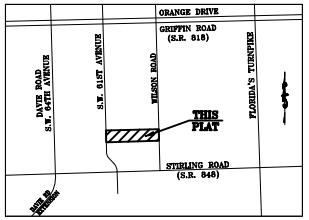
THIS INSTRUMENT PREPARED BY:
PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, and Surveyors
5230 S. University Drive – Suite 104
Davie, Florida 33328

JOB #24057A

5600 DEVELOPMENT

A REPLAT OF TRACT 47 IN THE WEST ONE-HALF OF SECTION 35, OF EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST 1/2 OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS: THAT 5600 LLC, OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS SUNSET, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON.

1. THE LANDS SHOWN HEREON AS PARCEL 'C' ARE HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY AND RELATED PURPOSES.
2. THE INGRESS/EGRESS EASEMENT AND UTILITY EASEMENT SHOWN HEREON AS PARCEL 'B' IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. THE GRANTING OF THIS EASEMENT SHALL NOT CREATE ANY OBLIGATION FOR MAINTENANCE ON THE PART OF THE PUBLIC WITHIN THIS EASEMENT.
3. THE MAINTENANCE OF THE ROADWAY SHALL BE THE RESPONSIBILITY OF THE 5600 DEVELOPMENT HOMEOWNER'S ASSOCIATION.
4. THE LANDSCAPE EASEMENTS AND BUFFERS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 5600 DEVELOPMENT HOMEOWNERS ASSOCIATION, INCORPORATED, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
5. ALL CENTRAL BROWARD WATER CONTROL DISTRICT INGRESS/EGRESS EASEMENTS, ALL DRAINAGE, FLOWAGE, AND STORAGE EASEMENTS, ALL DRAINAGE EASEMENTS, AND ALL LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR PROPER PURPOSES WITH PERPETUAL MAINTENANCE THE RESPONSIBILITY OF THE 5600 DEVELOPMENT HOMEOWNERS ASSOCIATION, INCORPORATED.

   NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE UTILITY SYSTEM OWNER ENTERING INTO A HOLD HARMLESS AND INDEMNIFICATION AGREEMENT WITH THE CENTRAL BROWARD WATER CONTROL DISTRICT. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT MUST BE REVIEWED AND PERMITTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT.

IN WITNESS WHEREOF: ....., LLC HAS CAUSED THE PRESENTS TO BE SET THIS

_____ DAY OF _____, 20___.

_____ BY:_____
SIGNATURE NAME TITLE

_____ BY:_____
WITNESS NAME

_____ BY:_____
WITNESS NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS,

_____ WHO IS PERSONALLY KNOWN TO ME OR WHO

PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSE HEREIN EXPRESSED.

My commission expires
Commission No. _____

By:_____
Notary Public – State of Florida

Print Name _____

LEGAL DESCRIPTION:

TRACT 47 IN THE WEST ONE-HALF (W 1/2) OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF "EVERGLADES LAND SALES COMPANY SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST ONE-HALF (W 1/2) OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 30 FEET; AND THE WEST 20 FEET OF THE EAST 40 FEET DEEDED TO THE TOWN OF DAVIE BY DEED RECORDED IN O.R.B. 15139, PAGE 478.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 412,887 SQUARE FEET (9.4786 ACRES), MORE OR LESS.

CENTRAL BROWARD WATER CONTROL DISTRICT:

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CENTRAL BROWARD WATER

CONTROL DISTRICT THIS _____ DAY OF _____, 20___.
PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DETERMINATION OF ADDITIONAL EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE OR ACCESS PURPOSES.

THIS PLAT WAS APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT ON THE FOLLOWING DATES:

BY:_____ BY:_____
CHAIR DATE DISTRICT MANAGER DATE

TOWN OF DAVIE TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE TOWN OF DAVIE,

FLORIDA, BY RESOLUTION ADOPTED BY SAID TOWN COUNCIL THIS _____ DAY OF _____, 20___.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: _____
MAYOR

ATTEST: _____
TOWN CLERK

TOWN OF DAVIE – PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE HAS CONSIDERED AND MADE A

RECOMMENDATION FOR RECORDING THIS PLAT THIS _____ DAY OF _____, 20___.

BY: _____
CHAIRPERSON

TOWN OF DAVIE – PLANNING AND ZONING DIVISION

THIS IS TO CERTIFY THAT THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE HAS APPROVED THIS PLAT

FOR RECORDING THIS _____ DAY OF _____, 20___.

BY: _____
DESIGNEE

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY:_____
DIRECTOR/DESIGNEE DATE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 20___.

BY:_____
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20___.

BY:_____
EXECUTIVE DIRECTOR OR DESIGNEE DATE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY:_____
ROBERTO CHAVEZ DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS7280

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

BROWARD COUNTY FINANCE & 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 _____

DAY OF _____, 20___.

BY:_____
MAYOR – COUNTY COMMISSION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "THE OAKS II RESERVE" 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 HEREON, COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, AND TO THE APPLICABLE SECTIONS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091, CHAPTER 177, ON THIS _____ DAY OF _____, 20___.

BY:_____
JOSE A. CORREA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS7023
PILLAR CONSULTANTS, INC.
5230 SOUTH UNIVERSITY DRIVE, SUITE 104
DAVIE, FLORIDA 33328
CERTIFICATE OF AUTHORIZATION NUMBER LB7024

NOTARY (DEDICATION)	TOWN OF DAVIE	TOWN ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSION	SURVEYOR

038-MP-23

EXHIBIT A

THIS INSTRUMENT PREPARED BY:
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JOB #24057A

5600 DEVELOPMENT

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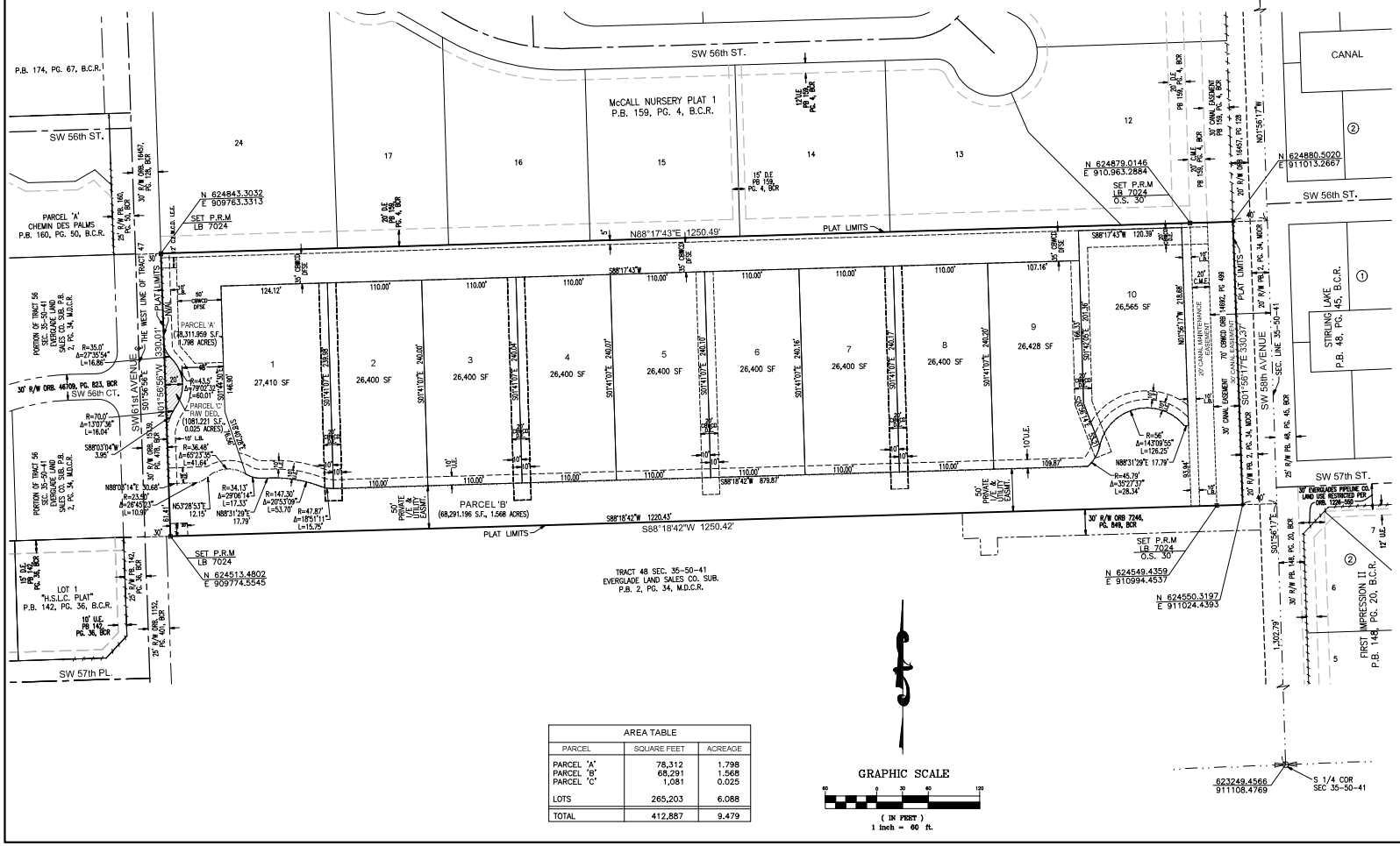
LEGEND:

P.B.	–	PLAT BOOK
PG.	–	PAGE
O.R.B.	–	OFFICIAL RECORDS BOOK
B.C.R.	–	BROWARD COUNTY RECORDS
M.D.C.R.	–	DADE COUNTY RECORDS
P.O.C.	–	POINT OF COMMENCEMENT
P.O.B.	–	POINT OF BEGINNING
(T)	–	TOTAL DISTANCE
(P)	–	P.R.M. TO P.R.M. DISTANCE
O/S	–	OFFSET
S.F.W.M.D.	–	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
C.B.W.C.D.	–	CENTRAL BROWARD WATER CONTROL DISTRICT
C.E.	–	CANAL EASEMENT
C.M.E.	–	CANAL MAINTENANCE EASEMENT
D.E.	–	DRAINAGE EASEMENT
I.I.F.	–	INTERNAL IMPROVEMENT FUND
P.R.M.	–	PERMANENT REFERENCE MONUMENT SET ALUMINUM DISC IN 4" SQUARE CONCRETE WITH 5/8" REBAR, 24" IN LENGTH–DISC STAMPED "LB7024"
N 000000.0000 / E 000000.0000	–	NORTHING AND EASTING STATE PLANE COORDINATES



AREA TABLE		
PARCEL	SQUARE FEET	ACREAGE
PARCEL 'A'	78,312	1.798
PARCEL 'B'	68,291	1.568
PARCEL 'C'	1,081	0.025
LOTS	265,203	6.088
TOTAL	412,887	9.479

SURVEYOR'S NOTES:

1. THIS PLAT IS RESTRICTED TO 10 SINGLE FAMILY DETACHED UNITS.

THIS NOTE 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.

2. 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 NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.

3. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUES:

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 SECTION SHALL NOT APPLY TO THOSE 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 SERVICES COMMISSION.

4. STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH. AS SHOWN ON THE STONER/KEITH RESURVEY III, OF ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.

5. BEARING REFERENCE:
THE BEARINGS, AS SHOWN HEREON, ARE BASEDON AN ASSUMED MERIDIAN WITH THE EAST RIGHT–OF–WAY LINE OF SW 61st AVENUE. SAID LINE BEARS NORTH 01°56'56" WEST.

6. CENTRAL BROWARD WATER CONTROL DISTRICT NOTE: NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE UTILITY SYSTEM OWNER ENTERING INTO A HOLD HARMLESS AND INDEMNIFICATION AGREEMENT WITH THE CENTRAL BROWARD WATER CONTROL DISTRICT. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT MUST BE REVIEWED AND PERMITTED BY CENTRAL BROWARD WATER CONTROL DISTRICT.