

GRIFFIN 106 SUBDIVISION

A REPLAT OF PORTION OF TRACT 29 AND RIGHT-OF-WAY ADJACENT THERETO,
"NEWMAN'S SURVEY" (P.B. 2, PG. 26, D.C.R.) IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST,
CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
PHONE: 954-572-1777

LEGAL DESCRIPTION:

A PORTION OF TRACT 29 AND THE RIGHT-OF-WAY ADJACENT THERETO, IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 87°44'57" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SW 106TH AVENUE AS SHOWN ON MISCELLANEOUS MAP BOOK 8, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 01°24'02" WEST 317.93 FEET; 2) NORTH 01°09'03" WEST 290.03 FEET; 3) NORTH 01°25'11" WEST 247.32 FEET; 4) NORTH 01°25'18" WEST 82.68 FEET; THENCE ALONG THE RIGHT-OF-WAY LINE FOR SW 106TH AVENUE AND GRIFFIN ROAD AS SHOWN ON OFFICIAL RECORDS BOOK 33335, PAGE 302, OF SAID BROWARD COUNTY PUBLIC RECORDS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 88°03'32" EAST 7.34 FEET; 2) NORTH 01°56'28" WEST 236.22 FEET; 3) NORTH 42°44'41" EAST 63.29 FEET; 4) NORTH 87°25'50" EAST 114.72 FEET; THENCE SOUTH 02°00'00" EAST 82.85 FEET; THENCE SOUTH 52°50'12" EAST 65.97 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 04°50'10" EAST; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 54°46'46", FOR AN ARC DISTANCE OF 60.23 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 51°56'37", FOR AN ARC DISTANCE OF 9.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°00'00" EAST 35.25 FEET; THENCE NORTH 02°00'00" WEST 108.89 FEET; THENCE NORTH 02°34'10" WEST 45.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GRIFFIN ROAD; THENCE NORTH 87°25'50" EAST ALONG SAID LINE 277.23 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 29; THENCE SOUTH 02°00'00" EAST ALONG SAID EAST LINE 406.85 FEET; THENCE SOUTH 88°00'00" WEST 190.00 FEET; THENCE SOUTH 02°00'00" EAST 487.00 FEET; THENCE NORTH 88°00'00" EAST 190.00 FEET; THENCE SOUTH 02°00'00" EAST ALONG SAID EAST LINE 327.93 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE SOUTH 87°44'57" WEST ALONG SAID SOUTH LINE 601.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA AND CONTAINING 14.032 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT HANSON HOMESTEAD LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "GRIFFIN 106 SUBDIVISION", A REPLAT.

- PARCEL RW1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY AND RELATED PURPOSES.
- PARCEL RW2 AS SHOWN HEREON IS HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR CANAL RIGHT-OF-WAY AND RELATED PURPOSES.
- PARCEL "A" (PRIVATE ROAD) AS SHOWN HEREON IS HEREBY DEDICATED TO THE GRIFFIN 106 HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR UTILITY, INGRESS, EGRESS, AND ROADWAY RELATED PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS PURPOSES OVER PARCEL "A" TO THE CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA, FOR EMERGENCY VEHICLES AND INSTALLATION AND MAINTENANCE OF UTILITIES.
- PARCELS "B", "C", "D", AND "E" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GRIFFIN 106 HOMEOWNERS ASSOCIATION, INC., FOR COMMON AREA AND LANDSCAPE PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
- PARCEL "F" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COOPER CITY, FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A LIFT STATION.
- PARCEL "L" AS SHOWN HEREON IS HEREBY DEDICATED TO THE GRIFFIN 106 HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE AND COMMON AREA PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- THE HOA UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE GRIFFIN 106 HOMEOWNERS ASSOCIATION, INC., FOR UTILITY INSTALLATION AND MAINTENANCE AND RELATED PURPOSES.
- THE WATER & SEWER UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF COOPER CITY FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES.
- ALL CBWCD DRAINAGE EASEMENTS, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, CANAL MAINTENANCE EASEMENTS, AND DRAINAGE, FLOWAGE & STORAGE EASEMENTS ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT, WITH PERPETUAL MAINTENANCE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.

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: SAID HANSON HOMESTEAD LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____ HANSON HOMESTEAD LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
NAME: _____
TITLE: _____

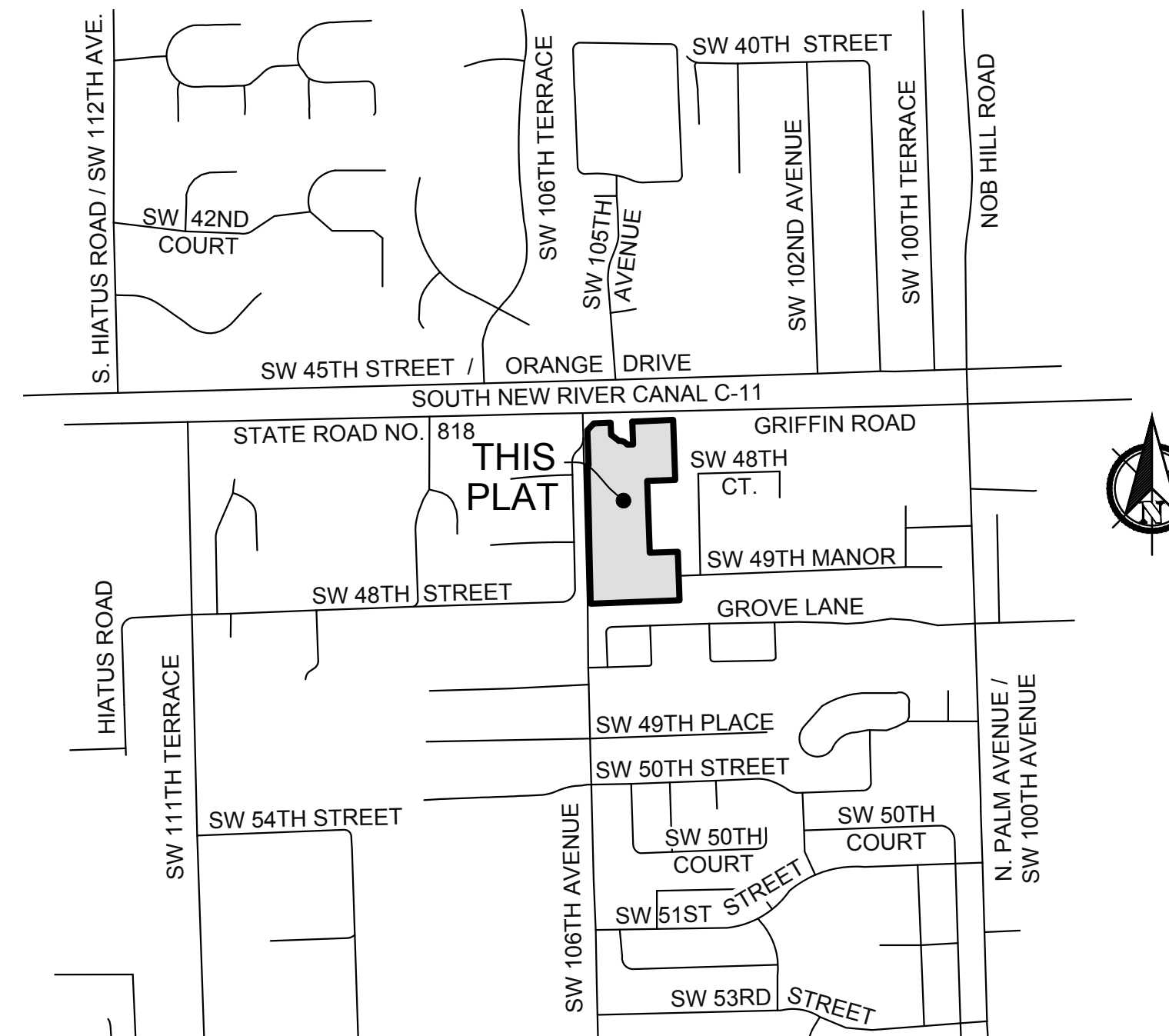
ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__ BY _____ AS _____ OF HANSON HOMESTEAD LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NUMBER: _____ PRINT NAME: _____



LOCATION MAP
SCALE 1"=1000'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: _____ DATE _____
JOHN F. PULICE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR
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COOPER CITY - CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF COOPER CITY, FLORIDA, BY ORDINANCE NO. _____ ADOPTED THIS _____ DAY OF _____, 202__.

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.

ATTEST: _____ APPROVED: _____
CITY CLERK MAYOR

COOPER CITY - PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COOPER CITY, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: _____ DATE _____
CHAIRPERSON

COOPER CITY - CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
CITY ENGINEER

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 _____, 202__.

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 THE FOLLOWING DATES:

BY: _____ DATE _____ BY: _____ DATE _____
CHAIR DISTRICT MANAGER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

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 _____, 202__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

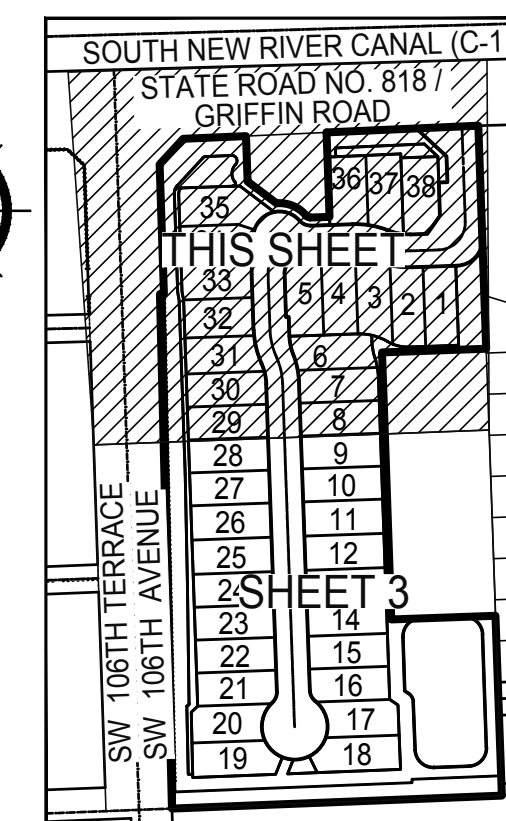
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____ BY: _____ DATE _____
ROBERTO CHAVEZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS7280 RICHARD TORNESE DIRECTOR FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 40263

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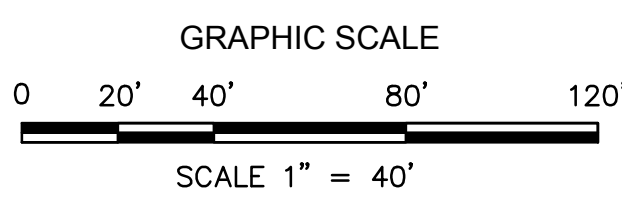
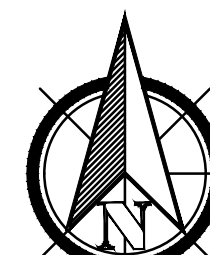
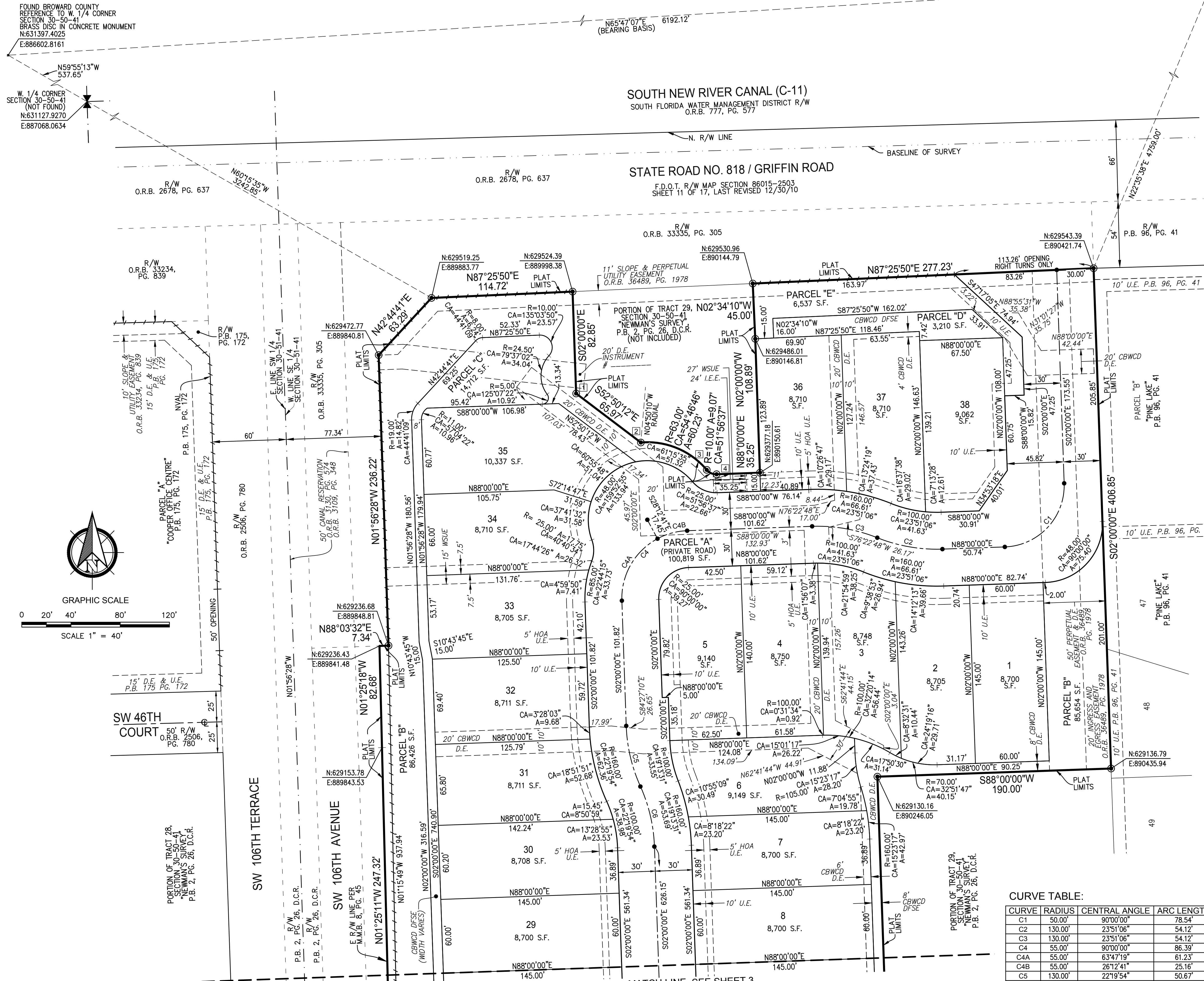
A REPLAT OF PORTION OF TRACT 29 AND RIGHT-OF-WAY ADJACENT THERETO,
"NEWMAN'S SURVEY" (P.B. 2, PG. 26, D.C.R.) IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST,
CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA



FOUND BROWARD COUNTY
REFERENCE TO W 1/4 CORNER
SECTION 30-50-41
BRASS DISC IN CONCRETE MONUMENT
N:631397.4025
E:886602.8161

W 1/4 CORNER
SECTION 30-50-41
(NOT FOUND)
N:631127.9270
E:887068.0634

NE CORNER
SECTION 30-50-41
FOUND 1/2" PIPE &
CAP LB6680
N:633937.1390
E:892250.1240



SW 46TH COURT
R/W 2506, PG. 780
R/W 2506, PG. 780

PORTION OF TRACT 29,
SECTION 30-50-41,
"NEWMAN'S SURVEY"
(P.B. 2, PG. 26, D.C.R.)

MATCH LINE SEE SHEET 3

- SURVEYOR'S NOTES:**
- THIS PLAT IS RESTRICTED 38 SINGLE FAMILY UNITS.
 - ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
 - GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO "STONER/KEITH RESURVEY NO. III ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST, AND THE HIATUS LYING BETWEEN RANGE 40 EAST AND RANGE 41 EAST IN TOWNSHIP 50 SOUTH", AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, BROWARD COUNTY RECORDS, AS TRANSFORMED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE BASED ON A LINE BETWEEN THE W 1/4 CORNER AND THE NE CORNER OF SECTION 30-50-41 BEING N65°47'07"E.
 - ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.
 - 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.
 - 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.
 - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE INDICATED.

- LEGEND AND ABBREVIATIONS:**
- = PERMANENT REFERENCE MONUMENT, PRM, (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870" UNLESS OTHERWISE NOTED)
 - = PCP (PERMANENT CONTROL POINT)
 - = CENTERLINE
 - - - = NON-VEHICULAR ACCESS LINE (NVAL)
 - N:654321.89 = STATE PLANE COORDINATE - NORTHING
 - E:954321.89 = STATE PLANE COORDINATE - EASTING
 - A = ARC LENGTH
 - CA = CENTRAL ANGLE
 - C.M.E. = CANAL MAINTENANCE EASEMENT
 - CBWCD = CENTRAL BROWARD WATER CONTROL DISTRICT
 - D.B. = DEED BOOK
 - D.C.R. = DADE COUNTY RECORDS
 - D.E. = DRAINAGE EASEMENT
 - DFSE = DRAINAGE, FLOWAGE, & STORAGE EASEMENT
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - HOA = HOMEOWNERS ASSOCIATION
 - I.D. = IDENTIFICATION
 - LB = LICENSED BUSINESS
 - I.E.E. = INGRESS / EGRESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - M.M.B. = MISCELLANEOUS MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.E. = PLAT BOOK
 - PG. = PAGE
 - PRM = PERMANENT REFERENCE MONUMENT
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - S.F. = SQUARE FEET
 - U.E. = UTILITY EASEMENT
 - WSUE = WATER & SEWER UTILITY EASEMENT

CURVE TABLE:

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	90°00'00"	78.54'	S43°00'00"W	70.71'
C2	130.00'	23°51'06"	54.12'	S80°04'27"E	53.73'
C3	130.00'	23°51'06"	54.12'	N80°04'27"W	53.73'
C4	55.00'	90°00'00"	86.39'	S43°00'00"W	77.78'
C4A	55.00'	63°47'19"	61.23'	S29°53'40"W	58.12'
C4B	55.00'	26°12'41"	25.16'	N74°53'40"E	24.94'
C5	130.00'	22°19'54"	50.67'	S13°09'57"E	50.35'
C6	130.00'	22°19'54"	50.67'	S13°09'57"E	50.35'

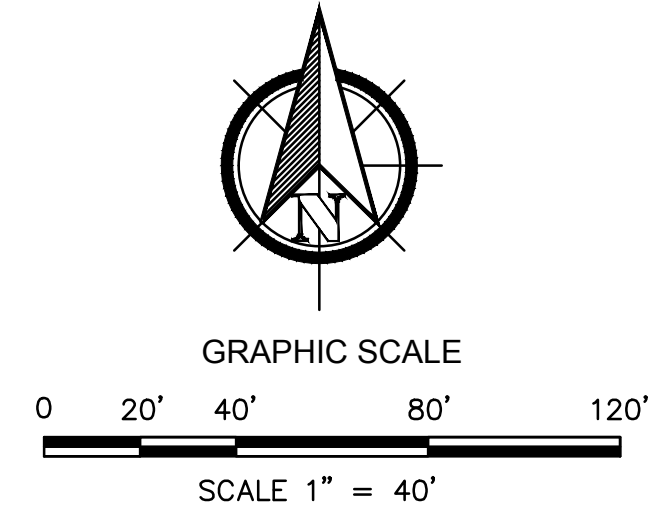
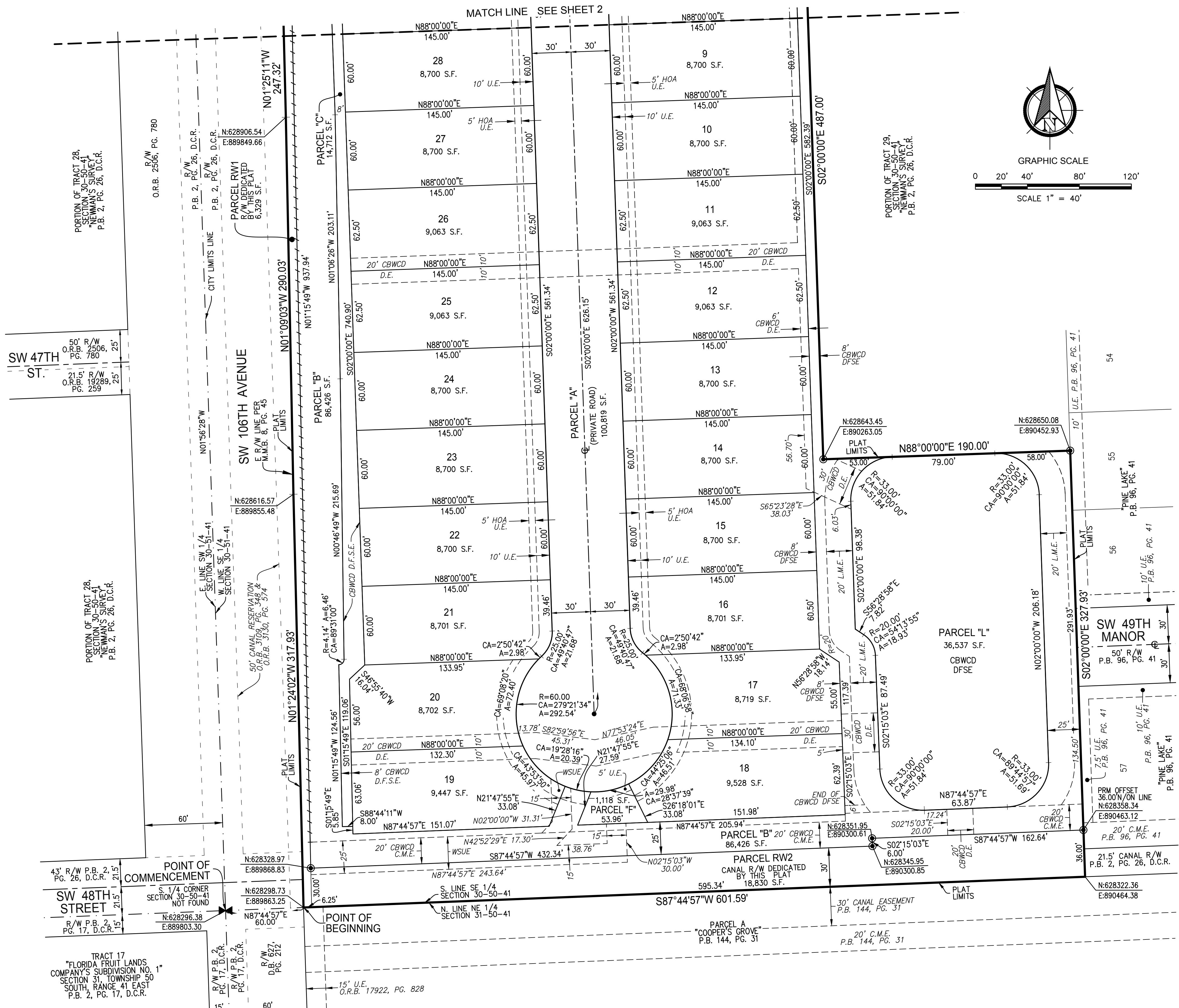
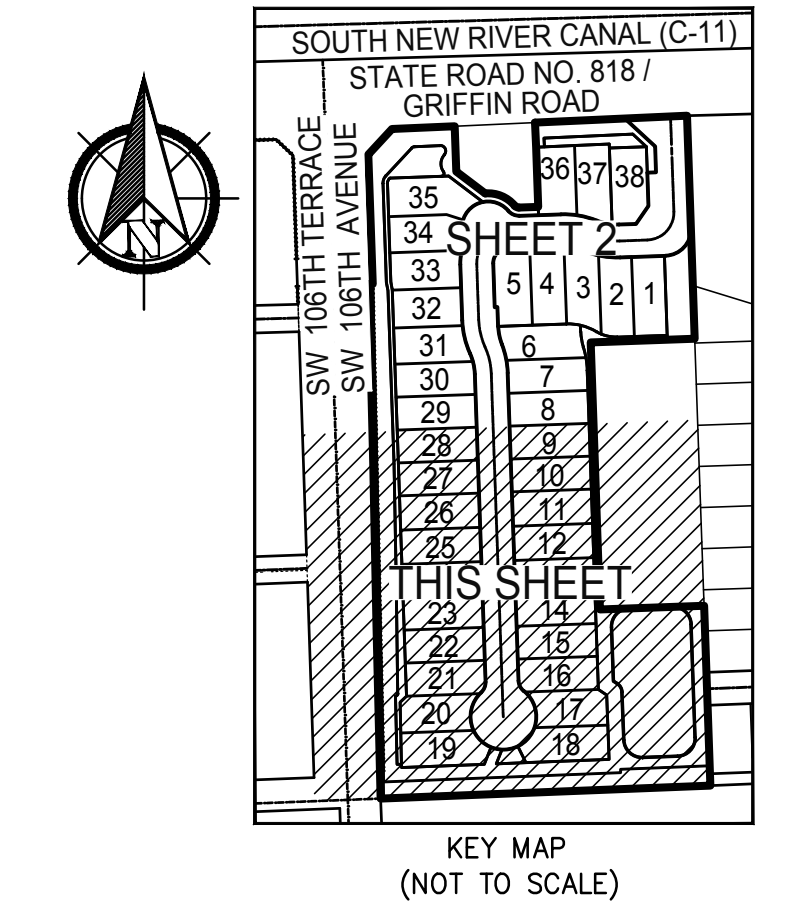
COORDINATE TABLE:

POINT #	NORTHING	EASTING
1	N:629441.59	E:890001.27
2	N:629401.74	E:890053.84
3	N:628379.51	E:890107.37
4	N:629375.95	E:890115.38

PREPARED BY
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GRIFFIN 106 SUBDIVISION

A REPLAT OF PORTION OF TRACT 29 AND RIGHT-OF-WAY ADJACENT THERETO,
"NEWMAN'S SURVEY" (P.B. 2, PG. 26, D.C.R.) IN SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST,
CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA



- SURVEYOR'S NOTES:**
- THIS PLAT IS RESTRICTED 38 SINGLE FAMILY UNITS.
 - ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
 - GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO "STONER/ KEITH RESURVEY NO. III ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST, AND THE HIATUS LYING BETWEEN RANGE 40 EAST AND RANGE 41 EAST IN TOWNSHIP 50 SOUTH", AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, BROWARD COUNTY RECORDS, AS TRANSFORMED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE BASED ON A LINE BETWEEN THE W. 1/4 CORNER AND THE NE CORNER OF SECTION 30-50-41 BEING N65°47'07".
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 - 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.
 - LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE INDICATED.

- LEGEND AND ABBREVIATIONS:**
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 - R/W = RIGHT-OF-WAY
 - S.F. = SQUARE FEET
 - U.E. = UTILITY EASEMENT
 - WSUE = WATER & SEWER UTILITY EASEMENT