

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That PINE CREST PREPARATORY SCHOOL, INC., COUNTY OF BROWARD a Florida Non 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 hereon, said plat to be known as "PCS PLAT NO. 2", being a plat of a portion of the Northeast one-quarter (NE 1/4) of Section 11, Township 49 South, Range 42 East, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this _____ day of _____, 2015.

Officer: _____ Name of officer printed Dana Markham Title: President

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Dana Markham being the President of PINE CREST PREPARATORY SCHOOL, INC., a Florida Non Profit Corporation.

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

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

SEAL

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS REGIONS BANK, a US bank and financial services company, owner and holder of a mortgage on this COUNTY OF DUVAL property, recorded in Official Records Book 49051, Page 1574, Broward County Records, and does hereby join in the dedications shown hereon. IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this _____ day of _____, 2015.

REGIONS BANK, a US bank and financial services company

Officer: _____ Name printed: _____ Title: _____

Witness: _____ Name printed: _____

Witness: _____ Name printed: _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, 2015, COUNTY OF DUVAL by _____, being the _____, of REGIONS BANK, a US bank and financial services company, on behalf of the company.

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

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

SEAL



"PCS PLAT NO. 2"
BEING A PLAT OF A PORTION OF THE
NORTHEAST ONE-QUARTER (NE 1/4) OF
SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
JANUARY 2015

REGIONS BANK
Corporate Seal

City of
Fort Lauderdale
Corporate Seal

HARDEEP
ANAND
City Engineer's
Seal

Robert P. Legg, Jr.
Surveyor's Seal

Richard Tornese
Engineer's Seal

James M.
McLaughlin Jr.
Surveyor's Seal

By: J. M. McLaughlin, Jr.

James M. McLaughlin, Jr.
Registered Land Surveyor No. 4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301
Certificate of Authorization Number: LB 285
15-0440
Exhibit 1
Page 1 of 3

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 _____ day of _____, 20____. (City of Fort Lauderdale Planning # PL15003)

By: _____ Chairman, this _____ day of _____, 201____.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. _____, adopted by the said City Commission, this _____ day of _____, 201____.

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 written confirmation from Broward County that all applicable impact fees have been paid or are not due.

By: _____ Jonda Joseph, City Clerk, this _____ day of _____, 201____.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this _____ day of _____, 201____.

By: _____ Hardeep Anand, City Engineer, Florida P.E. Registration No. 57380

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, 201____.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

This plat has been approved and accepted for record.

By: _____

Robert P. Legg, Jr. (date)
Professional Surveyor and Mapper
Florida Registration Number: 4030

By: _____

Richard Tornese (date)
Director
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 _____, 201____. 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 _____, 201____. 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 _____, 201____. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: _____ Deputy

By: _____ Mayor - County Commission

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

This plat filed for record this _____ day of _____, 201____, in BOOK _____ of PLATS, at Page _____, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: _____ Deputy

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, Part 1, 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 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 13th day of January, 2015.

SURVEYOR'S NOTES

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 Broward County, Florida.

Bearings shown hereon refer to an assumed meridian, and assume the South of Parcel "A", CORAL RIDGE ISLES (Plat Book 45, Page 47, B.C.R.) as North 88°47'21" East, as field monumented and shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and the first inspection approval are not issued by _____, 2020, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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 _____, 2020, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes 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.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO 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.

PLAT RESTRICTION

This plat is restricted to 63,370 Square Feet of existing Private School (57,978 square feet of K-5th grades and 5,392 square feet of daycare/preschool use).

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 property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

LEGAL DESCRIPTION:

A portion of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 11, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of PCS PLAT, according to the plat thereof, as recorded in Plat Book 142, Page 44, of the public records of Broward County, Florida, thence North 01°29'04" West, on the East line of said PCS PLAT, being the West line of the East one-half (E 1/2) of the Southeast one quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 11, a distance of 611.82 feet; thence North 88°36'12" East, on a line 10.00 feet South of and parallel with the North line of the Southeast one quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 11, being the South right-of-way line of N.E. 63rd Street, a distance of 230.00 feet; thence North 83°08'00" East, on said South right-of-way line, a distance of 104.91 feet; thence South 01°27'54" East, on the West line of Parcel "A", CORAL RIDGE ISLES, according to the plat thereof, as recorded in Plat Book 45, Page 47, of the public records of Broward County, Florida, being the East line of the of the Southeast one quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 11, a distance of 622.90 feet; thence South 88°47'21" West, on the North right-of-way line of N.E. 62nd Street (Cypress Creek Road), being a line 40.00 feet North of and parallel with the South line of the Northeast one-quarter (NE 1/4) of said Section 11, a distance of 334.24 feet to the Point of Beginning.

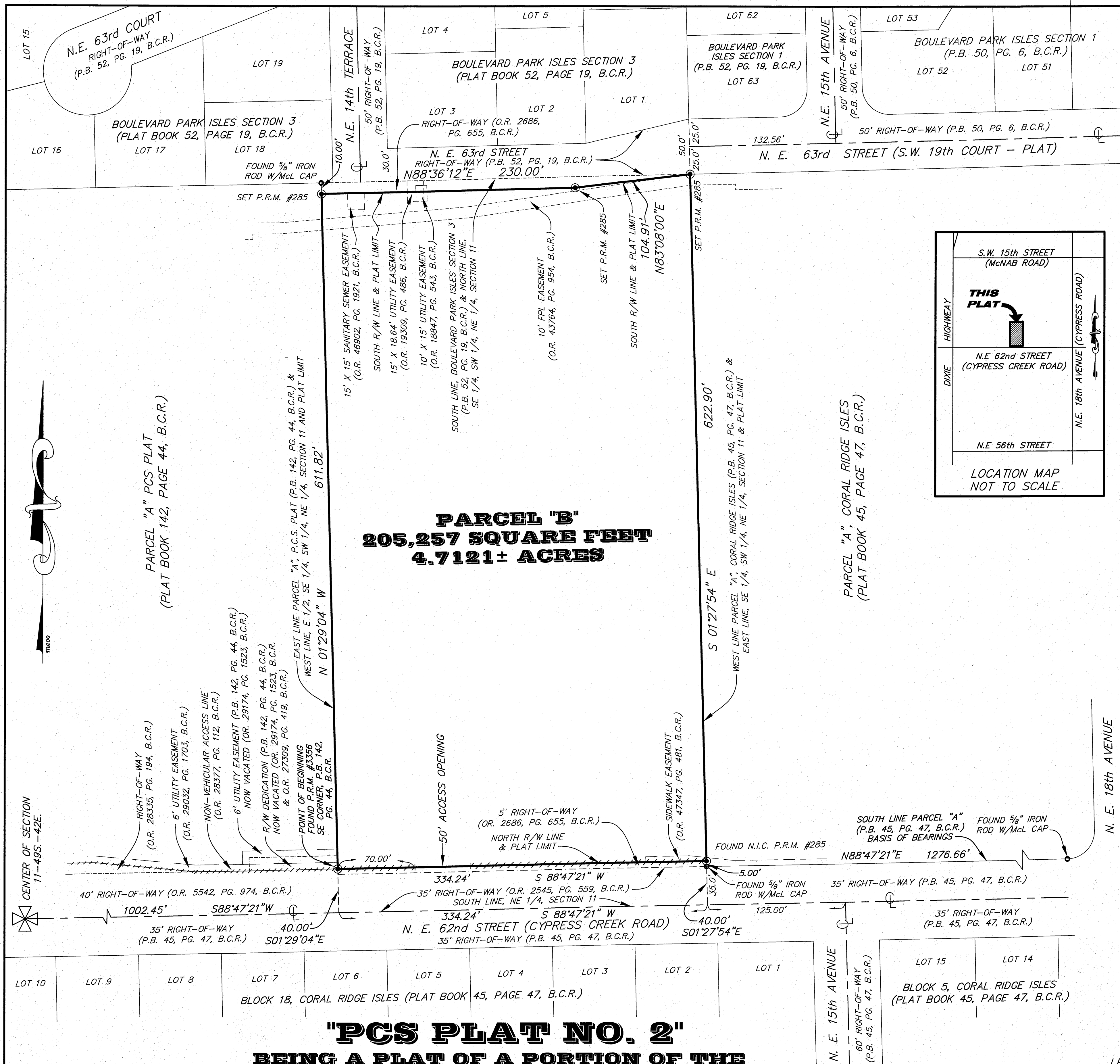
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 205,257 square feet or 4.7121 acres more or less.

LEGEND:

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285)
- N.I.C. P.R.M. - indicates nail with Cap #285 in impervious surface
- B.M. ELEV. - indicates Bench Mark Elevation
- L.B. - indicates Licensed Business Number
- P.B., PG. - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- McL CAP - indicates McLaughlin Engineering Co. Cap

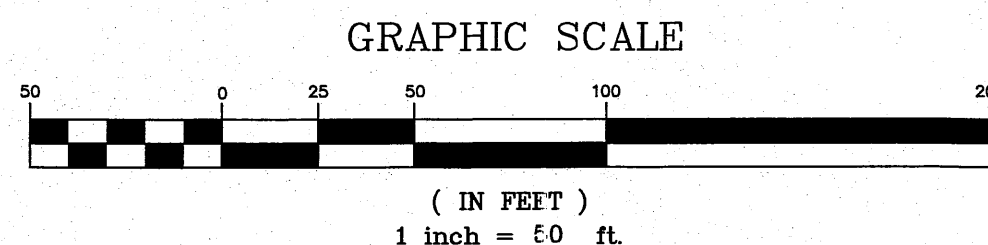
LEGEND (CONTINUED):

- ⊕ - indicates centerline of Right-of-way
- O.R., PG., - indicates Official Records Book, Page
- D.B., PG., - indicates Deed Book, Page
- W/McL CAP - indicates with McLaughlin Engineering Company Cap
- R/W - indicates Right-of-Way



PARCEL "B"
205,257 SQUARE FEET
4.7121± ACRES

"PCS PLAT NO. 2"
BEING A PLAT OF A PORTION OF THE
NORTHEAST ONE-QUARTER (NE 1/4) OF
SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
JANUARY 2015



**"PCS PLAT
PLAT NO. 2"**

**A PLAT OF A PORTION OF
THE NORTHEAST ONE-
QUARTER (NE 1/4)
OF SECTION 11, TOWNSHIP
49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
JANUARY 2015**



*AERIAL SHOWING PROPERTIES
WITHIN 700 FEET OF THE
PROPOSED PLAT
FROM BROWARD COUNTY
PROPERTY APPRAISERS
WEB-SITE 1-12-2015*