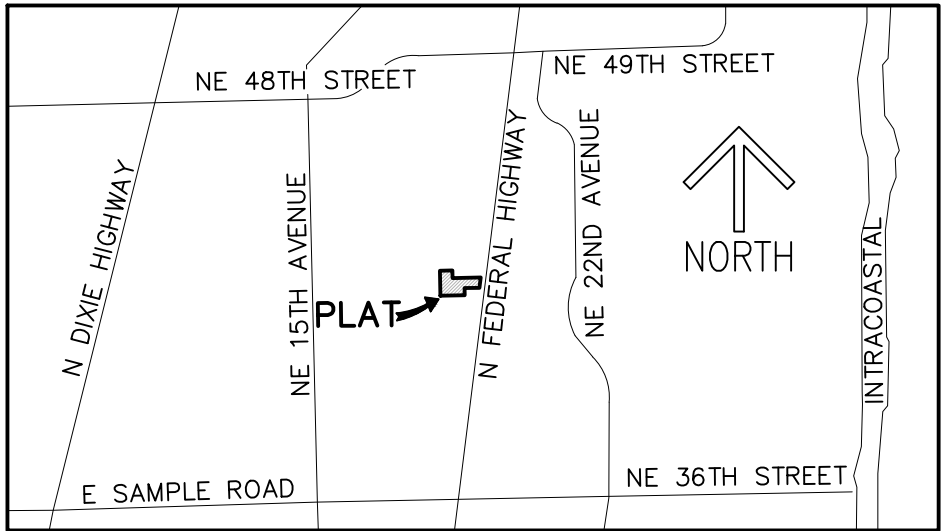


# SATORI AT LIGHTHOUSE POINT

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 — (561)392-1991



LOCATION MAP  
(NOT TO SCALE)

### DESCRIPTION:

BEING A PORTION OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, N01°02'41"W, A DISTANCE OF 330.00 FEET TO A LINE 330.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID PARALLEL LINE, N88°53'49"E, A DISTANCE OF 165.98 FEET; THENCE S00°36'19"E, A DISTANCE OF 100.00 FEET TO A LINE 230.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE; THENCE ALONG SAID PARALLEL LINE, N88°53'49"E, A DISTANCE OF 371.55 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 (U.S.1/FEDERAL HIGHWAY), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86020-2526; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S06°51'10"W, A DISTANCE OF 137.25 FEET TO A LINE 94.08 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE; THENCE ALONG SAID PARALLEL LINE, S88°53'49"W, A DISTANCE OF 197.18 FEET; THENCE S01°08'10"E, A DISTANCE OF 94.08 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, S88°53'49"W, A DISTANCE OF 320.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 118,416 SQUARE FEET OR 2.7185 ACRES, MORE OR LESS.

### DEDICATION:

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT 4211 N FED LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE FEE-SIMPLE OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED, DIVIDED, AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS SATORI AT LIGHTHOUSE POINT, AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES, AND NOT THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PRIVATE ROAD PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED 4211 N FED LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED REPRESENTATIVE, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

4211 N FED LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

BY: DAVID S. ROWLEY  
AUTHORIZED REPRESENTATIVE

WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY DAVID S. ROWLEY AS THE AUTHORIZED REPRESENTATIVE FOR 4211 N FED LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



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

### MORTGAGEE'S CONSENT AND JOINDER:

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT HAPPY HOLLOW 9717, LLC, THE HOLDER OF A MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HEREBY CONSENTS TO AND JOINS IN THE EXECUTION OF THIS PLAT, AND AGREES THAT ITS MORTGAGE INTEREST SHALL BE SUBJECT AND SUBORDINATE TO THE DEDICATIONS, RESERVATIONS, AND EASEMENTS AS SHOWN AND DESCRIBED HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

HAPPY HOLLOW 9717, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

BY: ARTHUR B. DALMEIDA, P.A.  
AUTHORIZED REPRESENTATIVE

WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY ARTHUR B. DALMEIDA, P.A. AS THE AUTHORIZED REPRESENTATIVE FOR HAPPY HOLLOW 9717, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



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

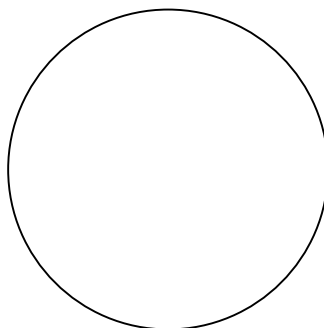
### SURVEYOR AND MAPPER'S CERTIFICATION:

THIS IS TO 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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

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

\_\_\_\_\_  
DAVID P. LINDLEY,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL. 33434

4211 N FED, LLC



SURVEYOR

