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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 lands described hereon, have caused sait obe 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. The East 115 feet, less the North 28 feet of the West 1/2 of Tract 3, 810 85, PALM BEACH FARMS COMPANY'S PLAT 3, accorded in Plat Book 2, Page 45 of Public Records of Palm Beach County, Florida, Less the South 60 feet ther Said lands situate, lying and being the City of Coconut Creek, Broward County, Florida. The East 100 feet of excepting therefrom of the West 1/2 of Trof PALM BEACH FARMS (3, according to the as recorded in Plat Ethe Public Records of Florida, Less the Sou All utility ease dedicated to the purposes. Utility Easement improvimited to patio conditioners, st poles, fences, t plants and lands utilities, publiare allowed. In witness ROOM, LLC, company and a Florida m set their h A-1 Buffer ding to the corded in Plublic Record and da, less and of said Tracte, lying and te, lying and te Creek, Br hts ed s. 00 U s whereof a Flori municipa hand and Buf 00 10N: pr together with Tract "A' ne plat of "JANIS PLAT", Plat Book 174, Page 18 olords of Broward County, and except the North 260 and being in the City of Broward County, Florida. 40 nts shall not ovements incluios, decks, postructures, ut trees, shrubsdscaping, excellic improvemen 22 9 ω of the West 215 feet, m the North 280 feet, Tract 3, in Block 85, 15 COMPANY'S PLAT NO. 16 Book 2, Page 45 of 16 Palm Beach County, South 60 feet thereof. 40-14: J OG Ø d d d t dD(ρ 0 $\prec \sigma$ ר ס V/ST/ Y OF (COTP) Sea/ 2019. en l 0 W D **~** ⊗ 2000 2080 2080 Raqu Man Vis Wan Vis Bal S 7A G. COC. COC. 4h; pa 1" 00X TON イレ 04401 - 220 - X 07 7400 7400 2000 B. B. 10001 t contain but on the contain but of the contain but the contai SARDEN 0001 0 a l 0 0-1 Gar Gar Gar Gar T er 02 00 Sal 707 73 SC CoJa r LL OI OO BB SOL SOL SOL 000 do 0 We C 70 *o o* C Oac BALL BEEK, have onu edo 72 NO. — ω フコ \mathcal{D} S ser $\mathcal{O}_{\mathcal{O}}$ ir sheds, es, 0 f OI 01 7 0 0 3 400 ty a Q Ø Before SALCED OF VIS FIORIGE APPEAR Before a WELCH, as CHEEK, a to me we describe acknowle going in purposes express express express of ______ S SALCEDO SALCEDO FIOTIDA IN the formal and befored expresse No! f _ MORI I here as N. A. descri dedica me on before instra purpo take ta MEDON MEDON AS THO THOU Dedin tary MOR 3 int int ow all men by these presents that RCANTIL BANK, N.A., holder of the rtgage of the lands described her recorded in Instrument #11560932 e Public Records of Broward Countorida., hereby joins in the foregdication as shown hereon. S C 0 Cit me personally appeared JOSE O and RAQUEL SALCEDO, as Managers TA GARDENS BALLROOM LLC, a a limited liability company, to me nown to be the persons described foregoing dedication, personally ed before me and acknowledged to fore me the foregoing instrument ication for the purposes therein 0 me personally appeared SANDRA L. as Mayor and LESLIE WALLACE MAY, Clerk of the CITY OF COCONUT a Florida municipal corporation, well known to be the persons bed in the foregoing dedication, ally appeared before me and ledged to and beofre me the foreinstrument of dedication for the es therein expressed. TI TGAGE e o Publ ໝ ~*aaa−ac* a *a* du 207 GAGE by certify that: to me well known to bed in the foregoing tion, personally app this day and acknowl me the execution of ment of dedication f es therein expressed 44041 name: name. EDGEMENT: GE пd ACKNOWLEDGEMENT: DEDICATION: ă D Ø ρ seal th. 2019.)19. f MERCANTIL BANK, to be the person ing mortgage appeared before owledge to and of the foregoing n for the sed this ---, 2019. He did 75 Pub A REF BLOCK PLAT PEPL/ OF TF BCR), hat: the hereon 19343 of Juty, regoing PEP OCK JL 'LAT ' 85, NO. AT 0/ TRACT 20 40 70 70 PALM BEA PALM BEA 3 (PB 2, 1 TRACT A-4, JANIS 4, JANIS 2 ORIDA. ACH / ACH / PG / PLA CITY This precord, 2019. Thi bee Com res CIT This appr Boar Flor 2019. OF FARMS G 45, 1 BUFF 1 LAT ITY OF COCONUT is is to certify that en approved and accept namission of Coconut Cr solution adopted this 2019. building e construc nversion c at until s ovides thi nfirmation l applicat ve been pa is pla: cord, 19. HO! Chai) ZO ty | OF COCONUT CREE ZONING BOARD: s to certify that this Feed by the Planning and 2 of the City of Coconut (a, this ____ of ____ of _____ ENG at is this ng ا ر ا ھ of a building withing of a building withing of a building withing such time as the dethis municipality with on from Broward Countrant concurrency/impaid or are not due. F TRACT 3, RMS COMPANY'S PBCR), AND A FER AND PORTION (PB 174, PG 18, REEK, BROWARD ה. ה INEE! E.E. Re)ved day that this Plat accepted by the This --- this 2019. g. No. 00 nd Ø Plat I the (Florid issuec in th in th in th inty th inty th inty th П Pla Zon Cre ス ted ing ek, P has City nis oper itten that fees for ANNING COMM ISSION: PHONE 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 complies with the applicable requirements of Chapter 177, Part 1, Florida Statutes, and with the applicable section of Chapter 5J-17.051, Florida Administrative Code. And further that the Permanent Reference Monuments (PRM's) were set this _____ of ____ in accordance with Section 177.091 of said Chapter 177. The benchmarks shown hereon are referenced to the North American Vertical Datum (NAVD) of 1988 and were established in conformity with the standards adopted by the National Ocean Survey for third order Robert P. Legg, Jr. Date Professional Survey and Mapper Florida Registration Number 4030 BROWARD COUNTY PLANNING COUNTING COUNTY Planning Council approved this plat subject to its compliance with the dedication of Rights-of-way for traffic-ways this ____ day of _____, 20__. AND ENGINEERING DIVISION: This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes, and is approved and accepted for record. BROWARD COUNTY ADMINISTRATIVE COUNTY RECORDS This is to certify tha complies with the provact of Mikki H. Ulrich Professional Surv Number 5853 State of Florida 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 _____. BROWARD COUNTY ENVIRONME AND GROWTH MANAGEMENT: This plat is hereby approved and By: SURVEYORS **В**у: Richard Director Florida F Director Chairperso 35TH (954) oward ector/Des TH AVENUE, 54) 973-798 to certify that this p s with the provisions o orida Statutes, and was ord this ____ day of __

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Professional Registration

Engineer Number 4026

COUNCIL:

Designee

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FINANCE AND
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OCONUT CREEK, FLUH FAX (954)979-0343

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