CROSSCREEK II

A RESUBDIVISION OF A PORTION OF JACARANDA PARCEL 252 (124-50) IN SECTION 32, TOWNSHIP 49 SOUTH, RANGE 41 EAST CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINNINGHAM & LIVELY, INC. SURVEYORS-ENGINEERS, 1040 N.E. 45 ST. FORT LAUDERDALE, FLORIDA.
SCALE: 1"=50' AUGUST 1987.

50 0 50 100 150 200 250

DESCRIPTION

TRACT 252, EXCEPTING THEREFROM THE EAST 2000.47 FEET THEREOF, ACCORDING TO THE PLAT OF JACARANDA PARCEL 252, AS RECORDED IN PLAT BOOK 124 AT PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND CONTAINING 24.4304 ACRES, MORE OR LESS.

CITY REVIEW COMMITTEE

THIS IS TO CERTIFY, THAT THE CITY REVIEW COMMITTEE OF THE CITY OF PLANTATION HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 5 DAY OF OCTOBER, 1987

BY: [signature] CHAIRMAN, THIS 11 DAY OF DEC., 1987.

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COUNCIL OF PLANTATION, FLORIDA BY RESOLUTION ADOPTED BY SAID CITY COUNCIL THIS 2nd DAY OF DECEMBER 1987.

[signature] MAYOR ATTEST [signature: Dexter Merrick] CITY CLERK 12-14-87

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD.

[signature] GARY R. CLOUGH CITY ENGINEER 38902 REG. NO. 3/30/88 DATE

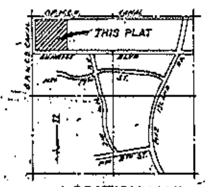
OLD PLANTATION WATER CONTROL DISTRICT

THIS PLAT HAS BEEN SUBMITTED TO THE OLD PLANTATION WATER CONTROL DISTRICT.

[signature] 9-28-1987

NOTES

1. ⊕ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.).
2. BEARINGS ARE BASED ON A GRID MERIDIAN.
3. ——— INDICATES NON VEHICULAR ACCESS LINE.
4. (R) INDICATES RADIAL.
5. BENCHMARK ELEVATIONS REFERS TO NATIONAL GEODETIC VERTICAL DATUM (1929).
6. STATE PLANE COORDINATES AND AZIMUTHS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE. DATA BASED ON THE ADJUSTMENT OF OCTOBER 1976 AND REFERS TO STONER/KEITH RESURVEY RECORDED IN MISC. MAP BOOK 3 AT PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. BENCH MARKS REFERS TO CITY OF PLANTATION BENCH MARK NUMBER 044, ELEVATION 7.44, SBC MARKED BM 044, IN BACK OF WALK, 60' EAST OF PINE ISLAND ROAD AND 30' NORTH OF N.W. 17th STREET.
8. ○ INDICATES PERMANENT CONTROL POINT (P.C.P.)
9. AZ. INDICATES AZIMUTH
10. THIS PLAT IS RESTRICTED TO 109 DETACHED SINGLE FAMILY UNITS (70-3BR-UNITS & 39-4B.R.-UNITS). THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.
11. NOTICE. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
12. ADDITIONAL RIGHT-OF-WAY DEDICATION = 150 S.F.



LOCATION MAP
SEC. 32-49-41

MORTGAGEE APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE OWNER AND HOLDER OF A MORTGAGE ON THE LANDS DESCRIBED HEREON AND THE OWNER DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION AS SHOWN ON THIS PLAT

CITICORP REAL ESTATE INC. AS PRINCIPAL AND AS AGENT, A DELAWARE CORPORATION.

[signature] WITNESS BY [signature]
[signature] WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RALPH N. SHAW TO ME KNOWN TO BE VICE PRESIDENT OF CITICORP REAL ESTATE INC., AS PRINCIPAL AND AS AGENT, AND HE ACKNOWLEDGED TO ME THE EXECUTION OF THIS PLAT AND THE DEDICATION HEREON FOR THE PURPOSES HEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 23rd DAY OF SEPTEMBER 1987
MY COMMISSION EXPIRES MARCH 8, 1991

[signature] NOTARY PUBLIC - STATE OF FLORIDA

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD

BY: [signature] DIRECTOR 3/31/88 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT GULFSTREAM HOUSING CORP., A DELAWARE CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND REPLATTED AS SHOWN HEREON AND TO BE KNOWN AS CROSSCREEK II, A RESUBDIVISION. THE ADD'L RIGHT-OF-WAY, AS SHOWN, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, TOGETHER WITH THE USE OF EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INGRESS, EGRESS, DRAINAGE AND DRAINAGE FLOW THRU. IN WITNESS WHEREOF, SAID GULFSTREAM HOUSING CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE-PRESIDENT, ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF SEPTEMBER, 1987.

GULFSTREAM HOMES OF SOUTH FLORIDA, INC.

WITNESS: [signature] AS TO BOTH [signature] STUART REICH. EXEC. VICE-PRESIDENT
WITNESS: [signature] AS TO BOTH [signature] MARY SETTLE. ASST. SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, STUART REICH AND MARY SETTLE, TO ME KNOWN TO BE EXC. VICE-PRESIDENT AND ASST. SECRETARY, RESPECTIVELY OF GULFSTREAM HOUSING CORP., A DELAWARE CORPORATION; AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 22nd DAY OF [September], 1987.

MY COMMISSION EXPIRES: [stamp] [signature] NOTARY PUBLIC - STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 25 DAY OF MARCH, 1988. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 9/21/87 BY: [signature: Charlie C. Winningham] REGISTERED LAND SURVEYOR [No.] STATE OF FLORIDA
P.C.P.'S ARE SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: [signature] ROBERT L. THOMPSON COUNTY SURVEYOR FLA. PLS REG. NO. 3049 DATE 3/30/88 BY: [signature] HENRY F. COOK - DIRECTOR FLA. P.E. REG. NO. 12506 DATE 4-1-88

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT OF WAYS FOR TRAFFIC WAYS BY RESOLUTION ADOPTED THIS 3RD DAY OF DECEMBER 1987.

FEB. 4, 1988 DATE [signature] CHAIRPERSON

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 4 DAY OF April, 1988 AND RECORDED IN PLAT BOOK 134 AT PAGE 1, RECORD VERIFIED.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR

BY: [signature] DEPUTY

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 5TH DAY OF January, 1988.

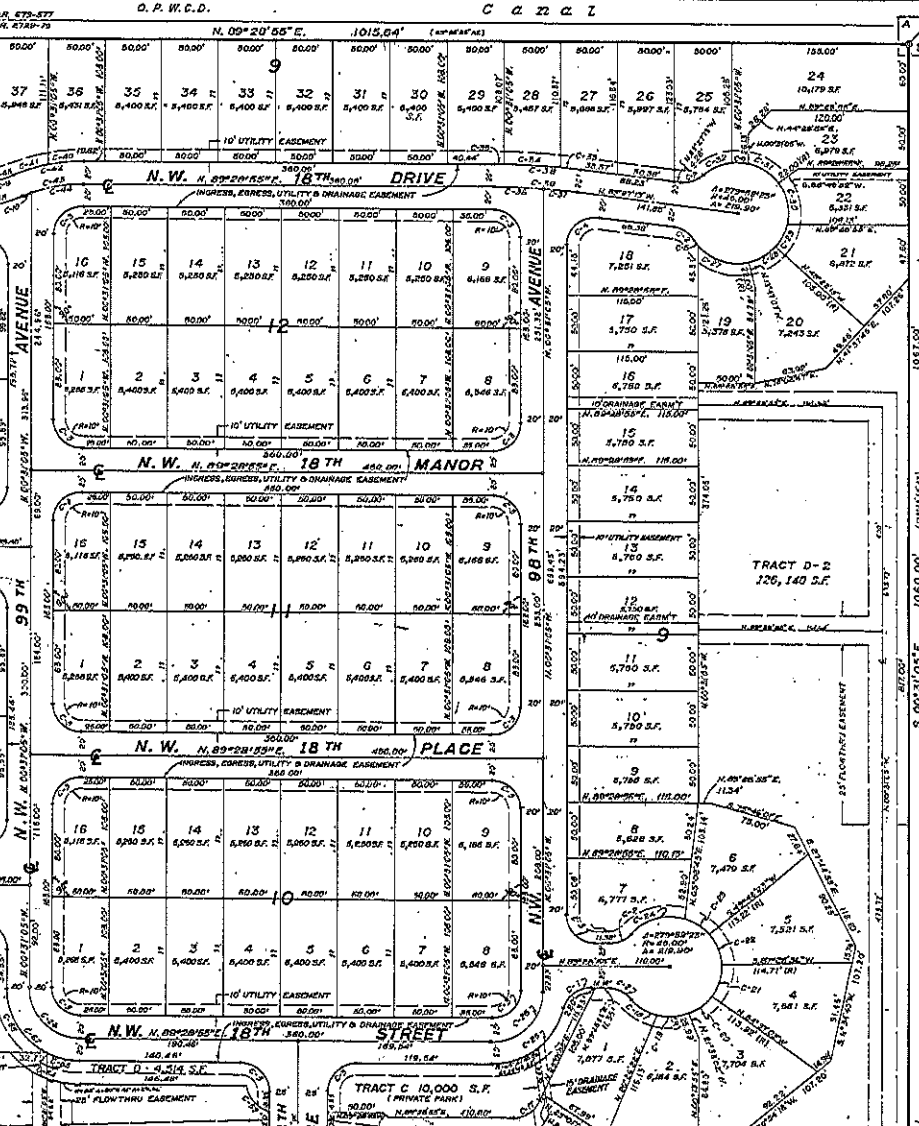
ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR

BY: [signature] DEPUTY
[signature] CHAIRPERSON COUNTY COMMISSION

CROSSCREEK II

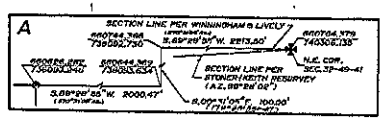
A RESUBDIVISION OF A PORTION OF JACARANDA PARCEL 252 (124-50)
IN SECTION 32, TOWNSHIP 49 SOUTH, RANGE 41 EAST
CITY OF PLANTATION, BROWARD COUNTY, FLORIDA

WINNINGHAM & LIVELY, INC. SURVEYORS · ENGINEERS. FORT LAUDERDALE, FLORIDA.
SCALE 1" = 50' AUGUST 1987.



NOTES :

1. ® INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.).
2. BEARINGS ARE BASED ON A GRID MERIDIAN.
3. ——— INDICATES NON VEHICULAR ACCESS LINE.
4. (R) INDICATES RADIAL.
5. BENCHMARK ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929).
6. STATE PLANE COORDINATES AND AZIMUTHS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, DATA BASED ON THE ADJUSTMENT OF OCTOBER 1974 AND REFER TO STONER-KEITH RESURVEY RECORDED IN MISC. MAP BOOK 3 AT PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. BENCH MARKS REFER TO CITY OF PLANTATION BENCH MARK NUMBER 044, ELEVATION 7.46, SBC MARKED BM 044, IN BACK OF WALK, 150' EAST OF PINE ISLAND ROAD AND 30' NORTH OF N.W. 17TH STREET.
8. Δ INDICATES PERMANENT CONTROL POINT (P.C.P.).
9. AZ. INDICATES AZIMUTH.
10. THIS PLAT IS RESTRICTED TO 109 DETACHED SINGLE FAMILY UNITS. (70-3 DOOR, 39-4 DOOR) THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.
11. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
12. ADDITIONAL RIGHT-OF-WAY DEDICATION = 180' S.F.



CURVE TABLE

NO.	RADIUS	ARC	DELTA
1.	95'	55.04'	33°45'55"
2.	25'	21.91'	49°59'04"
3.	25'	39.27'	90°00'00"
4.	25'	42.55'	97°31'09"
5.	45'	0.31'	0°49'26"
6.	45'	19.10'	19°31'08"
7.	25'	24.20'	69°03'18"
8.	110'	1.24'	0°39'47"
9.	110'	20.52'	11°37'54"
10.	150'	7.91'	3°01'28"
11.	25'	58.56'	134°12'16"
12.	25'	56.48'	129°22'10"
13.	25'	54.65'	124°31'02"
14.	40'	18.29'	19°32'16"
15.	45'	14.00'	20°22'10"
16.	45'	15.00'	19°05'55"
17.	20'	29.31'	84°37'50"
18.	45'	27.38'	34°51'21"
19.	45'	28.47'	36°15'17"
20.	45'	24.91'	32°59'02"
21.	45'	26.27'	33°27'21"
22.	45'	20.27'	27°46'13"
23.	45'	24.15'	30°45'11"
24.	45'	54.66'	69°37'50"
25.	65'	82.95'	78°38'55"
26.	45'	70.69'	90°00'00"
27.	25'	40.36'	92°28'04"
28.	45'	27.16'	34°35'08"
29.	45'	25.02'	31°51'28"
30.	45'	38.27'	48°43'45"
31.	45'	31.61'	40°15'14"
32.	45'	28.71'	36°33'04"
33.	620'	16.79'	01°33'06"
34.	500'	60.09'	06°53'45"
35.	620'	9.56'	00°53'01"
36.	500'	29.00'	03°19'09"
37.	600'	44.98'	04°17'43"
38.	600'	79.46'	07°35'12"
39.	600'	73.89'	07°03'32"
40.	150'	30.69'	11°43'01"
41.	150'	31.56'	12°03'28"
42.	150'	62.18'	23°44'59"
43.	130'	95.80'	03°42'02"
44.	130'	46.96'	20°41'08"
45.	110'	21.08'	10°58'47"
46.	25'	38.88'	89°07'37"
47.	45'	29.77'	37°08'29"
48.	45'	34.60'	44°03'05"
49.	45'	26.32'	33°30'40"
50.	45'	14.80'	18°50'53"
51.	45'	15.07'	19°11'28"
52.	45'	29.32'	38°06'41"
53.	45'	39.77'	50°37'34"
54.	45'	20.62'	26°20'19"
55.	45'	21.46'	27°19'55"
56.	45'	35.04'	45°00'39"
57.	45'	26.85'	34°11'16"
58.	75'	40.31'	31°11'27"
59.	25'	39.16'	89°58'34"
60.	45'	22.86'	29°05'14"
61.	45'	36.19'	46°04'04"
62.	45'	29.26'	37°15'08"
63.	45'	37.86'	48°11'29"
64.	65'	40.65'	35°49'20"
65.	45'	30.44'	38°45'07"
66.	65'	71.58'	63°05'55"
67.	65'	102.10'	90°00'00"

TRACT	SQUARE FEET	ACRES
ADD'L R/W	180	0.0041
A	28,088	0.6447
B	18,719	0.4297
C	10,000	0.2295
D	4,541	0.1043
D-1	46,289	1.0590
D-2	126,140	2.9464
LOT 3	651,559	14.9565
ROADWAY	190,519	4.3736
TOTAL	1,066,036	24.4394