



**RIVERBEND MARKETPLACE**  
BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),  
RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,  
WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
MAY, 2013

**ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**DESCRIPTION**

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE NORTH 87°47'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, A DISTANCE OF 66.66 FEET; THENCE SOUTH 02°12'13" EAST, DEPARTING SAID NORTH SECTION LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND A POINT ON THE NORTH LINE OF PARCEL "A", AS SHOWN ON THE "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AS RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 172.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6863, PAGE 396, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 93.00 FEET; THENCE EASTERLY DEPARTING SAID NORTH LINE OF PARCEL A, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 30.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 35.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°47'47" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 35.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 30.99 FEET TO THE POINT OF TANGENCY AND INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501 AND SAID NORTH LINE OF PARCEL "A"; THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTH LINE OF PARCEL "A", PARCEL "B" AND PARCEL "C" OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", A DISTANCE OF 870.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH LINE OF PARCEL "C", AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°00'37", A DISTANCE OF 39.71 FEET TO THE EAST LINE OF SAID PARCEL "C", ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE; THENCE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND IT'S SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 1,266.20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, ALSO BEING THE NORTH LINE OF BLOCK "A" OF THE "AMENDED PLAT OF WOODLAND PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 18 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°02'57" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND NORTH LINE OF SAID BLOCK "A", A DISTANCE OF 660.40 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 665.00 FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID EAST LINE, A DISTANCE OF 92.27 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1,246.67 FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 500.09 FEET TO AN INTERSECTION WITH A LINE LYING 155.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 166.67 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "ENDERSON MENTAL HEALTH CENTER", AS RECORDED IN PLAT BOOK 173, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°47'47" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 120.00 FEET TO AN INTERSECTION WITH A LINE LYING 35.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, THENCE NORTH 01°15'07" WEST, DEPARTING SAID NORTH LINE OF "ENDERSON MENTAL HEALTH CENTER", ALONG SAID EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 176 AND OFFICIAL RECORD BOOK 5642, PAGE 174, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 110.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 25°50'31", A DISTANCE OF 9.02 FEET TO THE END OF SAID CURVE AND TO AN INTERSECTION WITH A LINE LYING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 68.94 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 13, BLOCK 15, OF THE PLAT OF "WOODLAND PARK (UNIT ONE)", RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF S.W. 2ND COURT; SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS BEARS NORTH 44°48'09" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 43°56'44", A DISTANCE OF 19.17 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF SAID LOT 13 AND EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 83.50 FEET TO AN INTERSECTION WITH THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°11'28" EAST, DEPARTING SAID WEST LINE OF LOT 13, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 107.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND EAST LINE OF OFFICIAL RECORD BOOK 9641, PAGE 940, THROUGH A CENTRAL ANGLE OF 32°41'56", A DISTANCE OF 14.27 FEET TO THE END OF SAID CURVE AND INTERSECTION WITH A LINE BEING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 87.40 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 525 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS NORTH 68°33'23" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 21°38'05", A DISTANCE OF 9.44 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 525, THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 00°11'28" EAST, A DISTANCE OF 298.99 FEET; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 200.45 FEET; THENCE NORTH 43°16'14" EAST, A DISTANCE OF 34.92 FEET TO AN INTERSECTION WITH A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, BEING THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, AND NORTH LINE OF PARCEL "A", OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AND THE **POINT OF BEGINNING**;

CONTAINING 1,570,358 SQUARE FEET OR 36.05046 ACRES, MORE OR LESS.

**DEDICATION**

STATE OF FLORIDA  
COUNTY OF BROWARD

KNOWN ALL MEN BY THESE PRESENTS THAT:

OWNER 1: GDC BROWARD RB, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
OWNER 2: SUNMAX LLC, A FLORIDA LIMITED LIABILITY COMPANY  
OWNER 3: DONALD T. SWINARSKI, A MARRIED MAN (AS TO LOT 9)  
DONALD T. SWINARSKI, JR., A SINGLE MAN (AS TO LOT 15)

OWNERS 4: RIVERBEND SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
OWNER 5: BRIAN PATTULLO  
OWNER 6: ARCO PROPERTY MANAGEMENT, LLC  
OWNER 7: BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BROWARD, STATE OF FLORIDA  
OWNER 8: GEORGE BERGER AND ARLENE M. BERGER, HUSBAND AND WIFE  
OWNER 9: CARL T. WALDRON

OWNER 10: LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC., A FLORIDA CORPORATION  
OWNER 11: JENNIFER PERSAUD

OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "RIVERBEND MARKETPLACE".

THAT ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

AS TO OWNER 1:  
IN WITNESS WHEREOF, THAT \_\_\_\_\_, AS \_\_\_\_\_ OF GDC BROWARD RB, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ GDC BROWARD RB, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME

ATTEST: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 2:  
IN WITNESS WHEREOF, THAT \_\_\_\_\_, AS \_\_\_\_\_ OF SUNMAX LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ SUNMAX LLC, A FLORIDA LIMITED LIABILITY COMPANY  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 3:  
IN WITNESS WHEREOF, THAT DONALD T. SWINARSKI, A MARRIED MAN AND DONALD T. SWINARSKI, JR., A SINGLE MAN HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ DONALD T. SWINARSKI, A MARRIED MAN  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

WITNESS: \_\_\_\_\_ DONALD T. SWINARSKI, A SINGLE MAN  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 4:  
IN WITNESS WHEREOF, THAT \_\_\_\_\_, AS \_\_\_\_\_ OF RIVERBEND SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ RIVERBEND SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

ATTEST: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 5:  
IN WITNESS WHEREOF, THAT BRIAN PATTULLO, AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ BRIAN PATTULLO  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 6:  
IN WITNESS WHEREOF, THAT \_\_\_\_\_, AS \_\_\_\_\_ OF ARCO PROPERTY MANAGEMENT, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ ARCO PROPERTY MANAGEMENT, LLC  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

ATTEST: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 7:  
IN WITNESS WHEREOF, THAT \_\_\_\_\_, AS \_\_\_\_\_ OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BROWARD, STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BROWARD,  
PRINTED NAME STATE OF FLORIDA

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 8:  
IN WITNESS WHEREOF, THAT GEORGE BERGER AND ARLENE M. ERGER, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ GEORGE BERGER AND ARLENE M. BERGER, HUSBAND AND WIFE  
PRINTED NAME

WITNESS: \_\_\_\_\_ HUSBAND: \_\_\_\_\_  
PRINTED NAME:

WITNESS: \_\_\_\_\_ WIFE: \_\_\_\_\_  
PRINTED NAME:

WITNESS: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 9:  
IN WITNESS WHEREOF, THAT CARL T. WALDRON, AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

WITNESS: \_\_\_\_\_ CARL T. WALDRON  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 10:  
IN WITNESS WHEREOF, THAT \_\_\_\_\_, AS \_\_\_\_\_ OF LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC.,  
PRINTED NAME A FLORIDA CORPORATION

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

ATTEST: \_\_\_\_\_  
PRINTED NAME:

AS TO OWNER 11:  
IN WITNESS WHEREOF, THAT JENNIFER PERSAUD, AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ JENNIFER PERSAUD  
PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINTED NAME:

**CREECH**  
ENGINEERS, INC.  
CIVILIZATION ENGINEERED  
7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413  
4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434  
707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705  
CEI JOB NO. 12016.00 **000-MP-12**

**RIVERBEND MARKETPLACE**  
 BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),  
 RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,  
 WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE  
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 MAY, 2013

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 1:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 2:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 3:

BEFORE ME, PERSONALLY APPEARED DONALD T. SWINARSKI, A MARRIED MAN AND DONALD T. SWINARSKI, JR., A SINGLE MAN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 4:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 5:

BEFORE ME, PERSONALLY APPEARED BRIAN PATTULLO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 6:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 7:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 8:

BEFORE ME, PERSONALLY APPEARED GEORGE BERGER AND ARLENE M. BERGER, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 9:

BEFORE ME, PERSONALLY APPEARED CARL T. WALDRON, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 10:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

AS TO OWNER 11:

BEFORE ME, PERSONALLY APPEARED JENNIFER PERSAUD, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

**CREECH**  
**ENGINEERS, INC.**  
 CIVILIZATION ENGINEERED  
 7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413  
 4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434  
 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

**RIVERBEND MARKETPLACE**  
 BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),  
 RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,  
 WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE  
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 MAY, 2013

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 1:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 42300, AT PAGE 1998 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ FIFTH THIRD BANK  
 PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**MORTGAGEE'S ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 1:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 2:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 37301, AT PAGE 528 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ GREENPOINT MORTGAGE FUNDING, INC.,  
 PRINTED NAME A NEW YORK CORPORATION

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**MORTGAGEE'S ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 2:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 3:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 36772, AT PAGE 443, RE-RECORDED IN BOOK 37301, AT PAGE 1227 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ BANK OF AMERICA, N.A.  
 PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**MORTGAGEE'S ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 3:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 4:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 43245, AT PAGE 1353, AS MODIFIED IN BOOK 43502, PAGE 1541, BOOK 45076, PAGE 1701, BOOK 46087, PAGE 1635 AND BOOK 46455, PAGE 222 AND ULTIMATELY ASSIGNED AND RECORDED IN BOOK 47514, PAGE 1569, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ STERLING BANK  
 PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**MORTGAGEE'S ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 4:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 10:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30424, AT PAGE 969, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: THE SAID \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_ TASOS VOULGARIS  
 PRINTED NAME

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**MORTGAGEE'S ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

AS TO OWNER 10:

BEFORE ME, PERSONALLY APPEARED \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS \_\_\_\_\_ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 PRINT NUMBER: \_\_\_\_\_

CREECH

ENGINEERS, INC.

CIVILIZATION ENGINEERED

7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413  
 4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434  
 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

# RIVERBEND MARKETPLACE

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),  
RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,  
WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE  
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
MAY, 2013

### CITY OF FORT LAUDERDALE DIRECTOR OF PUBLIC WORKS

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS, FLORIDA P.E. REGISTRATION NO. \_\_\_\_\_

### CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND  
ACCEPTED THIS PLAT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

CHAIRPERSON

### CITY OF FORT LAUDERDALE CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF FORT  
LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. \_\_\_\_\_ ADOPTED BY THE SAID CITY COMMISSION, THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN  
THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH THE WRITTEN CONFIRMATION FROM  
BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_  
JOHN P. SEILER  
MAYOR

BY: \_\_\_\_\_  
JONDA K. JOSEPH  
CITY CLERK

### BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
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 FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: \_\_\_\_\_  
DEPUTY

BY: \_\_\_\_\_  
MAYOR - COUNTY COMMISSION

### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND  
AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: \_\_\_\_\_  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 4030

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

DATE: \_\_\_\_\_

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 RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY  
APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND RECORDED IN PLAT BOOK \_\_\_\_\_,  
PAGE \_\_\_\_\_, RECORD VERIFIED.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

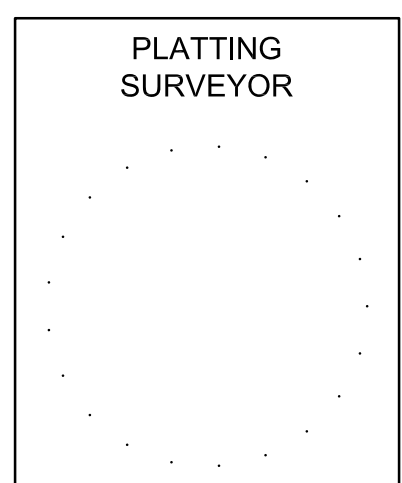
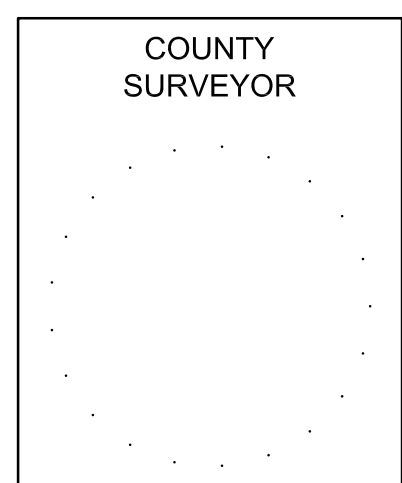
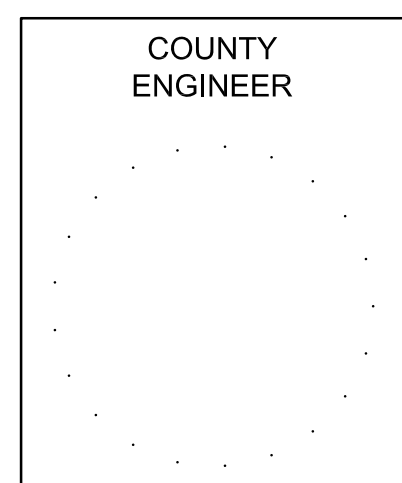
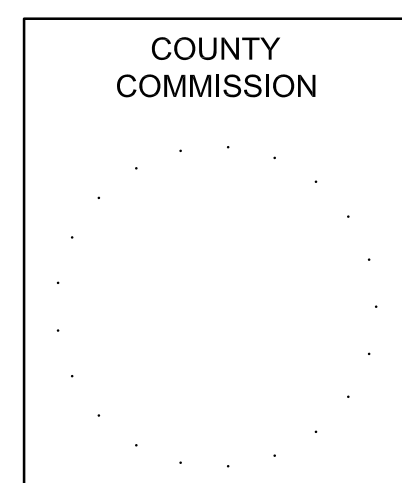
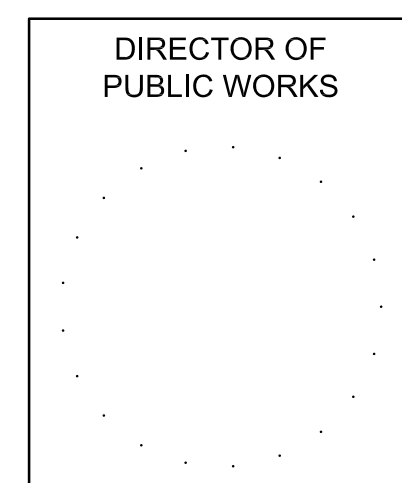
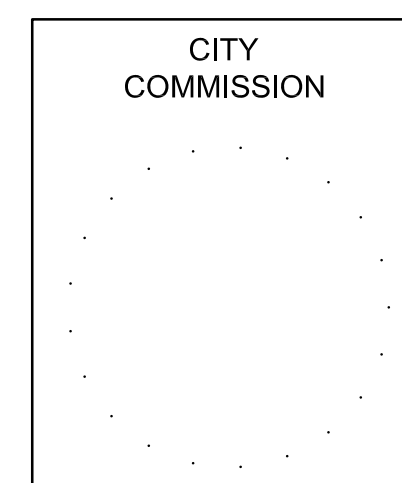
BY: \_\_\_\_\_  
DEPUTY

### CERTIFICATE OF SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY  
RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF;  
THAT PERMANENT REFERENCE MONUMENTS ("P.R.M."), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. HAVE BEEN  
PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS  
OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF FORT LAUDERDALE, FLORIDA AND BROWARD  
COUNTY, FLORIDA.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH THE  
STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

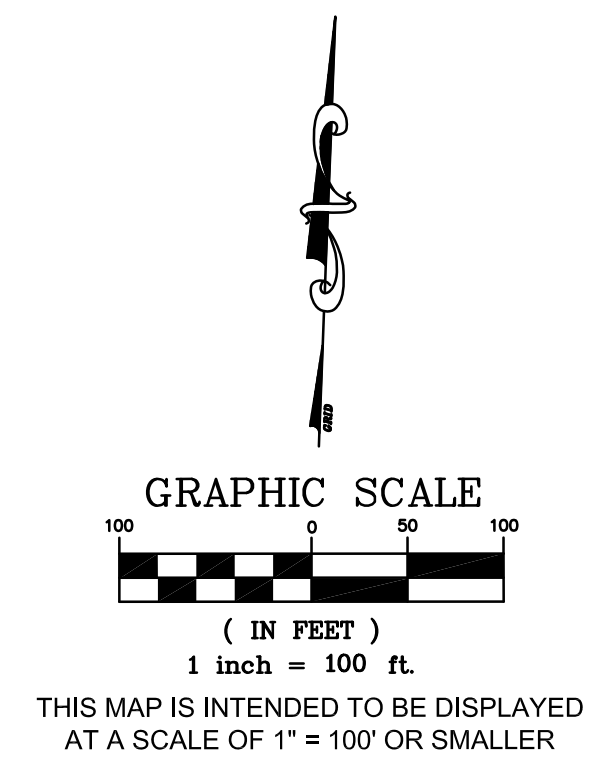
DATE: \_\_\_\_\_  
PATRICK B. MEEDS  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4728  
STATE OF FLORIDA  
CREECH ENGINEERS, INC  
7881 S.W. ELLIPSE WAY,  
STUART, FLORIDA 34997  
CERTIFICATE OF AUTHORIZATION NO. 6705



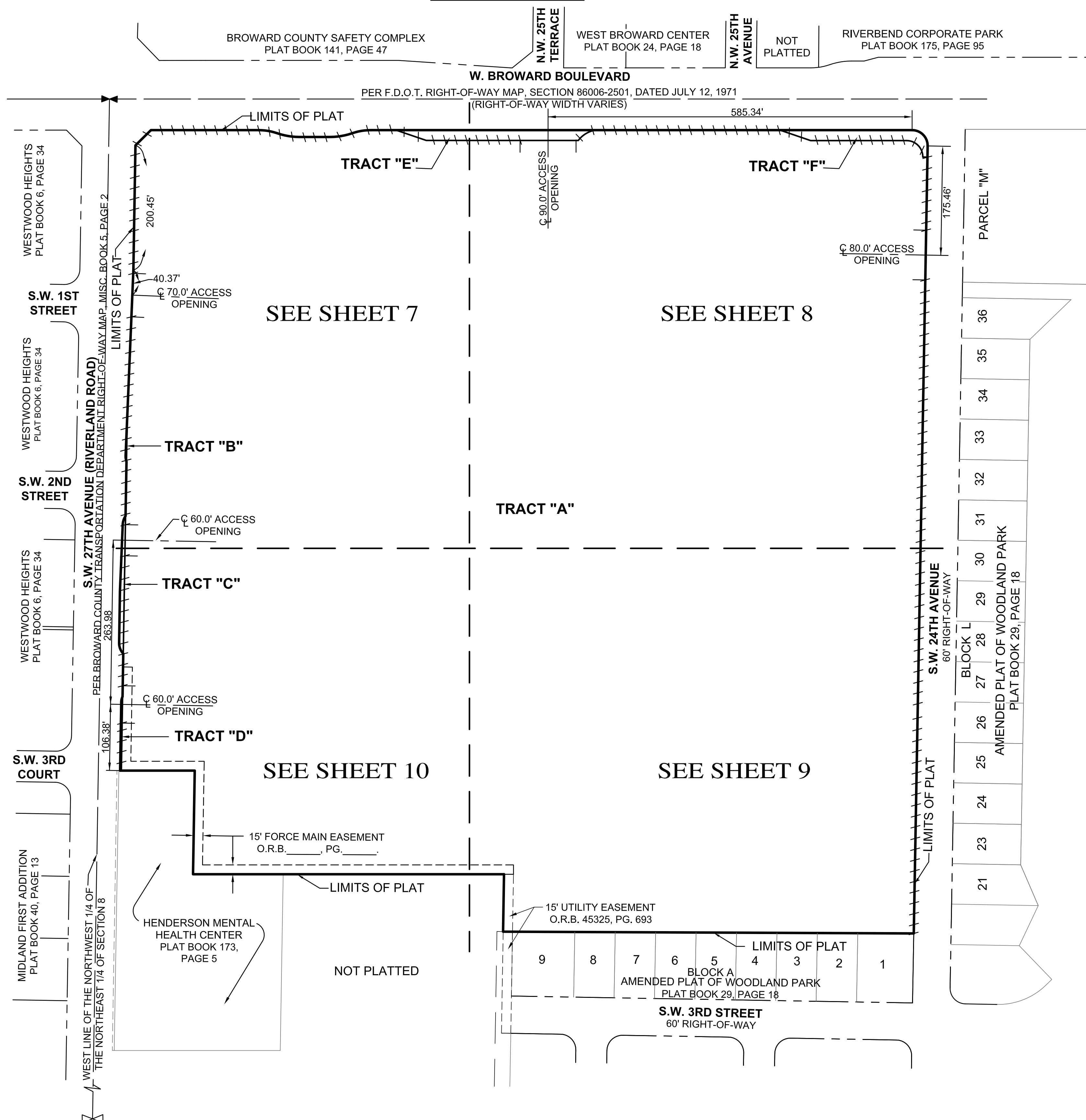
**CREECH**  
ENGINEERS, INC.  
CIVILIZATION ENGINEERED  
7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413  
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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705  
CEI JOB NO. 12016.00

# RIVERBEND MARKETPLACE

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),  
 RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,  
 WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE  
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 MAY, 2013



## KEY MAP



### RIGHT-OF-WAY INSTRUMENTS (SEE SHEETS 7-10)

- W. BROWARD BOULEVARD**
- Ⓐ EASEMENTS AND DEDICATIONS PLAT BOOK 141, PAGE 47
  - Ⓑ EASEMENTS AND DEDICATIONS PLAT BOOK 24, PAGE 18
  - Ⓒ ORDER OF TAKING O.R.B. 6863, PAGE 396
  - Ⓓ DEED O.R.B. 6863, PAGE 593
  - Ⓔ EASEMENTS AND DEDICATIONS PLAT BOOK 175, PAGE 95
- S.W. 24TH AVENUE**
- Ⓔ EASEMENTS AND DEDICATIONS PLAT BOOK 29, PAGE 18
- S.W. 27TH AVENUE**
- Ⓐ DEED O.R.B. 6709, PAGE 568
  - Ⓑ WARRANTY DEED O.R.B. 9444, PAGE 904
  - Ⓒ WARRANTY DEED O.R.B. 9127, PAGE 923
  - Ⓓ WARRANTY DEED O.R.B. 9444, PAGE 935
  - Ⓔ DEED O.R.B. 583, PAGE 393
  - Ⓕ DEED O.R.B. 586, PAGE 120
  - Ⓖ EASEMENTS AND DEDICATIONS PLAT BOOK 173, PAGE 5
  - Ⓗ WARRANTY DEED O.R.B. 5642, PAGE 176
  - Ⓘ WARRANTY DEED O.R.B. 5642, PAGE 174
  - Ⓚ WARRANTY DEED O.R.B. 9641, PAGE 940
  - Ⓛ ORDER OF TAKING O.R.B. 6863, PAGE 396
  - Ⓜ WARRANTY DEED O.R.B. 9334, PAGE 525
  - Ⓨ EASEMENTS AND DEDICATIONS PLAT BOOK 30, PAGE 45
  - Ⓩ EASEMENTS AND DEDICATIONS PLAT BOOK 10, PAGE 64
  - Ⓟ WARRANTY DEED O.R.B. 9656, PAGE 919
  - Ⓠ WARRANTY DEED O.R.B. 9656, PAGE 930
  - Ⓡ WARRANTY DEED O.R.B. 9656, PAGE 933
  - Ⓢ WARRANTY DEED O.R.B. 9656, PAGE 936

### LEGEND

- |                        |                             |
|------------------------|-----------------------------|
| BM = BENCHMARK         | (NR) = NON-RADIAL           |
| CL = CENTERLINE        | P.B. = PLAT BOOK            |
| E. = EASTING           | PG. = PAGE                  |
| INC. = INCORPORATED    | PK = PARKER KALON           |
| LB = LICENSED BUSINESS | P.O.B. = POINT OF BEGINNING |
| LS = LICENSED SURVEYOR | (R) = RADIAL                |
| N. = NORTHING          | R = RADIUS                  |
| NO. = NUMBER           | Δ = CENTRAL ANGLE           |
| # = NUMBER             | L = ARC LENGTH              |
- - - - - = NON-VEHICULAR ACCESS LINE  
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
 NAD = NORTH AMERICAN DATUM  
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
 O.R.B. = OFFICIAL RECORDS BOOK  
 P.C.P. = PERMANENT CONTROL POINT  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 PSM = PROFESSIONAL SURVEYOR AND MAPPER  
 X = SECTION QUARTER CORNER  
 Δ = FOUND SECTION QUARTER CORNER  
 ■ = SET P.R.M. - 4" ROUND CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "CREECH ENGINEERS INC. PRM LB 6705"  
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 THE MARK IS AN IRON PIPE LOCATED IN ASPHALT CUT-OUT IN THE CENTER OF INTERSECTION OF BROWARD BLVD. & N.W. 27TH AVE.  
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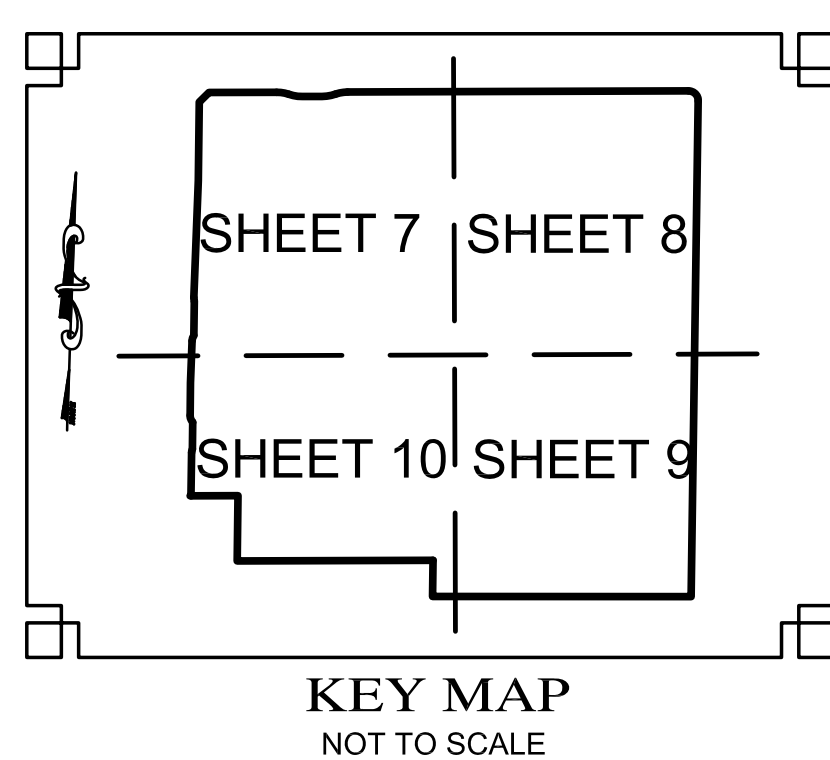
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 4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434  
 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705  
 CEI JOB NO. 12016.00 000-MP-12

# RIVERBEND MARKETPLACE

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),  
 RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,  
 WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE  
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 MAY, 2013



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**RIGHT-OF-WAY INSTRUMENTS**

**W. BROWARD BOULEVARD**

|     |                           |                        |
|-----|---------------------------|------------------------|
| (A) | EASEMENTS AND DEDICATIONS | PLAT BOOK 141, PAGE 47 |
| (B) | EASEMENTS AND DEDICATIONS | PLAT BOOK 24, PAGE 18  |
| (C) | ORDER OF TAKING           | O.R.B. 6863, PAGE 396  |
| (D) | DEED                      | O.R.B. 6863, PAGE 593  |
| (E) | EASEMENTS AND DEDICATIONS | PLAT BOOK 175, PAGE 95 |

**S.W. 24TH AVENUE**

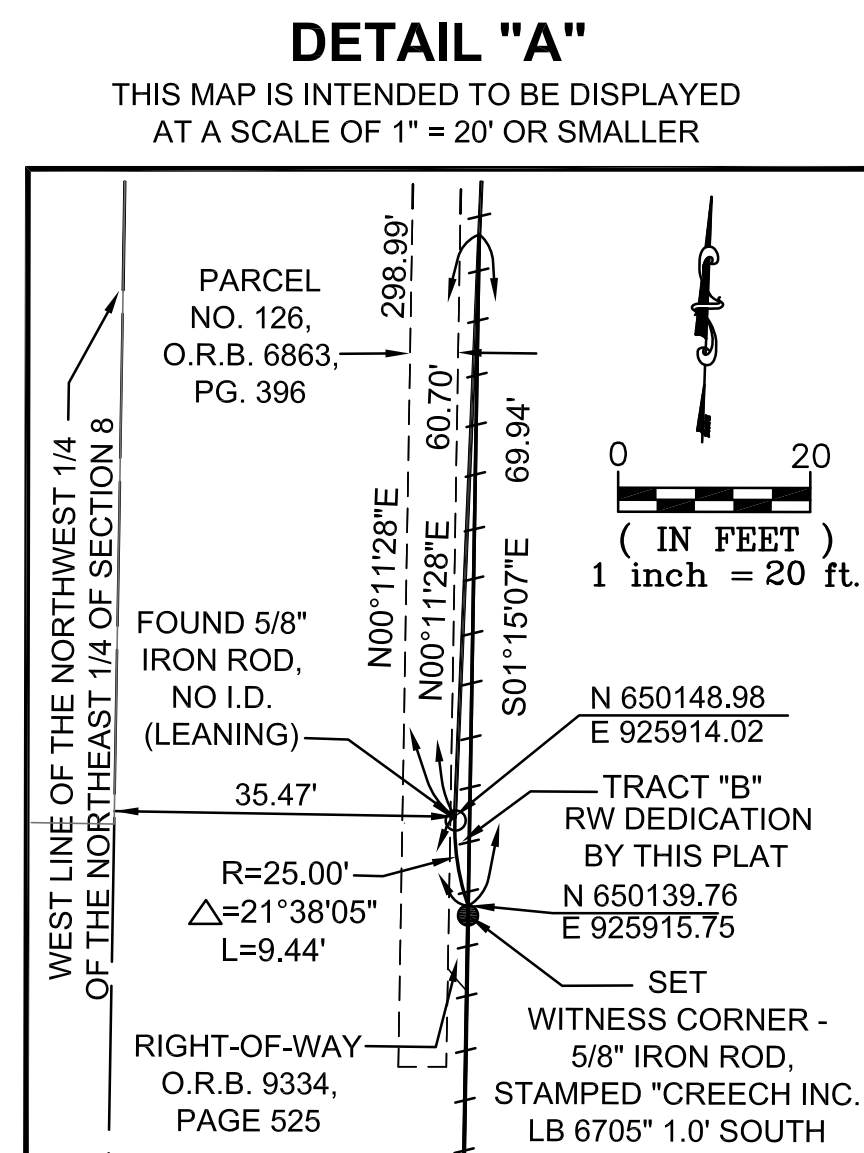
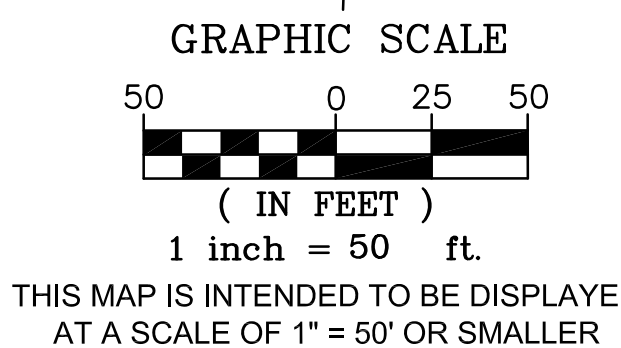
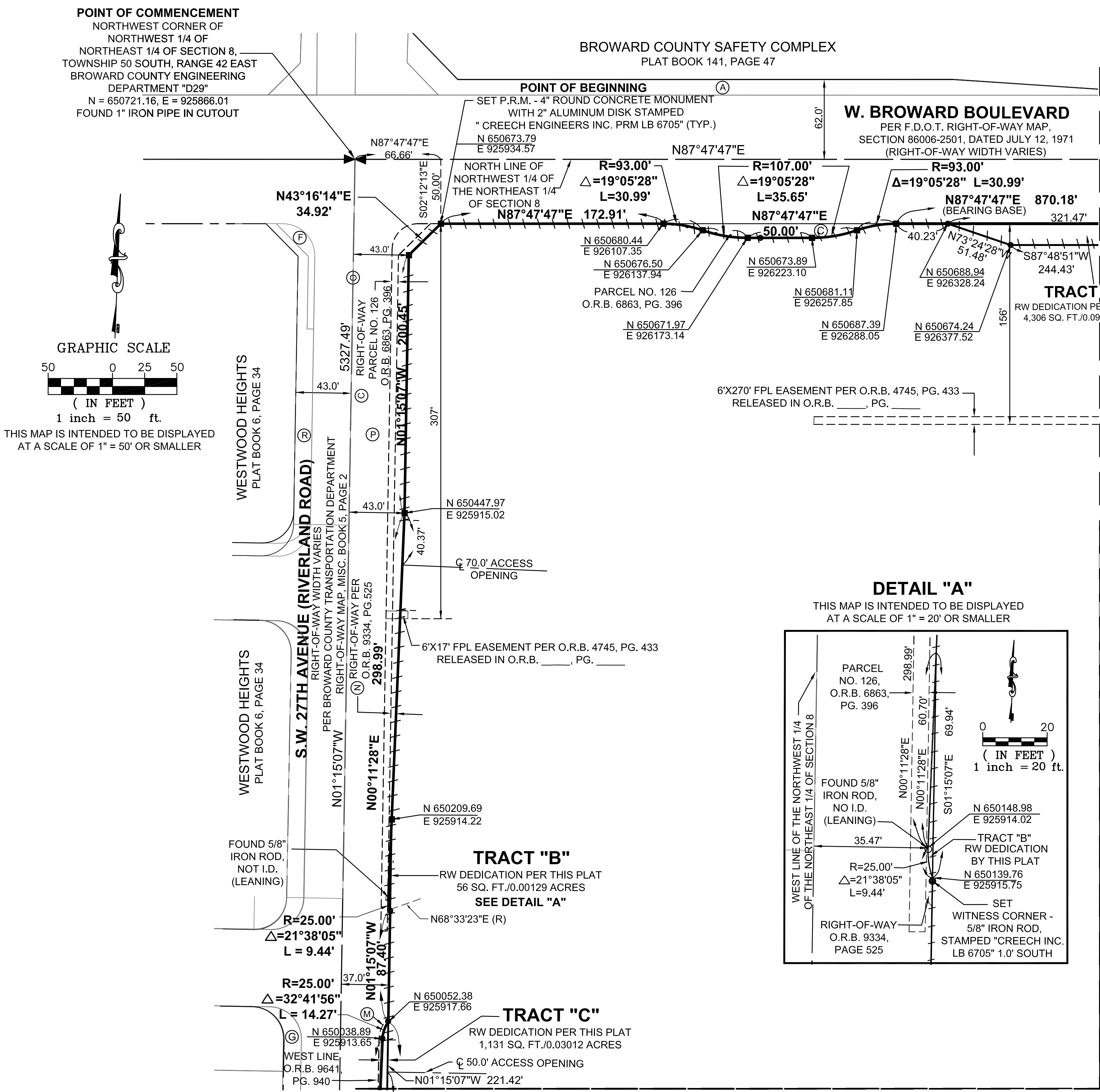
|     |                           |                       |
|-----|---------------------------|-----------------------|
| (E) | EASEMENTS AND DEDICATIONS | PLAT BOOK 29, PAGE 18 |
|-----|---------------------------|-----------------------|

**S.W. 27TH AVENUE**

|     |                           |                       |
|-----|---------------------------|-----------------------|
| (F) | DEED                      | O.R.B. 6709, PAGE 568 |
| (G) | WARRANTY DEED             | O.R.B. 9444, PAGE 904 |
| (H) | WARRANTY DEED             | O.R.B. 9127, PAGE 923 |
| (I) | WARRANTY DEED             | O.R.B. 9444, PAGE 935 |
| (J) | DEED                      | O.R.B. 583, PAGE 393  |
| (K) | DEED                      | O.R.B. 586, PAGE 120  |
| (L) | EASEMENTS AND DEDICATIONS | PLAT BOOK 173, PAGE 5 |
| (M) | WARRANTY DEED             | O.R.B. 5642, PAGE 176 |
| (N) | WARRANTY DEED             | O.R.B. 5642, PAGE 174 |
| (O) | WARRANTY DEED             | O.R.B. 9641, PAGE 940 |
| (P) | ORDER OF TAKING           | O.R.B. 6863, PAGE 396 |
| (Q) | WARRANTY DEED             | O.R.B. 9334, PAGE 525 |
| (R) | EASEMENTS AND DEDICATIONS | PLAT BOOK 30, PAGE 45 |
| (S) | EASEMENTS AND DEDICATIONS | PLAT BOOK 10, PAGE 64 |
| (T) | WARRANTY DEED             | O.R.B. 9656, PAGE 919 |
| (U) | WARRANTY DEED             | O.R.B. 9656, PAGE 930 |
| (V) | WARRANTY DEED             | O.R.B. 9656, PAGE 933 |
| (W) | WARRANTY DEED             | O.R.B. 9656, PAGE 936 |

**LEGEND**

|          |  |        |                      |
|----------|--|--------|----------------------|
| BM       | = BENCHMARK  | (NR)   | = NON-RADIAL         |
| C        | = CENTERLINE   | P.B.   | = PLAT BOOK          |
| E        | = EASTING  | PG.    | = PAGE               |
| INC.     | = INCORPORATED   | PK     | = PARKER KALON       |
| LB       | = LICENSED BUSINESS  | P.O.B. | = POINT OF BEGINNING |
| LS       | = LICENSED SURVEYOR  | (R)    | = RADIAL             |
| N.       | = NORTHING   | R      | = RADIUS             |
| NO.      | = NUMBER   | Δ      | = CENTRAL ANGLE      |
| #        | = NUMBER   | L      | = ARC LENGTH         |
| ----     | = NON-VEHICULAR ACCESS LINE  |        |                      |
| F.D.O.T. | = FLORIDA DEPARTMENT OF TRANSPORTATION   |        |                      |
| NAD      | = NORTH AMERICAN DATUM   |        |                      |
| N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM   |        |                      |
| O.R.B.   | = OFFICIAL RECORDS BOOK  |        |                      |
| P.C.P.   | = PERMANENT CONTROL POINT  |        |                      |
| P.R.M.   | = PERMANENT REFERENCE MONUMENT   |        |                      |
| PSM      | = PROFESSIONAL SURVEYOR AND MAPPER   |        |                      |
| X        | = SECTION QUARTER CORNER   |        |                      |
| ⊥        | = FOUND SECTION QUARTER CORNER   |        |                      |
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SEE SHEET 10 OF 11

SEE SHEET 8 OF 11

# RIVERBEND MARKETPLACE

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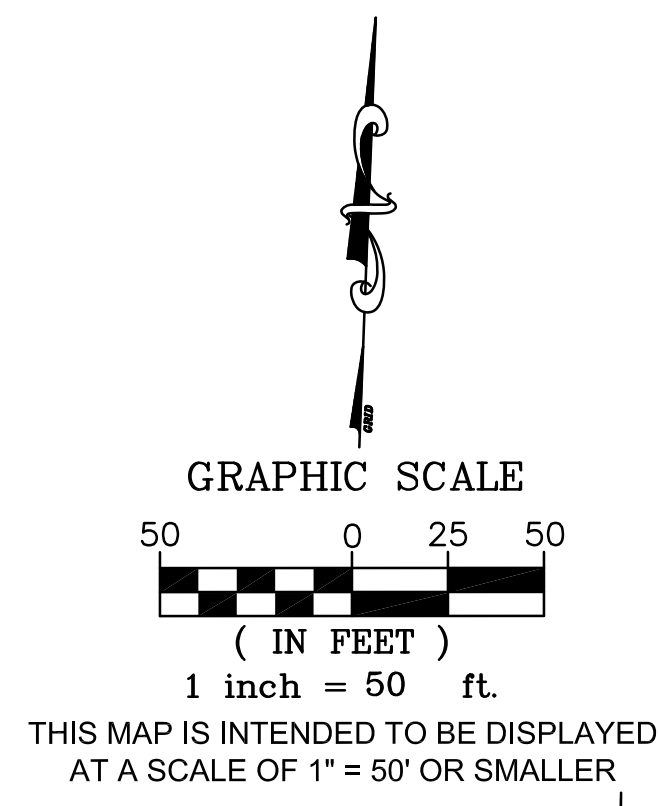
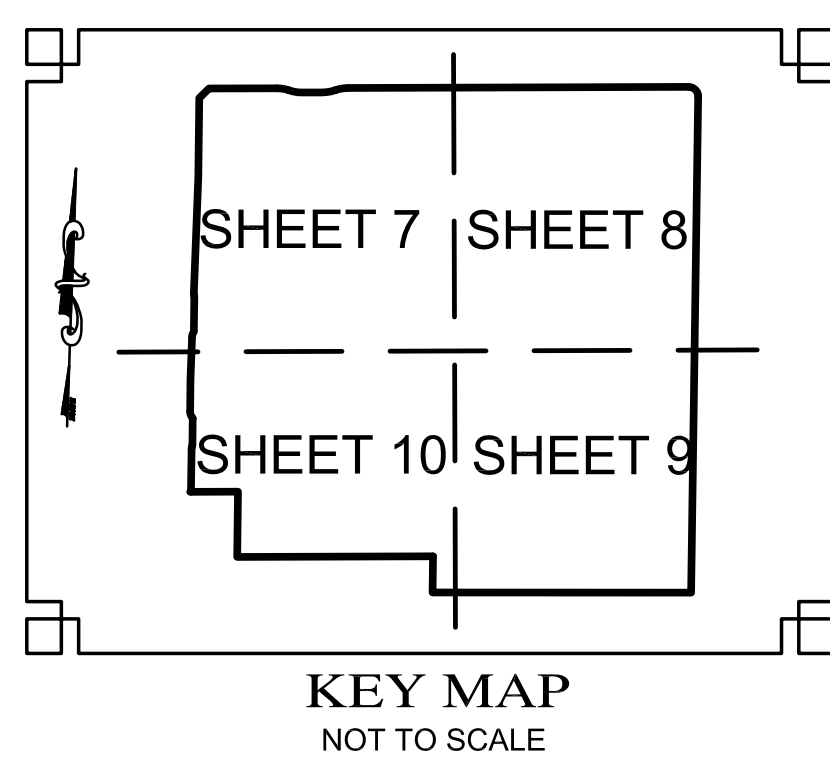
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- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS 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 \_\_\_\_\_, 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 FINDINGS 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 350,000 SQUARE FEET OF COMMERCIAL USE.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND 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 OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.



**RIGHT-OF-WAY INSTRUMENTS**

**W. BROWARD BOULEVARD**

- (A) EASEMENTS AND DEDICATIONS PLAT BOOK 141, PAGE 47
- (B) EASEMENTS AND DEDICATIONS PLAT BOOK 24, PAGE 18
- (C) ORDER OF TAKING O.R.B. 6863, PAGE 396
- (D) DEED O.R.B. 6863, PAGE 593
- (E) EASEMENTS AND DEDICATIONS PLAT BOOK 175, PAGE 95

**S.W. 24TH AVENUE**

- (E) EASEMENTS AND DEDICATIONS PLAT BOOK 29, PAGE 18

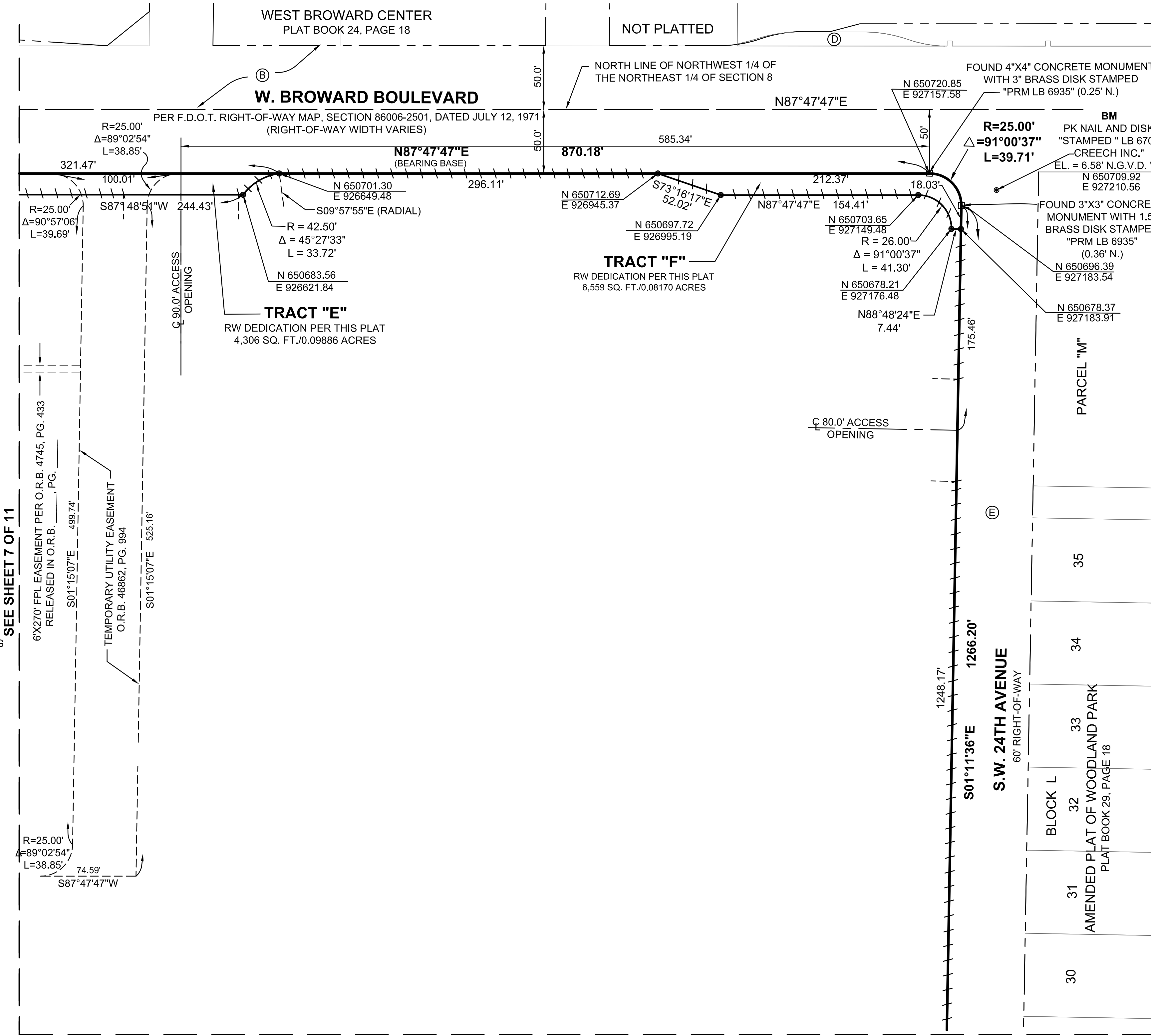
**S.W. 27TH AVENUE**

- (F) DEED O.R.B. 6709, PAGE 568
- (G) WARRANTY DEED O.R.B. 9444, PAGE 904
- (H) WARRANTY DEED O.R.B. 9127, PAGE 923
- (I) WARRANTY DEED O.R.B. 9444, PAGE 935
- (J) DEED O.R.B. 583, PAGE 393
- (K) DEED O.R.B. 586, PAGE 120
- (L) EASEMENTS AND DEDICATIONS PLAT BOOK 173, PAGE 5
- (M) WARRANTY DEED O.R.B. 5642, PAGE 176
- (N) WARRANTY DEED O.R.B. 5642, PAGE 174
- (O) WARRANTY DEED O.R.B. 9641, PAGE 940
- (P) ORDER OF TAKING O.R.B. 6863, PAGE 396
- (Q) WARRANTY DEED O.R.B. 9334, PAGE 525
- (R) EASEMENTS AND DEDICATIONS PLAT BOOK 30, PAGE 45
- (S) EASEMENTS AND DEDICATIONS PLAT BOOK 10, PAGE 64
- (T) WARRANTY DEED O.R.B. 9656, PAGE 919
- (U) WARRANTY DEED O.R.B. 9656, PAGE 930
- (V) WARRANTY DEED O.R.B. 9656, PAGE 933
- (W) WARRANTY DEED O.R.B. 9656, PAGE 936

**LEGEND**

|                        |                             |
|------------------------|-----------------------------|
| BM = BENCHMARK         | (NR) = NON-RADIAL           |
| CL = CENTERLINE        | P.B. = PLAT BOOK            |
| E. = EASTING           | P.G. = PAGE                 |
| INC. = INCORPORATED    | PK = PARKER KALON           |
| LB = LICENSED BUSINESS | P.O.B. = POINT OF BEGINNING |
| LS = LICENSED SURVEYOR | (R) = RADIAL                |
| N. = NORTHING          | R = RADIUS                  |
| NO. = NUMBER           | Δ = CENTRAL ANGLE           |
| # = NUMBER             | L = ARC LENGTH              |

--- = NON-VEHICULAR ACCESS LINE  
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
 NAD = NORTH AMERICAN DATUM  
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM  
 O.R.B. = OFFICIAL RECORDS BOOK  
 P.C.P. = PERMANENT CONTROL POINT  
 P.R.M. = PERMANENT REFERENCE MONUMENT  
 PSM = PROFESSIONAL SURVEYOR AND MAPPER  
 X = SECTION QUARTER CORNER  
 Δ = FOUND SECTION QUARTER CORNER  
 ■ = SET P.R.M. - 4" ROUND CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "CREECH ENGINEERS INC. PRM LB 6705"  
 ● = SET 5/8" IRON ROD AND CAP STAMPED "CREECH INC. LB 6705"  
 ⊙ = SET PK NAIL AND DISK STAMPED "LB 6705 CREECH INC." OR STAMPED "LB 6705 P.R.M." AS SHOWN  
 ○ = FOUND IRON ROD  
 □ = FOUND P.R.M. - 4"x4" CONCRETE MONUMENT WITH 3" BRASS DISK OR 3"x3" CONCRETE MONUMENT WITH 1.5" BRASS DISK, STAMPED "PRM LB 6935"; OR 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "McLAUGHLIN ENG PRM LB 285"



SEE SHEET 7 OF 11

SEE SHEET 9 OF 11

**CREECH ENGINEERS, INC.**  
 CIVILIZATION ENGINEERED  
 7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413  
 4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434  
 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705  
 CEI JOB NO. 12016.00



# RIVERBEND MARKETPLACE

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),  
 RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,  
 WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE  
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 MAY, 2013

**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.

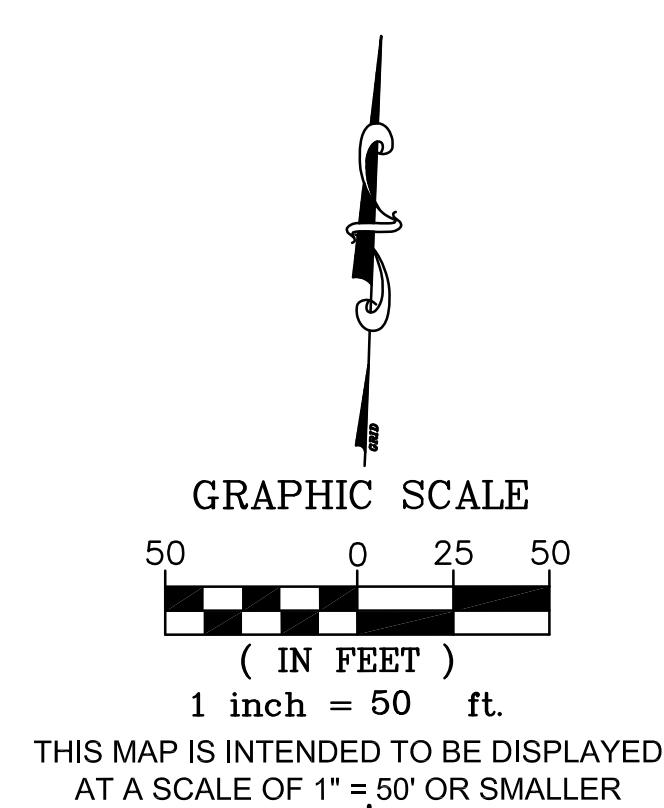
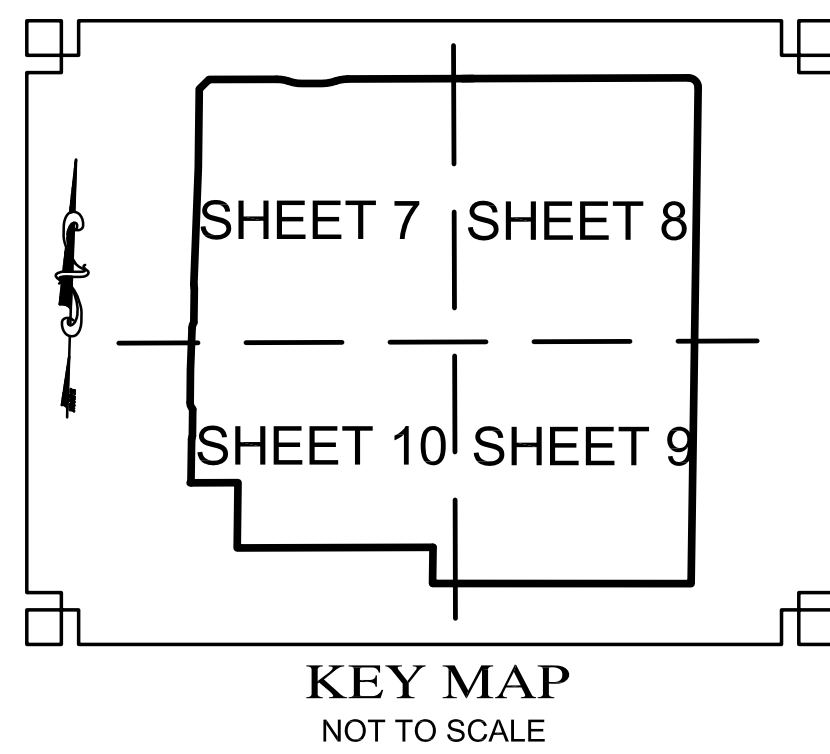
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 87°47'47" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. BROWARD BOULEVARD. THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT) BASED ON THE FOLLOWING MONUMENTS AS PUBLISHED BY THE BROWARD COUNTY DIVISION OF ENGINEERING:  
 "D29"  
 THE MARK IS AN IRON PIPE LOCATED IN ASPHALT CUT-OUT IN THE CENTER OF INTERSECTION OF BROWARD BLVD. & N.W. 27TH AVE.  
 N = 650,721.160  
 E = 925,866.014  
 "E29"  
 THE MARK IS A B.C.E.D. G.P.S. WASHER/PK, LOCATED IN CONCRETE MEDIAN OF BROWARD BLVD. APPROX. OVER C.S.X. R/R.  
 N = 650,793.645  
 E = 928,548.763
- THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE BASED UPON THE FOLLOWING BENCHMARKS:  
 "BM NW 141" "RESET (CITY OF FORT LAUDERDALE)  
 THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 141 TOP OF CURB NW 27 AVE. & W. BROWARD "RESET  
 EL. = 7.844' (N.G.V.D. 29)  
 "BM SW 116" (CITY OF FORT LAUDERDALE)  
 THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM SW 116 TOP OF CURB POC 3' N OF BK SWK E-W @ SW COR OF BROWARD BLVD & SW 27 AVE  
 EL. = 8.011' (N.G.V.D. 29)
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.
- A PORTION OF THIS PLAT IS SUBJECT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42002, PAGE 497; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42836, PAGE 132, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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SEE SHEET 8 OF 11

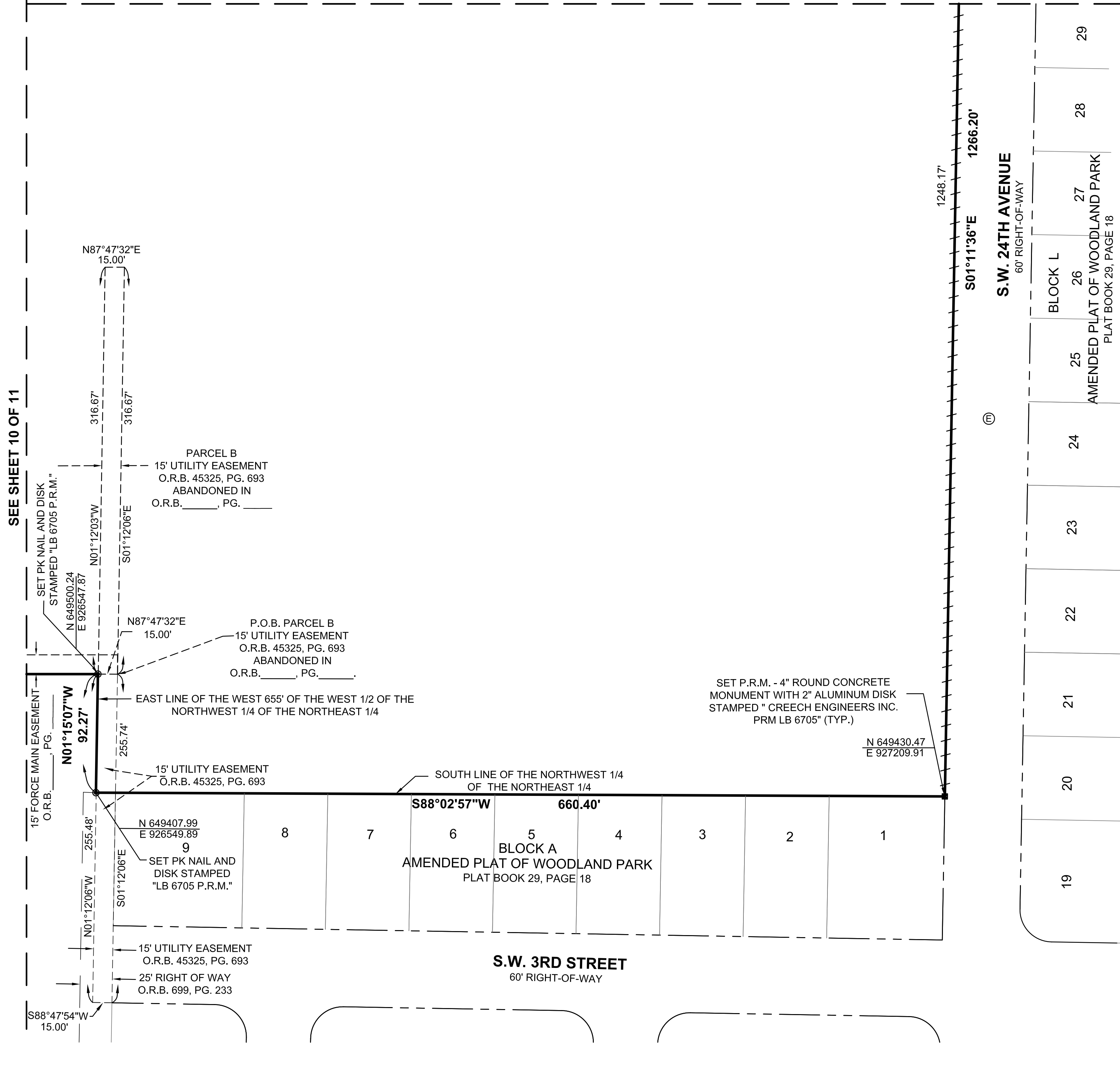
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 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
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 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
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 THE MARK IS AN IRON PIPE LOCATED IN THE CENTER OF INTERSECTION OF BROWARD BLVD. & N.W. 27TH AVE.  
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 E = 925,866.014

"E29"  
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 N = 650,793.645  
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"BM NW 141" "RESET (CITY OF FORT LAUDERDALE)  
 THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 141 TOP OF CURB NW 27 AVE. & W. BROWARD "RESET"  
 EL. = 7.844' (N.G.V.D. 29)

"BM SW 116" (CITY OF FORT LAUDERDALE)  
 THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM SW 116 TOP OF CURB POC 3' N OF BK SWK E-W @ SW COR OF BROWARD BLVD & SW 27 AVE  
 EL. = 8.011' (N.G.V.D. 29)

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4. A PORTION OF THIS PLAT IS SUBJECT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42002, PAGE 497; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42836, PAGE 132, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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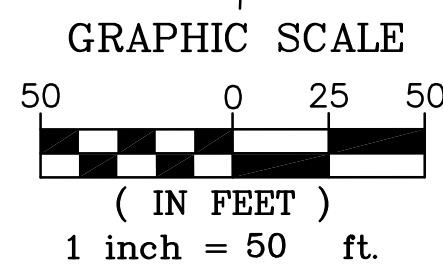
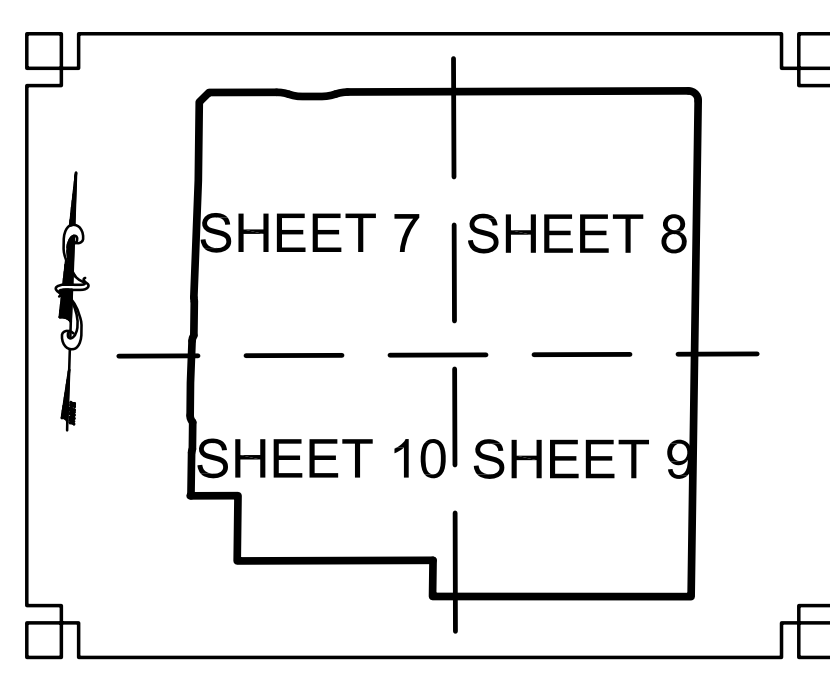
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3. THIS NOTE IS RESTRICTED TO 350,000 SQUARE FEET OF COMMERCIAL USE.

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5. 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 OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

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 4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434  
 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705  
 CEI JOB NO. 12016.00



THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50' OR SMALLER

**RIGHT-OF-WAY INSTRUMENTS**

**W. BROWARD BOULEVARD**

- (A) EASEMENTS AND DEDICATIONS PLAT BOOK 141, PAGE 47
- (B) EASEMENTS AND DEDICATIONS PLAT BOOK 24, PAGE 18
- (C) ORDER OF TAKING O.R.B. 6863, PAGE 396
- (D) DEED O.R.B. 6863, PAGE 593
- (E) EASEMENTS AND DEDICATIONS PLAT BOOK 175, PAGE 95

**S.W. 24TH AVENUE**

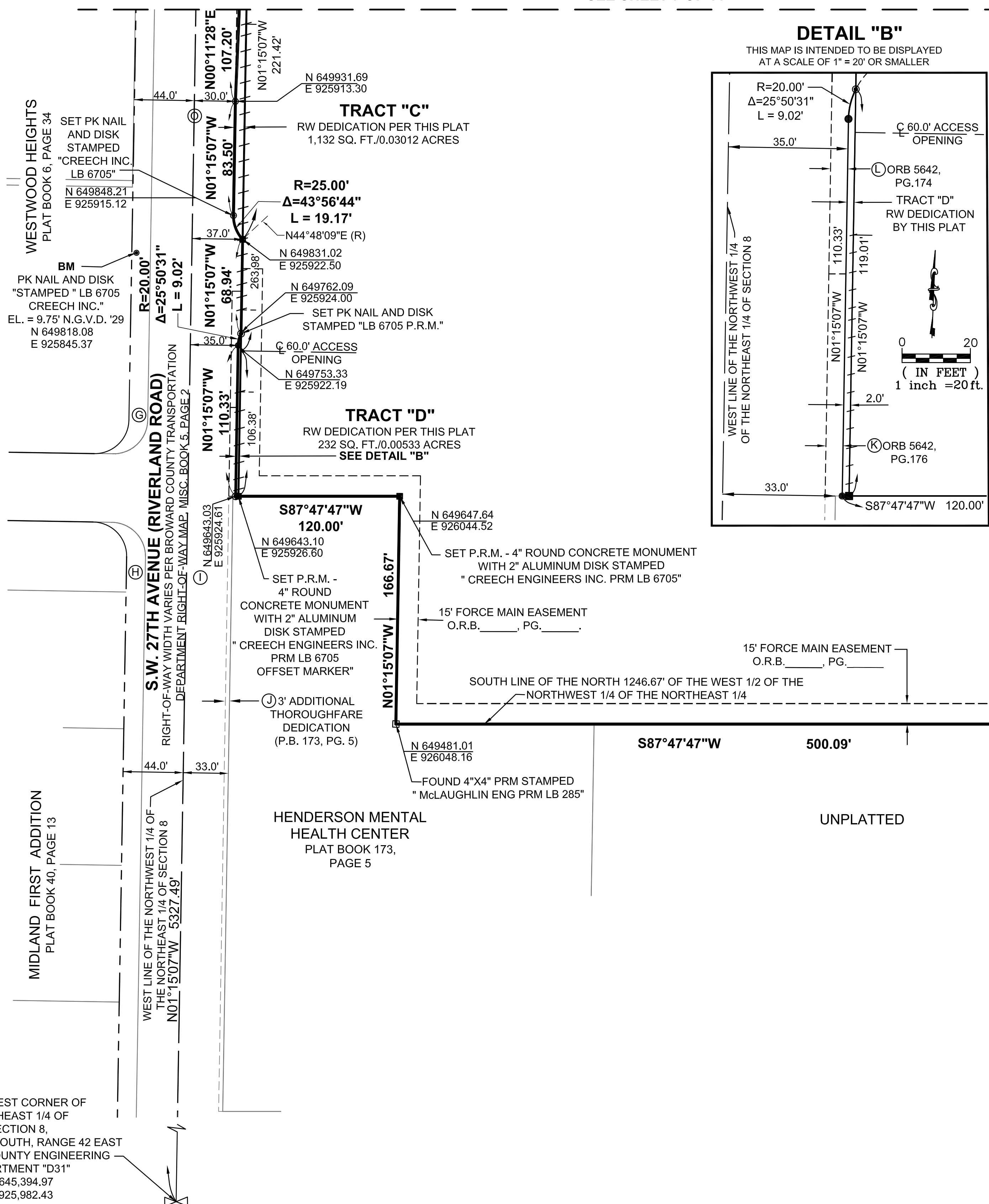
- (F) EASEMENTS AND DEDICATIONS PLAT BOOK 29, PAGE 18

**S.W. 27TH AVENUE**

- (G) DEED O.R.B. 6709, PAGE 568
- (H) WARRANTY DEED O.R.B. 9444, PAGE 904
- (I) WARRANTY DEED O.R.B. 9127, PAGE 923
- (J) WARRANTY DEED O.R.B. 9444, PAGE 935
- (K) DEED O.R.B. 583, PAGE 393
- (L) DEED O.R.B. 586, PAGE 120
- (M) EASEMENTS AND DEDICATIONS PLAT BOOK 173, PAGE 5
- (N) WARRANTY DEED O.R.B. 5642, PAGE 176
- (O) WARRANTY DEED O.R.B. 9641, PAGE 940
- (P) ORDER OF TAKING O.R.B. 6863, PAGE 396
- (Q) WARRANTY DEED O.R.B. 9334, PAGE 525
- (R) EASEMENTS AND DEDICATIONS PLAT BOOK 30, PAGE 45
- (S) EASEMENTS AND DEDICATIONS PLAT BOOK 10, PAGE 64
- (T) WARRANTY DEED O.R.B. 9656, PAGE 919
- (U) WARRANTY DEED O.R.B. 9656, PAGE 930
- (V) WARRANTY DEED O.R.B. 9656, PAGE 933
- (W) WARRANTY DEED O.R.B. 9656, PAGE 936

**LEGEND**

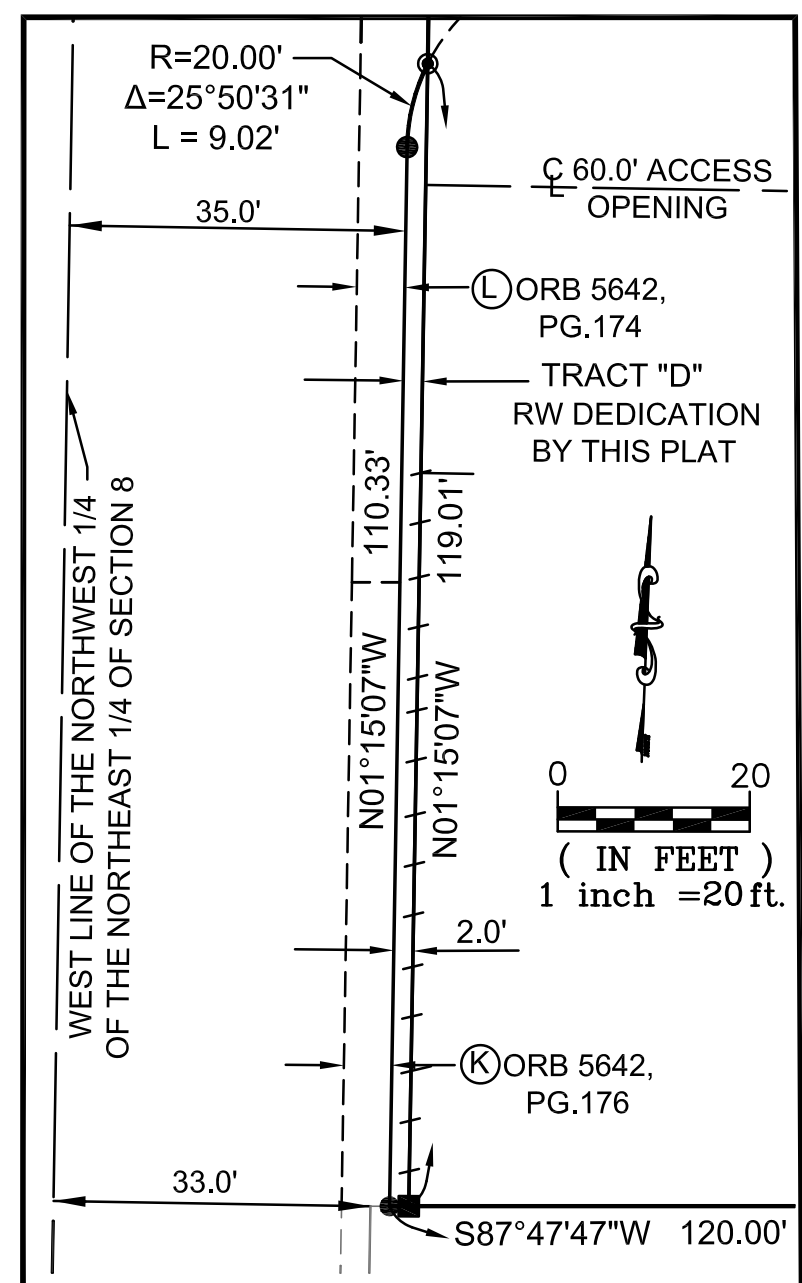
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- O.R.B. = OFFICIAL RECORDS BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- X = SECTION QUARTER CORNER
- ▲ = FOUND SECTION QUARTER CORNER
- = SET P.R.M. - 4" ROUND CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "CREECH ENGINEERS INC. PRM LB 6705"
- = SET 5/8" IRON ROD AND CAP STAMPED "CREECH INC. LB 6705"
- ⊙ = SET PK NAIL AND DISK STAMPED "LB 6705 CREECH INC." OR STAMPED "LB 6705 P.R.M." AS SHOWN
- = FOUND IRON ROD
- = FOUND P.R.M. - 4"x4" CONCRETE MONUMENT WITH 3" BRASS DISK OR 3"x3" CONCRETE MONUMENT WITH 1.5" BRASS DISK, STAMPED "PRM LB 6935"; OR 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "McLAUGHLIN ENG PRM LB 285"



SEE SHEET 7 OF 11

**DETAIL "B"**

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20' OR SMALLER



SEE SHEET 9 OF 11

# RIVERBEND MARKETPLACE

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),  
 RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,  
 WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE  
 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 MAY, 2013

**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.

**SURVEYOR'S NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 87°47'47" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. BROWARD BOULEVARD. THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT) BASED ON THE FOLLOWING MONUMENTS AS PUBLISHED BY THE BROWARD COUNTY DIVISION OF ENGINEERING:

"D29"  
 THE MARK IS AN IRON PIPE LOCATED IN ASPHALT CUT-OUT IN THE CENTER OF INTERSECTION OF BROWARD BLVD. & N.W. 27TH AVE.  
 N = 650,721.160  
 E = 925,866.014

"E29"  
 THE MARK IS A B.C.E.D. G.P.S. WASHER/PK, LOCATED IN CONCRETE MEDIAN OF BROWARD BLVD. APPROX. OVER C.S.X. R/R.  
 N = 650,793.645  
 E = 928,548.763

2. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE BASED UPON THE FOLLOWING BENCHMARKS:

"BM NW 141" "RESET (CITY OF FORT LAUDERDALE)  
 THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 141 TOP OF CURB NW 27 AVE. & W. BROWARD "RESET  
 EL. = 7.844' (N.G.V.D. 29)  
 "BM SW 116" (CITY OF FORT LAUDERDALE)  
 THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM SW 116 TOP OF CURB POC 3' N OF BK SWK E-W @ SW COR OF BROWARD BLVD & SW 27 AVE  
 EL. = 8.011' (N.G.V.D. 29)

3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.

4. A PORTION OF THIS PLAT IS SUBJECT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42002, PAGE 497; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42836, PAGE 132, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PLAT NOTES:**

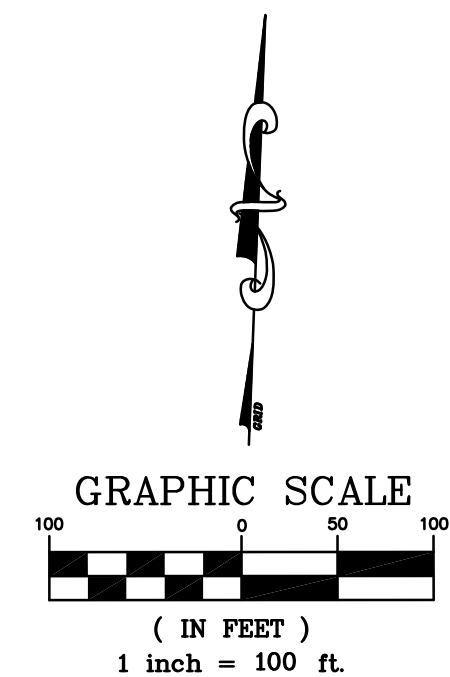
1. THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION 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.

2. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_, 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 FINDINGS 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.

3. THIS PLAT IS RESTRICTED TO 350,000 SQUARE FEET OF COMMERCIAL USE.

4. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

5. 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 OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.



THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 100' OR SMALLER

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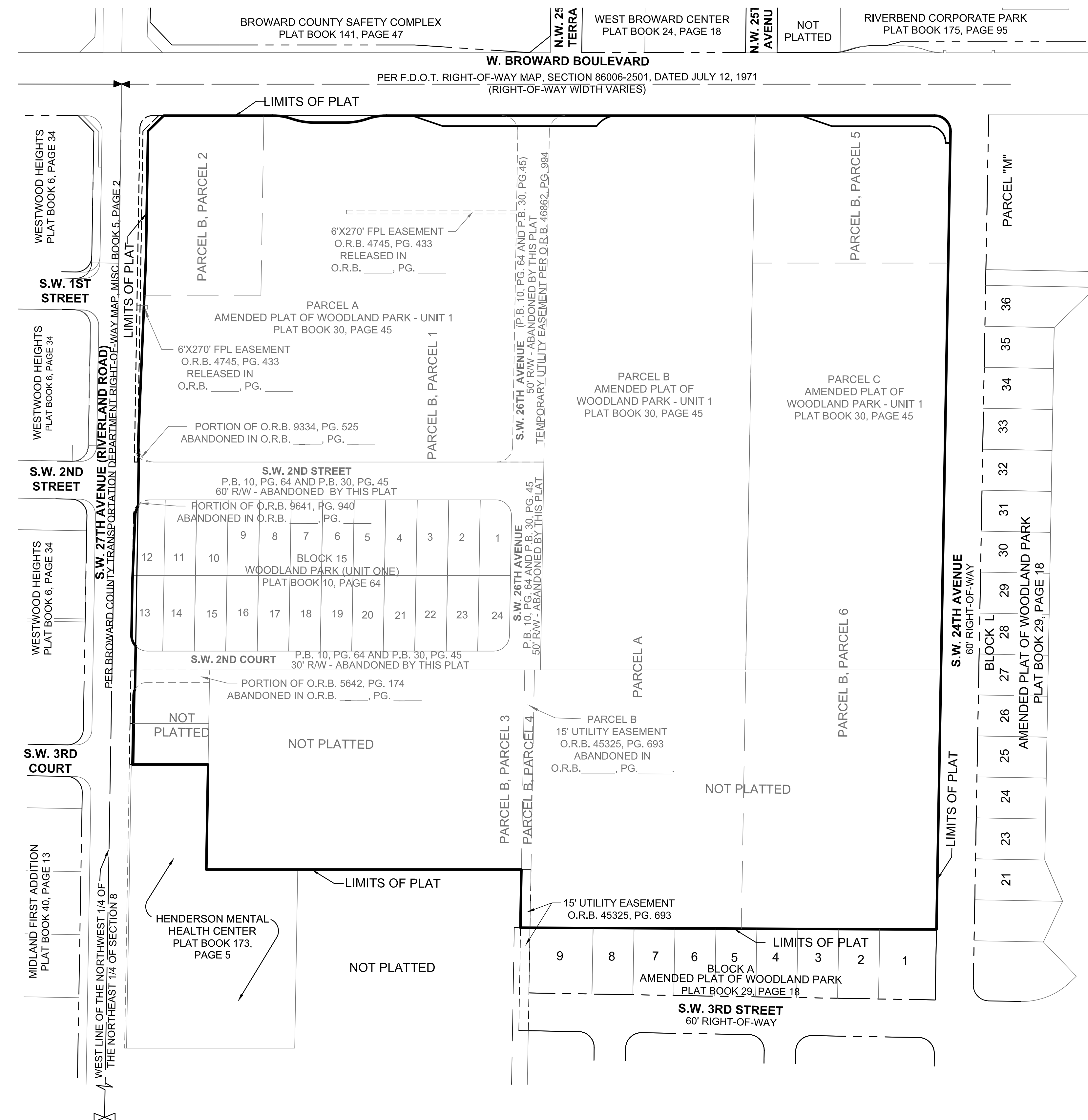
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**CREECH ENGINEERS, INC.**  
 CIVILIZATION ENGINEERED  
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