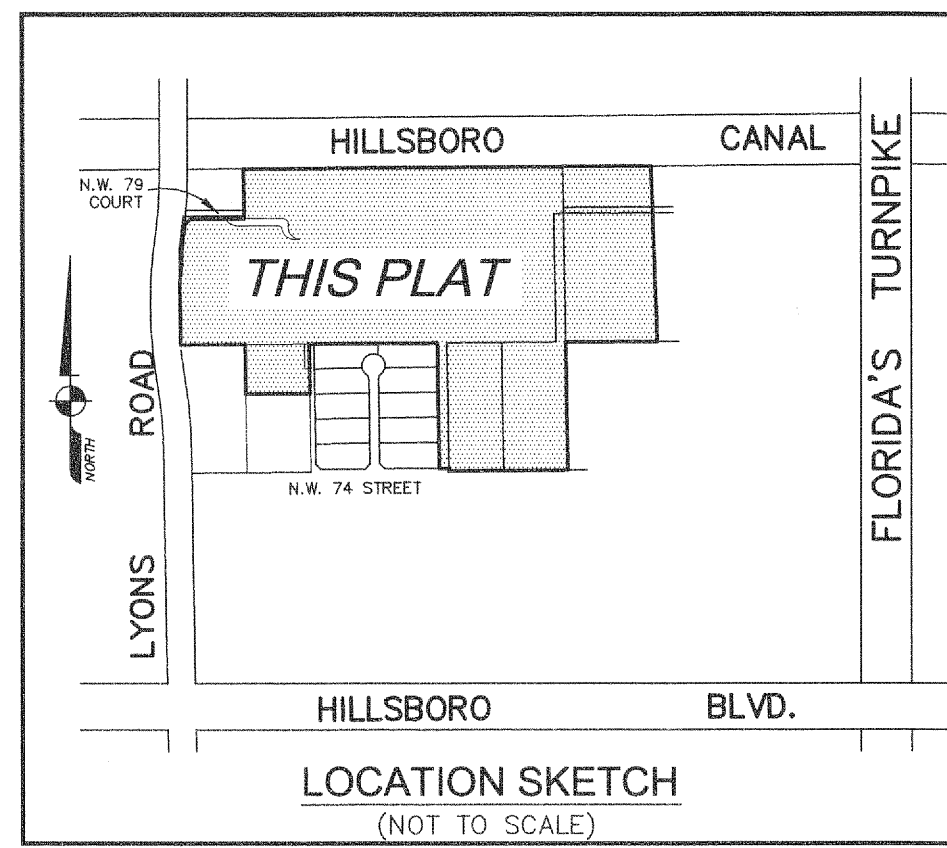


THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
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(561) 392-2594



THE NORTH BROWARD SCHOOL REPLAT

A REPLAT OF PARCEL 'A', "THE NORTH BROWARD SCHOOL PLAT", (P.B. 163. PG. 19, B.C.R.) TOGETHER WITH A REPLAT OF PORTIONS OF TRACTS 25, 28, 29, 30, 34, 37 AND 38, OF BLOCK 83, "PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PAGES 45-54, P.B.C.R.) IN SECTIONS 31 AND 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

PARCEL "A", THE NORTH BROWARD SCHOOL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH:

THE ABANDONED RIGHT-OF-WAY OF NW 79TH COURT, ACCORDING TO THE CITY OF COCONUT CREEK ORDINANCE NUMBER 2004-018, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID THE NORTH BROWARD SCHOOL PLAT, THENCE N00°53'39"W, ALONG THE WEST LIMITS OF SAID PARCEL "A", 318.04 FEET; THENCE N05°57'18"E, 100.62 FEET; THENCE N00°53'39"W, 67.22 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, A RADIAL LINE TO SAID POINT BEARS N82°55'58"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2228.00 FEET AND A CENTRAL ANGLE OF 01°08'19", A DISTANCE OF 44.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2372.00 FEET AND A CENTRAL ANGLE OF 02°10'03", A DISTANCE OF 89.73 FEET; THENCE N47°48'38"E, 39.97 FEET TO THE POINT OF BEGINNING (THE PRECEDING SIX COURSES AND DISTANCE BEING COINCIDENT WITH THE WESTERLY LIMITS OF SAID PARCEL "A"); THENCE N00°25'02"W, 45.00 FEET TO THE NORTH LINE OF SAID 30 FOOT RIGHT-OF-WAY LYING SOUTH OF TRACT 25, BLOCK 83 OF SAID THE PALM BEACH FARMS CO. PLAT NO. 3; THENCE N89°34'58"E, ALONG SAID NORTH LINE, 598.33 FEET TO A WEST LINE OF PARCEL "A" OF SAID THE NORTH BROWARD SCHOOL PLAT; THENCE S00°56'38"E, ALONG SAID WEST LINE, 30.00 FEET; THENCE S89°34'58"W, ALONG THE SOUTH LINE OF SAID 30 FOOT RIGHT-OF-WAY AND ALONG A NORTH LINE OF SAID PARCEL "A", 38.32 FEET TO A POINT OF CURVE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST (A RADIAL LINE TO SAID POINT BEARS N00°50'04"W); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 188.50 FEET (THE PRECEDING THREE COURSES AND DISTANCES BEING COINCIDENT WITH THE BOUNDARY OF SAID PARCEL "A"); THENCE S89°09'56"W, ALONG THE SOUTHERLY LIMITS OF SAID ADDITIONAL RIGHT-OF-WAY TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 31014, PAGE 641 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 31.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 83°24'05", A DISTANCE OF 87.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 82°59'02", A DISTANCE OF 28.97 FEET; THENCE S89°34'58"W, 209.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 69.00 FEET AND A CENTRAL ANGLE OF 60°28'42", A DISTANCE OF 72.83 FEET TO A POINT ON A NORTH LINE OF SAID PARCEL "A" (THE PRECEDING FIVE COURSES AND DISTANCES BEING COINCIDENT WITH THE SOUTHERLY LIMITS OF SAID ADDITIONAL RIGHT-OF-WAY TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 31014, PAGE 641 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE S89°34'58"W, ALONG THE NORTH LINE OF SAID PARCEL "A", 180.61 FEET TO THE POINT OF BEGINNING.

AND

THE WEST 1/2 OF TRACT 28, LYING SOUTH OF HILLSBORO CANAL; AND THE WEST 1/2 OF TRACT 29, TOGETHER WITH THAT 30 FOOT ROAD RESERVATION LYING BETWEEN SAID TRACTS 28 AND 29, TOGETHER WITH THE EAST 50 FEET OF TRACT 30 AND THE EAST 50 FEET OF THE SOUTH 1/2 OF THE VACATED ROAD LYING NORTH OF TRACT 30, ALL IN BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

TRACT 38, LESS THE WEST 50 FEET, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

TRACT 37, IN BLOCK 83, OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING IN BROWARD COUNTY, FLORIDA.

AND THE WEST 50 FEET OF TRACT 38, IN BLOCK 83, OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

THE NORTH 128 FEET OF TRACT 34, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, LESS THE EAST 25 FEET, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

THE SOUTH 128.00 FEET OF THE NORTH 256.00 FEET OF TRACT 34, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

ALL THAT PART OF THE EAST 322.50 FEET OF TRACT 25, BLOCK 83, LYING SOUTH OF THE HILLSBORO CANAL, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Said lands lying in the City of Coconut Creek, Broward County, Florida and containing 2,641,878 square feet (60.6492 acres) more or less.

DEDICATION:

STATE OF FLORIDA)
COUNTY OF BROWARD)SS

KNOW ALL MEN BY THESE PRESENTS, THAT NORTH BROWARD PREPARATORY SCHOOLS, LTD, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "NORTH BROWARD SCHOOL REPLAT".

UTILITY EASEMENT AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE 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.

IN WITNESS WHEREOF: NORTH BROWARD PREPARATORY SCHOOLS, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S _____(TITLE), THIS _____ DAY OF _____, 201__.

WITNESS: _____
PRINT NAME: _____

BY: _____
(NAME AND TITLE)

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 201__.

MY COMMISSION EXPIRES:

NOTARY SEAL

NOTARY PUBLIC

MORTGAGEE:

STATE OF _____)
COUNTY OF _____)SS

KNOW ALL MEN BY THESE PRESENTS, THAT CREDIT SUISSE AG, IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 50083 AT PAGE 1710 AND OFFICIAL RECORDS BOOK 51105 AT PAGE 893 SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, CREDIT SUISSE AG HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____(TITLE) THIS _____ DAY OF _____, 201__.

WITNESS: _____
PRINT NAME: _____

CREDIT SUISSE AG

WITNESS: _____
PRINT NAME: _____

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF _____)SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS _____(NAME) _____(TITLE), OF CREDIT SUISSE AG, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH INDIVIDUAL AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 201__.

MY COMMISSION EXPIRES:

NOTARY SEAL

NOTARY PUBLIC

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 WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 201__ THE BENCHMARKS SHOWN ARE REFERENCED TO THE 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.

DATE: _____

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
50 SW 2ND AVENUE, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300

NORTH BROWARD PREPARATORY SCHOOL	BANK	CITY OF COCONUT CREEK	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
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THE NORTH BROWARD SCHOOL REPLAT
 A REPLAT OF PARCEL 'A', "THE NORTH BROWARD SCHOOL PLAT", (P.B. 163. PG. 19,
 B.C.R.) TOGETHER WITH A REPLAT OF PORTIONS OF TRACTS 25, 28, 29, 30, 34, 37 AND
 38, OF BLOCK 83, "PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2, PAGES 45-54, P.B.C.R.)
 IN SECTIONS 31 AND 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY:
 JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH
 MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD. THIS _____ DAY OF _____, 201_ A.D.

BY: _____ DATE: _____
 DIRECTOR / 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 BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201_ A.D.

BY: _____
 MAYOR - COUNTY COMMISSION

ATTEST: BERTHA HENRY,
 COUNTY ADMINISTRATOR

BY: _____
 DEPUTY

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

THIS IS TO CERTIFY: THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201_, AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY,
 COUNTY ADMINISTRATOR

BY: _____
 DEPUTY

**BROWARD COUNTY HIGHWAY CONSTRUCTION
 AND ENGINEERING DIVISION**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____
 RICHARD TORNESE
 DIRECTOR
 FLORIDA PROFESSIONAL ENGINEER
 REGISTRATION NO. 40263

BY: _____
 ROBERT P. LEGG, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER: LS 4030

DATE: _____ DATE: _____

BROWARD COUNTY PLANNING COUNCIL

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 _____, A.D. 201_.

BY: _____
 EXECUTIVE DIRECTOR OR DESIGNEE

CITY PLANNING AND ZONING BOARD

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

BY: _____ CHAIRMAN, THIS _____ DAY OF _____, 201_.

CITY COMMISSION:

STATE OF FLORIDA }
 COUNTY OF BROWARD }SS

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, IN AND BY ORDINANCE No. _____, ADOPTED BY SAID CITY COMMISSION, THIS _____ DAY OF _____, 201_, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE ORDINANCES.

NO BUILDING PERMITS SHALL BE ISSUED FOR 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, THIS _____ DAY OF _____, 201_.

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201_ A.D.

BY: _____ CITY ENGINEER, FLORIDA P.E. REGISTRATION # _____

THE NORTH BROWARD SCHOOL REPLAT

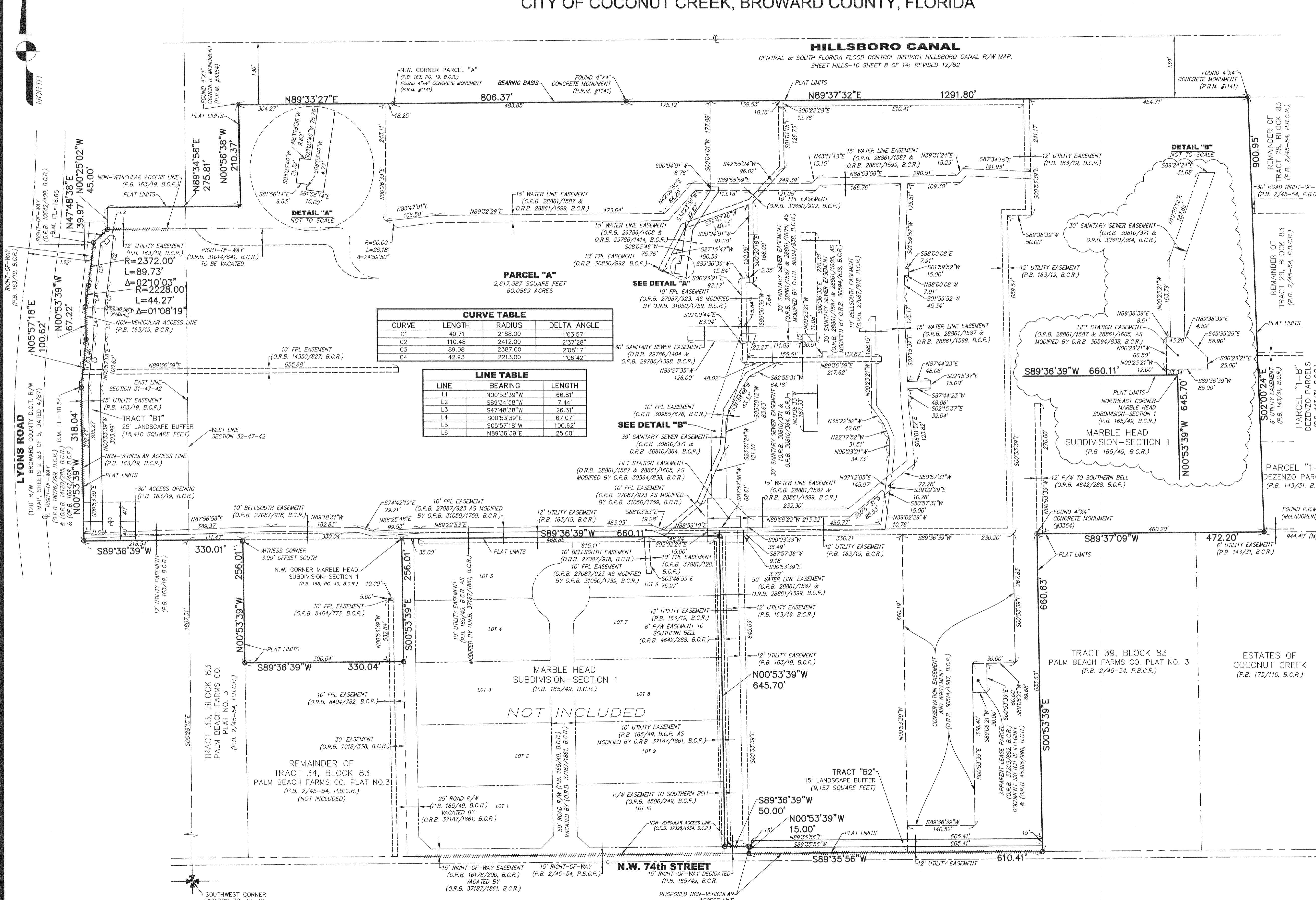
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CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

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SURVEYOR'S NOTES:

- - INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x30" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "PRM LB 3300"
- - INDICATES SET PERMANENT REFERENCE MONUMENT, A NAIL & DISC STAMPED "PRM LB #3300"
- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- BENCHMARK DESCRIPTION: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 2350, ELEVATION = 18.440 FEET. (NGVD 1929)
- BEARINGS & SHOWN HEREON ARE BASED ON THE PLAT, WITH THE SOUTH RIGHT-OF-WAY LINE OF HILLSBORO CANAL, HAVING A BEARING OF N89°37'32"E.
- ABBREVIATION LEGEND: B.C.R. = BROWARD COUNTY RECORDS; B.M. = BENCHMARK; Δ = CENTRAL ANGLE; C = CENTERLINE; D.O.T. = DEPARTMENT OF TRANSPORTATION; EL. = ELEVATION; L = ARC LENGTH; L.B. = LICENSED BUSINESS; NGVD = NATIONAL GEODETIC VERTICAL DATUM; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS; R/W = RIGHT-OF-WAY; --- = NON VEHICULAR ACCESS LINE.
- 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.
- THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF COCONUT CREEK, "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND."
 - IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____ 201____, 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, AND/OR
 - IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____ 2____, 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 PLAT IS RESTRICTED TO 275,000 SQUARE FEET OF PRIVATE SECONDARY SCHOOL USE (177,818 EXISTING; 97,182 PROPOSED) AND 290 DORMITORIES (50 EXISTING; 240 PROPOSED). DAY CARE / PRESCHOOL USES AND ELEMENTARY SCHOOL ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONER WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. IN ACCORD WITH ORDINANCE NUMBER _____, 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 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.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	40.71	2188.00	1°03'52"
C2	110.48	2412.00	2°37'28"
C3	89.08	2387.00	2°08'17"
C4	42.93	2213.00	1°06'42"

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°53'39"W	66.81'
L2	S89°34'58"W	7.44'
L3	S47°48'38"W	26.31'
L4	S00°53'39"E	87.07'
L5	S05°57'18"W	100.62'
L6	N89°36'39"E	25.00'

TABULAR DATA

PARCEL "A"	2,617,387 SQUARE FEET	60.0869 ACRES
TRACT "B1"	15,410 SQUARE FEET	0.3538 ACRES
TRACT "B2"	9,081 SQUARE FEET	0.2085 ACRES
TOTAL AREA OF PLAT	2,641,878 SQUARE FEET	60.6492 ACRES

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.

