

**DEDICATION**

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That THE BEV CORPORATION, A FLORIDA PROFIT CORPORATION, owner of the lands described in and shown as included in this plat has caused said lands to be subdivided and platted as shown herein, said plat to be known as "TWILIGHT SKY", being a plat of a portion of the West one-half (W 1/2) of Section 12, Township 50 South, Range 40 East, Broward County, Florida, now being in the Town of Davie, Broward County, Florida.

Parcel "C" - is hereby dedicated to the THE BEV CORPORATION, ITS SUCCESSORS OR ASSIGNS for an Ingress and Egress Easement, and shall be the perpetual maintenance obligation of said Corporation, its successors and/or assigns. Parcel "D" and "E" - are hereby dedicated to the Central Broward Water Control District (CBWCD) for a Drainage, Storage and Flowage Easement, with the perpetual maintenance responsibility of the THE BEV CORPORATION, its successors and/or assigns. Parcels "F" and "G" - are hereby dedicated to the THE BEV CORPORATION, its successors and/or assigns for Open Space, and shall be the perpetual maintenance obligation of said Corporation, its successors and/or assigns. Easement "H" - is hereby dedicated to the Central Broward Water Control District (CBWCD) for a Drainage, Storage and Flowage Easement, with the perpetual maintenance responsibility of the THE BEV CORPORATION, its successors and/or assigns. Easement "I" - is hereby dedicated to the Central Broward Water Control District (CBWCD) for a Drainage, Storage and Flowage Easement, with the perpetual maintenance responsibility of the THE BEV CORPORATION, its successors and/or assigns. Easement "J" - is hereby dedicated to the Central Broward Water Control District (CBWCD) for a Drainage, Storage and Flowage Easement, with the perpetual maintenance responsibility of the THE BEV CORPORATION, its successors and/or assigns.

THE BEV CORPORATION, INC.  
A FLORIDA FOR PROFIT CORPORATION

Officer: \_\_\_\_\_ Title: \_\_\_\_\_  
Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_  
Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

STATE OF FLORIDA The foregoing instrument was acknowledged before me by means of physical presence \_\_\_\_\_ or online COUNTY OF BROWARD SS notarization \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, being the \_\_\_\_\_ of THE BEV CORPORATION, INC., a Florida for Profit Corporation, on behalf of said corporation.

**ACKNOWLEDGMENT**

He/She is \_\_\_\_\_, as identification, and [ ] personally known to me or [ ] has produced [ ] did take and oath. [ ] did not take an oath.

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA  
Name of Notary printed \_\_\_\_\_

**CENTRAL BROWARD WATER CONTROL DISTRICT**

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 associated to the Central Broward Water Control District must be reviewed and permitted by the 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 \_\_\_\_\_, 2025. Prior to development of the 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: \_\_\_\_\_ District Manager (date)

Chair: \_\_\_\_\_ (date)

**"TWILIGHT SKY"**  
**BEING A PLAT OF A PORTION**  
**SECTION 12, TOWNSHIP 50 SOUTH, RANGE 40 EAST,**  
**TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**  
**FEBRUARY 2025**

PREPARED BY: CONTROL POINT ASSOCIATES, FL, LLC 1901 W. CYPRESS CREEK ROAD, SUITE 501 FORT LAUDERDALE FLORIDA 33309 TEL: (954) 763-7611 EMAIL: JIMMCLAUGHLIN@CPASURVEY.COM JOB NO. 15-240153-00 (ADD 1)

**EXHIBIT A**

**TOWN PLANNING AND ZONING DIVISION**

THIS IS TO CERTIFY: That this plat was approved and accepted by the Planning & Zoning Division of the Town of Davie, Broward County, Florida.

By: \_\_\_\_\_ Name Printed: \_\_\_\_\_ Manager or Designee, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**TOWN PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY: That this plat was reviewed and a recommendation was made by the Planning and Zoning Board of the Town of Davie, Broward County, Florida, has hereby approved and accepted this plat \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Name Printed: \_\_\_\_\_ Chair, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

TOWN COUNCIL THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the TOWN COUNCIL OF BROWARD COUNTY SS DAVE, FLORIDA, in and by RESOLUTION NO. B2024\_\_\_\_, adopted by the 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: \_\_\_\_\_ Name Printed: Judy Paul Mayor, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Attest: \_\_\_\_\_ Name Printed: Allan T. Weithal Town Attorney, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL SERVICES DEPARTMENT**

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Director / Designee

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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

By: Roberto Chavez (date) \_\_\_\_\_  
Professional Surveyor and Mapper (date) \_\_\_\_\_  
Florida Registration Number: LS 7280 Professional Engineer  
Florida Registration Number 40263

**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. 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\_\_\_\_. By: \_\_\_\_\_ Executive Director or 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 for record by the Board of County Commissioners of Broward County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Mayor - County Commission

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This plat conforms to all applicable sections of Chapter 50-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 13th day of February, 2025.

James M. McLaughlin, Jr.  
Surveyor's Seal

County Engineer's Seal

Roberto Chavez  
Surveyor's Seal

Town of Davie  
Corporate Seal

Chavez  
Company Seal

By: \_\_\_\_\_  
James M. McLaughlin, Jr.  
Surveyor No. LS#4497  
State of Florida  
For: Central Point Associates, FL, LLC  
1901 W. Cypress Creek Road, Suite 501  
Fort Lauderdale, Florida 33309  
Certificate of Authorization Number: LB#0137



