

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.

DESCRIPTION:

The East 100 feet of the West 215 feet, excluding therefrom the North 500 feet of the West 1/2 of Tract 3, in Block 85, of PALM BEACH FARMS COMPANY'S PLAT NO. 3, according to the map on plat thereof, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida. Less the South 60 feet thereof. Florida. Less the South 60 feet thereof.

Tract A-1 Buffer together with Tract "A" as recorded in Plat Book 174, Page 18 of the Public Records of Broward County, Florida, and except the North 280 feet thereof, and being in the City of Coconut Creek, Broward County, Florida.

DEDICATION:

Know all men by these presents that VISTA GARDENS BALLROOM, LLC, a Florida limited liability company, and the City of Coconut Creek, a Florida municipal corporation, owners of the lands described herein, have caused said lands to be surveyed, subdivided and platted in the manner shown hereon. Said plat to be known as "VISTA GARDENS BALLROOM, IN Section 6, Township 48 South, Range 42 East, a replat."

All rights-of-way shown hereon are dedicated to the public for proper purposes. All utility easements shown hereon are dedicated to the public for proper purposes. Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioning, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that all utilities, public improvements and sod are allowed.

Landscape Buffer Parcel "LB" is reserved for the owner for open space and landscaping.

In witness whereof, VISTA GARDENS BALLROOM, LLC, a Florida limited liability company and THE CITY OF COCONUT CREEK, a Florida municipal corporation, have set their hand and seal this ____ day of _____, 2019.

Witness: Jose Salcedo, Manager, Vista Gardens Ballroom, LLC
Witness: Raquel Salcedo, Manager, Vista Gardens Ballroom, LLC
Witness: Sandra L. Weir, Mayor, City of Coconut Creek
Witness: Leslie Wallace May, City Clerk, City of Coconut Creek

ACKNOWLEDGEMENT:

Before me personally appeared JOSE SALCEDO and RAQUEL SALCEDO, as Managers of VISTA GARDENS BALLROOM, LLC, a Florida limited liability company, to me well known to be the persons described in the foregoing dedication, personally appeared before me and acknowledged to and before me the foregoing instrument of dedication for the purposes therein expressed.

Witness my hand and seal this ____ day of _____, 2019.

Notary Public

ACKNOWLEDGEMENT:

Before me personally appeared SANDRA L. WELCH, as Mayor and LESLIE WALLACE MAY, as City Clerk of the City of COCONUT CREEK, a Florida municipal corporation, to me well known to be the persons described in the foregoing dedication, personally appeared before me and acknowledged to and before me the foregoing instrument of dedication for the purposes therein expressed.

Witness my hand and seal this ____ day of _____, 2019.

Notary Public

MORTGAGE DEDICATION:

Know all men by these presents that: MERCANTIL BANK, N.A., holder of the mortgage of the lands described herein as recorded in Instrument #115609343 of the Public Records of Broward County, Florida, hereby joins in the foregoing dedication as shown hereon.

Mercantil Bank, N.A.

Witness: _____

Print name: _____

MORTGAGE ACKNOWLEDGEMENT:

I hereby certify that: _____ as _____ of _____ Bank, _____, Florida, is known to be the person described in personally appeared before me on this day and acknowledge to and before me the execution of the foregoing instrument of dedication for the purposes therein expressed for this ____ day of _____, 2019. He did take an oath.

My commission expires: Notary Public

CITY ENGINEER:

This plat is approved and accepted for record, this ____ day of _____, 2019.

By: _____
City Engineer
Florida P.E. Reg. No. 74098

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD:

This is to certify that this Plat is approved by the Planning and Zoning Board of the City of Coconut Creek, Florida, this ____ day of _____, 2019.

By: _____ Date _____
Chairperson

CITY OF COCONUT CREEK CITY COMMISSION:

This is to certify that this Plat has been approved and accepted by the City Commission of Coconut Creek, Florida by resolution adopted this ____ day of _____, 2019.

No building permits shall be issued for the construction, expansion and/or conversion of a building within this City until the City Commission has approved this resolution from Broward County that all applicable concurrency/impact fees have been paid or are not due.

By: _____ Date _____
Mayor

Attest: _____ Date _____
City Clerk

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINDLESS SECTION:

This is to certify that this Plat complies with the provisions of Chapter 177, Florida Statutes and was accepted for record this ____ day of _____, 20__.

By: _____
Mayor - County Commission
Deputy

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This plat has been reviewed for conformity with the provisions of Chapter 177, Florida Statutes and is approved and accepted for record.

By: _____ Date _____
Richard Tornese
Director
Professional Engineer
Florida Registration Number 40263

By: _____ Date _____
Robert P. Legg, Jr.
Professional Survey and Mapper
Florida Registration Number 4030

BROWARD COUNTY PLANNING COUNCIL:

This is to certify that the Broward County Planning Council approved this replat and the dedication of rights-of-way for traffic ways this ____ day of _____, 20__.

By: _____ Date _____
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 ____ day of _____, 20__.

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT:

This plat is hereby approved and accepted for record.

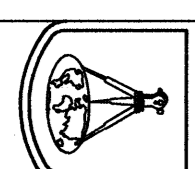
By: _____ Date _____
Director/Designee

SURVEYORS CERTIFICATE:

I hereby certify that the attached plat is true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision. That the survey data complies with the applicable requirements of Chapter 177, Part 1, Florida Statutes, and with the applicable section of Chapter 59-17.051, Florida Administrative Code. And further that the Permanent Reference Monuments (PRM's) were set in this with section 177.091 of said Chapter 177. The benchmarks shown hereon are referenced to the 1988 and were established in conformity with the standards adopted by the National Ocean Survey for third order vertical control.

Dated this ____ of _____, 20__ in Broward County, Florida.

By: _____
Professional Survey and Mapper
Numbers 5953
State of Florida



Prepared By: DENI LAND SURVEYORS, INC.
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