50'	Δ=21°01'57"	L=57.82'
9	R=50.00'	Δ=24°02'35"	L=20.98'
10	R=60.00'	Δ=85°19'22"	L=89.35'
11	R=20.00'	Δ=70°10'57"	L=24.50'
12	R=100.00'	Δ=01°15'39"	L=2.20'
13	N44°52'13"E	42.46'	
15	S82°21'45"E	48.96'	
16	N89°55'01"E	19.66'	
17	R=160.00'	Δ=37°05'48"	L=103.59'
18	R=18.00'	Δ=78°26'12"	L=24.64'
19	N17°40'50"E	0.86'	
20	S40°04'47"W	25.90'	
21	R=40.07'	Δ=46°23'45"	L=32.45'
34	R=152.50'	Δ=37°05'48"	L=98.74'
35	R=150.00'	Δ=21°01'57"	L=55.06'
36	R=57.50'	Δ=24°02'35"	L=24.13'
37	R=67.50'	Δ=90°03'21"	L=106.09'
38	R=150.00'	Δ=61°09'50"	L=160.13'
39	R=187.00'	Δ=04°04'00"	L=13.27'
40	R=187.00'	Δ=40°08'23"	L=131.01'
49	N00°04'59"W	22.50'	
50	S00°04'59"E	18.00'	



PLAT NOTES:

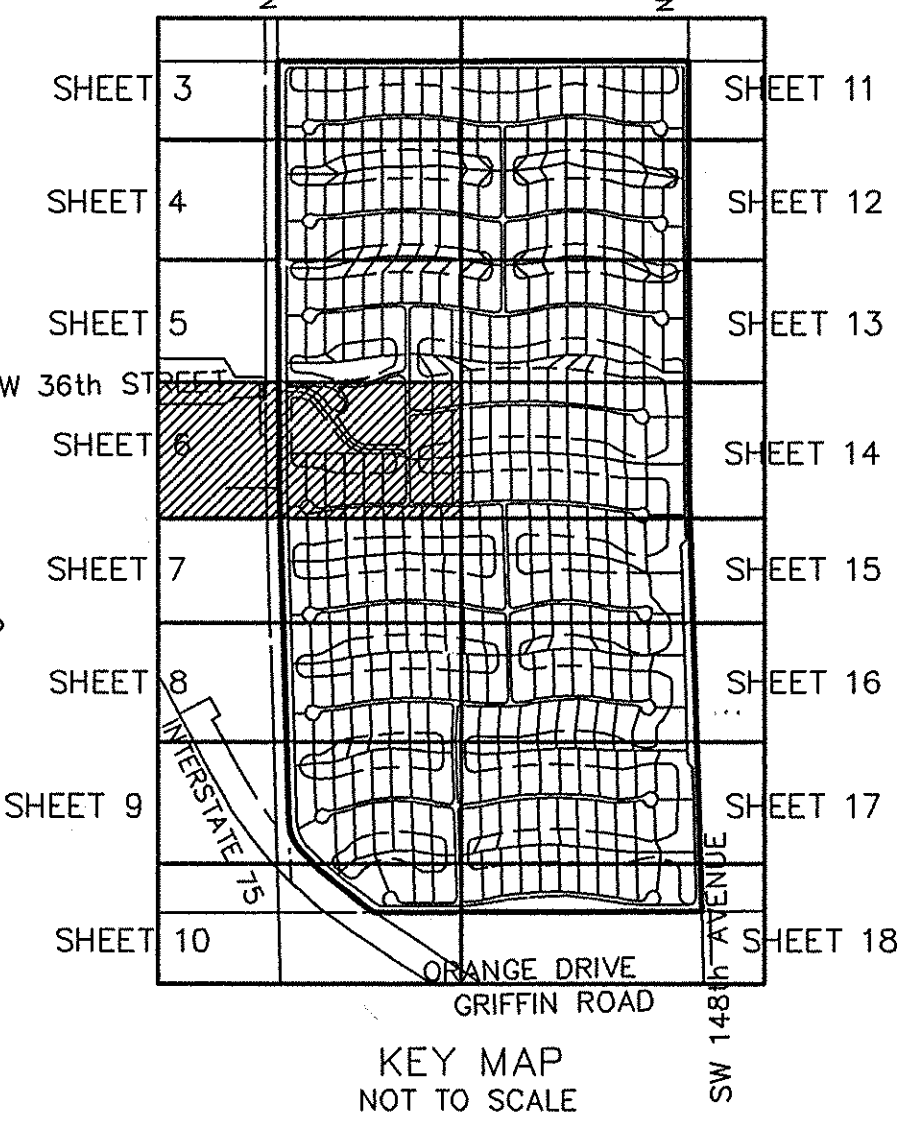
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- THIS PLAT IS RESTRICTED TO 308 SINGLE FAMILY DETACHED UNITS.

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 AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON "STONER/KEITH RESURVEY NO. 11 OF TOWNSHIP 50 SOUTH, RANGE 40 EAST" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, BROWARD COUNTY RECORDS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
N XXXXX.XX = NORTHING COORDINATES ARE SHOWN THIS: E XXXXX.XX = EASTING COORDINATES ARE SHOWN THIS: AND ARE BASED ON THE EAST LINE OF THE NORTHEAST (NE 1/4) OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S 01°44'53" E.
- ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON BROWARD COUNTY BENCHMARK NO. 29, BEING A SQUARE CUT IN CONCRETE BEAM SPANNING CANAL, 62' NORTH OF CENTERLINE OF ORANGE DRIVE PAVEMENT AND 36' EAST OF CENTERLINE OF BOY SCOUT ROAD PAVEMENT. ELEVATION = 7.98'
- THE TEMPORARY ACCESS OPENINGS FOR CONSTRUCTION ARE PROVIDED BY THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 35160, PAGES 278-291 BROWARD COUNTY RECORDS.



PLAT NOTES CONTINUED:

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MATCH LINE (SEE SHEET 7 OF 18)

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"RIVERSTONE"

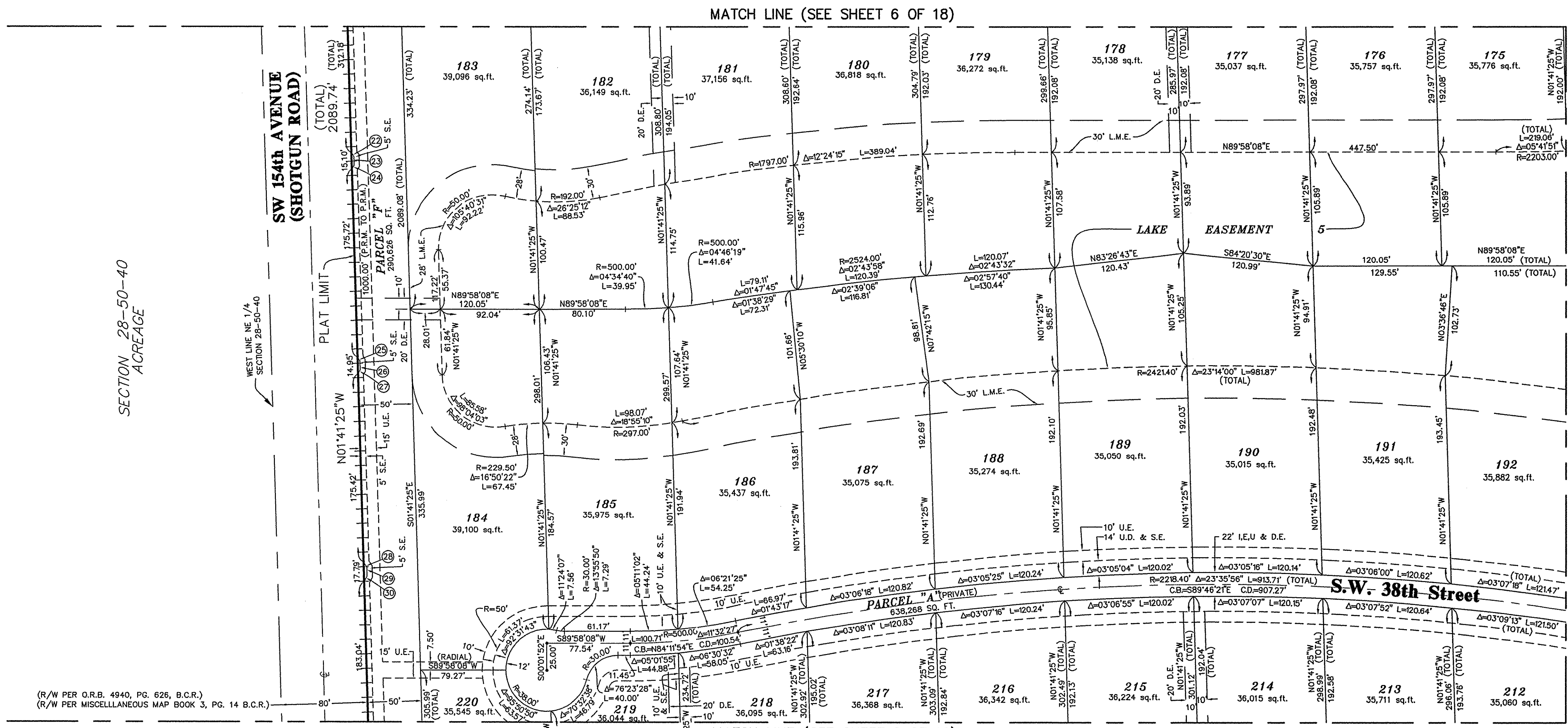
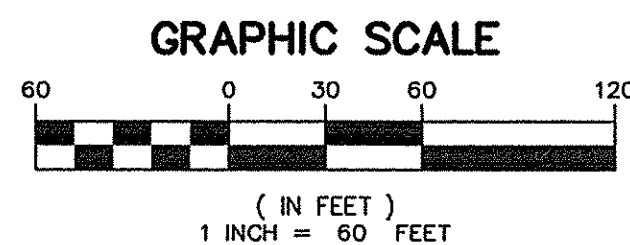
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TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN #102944276

Page 7 of 18

LINE & CURVE TABLE		
22	N31°41'25"W	4.10'
23	N01°41'25"W	8.00'
24	N28°18'35"E	4.10'
25	N31°41'25"W	4.01'
26	N01°41'25"W	8.00'
27	N28°18'35"E	4.01'
28	N31°41'25"W	5.65'
29	N01°41'25"W	8.00'
30	N28°18'35"E	5.65'
31	N31°41'25"W	3.95'
32	N01°41'25"W	8.00'
33	N28°18'35"E	3.95'

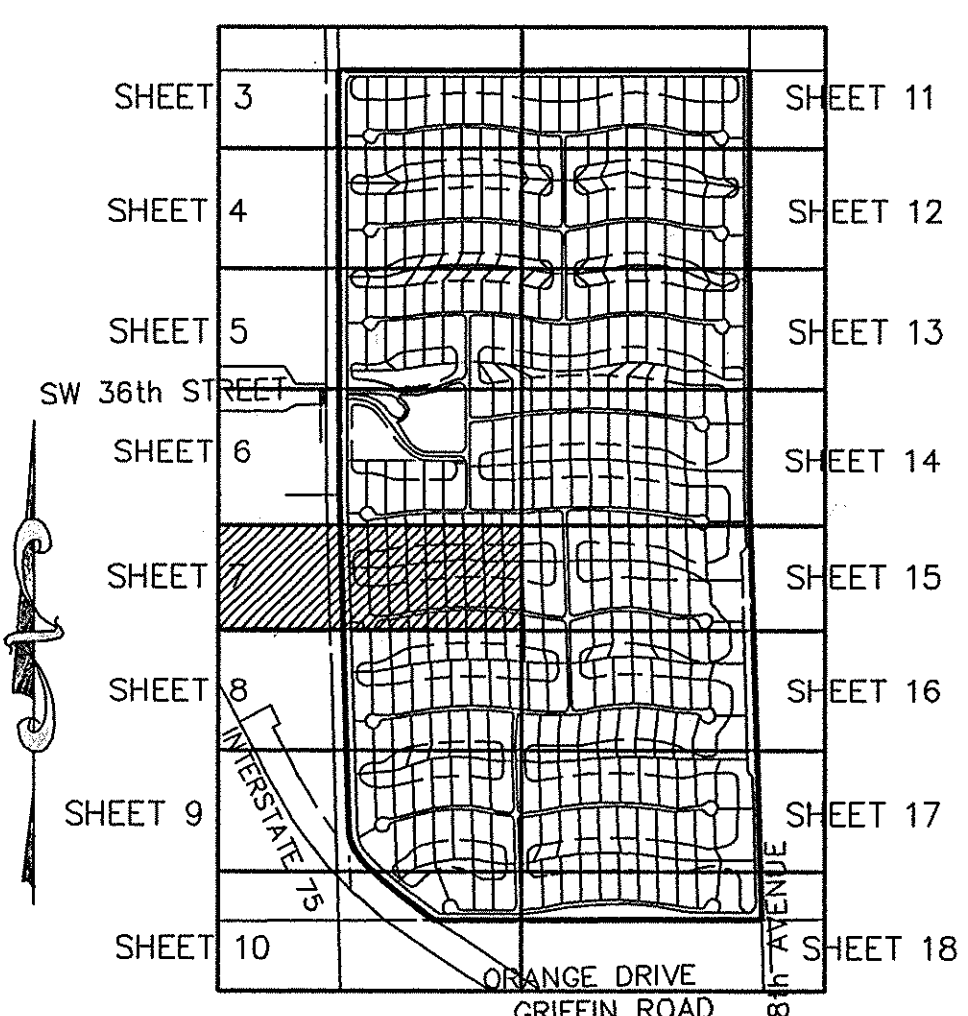


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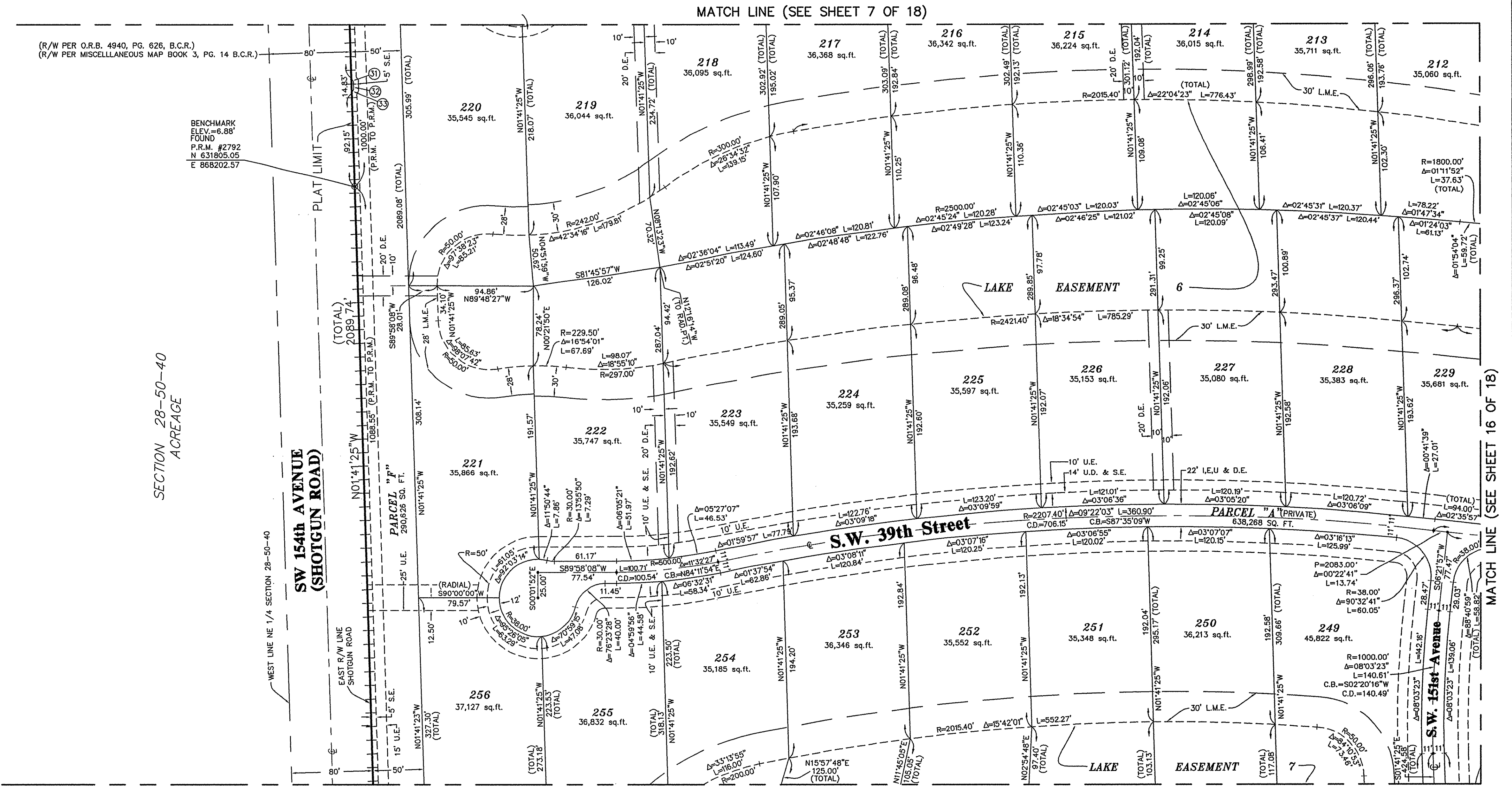
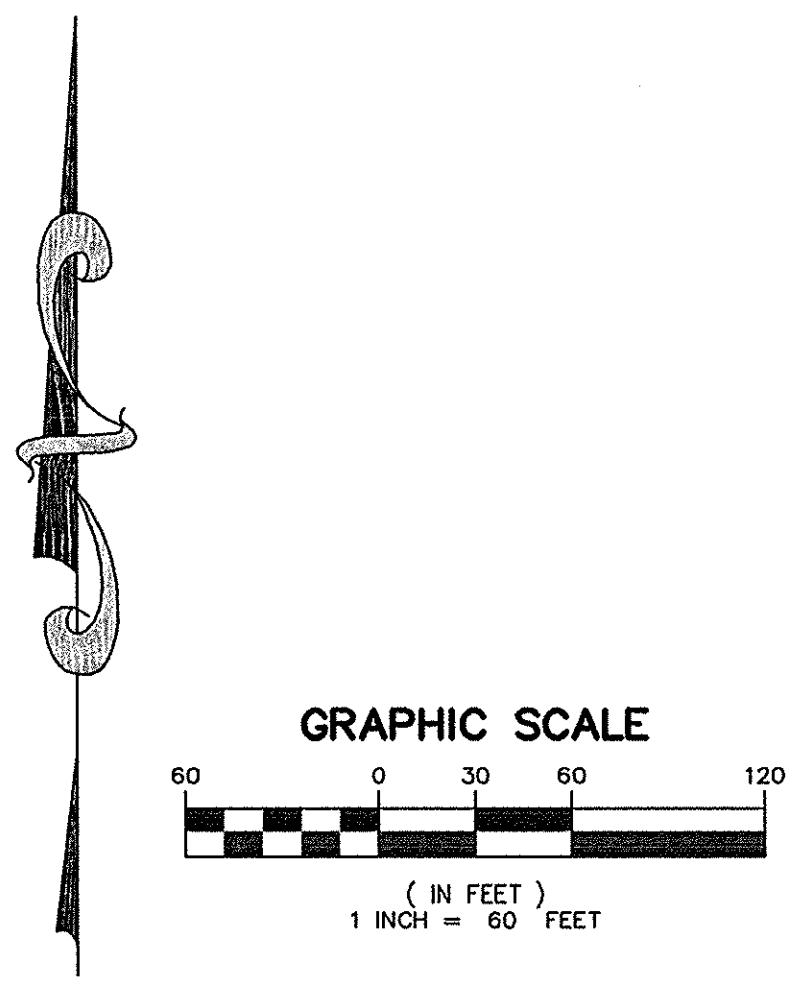
PREPARED BY:

MILLER LEGG & ASSOCIATES, INC.
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"RIVERSTONE"

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Page 8 of 18



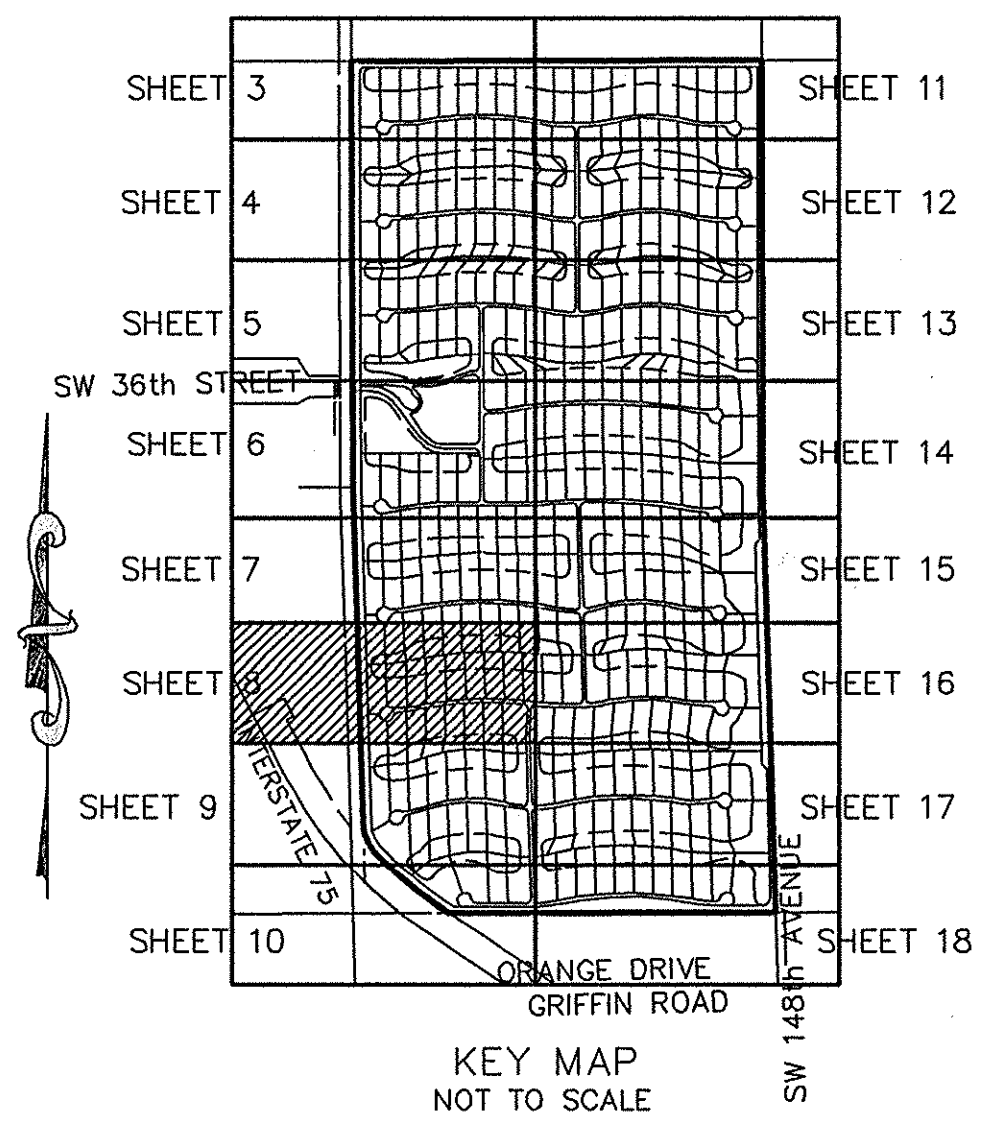
SECTION 28-50-40
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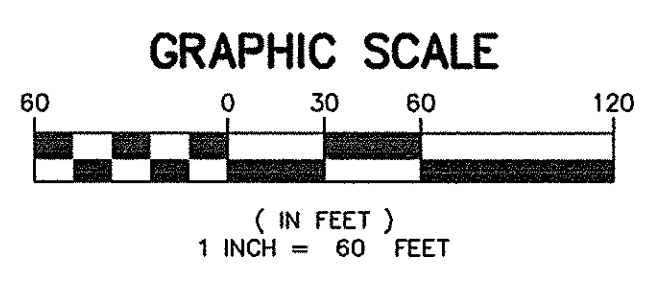
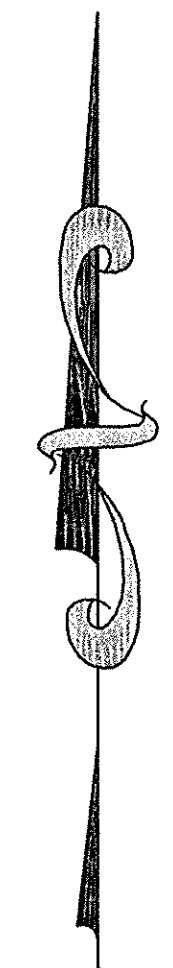
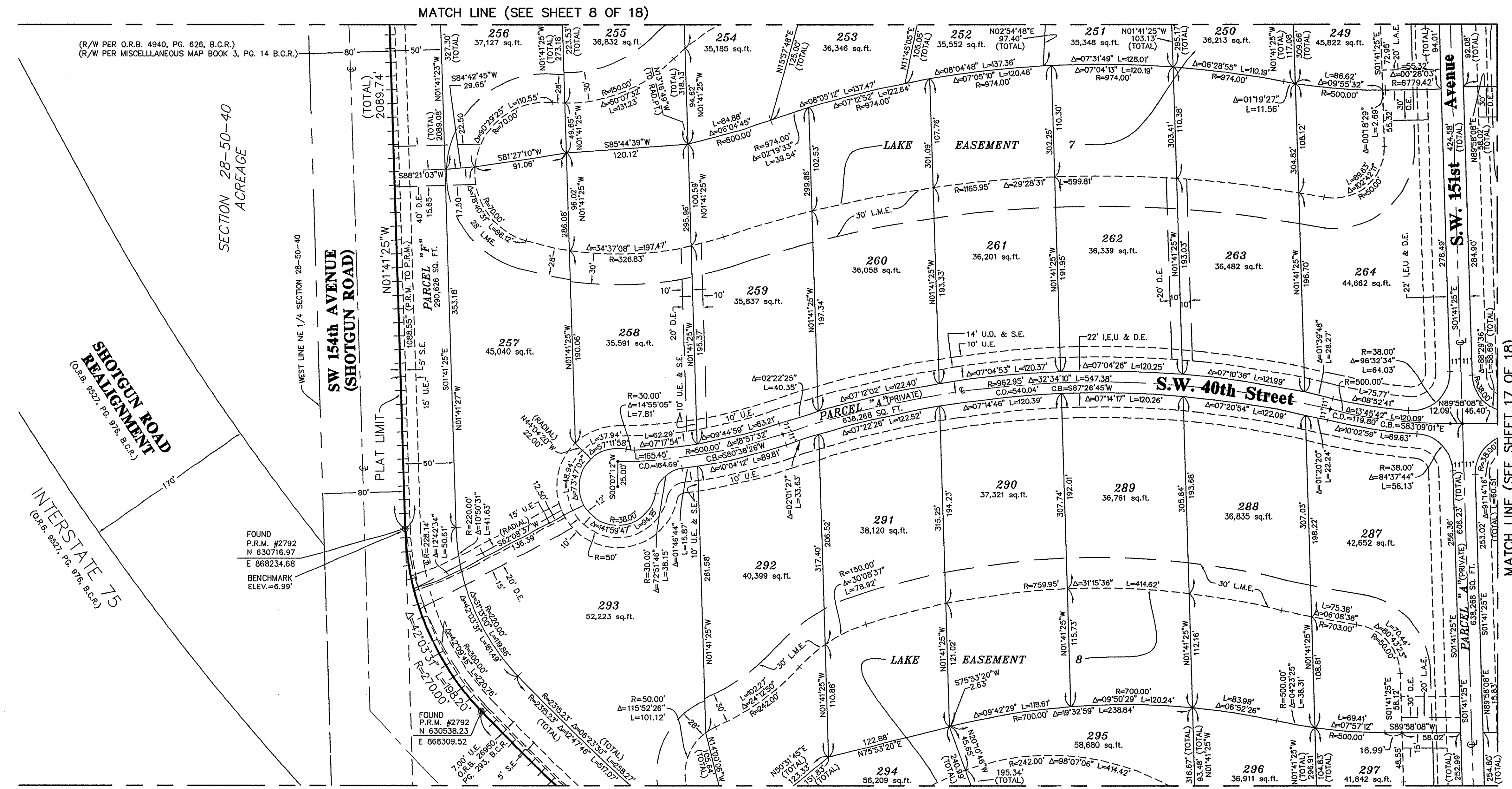
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CFN #102944276
Page 9 of 18



FOUND
P.R.M. #2792
N 830716.97
E 868234.68
BENCHMARK
ELEV. = 6.99'

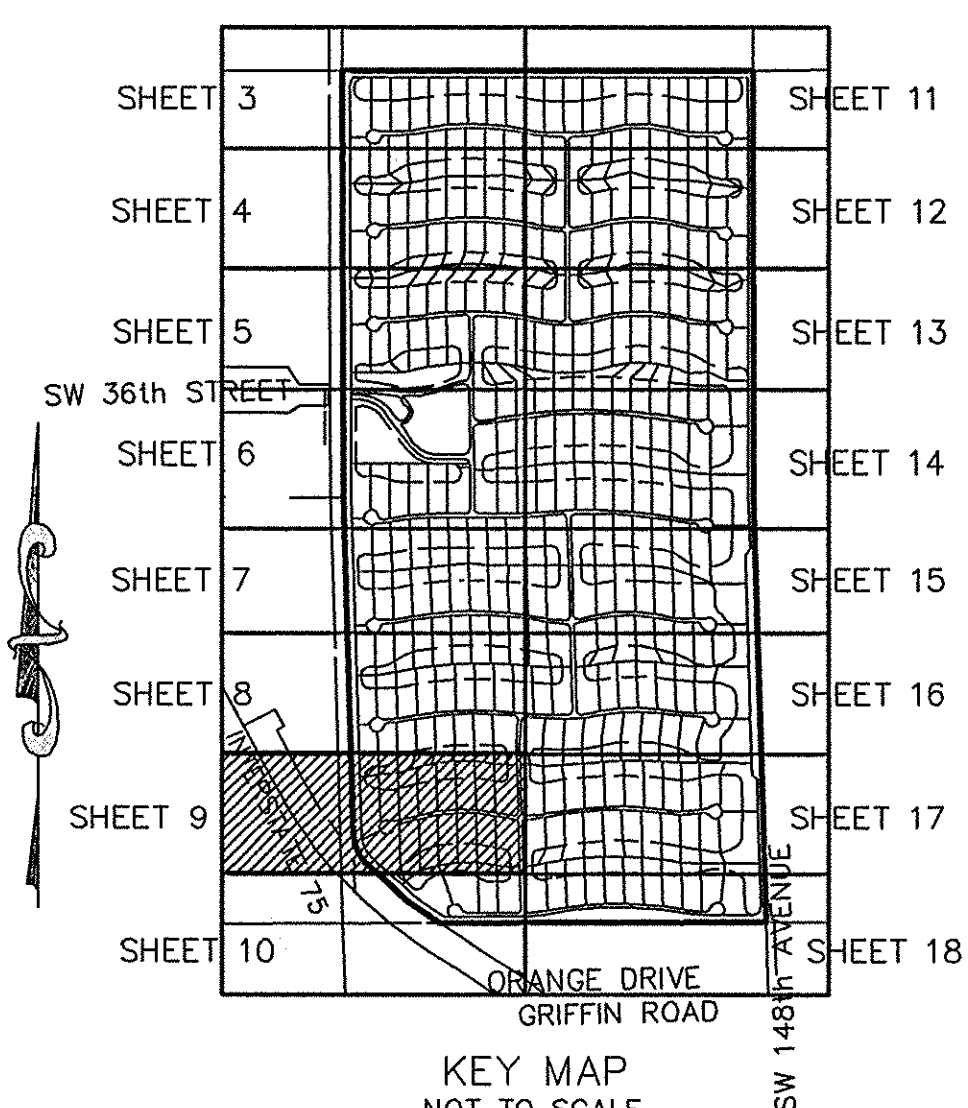
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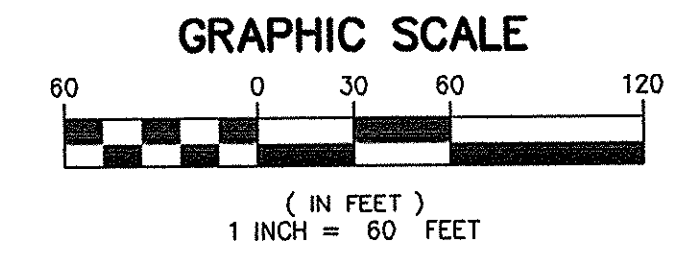
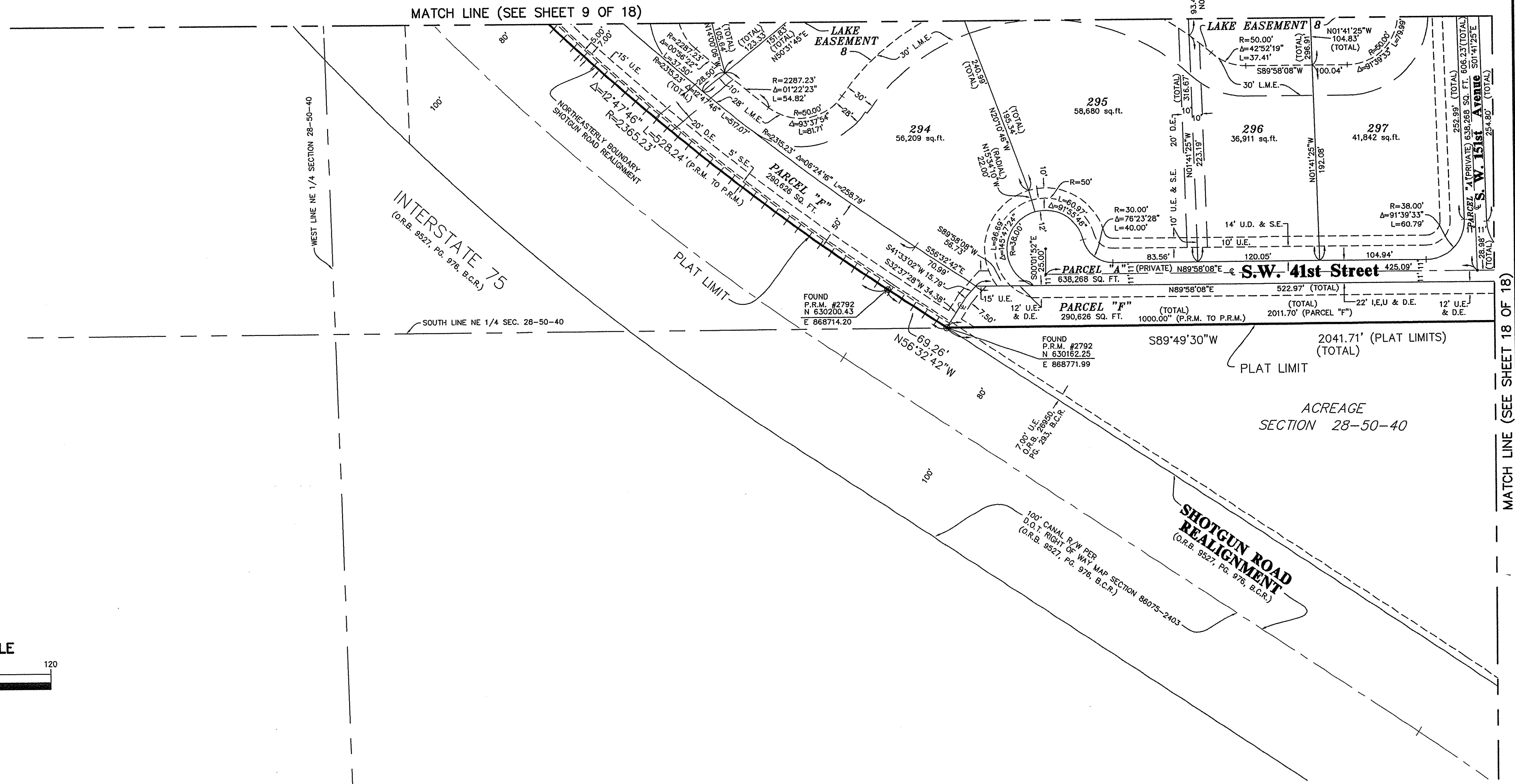
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A REPLAT OF ALL OF PARCEL "A", SOUTH POST, AS RECORDED IN PLAT BOOK 171, PAGES 196-201, BROWARD COUNTY RECORDS, AND LYING IN SECTIONS 21 & 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA.

TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN #102944276

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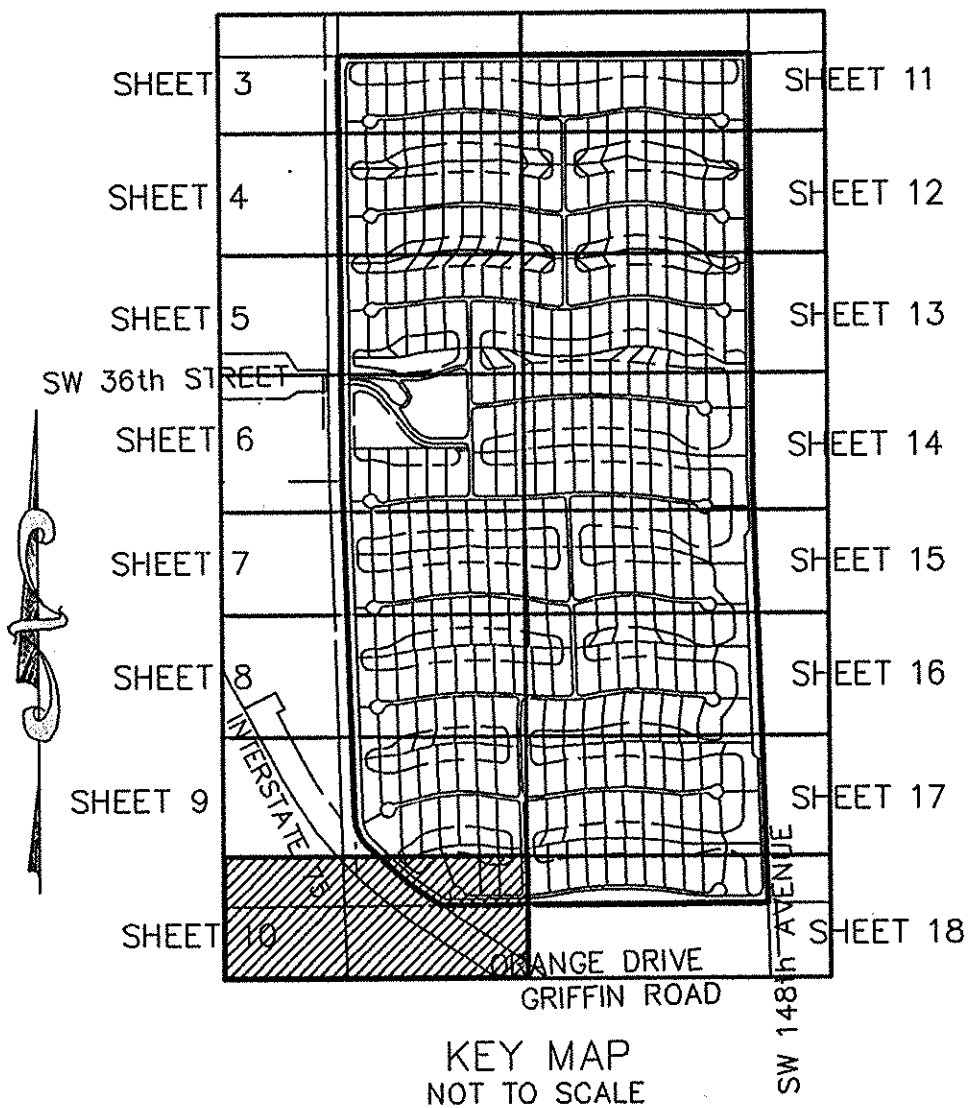


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MATCH LINE (SEE SHEET 18 OF 18)

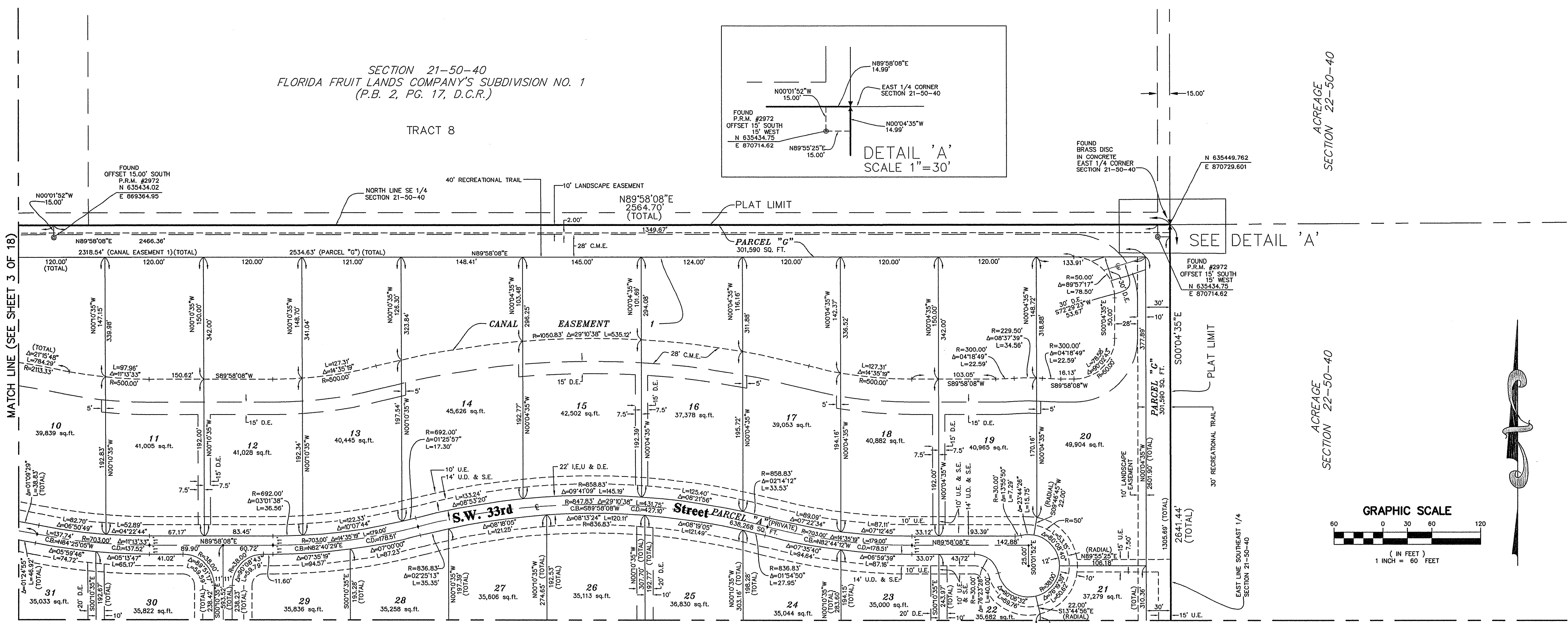
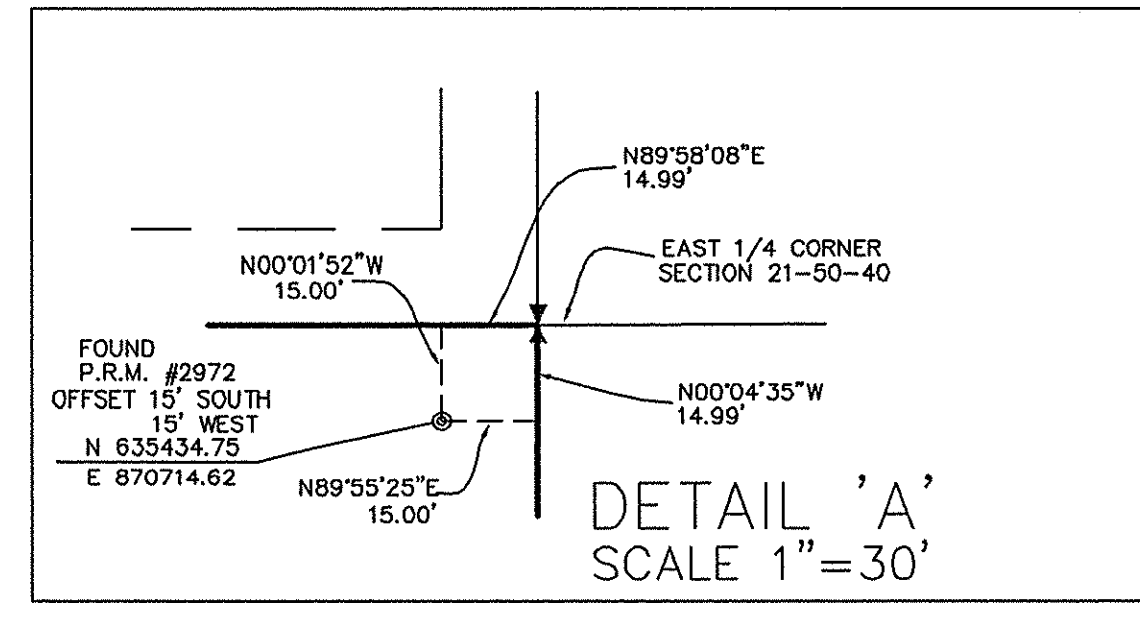
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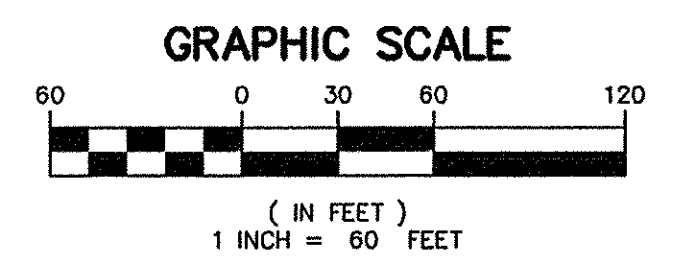
SECTION 21-50-40
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

TRACT 8



ACREAGE SECTION 22-50-40

ACREAGE SECTION 22-50-40



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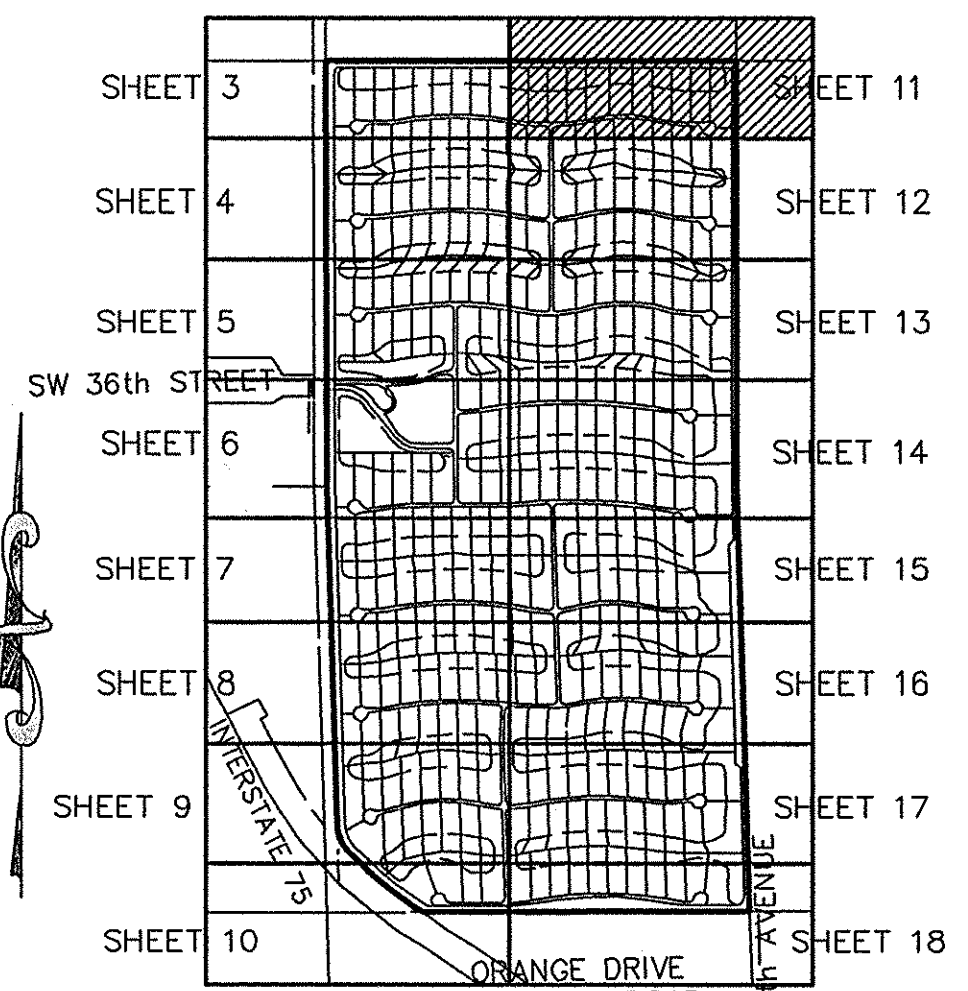
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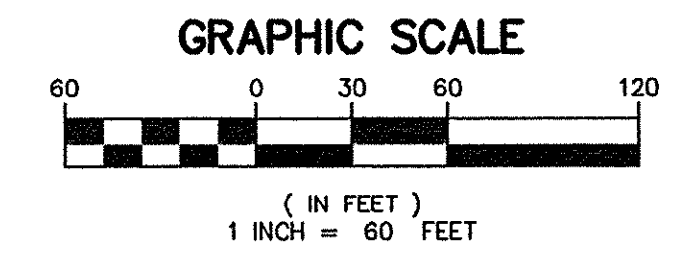
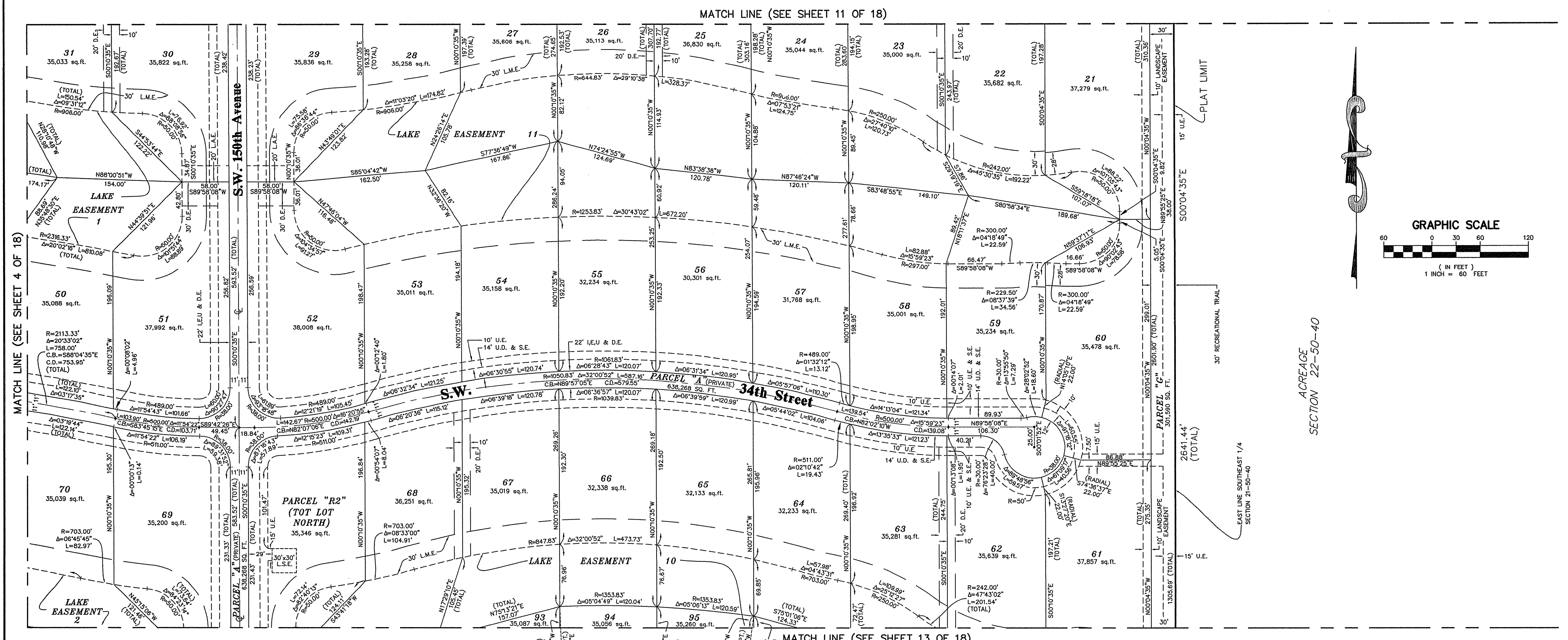
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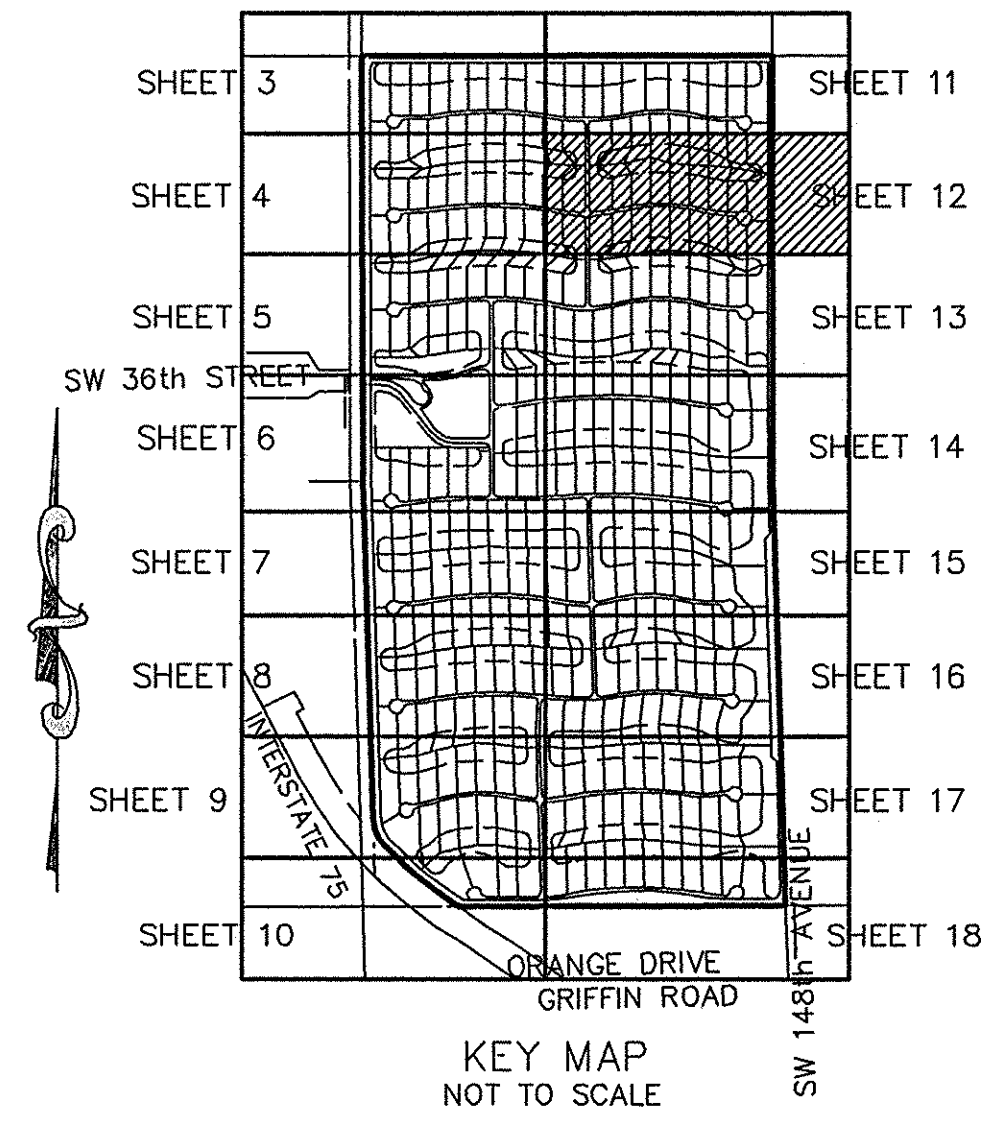
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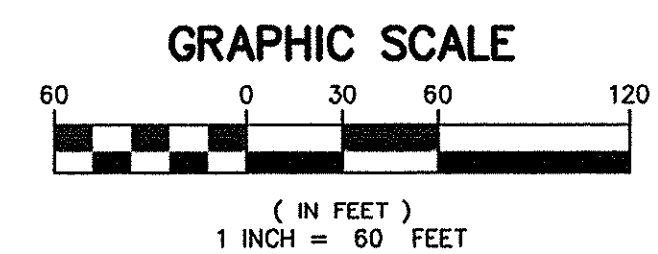
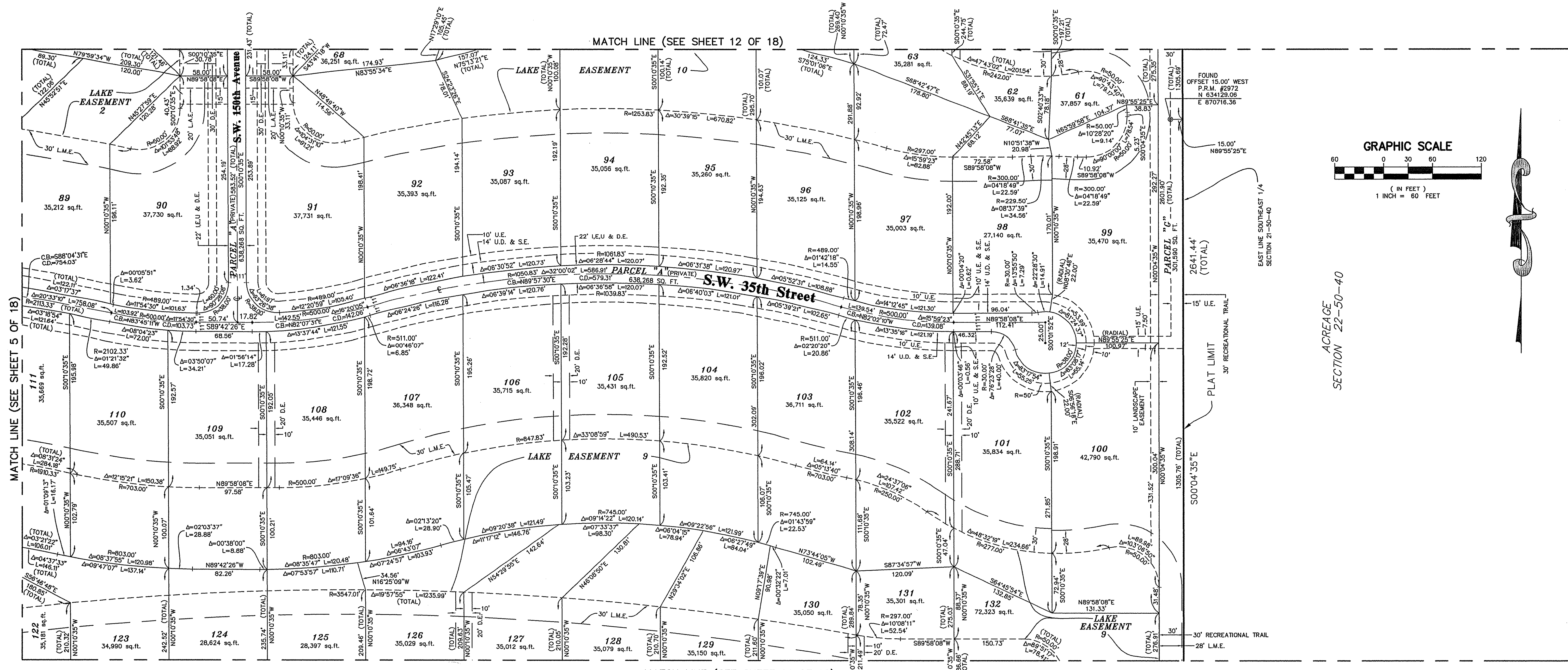
PREPARED BY:

MILLER LEGG & ASSOCIATES, INC.
SURVEYORS - SURVEYORS & MAPPERS
PLANNERS - LANDSCAPE ARCHITECTS
ENVIRONMENTAL PROFESSIONALS
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PALM BEACH REGIONAL OFFICE:
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ORLANDO, FLORIDA 32801
(407)928-4122 FAX: (407)928-4123
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"RIVERSTONE"

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TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN #102944276
Page 13 of 18



SECTION 22-50-40

PLAT NOTES:

1.) 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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3.) GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON "STONER/KEITH RESURVEY NO. II OF TOWNSHIP 50 SOUTH, RANGE 40 EAST" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4, PAGE 21, BROWARD COUNTY RECORDS, AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.

COORDINATES ARE SHOWN THUS: $E \times XXXXX.XX$ WHERE N XXXXX.XX = NORTHERN AND ARE BASED ON THE EAST LINE OF THE NORTHEAST (NE 1/4) OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S 01°44'53" E.

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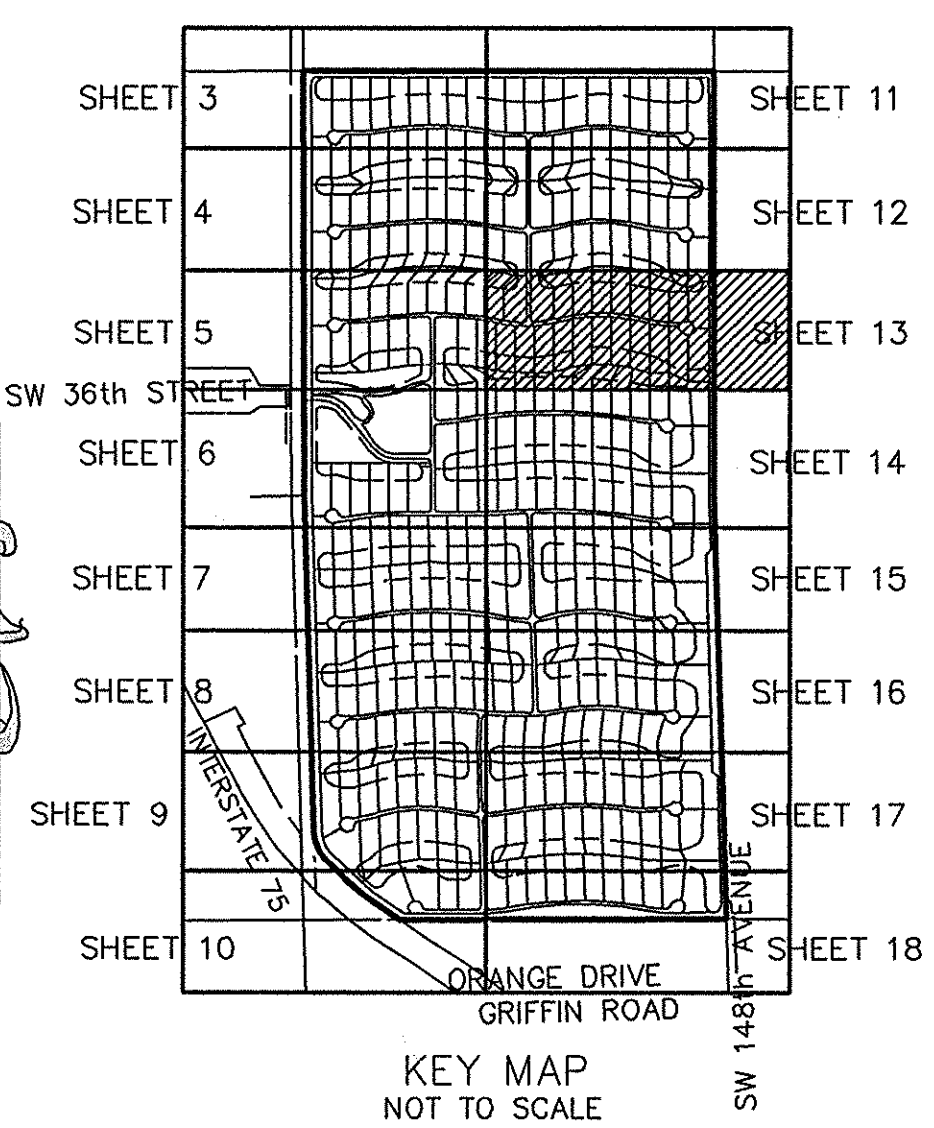
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PLAT NOTES CONTINUED:

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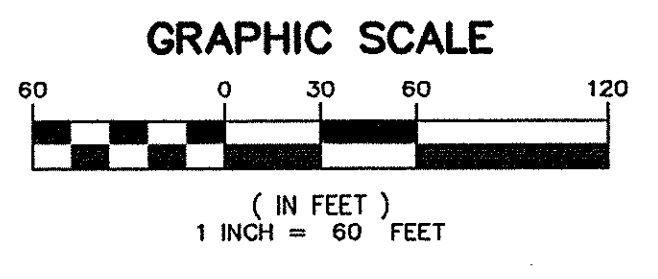
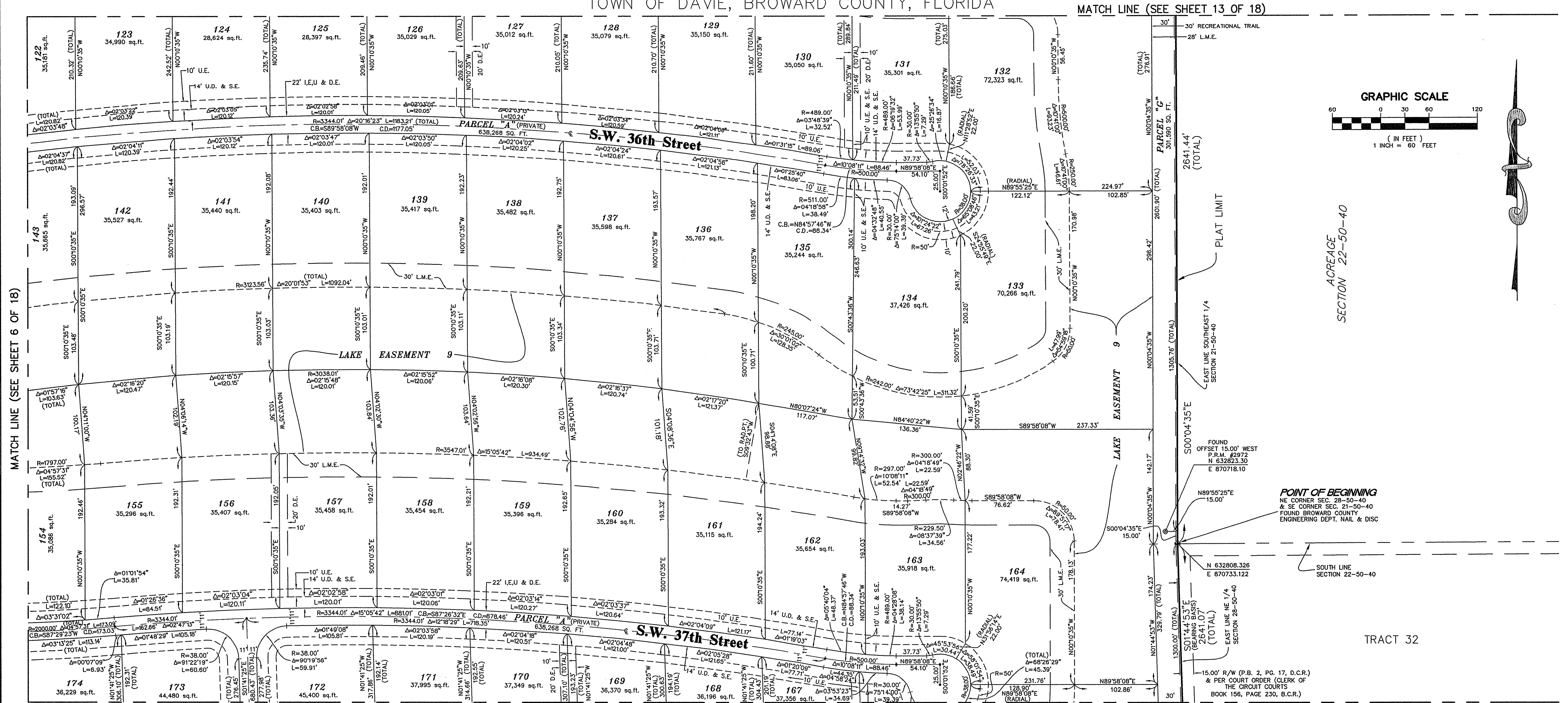
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TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

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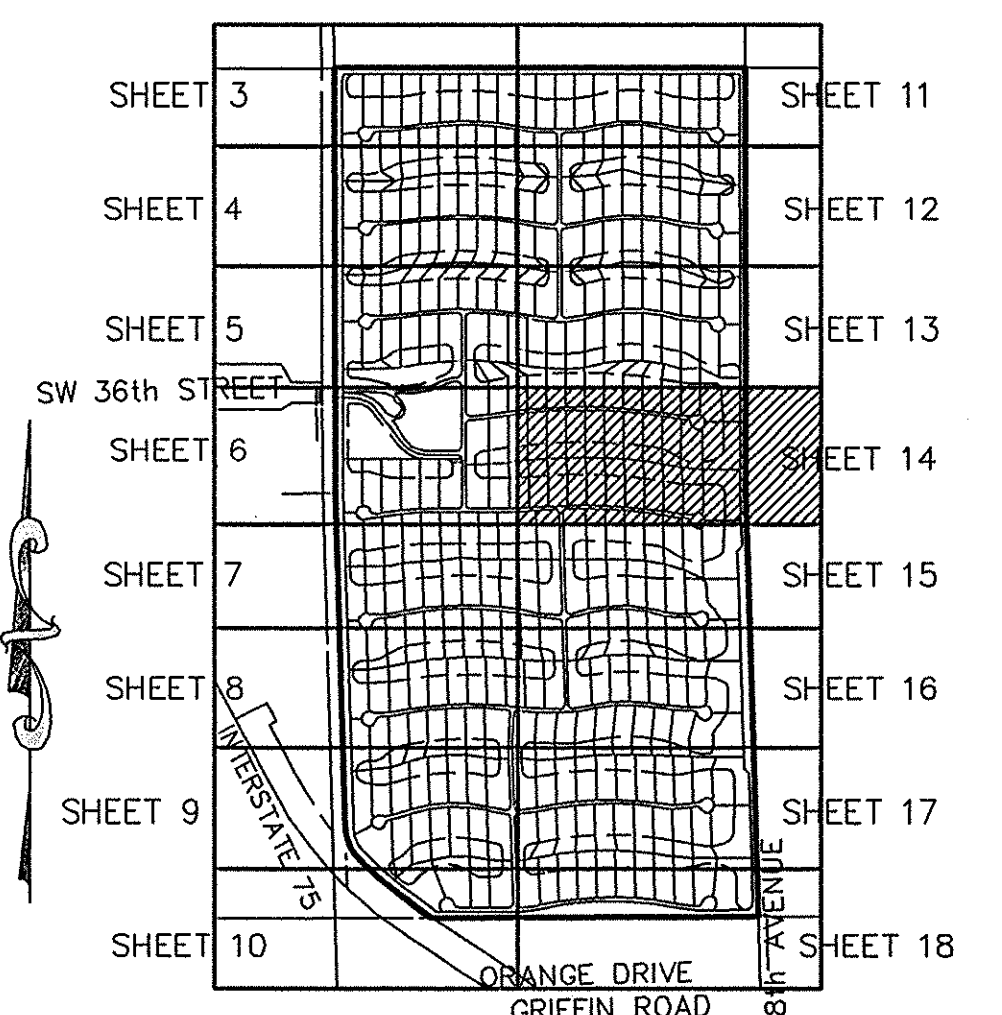
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MATCH LINE (SEE SHEET 15 OF 18)



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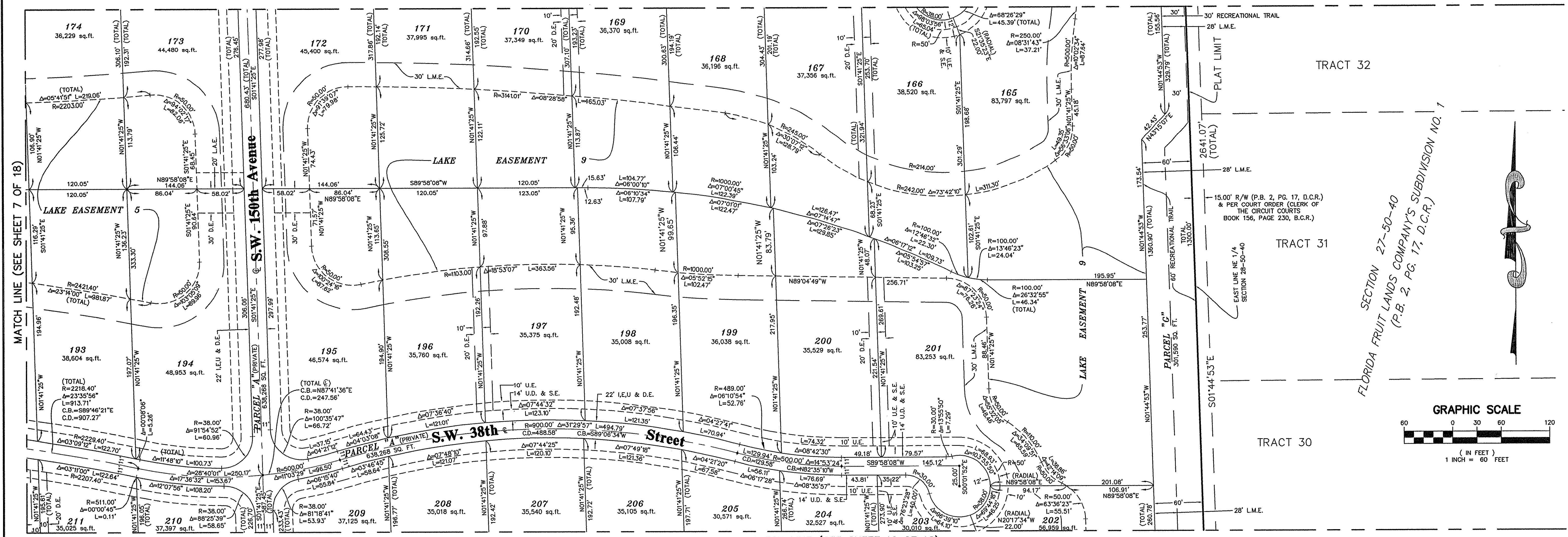
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Page 15 of 18

MATCH LINE (SEE SHEET 14 OF 18)



MATCH LINE (SEE SHEET 16 OF 18)

TRACT 32

TRACT 31

TRACT 30

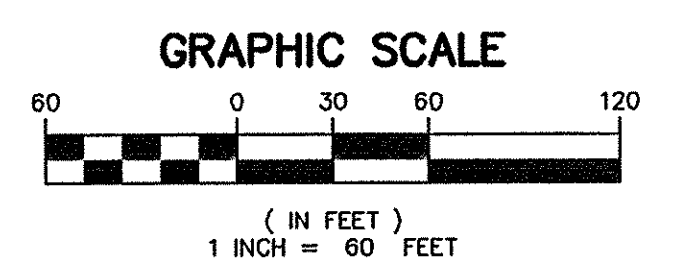
SECTION 27-50-40
(P.B. 2, PG. 17, D.C.R.)

FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1

PARCEL "C"
301,590 SQ. FT.

PARCEL "B"
301,590 SQ. FT.

PARCEL "A"
638,268 SQ. FT.



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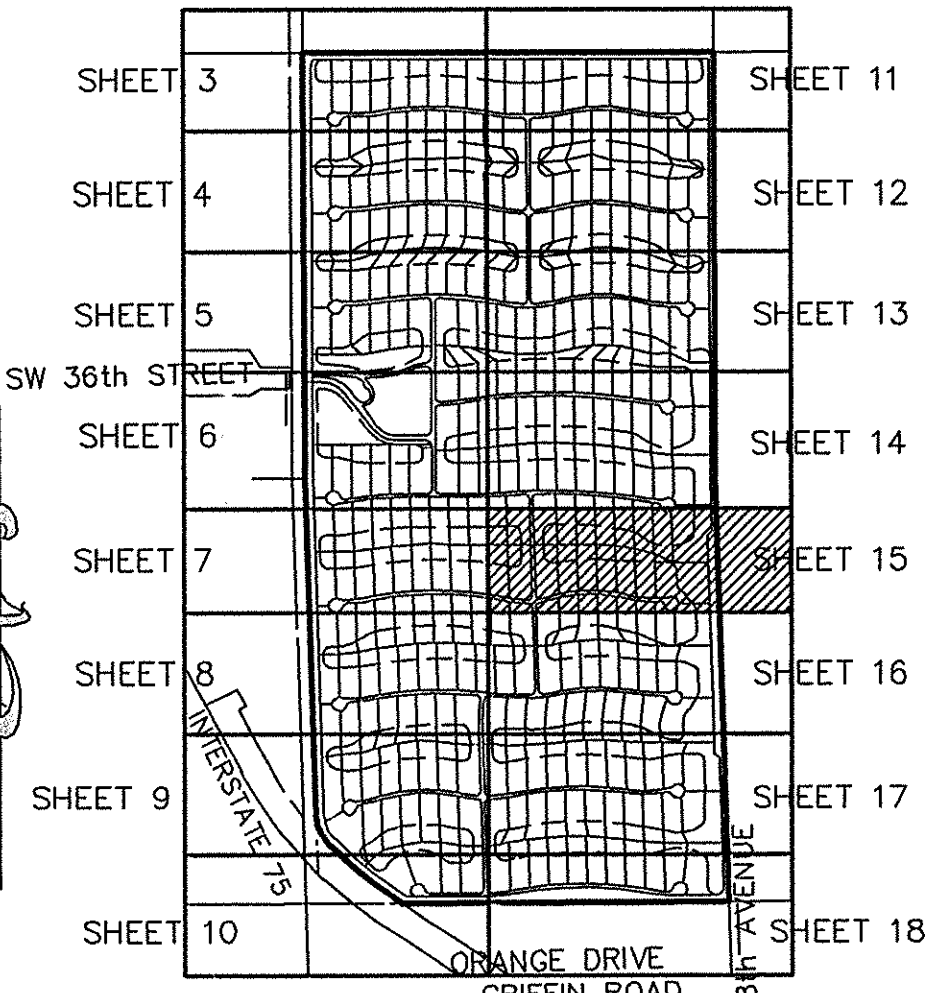
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KEY MAP
NOT TO SCALE

AREA TABULATION	SQUARE FEET	ACRES
PARCEL "A"	638,268	14.653
PARCEL "B"	16,357	0.376
PARCEL "C"	100,991	2.318
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TOTAL	13,426,368	308.227

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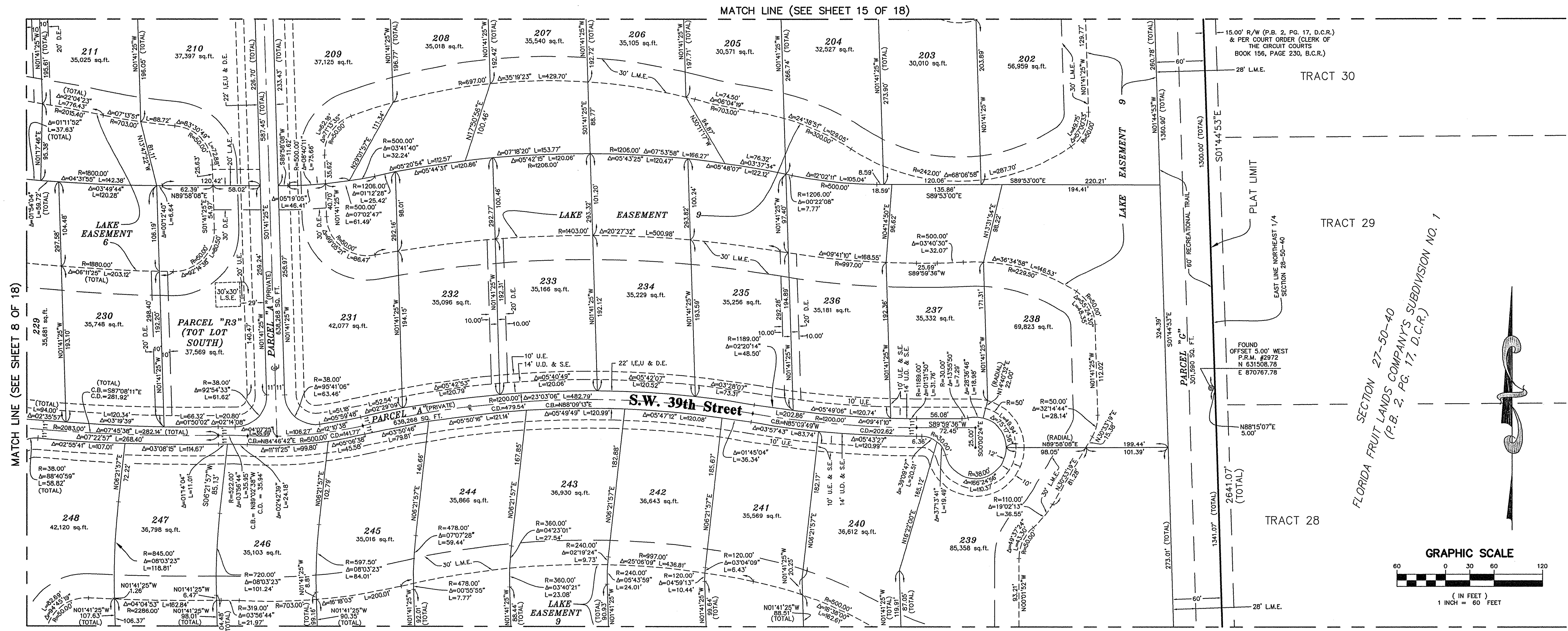
ORLANDO OFFICE:
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"RIVERSTONE"

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TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

CFN #102944276
Page 16 of 18



MATCH LINE (SEE SHEET 8 OF 18)

MATCH LINE (SEE SHEET 15 OF 18)

MATCH LINE (SEE SHEET 17 OF 18)

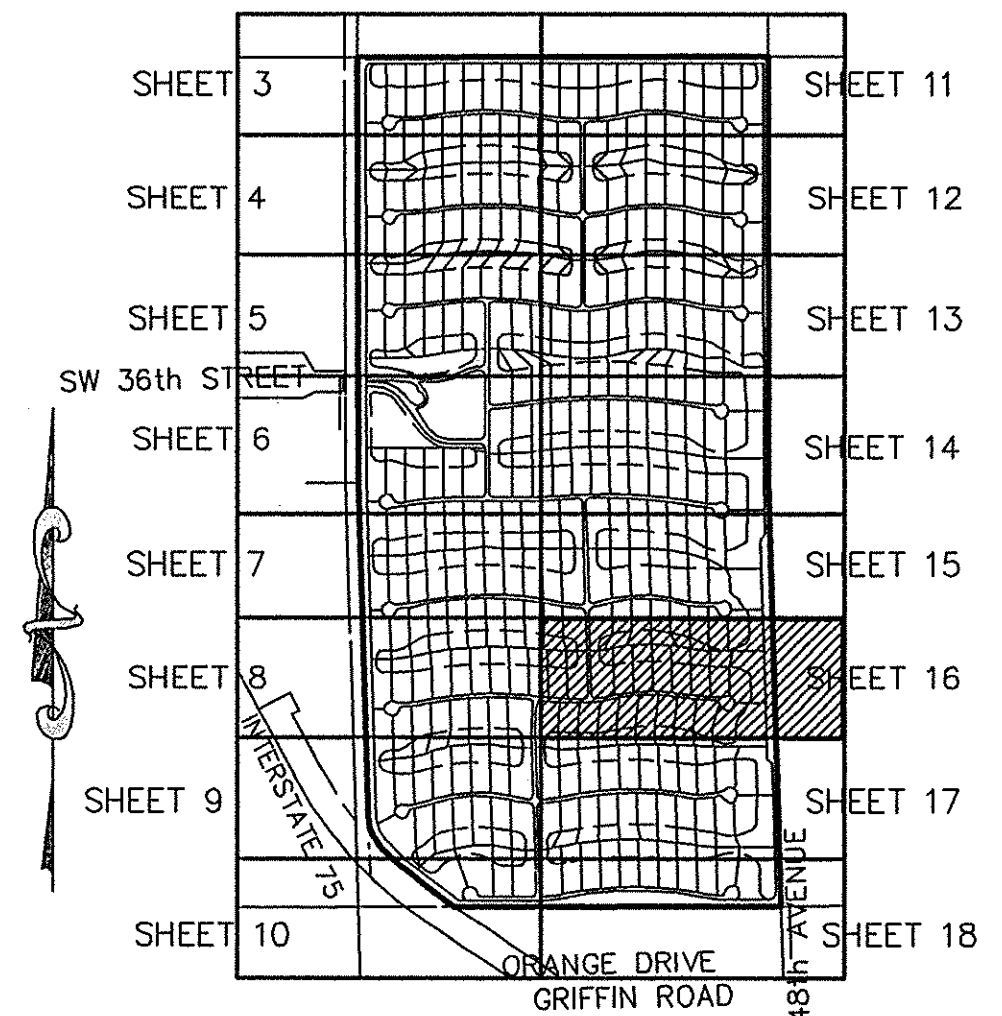
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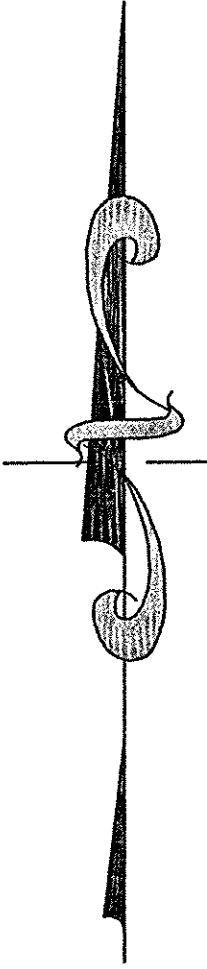
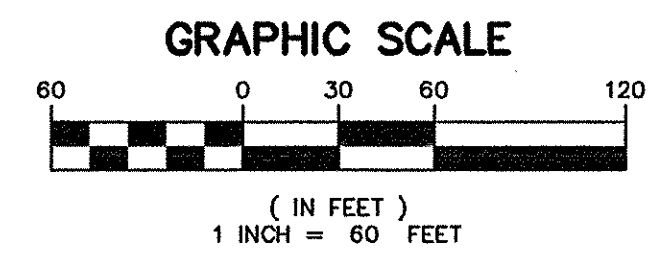
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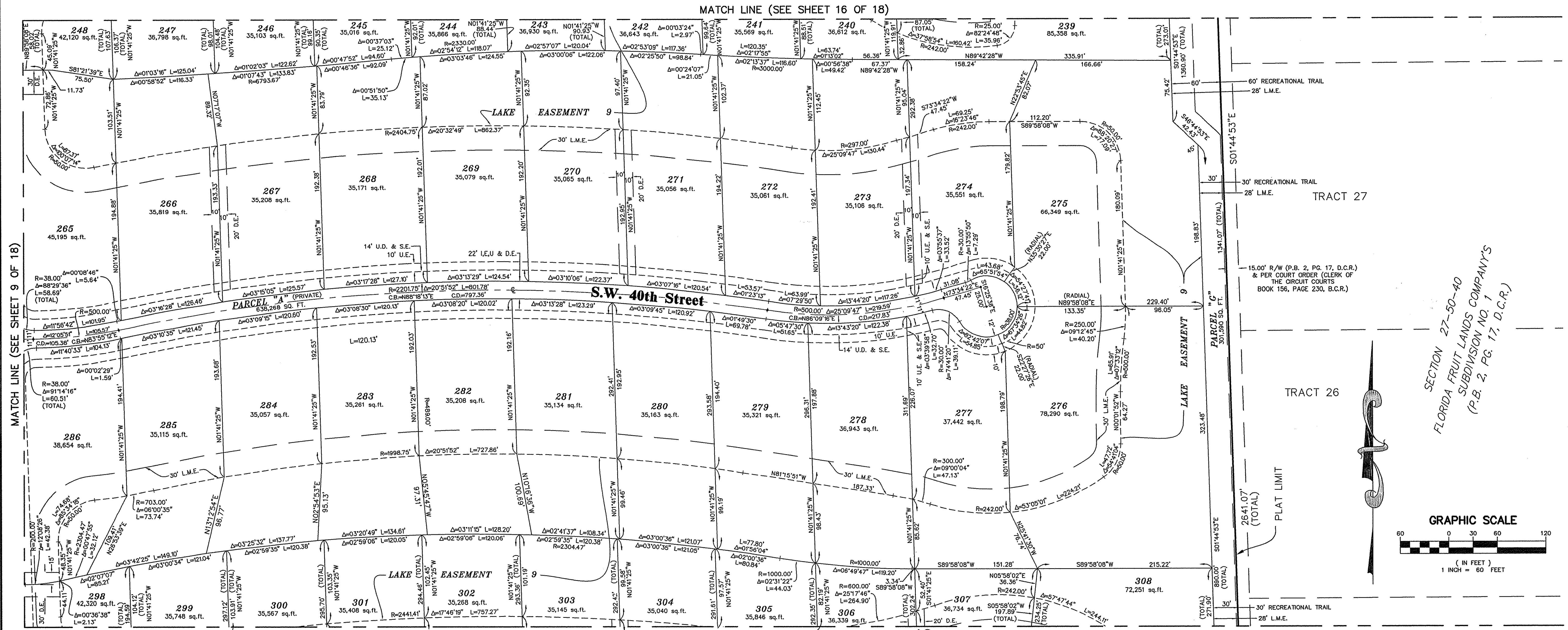


SECTION 27-50-40
(P.B. 2, PG. 17, D.C.R.)
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1

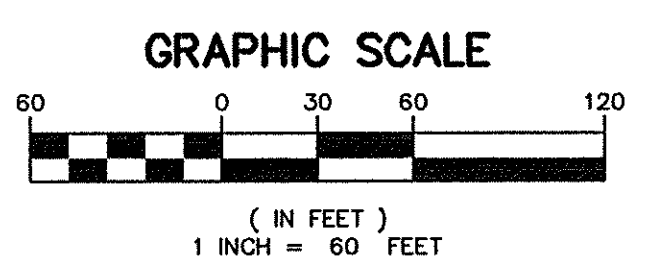
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CFN #102944276
Page 17 of 18



SECTION 27-50-40
FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)



PLAT NOTES:

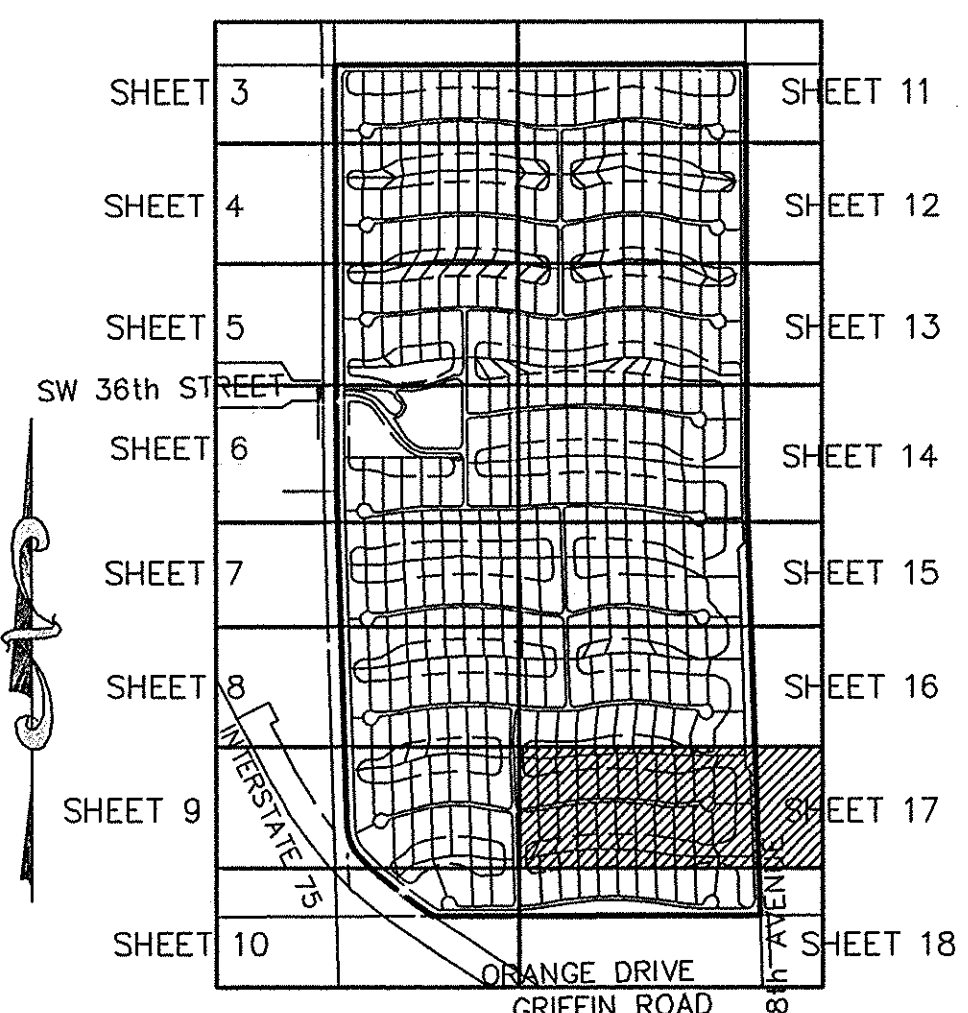
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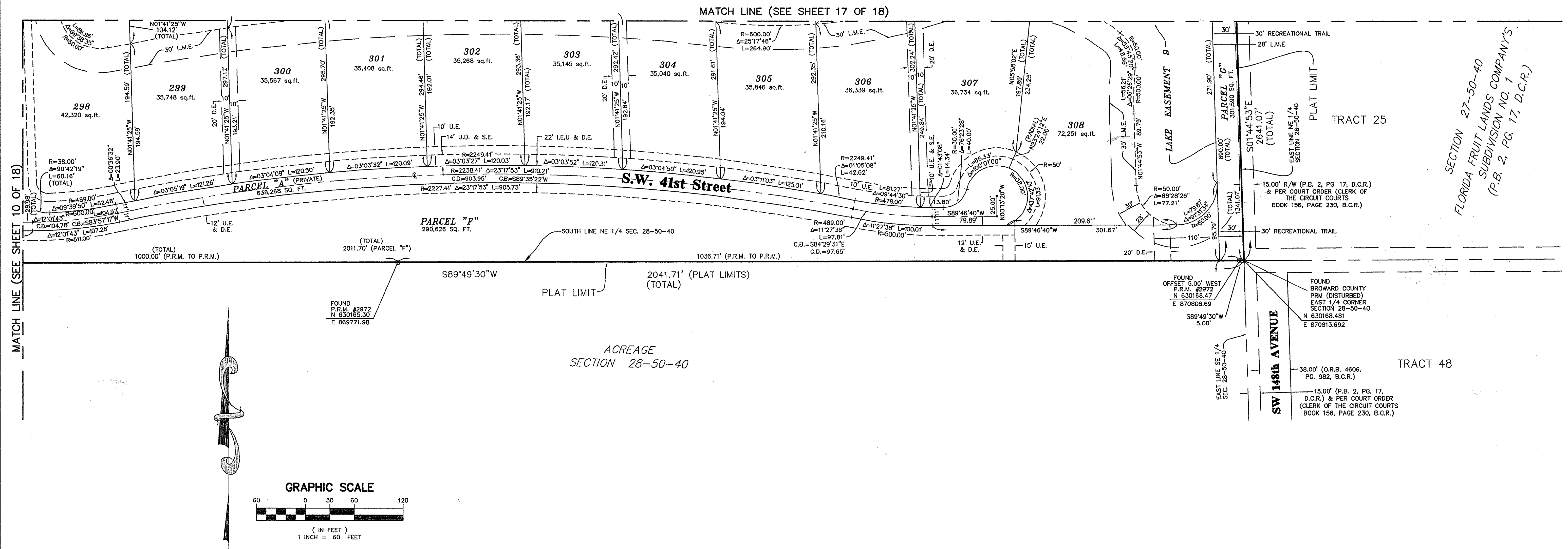
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Page 18 of 18



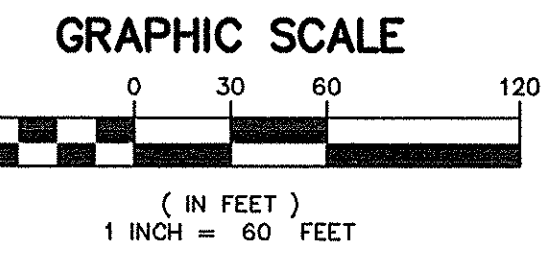
MATCH LINE (SEE SHEET 10 OF 18)

MATCH LINE (SEE SHEET 17 OF 18)

SECTION 27-50-40
FLORIDA FRUIT LANDS COMPANY'S
SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

TRACT 25

TRACT 48

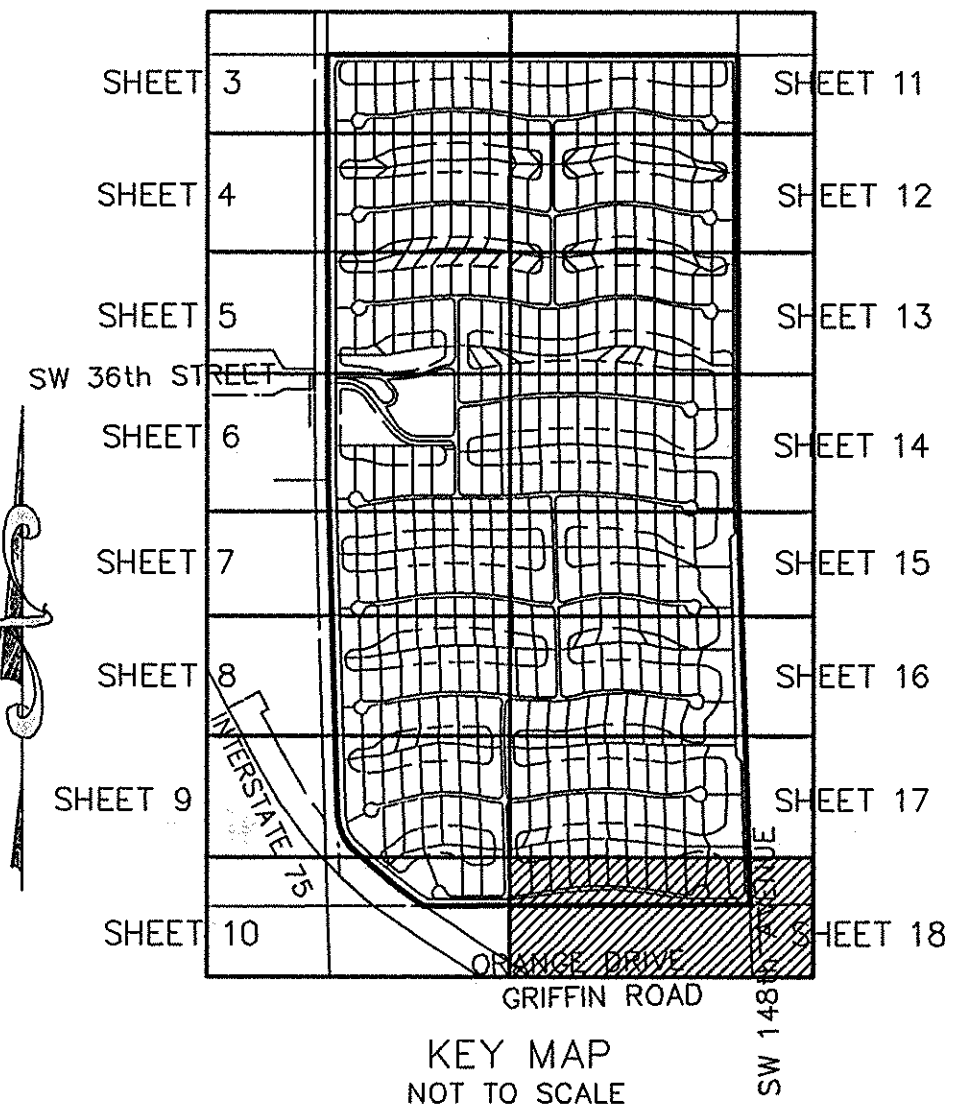


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PLAT NOTES CONTINUED:

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 4, 2008, 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 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 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 PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 4, 2008, 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 MAKES 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 GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 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.



LEGEND:

- M.P.B. = MISCELLANEOUS PLAT BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- SQ. FT. = SQUARE FEET
- +--- = NON VEHICULAR ACCESS LINE (NVAL)
- ⊙ = CENTERLINE
- RAD. PT. = RADIUS POINT
- R/W = RIGHT OF WAY
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- S.E. = SIDEWALK EASEMENT
- P.G. = PLAT BOOK
- U.D. & S.E. = UTILITY, DRAINAGE AND SIDEWALK EASEMENT
- I.E.U. & D.E. = INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT
- C.M.E. = CANAL MAINTENANCE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.A.E. = LAKE ACCESS EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- A.T.T.E. = AMERICAN TELEPHONE & TELEGRAPH EASEMENT
- B.S.E. = BELL SOUTH EASEMENT
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE
- ⊙ P.R.M. = PERMANENT REFERENCE MONUMENT
- * PCP = PERMANENT CONTROL POINT
- ⊙ = LINE/CURVE TABLE REFERENCE

AREA TABULATION	SQUARE FEET	ACRES
PARCEL "A"	638,268	14.653
PARCEL "B"	16,357	0.376
PARCEL "C"	100,991	2.318
PARCEL "D"	143,101	3.285
PARCEL "E"	97,062	2.228
PARCEL "F"	290,626	6.672
PARCEL "G"	301,590	6.924
PARCEL "R1"	120,127	2.758
PARCEL "R2"	35,346	0.811
PARCEL "R3"	37,569	0.862
308 LOTS	11,645,331	267,340
TOTAL	13,426,368	308.227

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