

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT PEMBROKE LAKES SOUTH ASSOCIATES, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, HAS CAUSED TO BE SIGNED AND SEALED BY ITS GENERAL PARTNERS, THIS 1ST DAY OF APRIL, 1983.

THAT ALL THOROUGHFARES, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, THAT THE LAKES WHICH ARE INCLUDED WITHIN THE LIMITS OF TRACTS G-1, G-2, L-1 AND L-2, SHALL BE RESTRICTED SO THAT BROWARD COUNTY, FLORIDA AND THE HOLLYWOOD RECLAMATION DISTRICT SHALL HAVE THE RIGHT TO USE THE LAKES FOR STORAGE AND/OR MOVEMENT OF STORED WATERS, THAT THE CANAL AND LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HOLLYWOOD RECLAMATION DISTRICT, FOR THE INSTALLATION AND MAINTENANCE OF THE LAKE AND CANAL AND SHALL ALSO BE UTILIZED FOR PUBLIC UTILITIES.

THAT WHEN A MARSHAL ACCESS ROAD (FRONTAGE ROAD) IS DEVELOPED ALONG HOLLYWOOD BOULEVARD, S.W. 114TH AVENUE WILL NOT CONNECT TO THE MAIN ROADWAY OF HOLLYWOOD BOULEVARD, UNLESS APPROVED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

THAT THE NON-VEHICULAR ACCESS RIGHT-OF-WAY LINES ARE HEREBY DESIGNATED FOR THE EXPRESS PURPOSE OF PREVENTING DIRECT VEHICULAR ACCESS TO AND FROM THE ARTERIAL ROAD UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING.

THAT ALL EXPRESS PURPOSES OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE, THAT PORTION OF WASHINGTON STREET RIGHT-OF-WAY INCLUDED WITHIN THE LIMITS OF THIS PLAT.

THAT THE EASEMENTS AS SHOWN AND IDENTIFIED HEREON AS UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE KEPT FREE FROM PERMANENT OBSTRUCTIONS.

RESIDENTIAL USES SHALL BE RESTRICTED TO 1430 TOWNHOUSES AND 1430 GARDEN APARTMENTS, UNLESS MODIFIED AND APPROVED BY BROWARD COUNTY COMMISSION AND ANY ADDITIONAL IMPACT FEES PAID.

TRACTS C-1 AND C-2 SHALL BE RESTRICTED TO NON-RESIDENTIAL USES. TRACTS G-1 AND G-2 SHALL BE RESTRICTED TO A GOLF COURSE/GOLF CLUB AND PERMITTED ACCESSORY USE.

TRACT G-3 SHALL BE LIMITED TO COMMERCIAL RECREATION. TRACT D-1 SHALL BE RESTRICTED TO A PARK.

TRACT D-2 SHALL BE RESTRICTED TO CHURCH/RELIGIOUS USE.

MORTGAGEE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS: THAT IVAN C. FREDERICKSSON, DOROTHY V. FREDERICKSSON, HIS WIFE AND IVAN C. FREDERICKSSON, JR., THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE FILED FOR RECORD JULY 5, 1970 IN OFFICIAL RECORDS BOOK 8307 AT PAGE 716 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 1ST DAY OF APRIL, A.D. 1983.

BY: Ivan C. Fredericksson
IVAN C. FREDERICKSSON

BY: Dorothy V. Fredericksson
DOROTHY V. FREDERICKSSON

BY: Ivan C. Fredericksson, Jr.
IVAN C. FREDERICKSSON, JR.

ACKNOWLEDGMENT:

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 ACKNOWLEDGMENTS, IVAN C. FREDERICKSSON, DOROTHY V. FREDERICKSSON, HIS WIFE AND IVAN C. FREDERICKSSON, JR., TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN DESCRIBED.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 1ST DAY OF APRIL, A.D. 1983. MY COMMISSION EXPIRES: SEPT. 6, 1985.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
I, John Lawrence, DO SOLEMNLY SWORE THAT I AM A NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

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PEMBROKE LAKES SOUTH

BEING A REPLAT OF TRACTS 33 THRU 36 AND G1 THRU G4 IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, TRACTS 1 THRU 32, EXCLUSIVE OF TRACT 17, IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST, TRACTS 9 THRU 24 IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND A PORTION OF WASHINGTON STREET, "PEMBROKE LAKES SUGAR AND LAND COMPANY SUBDIVISION" (PLAT BOOK 2, PAGE 39, DADE COUNTY, FLORIDA) ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

SHEET 1 OF 9 SHEETS

THIS PLAT HAS BEEN AMENDED
SEE ORB BOOK 23362, PG. 78

SCHWEBKE-SHISKIN & ASSOC., INC.
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS
MIAMI, FLORIDA

ORDER N°140491 SCALE: 1" = 100' AUGUST, 1981

0 10 20 30 40 50 60 70 80 90 100 120 140 160 180 200
GRAPHIC SCALE IN FEET

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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 ACKNOWLEDGMENTS, IVAN C. FREDERICKSSON, DOROTHY V. FREDERICKSSON, HIS WIFE AND IVAN C. FREDERICKSSON, JR., TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN DESCRIBED.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 1ST DAY OF APRIL, A.D. 1983. MY COMMISSION EXPIRES: SEPT. 6, 1985.

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APPROVALS:

CITY OF PEMBROKE PINES:
THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF PEMBROKE PINES, FLORIDA, IN AND BY RESOLUTION ADOPTED THIS 1ST DAY OF APRIL, 1983.

ATTEST: Charles J. Hodge CITY CLERK BY: Charles J. Hodge DIRECTOR

CITY BUILDING AND ZONING DEPARTMENT:
THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, BUILDING AND ZONING DEPARTMENT, THIS 1ST DAY OF JUNE, A.D. 1983.

BY: John Lawrence DIRECTOR

CITY PLANNING AND ZONING BOARD:
THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, THIS 1ST DAY OF JUNE, A.D. 1983.

BY: Charles J. Hodge CHAIRMAN

HOLLYWOOD RECLAMATION DISTRICT:
THIS PLAT OF "PEMBROKE LAKES SOUTH", A REPLAT, IS HEREBY APPROVED, THIS 1ST DAY OF JAN, A.D. 1981.

BY: John Lawrence PRESIDENT, BOARD OF SUPERVISORS.

BROWARD COUNTY PLANNING COUNCIL:
APPROVED THIS PLAT WITH RESPECT TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION DULY ADOPTED, THIS 1ST DAY OF JULY, A.D. 1983.

BY: John Lawrence

BROWARD COUNTY ENGINEERING DIVISION:
THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD

BY: Henry P. Cook DIRECTOR
HENRY P. COOK, RE. N°18506 STATE OF FLORIDA
DATED: 2-17-84

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 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 20 DAY OF SEPTEMBER, A.D. 1983.

ATTEST: FT. JOHNSON, COUNTY ADMINISTRATOR.

BY: Michael V. Caranough DEPUTY

BY: John Lawrence CHAIRMAN-COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 17TH DAY OF SEPTEMBER, A.D. 1983, AND RECORDED IN PLAT BOOK 111 PAGE 1 RECORDED & REIFIED.

ATTEST: FT. JOHNSON, COUNTY ADMINISTRATOR.

BY: Carole C. Doyle DEPUTY

BY: John Lawrence CHAIRMAN-COUNTY COMMISSION

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

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BY: Carole C. Doyle DEPUTY

BY: John Lawrence CHAIRMAN-COUNTY COMMISSION

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

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BY: Carole C. Doyle DEPUTY

BY: John Lawrence CHAIRMAN-COUNTY COMMISSION

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

PEMBROKE LAKES SOUTH

LEGAL DESCRIPTION:

A REPLAT OF PORTION OF TRACTS 33 THRU 36 AND TRACTS G1 THRU G4 IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST; AND PORTION OF TRACTS 1 THRU 12 AND TRACTS 18 THRU 32 IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST AND PORTION OF THE 4000 FOOT ROADWAY, LYING BETWEEN TRACTS G1 THRU G4 IN SAID SECTION 13 AND TRACTS 1 THRU 4 IN SAID SECTION 24; AND PORTION OF TRACTS 9 THRU 24 IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ALL AS SHOWN ON THE PLAT OF THE EVERGLADES SUBAR & LAND CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 6 AT PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 13, THENCE S. 0°00'37"W, ALONG THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 13, FOR 100.03 FEET; THENCE N. 88°20'40"W, ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 13, FOR 20.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N. 88°20'40"W, ALONG THE LAST DESCRIBED COURSE, FOR 100.14 FEET; THENCE S. 0°00'48"W, ALONG THE WEST LINE OF TRACTS 36 AND G1 IN SAID SECTION 13, FOR 2400.00 FEET; THENCE S. 88°20'08"E, ALONG A LINE PARALLEL WITH AND 5000 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 13, FOR 30.01 FEET; THENCE S. 0°00'48"W, FOR 100.05 FEET; THENCE N. 88°20'08"W, ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 24, FOR 3800.16 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2500 FEET AND A CENTRAL ANGLE OF 91°30'11" FOR AN ARC DISTANCE OF 300.3 FEET TO A POINT OF TANGENCY; THENCE S. 0°00'41"W, ALONG A LINE PARALLEL WITH AND 150.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 24, FOR 124.48 FEET; THENCE S. 88°20'15"E, ALONG THE NORTH LINE OF TRACT 17, FOR 128.26 FEET; THENCE S. 0°00'38"W, ALONG THE EAST LINE OF TRACT 17, FOR 3300.8 FEET; THENCE N. 88°20'17"W, ALONG THE SOUTH LINE OF TRACT 17, FOR 108.00 FEET; THENCE S. 0°00'41"W, ALONG A LINE PARALLEL WITH AND 150.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 24, FOR 340.11 FEET; THENCE S. 88°20'22"E, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 24, FOR 5.103.25 FEET; THENCE N. 0°00'28"E, ALONG A LINE PARALLEL WITH AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTH 1/2 OF SAID SECTION 24, FOR 2.630.95 FEET; THENCE N. 88°20'08"W, ALONG A LINE PARALLEL WITH AND 5000 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 24, FOR 35.01 FEET; THENCE N. 0°00'28"E, ALONG A LINE PARALLEL WITH AND 55.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTH 1/2 OF SAID SECTION 24, FOR 50.02 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 24; THENCE N. 0°00'37"E, ALONG A LINE PARALLEL WITH AND 5500 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 13, FOR 50.02 FEET; THENCE S. 88°20'08"E, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 13, FOR 350.1 FEET; THENCE N. 0°00'37"E, ALONG A LINE PARALLEL WITH AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTH 1/2 OF SAID SECTION 13, FOR 249.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SECTION 19; THENCE N. 89°35'44"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 19, FOR 20.00 FEET; THENCE N. 0°00'28"E, ALONG A LINE PARALLEL WITH AND 20.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 19, FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N. 0°00'28"E, ALONG THE LAST DESCRIBED COURSE, FOR 2.589.98 FEET; THENCE N. 89°36'04"E, ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 19, FOR 2.725.86 FEET; THENCE S. 0°15'01"E, ALONG THE EAST LINE OF TRACTS 9 AND 24 IN SAID SECTION 19, FOR 2539.95 FEET; THENCE S. 89°35'44"W, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 19, FOR 2737.31 FEET TO THE POINT OF BEGINNING. LESS THE FOLLOWING DESCRIBED PARCEL:

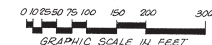
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SECTION 19; THENCE N. 89°35'44"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 19, FOR 20.00 FEET; THENCE N. 0°00'28"E, ALONG A LINE PARALLEL WITH AND 20.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 19, FOR 107.25 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N. 0°00'28"E, ALONG THE LAST DESCRIBED COURSE, FOR 300.00 FEET; THENCE N. 1°12'27"W, FOR 90.00 FEET; THENCE N. 0°00'28"E, ALONG A LINE PARALLEL WITH AND 5500 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 19, FOR 343.21 FEET; THENCE S. 89°50'32"E, FOR 60.00 FEET; THENCE S. 0°00'28"W, FOR 174.86 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 3000 FEET AND A CENTRAL ANGLE OF 90°24'44" FOR AN ARC DISTANCE OF 47.34 FEET TO A POINT OF TANGENCY; THENCE N. 89°35'44"E, FOR 684.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 90°24'44" FOR AN ARC DISTANCE OF 10.40 FEET TO A POINT OF TANGENCY; THENCE S. 0°00'28"W, FOR 520.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°24'44", FOR AN ARC DISTANCE OF 47.34 FEET TO A POINT OF TANGENCY; THENCE N. 89°35'44"E, FOR 282.81 FEET; THENCE S. 34°03'25"W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A FLORIDA POWER AND LIGHT COMPANY EASEMENT, FOR 72.77 FEET; THENCE S. 89°35'44"W, ALONG A LINE PARALLEL WITH AND 55.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 19, FOR 574.00 FEET; THENCE N. 85°32'42"W, FOR 200.72 FEET; THENCE S. 89°35'44"W, ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 19, FOR 320.00 FEET; THENCE N. 45°11'54"W, FOR 49.68 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

SHEET 2 OF 9 SHEETS

SCHWEBKE & SHISKIN & ASSOC., INC.
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS
MIAMI, FLORIDA

ORDER N° 140491 SCALE: 1"=100' APRIL, 1983



MORTGAGE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS: THAT BARUETT BANK OF SOUTH FLORIDA, U.A., A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED JUNE 2ND, 1982 UNDER CLERK'S FILE N° 85-145844 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: BARUETT BANK OF SOUTH FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS VICE PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS ASST. VICE PRES. THIS 19TH DAY OF MAY, A.D. 1983.

BARUETT BANK OF SOUTH FLORIDA, U.A.

ATTEST: *Richard C. Allen* ASST. VICE PRES.
RICHARD C. ALLEN

BY: *Stewart P. Hicks*
STEWART P. HICKS

ACKNOWLEDGMENT:

STATE OF FLORIDA

SS. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, *Stewart P. Hicks* AND *Richard C. Allen*, VICE PRESIDENT AND ASST. VICE PRES. RESPECTIVELY, OF BARUETT BANK OF SOUTH FLORIDA, U.A., A FLORIDA BANKING CORPORATION, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY AFFIXED THERE TO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS 19TH DAY OF MAY, A.D. 1983.
MY COMMISSION EXPIRES: FEBRUARY 11, 1985.

Florence A. Sarano
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGO, FL.

SURVEYOR'S NOTES:

- PERM. DENOTES PERMANENT REFERENCE MONUMENT.
- P.F.P. DENOTES PERMANENT CONTROL POINT.
- BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.
- --- DENOTES NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING & BROWARD COUNTY TRAFFIC ENGINEERING.
- BM. DENOTES BENCH MARK, U.S.G.D. (BROWARD COUNTY NETWORK).
- STATE PLANE COORDINATES ARE BASED ON THE N.E. CORNER OF SECTION 24-51-40 AND THE NORTH LINE OF SECTION 24-51-40 AS PER MISCELLANEOUS P.B.G. AT PG. 4.

PEMBROKE LAKES SOUTH

BEING A REPLAT OF TRACTS 33 THRU 36 AND 61 THRU 64 IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 1 THRU 32, EXCLUSIVE OF TRACT 17, IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 9 THRU 24 IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND A PORTION OF WASHINGTON STREET, "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" (PLAT BOOK 2, PAGE 39, DADE COUNTY, FLORIDA) ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

SHEET 3 OF 9 SHEETS

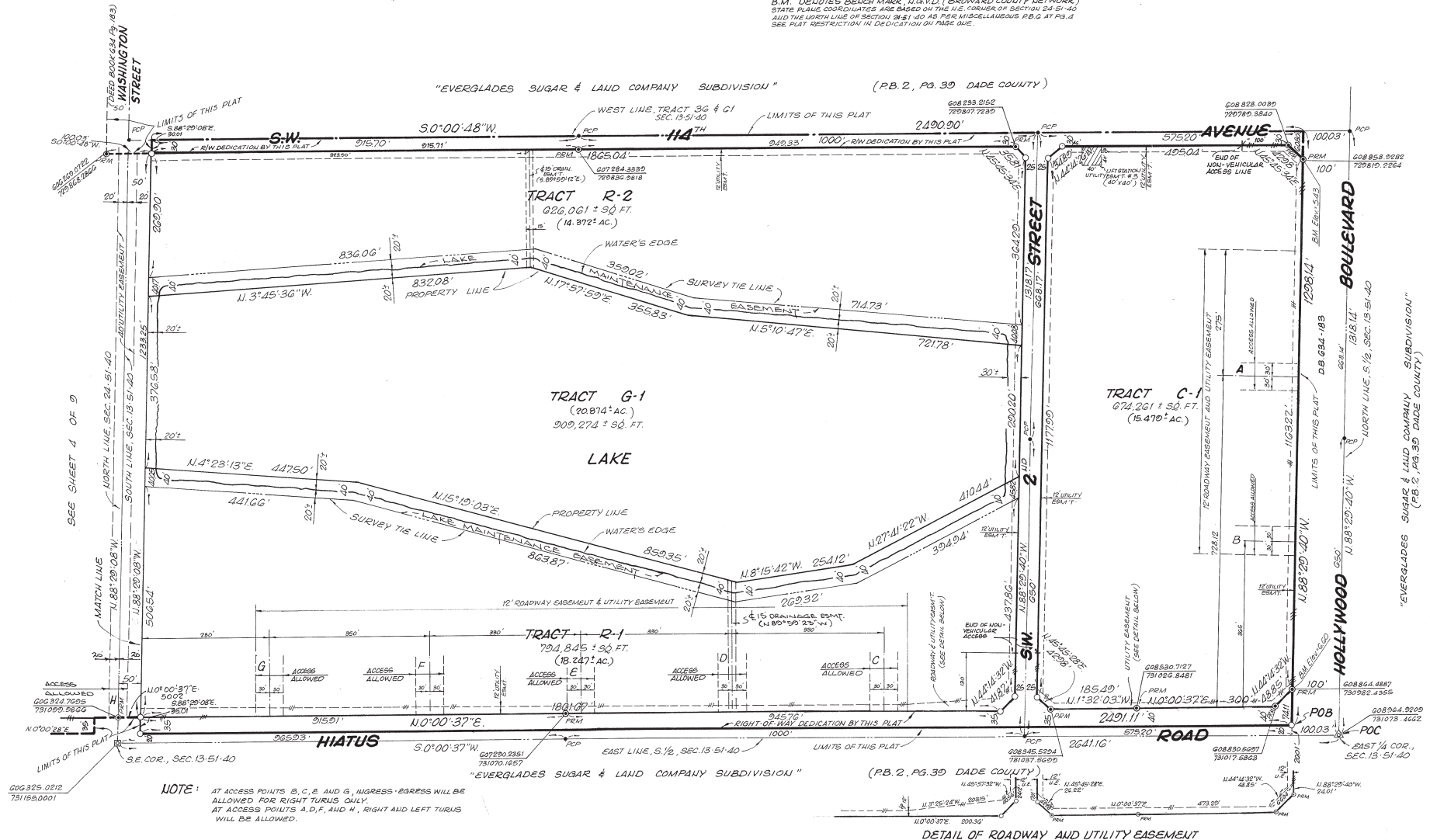
SCHWEBKE-SHISKIN & ASSOC., INC.

LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS
MIAMI FLORIDA
ORDER N° 140491 SCALE: 1" = 100' AUGUST, 1981



SURVEYOR'S NOTES

- ① PERM. DENOTES PERMANENT REFERENCE MONUMENT
- PCP. DENOTES PERMANENT CONTROL POINT
- BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN
- — — — — DENOTES NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE, UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING & BROWARD COUNTY TRAFFIC ENGINEERING.
- B.M. DENOTES BENCH MARK, U.S.G.N.D. (BROWARD COUNTY NETWORK)
- STATE PLANE COORDINATES ARE BASED ON THE U.S. CORNER OF SECTION 24 51 40 AND THE NORTH LINE OF SECTION 24 51 40 AS PER MISCELLANEOUS P.B. 2 AT PG. 4
- SEE PLAT RESTRICTION IN DEDICATION ON PAGE ONE.



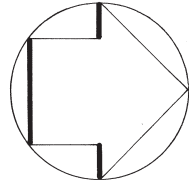
PEMBROKE LAKES SOUTH

BEING A REPLAT OF TRACTS 33 THRU 36 AND G1 THRU G4 IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 1 THRU 32, EXCLUSIVE OF TRACT 17, IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 9 THRU 24 IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND A PORTION OF WASHINGTON STREET, "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" (PLAT BOOK 2, PAGE 39, DADE COUNTY, FLORIDA) ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

SHEET 4 OF 9 SHEETS

SURVEYORS' NOTES

- @ RCM DELOUTES PERMANENT REFERENCE MONUMENT
 @ P.C.M. DELOUTES PERMANENT CONTROL POINT
 BEARING@ SHOWN ARE BASED ON AN ASSUMED MERIDIAN
 DELOUTES LOW-VEHICULAR ACCESS RIGHT-OF-
 WAY LINE UNLESS OTHERWISE
 APPROVED BY BROWARD COUNTY ENGINEERING
 B.M. DELOUTES BEACH MARK, U.G.V.D.
 (BROWARD COUNTY NETWORK)
 STATE PLAT CONFORMANCE WITH THE U.S. COURSE
 OF SECTION 24-51-40 AND THE NORTH LINE OF SECTION
 24-51-40 AS PER MISCELLANEOUS PAGE C AT PG. 4
 SEE IT RESTRICTION IN DECISION ON PAGE 1. 10/1/04



TRACT R-4
(SEE SHEET 5 OF 9)

TRACT G-2

4,686,533 ± 50. FT.
(107.588 ± 4C.)

TRACT R-3
870, 685 ± SQ. FT.
(20.105 ± AC.)

TRACT G-3
207912 ± S.D. F
(4.773 ± A.C.)

SEE SHEET 9 OF 9

NOTE: AT ACCESS POINTS, I, K AND M, INGRESS-EGRESS WILL BE ALLOWED FOR RIGHT TURNS ONLY.
AT ACCESS POINTS H, J, AND L, RIGHT AND LEFT TURNS WILL BE ALLOWED.

SEE SHEET 8 OF 9

BEING A REPLAT OF TRACTS 39 THRU 36 AND 31 THRU 64, IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 1 THRU 32, EXCLUSIVE OF TRACT 17, IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 9 THRU 24 IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND A PORTION OF WASHINGTON STREET, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION "C" (PLAT BOOK 2, PAGE 39, DADE COUNTY, FLORIDA) ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

BEING A REPLAT OF TRACTS 39 THRU 96 AND 61 THRU 64, IN SECTION 13, TOWNSHIP 31 SOUTH, RANGE 40 EAST; TRACTS 11 THRU 32, EXCLUSIVE OF TRACT 17, IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 40 EAST; TRACTS 67 THRU 24 IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 41 EAST; AND A PORTION OF WASHINGTON STREET, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION "I" (PLAT BOOK 2, PAGE 89, DADE COUNTY, FLORIDA) ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

SHEET 5 OF 9 SHEETS

SURVEYOR'S NOTES

- * DELUDES PERMANENT REFERENCE MONUMENT
 * PCRM
 * DELUDES PERMANENT COUNTER POINT
 BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.
 * DELUDES NON-VEHICULAR ACCESS RIGHT-OF-
 WAY LINE UNLESS OTHERWISE APPROVED BY BROWARD
 COUNTY ENGINEERING & BROWARD COUNTY TRAFFIC
 ENGINEERING
 B.M. DELUDES BENCH MARK, N.G.V.D.
 (BROWARD COUNTY NETWORK)
 STATE PLANE COORDINATES ARE BASED ON THE U.S.
 CORNER OF SECTIONS 26-51-60 AND THE NORTH
 LINE OF SECTION 24-61-60 AS PER MISCELLANEOUS
 SURVEY
 SEE PLAT RESTRICTION IN DEDICATION ON PAGE 1.

ORDER NO. 140491 SCALE: 1"=100' AUGUST, 1981

ORDER NO. 140491

SCALE: 1"=100'

AUGUST, 1981

0 10 25 50 75 100 150 200 500

GRAPHIC SCALE

N

SEE SHEET G OF 9

TRACT R-G

(63084 $\frac{1}{2}$ AC)

2312.852[±] 8Q ET

2

G...

CT 180.0

TRACT R-4

(36 379 ± 4C.)

1581 0975 80 57

SEE SHEET 4 OF 9

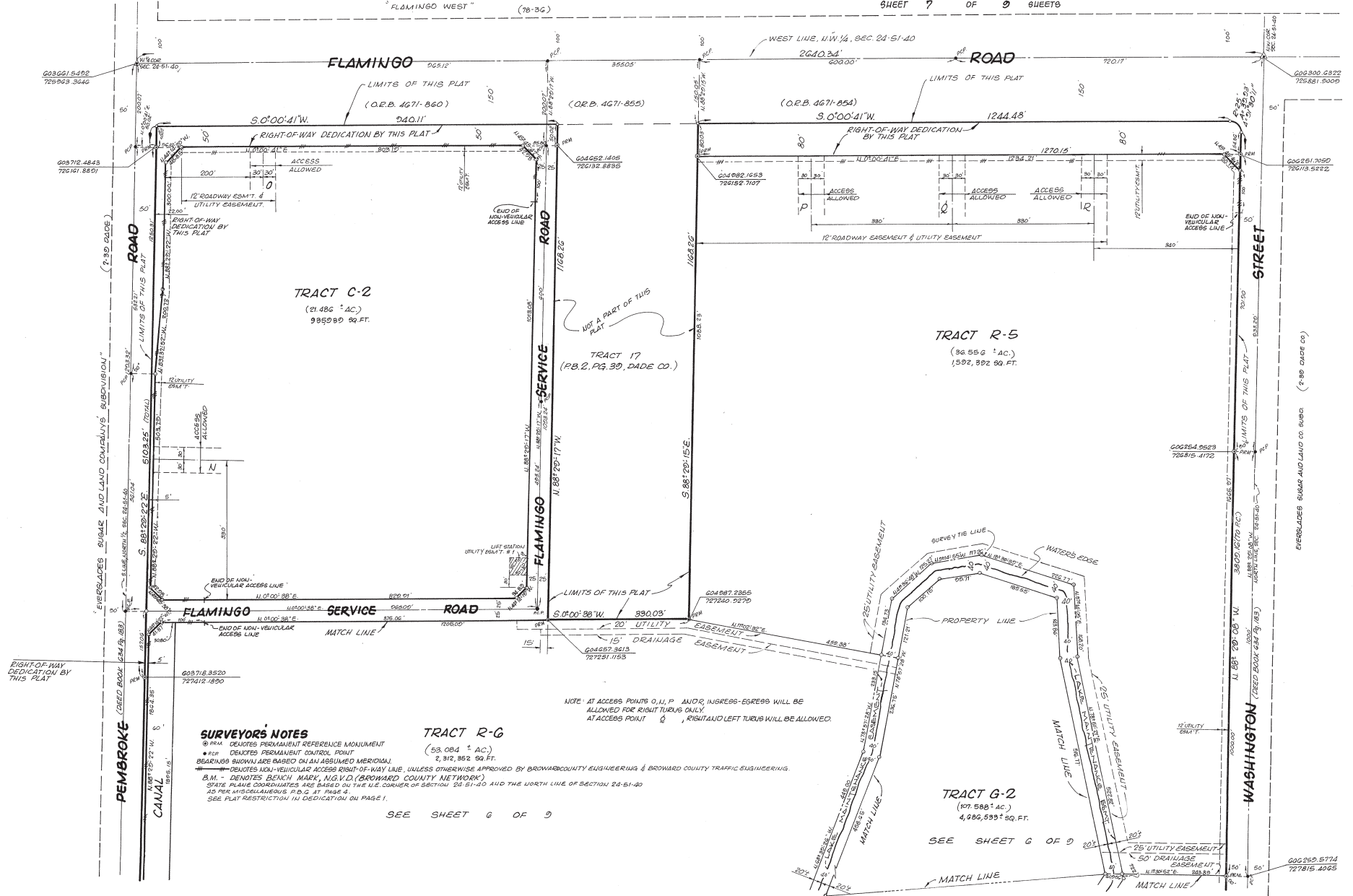
MATCH LINE

SCHWEBKE-SHISKIN ASSOC'S, INC.
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS
MIAMI, FLORIDA
ORDER NO. 140491 SCALE: 1" = 100' AUGUST 1981

PEMBROKE LAKES SOUTH

BEING A REPLAT OF TRACTS 36 THRU 38, AND 41 THRU 44 IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 40 EAST; TRACTS 1 THRU 32, EXCLUSIVE OF TRACT 17, IN SECTION 24, TOWNSHIP 31 SOUTH, RANGE 40 EAST; TRACTS 5 THRU 24 IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 41 EAST; AND A PORTION OF WASHINGTON STREET, EVERGLADES SUBARLAND COMPANY SUBDIVISION " (PLAT BOOK 2, PAGE 39, DADE COUNTY, FLORIDA) ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

SHEET 7 OF 9 SHEETS



BEING A REPLAT OF TRACTS 33 THRU 36, AND GITURO 64 IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 1 THRU 32, EXCLUSIVE OF TRACT 17, IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 9 THRU 24 IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND A PORTION OF WASHINGTON STREET, EVERGLADES SUBDIVISION AND LAND COMPANY SUBDIVISION ("PLAYBOOK 2, PAGE 30, DADE COUNTY, FLORIDA") LAYING AND BEING IN THE CITY OF PEMBRROKE PINES, BROWARD COUNTY, FLORIDA.

EVERGLADES SUGAR AND LAND CO. SUBD. (2-80 DADE CO.)

~~WASHINGTON~~

~~STREET~~

TRACT R-8
(26.583 ± AC.)
1,157,955 SQ. FT.

TRACT L-2
(44.811 ± AC.)
1.961.967 SQ. FT.

TRACT L
8,600 ± AC.
375,026 SQ. FT.

SURVEYOR'S NOTES

* ~~PCN~~ DENOTES PERMANENT REFERENCE MONUMENT
 * ~~PCP~~ DENOTES PERMANENT CONTROL POINT
 BEARINGS BOUNDARY ARE BASED ON AN ASSUMED MERIDIAN.
 * ~~PCN~~ DENOTES NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE,
 UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING &
 BROWARD COUNTY TRAFFIC ENGINEERING.
 STATE PLANE COORDINATES ARE BASED ON THE U.S. CORNER OF
 SECTION 24-51-40 AND THE NORTH LINE OF SECTION 24-51-40 AS PER
 MISCELLANEOUS P.D. # 11-01.
 * ~~PCN~~ DENOTES BENCH MARK, I.G.D.D. (BROWARD COUNTY NETWORK).
 SEE PLAT REVISION IN INDICATION ON PAGE 1.

SCHWEBKE-SHISKIN & ASSOC'S, INC.
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS
MIAMI FLORIDA

ORDER NO. 140421

SCALE: 1"=100'

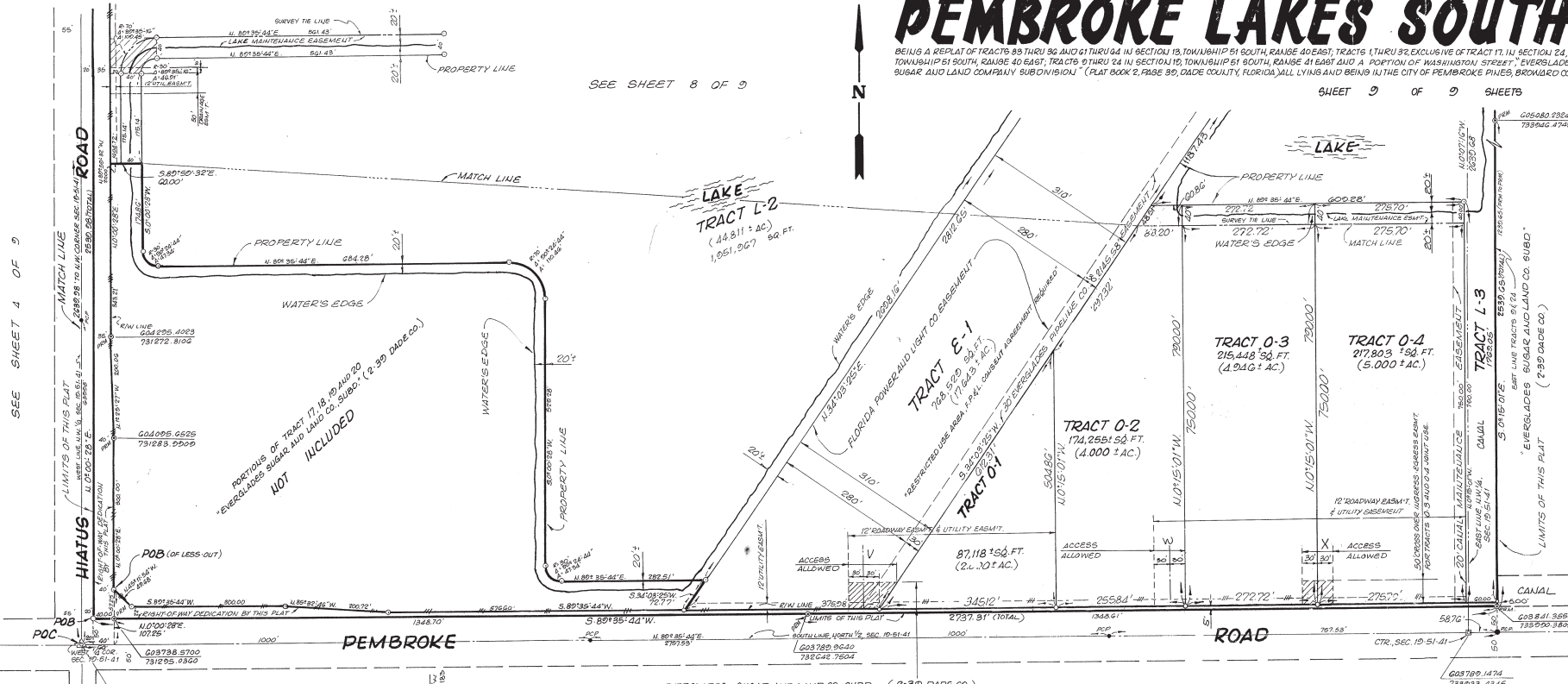
AUGUST 1981

SEE SHEET 9 OF 9

PEMBROKE LAKES SOUTH

BEING A REPLAT OF TRACTS 48 THRU 52 AND 61 THRU 64 IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, TRACTS 1 THRU 32 EXCLUSIVE OF TRACT 17 IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST, TRACTS 9 THRU 24 IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND A PORTION OF WASHINGTON STREET, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION (PLAT BOOK 2, PAGE 35, DADE COUNTY, FLORIDA) ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

SHEET 9 OF 9 SHEETS



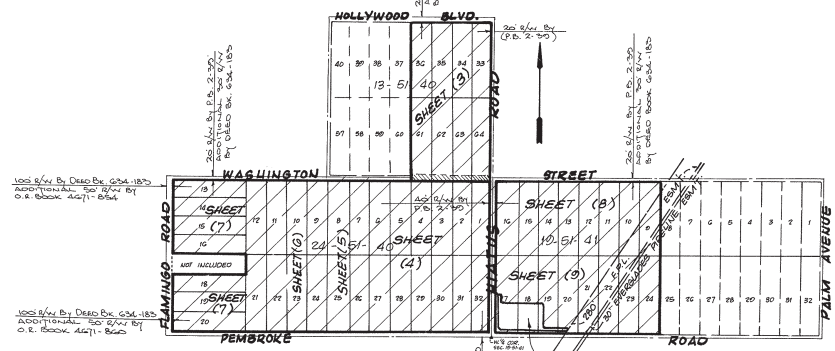
SEE SHEET 4 OF 9

SEE SHEET 8 OF 9

SURVEYOR'S NOTES

BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN
 ○ PERM. DENOTES PERMANENT REFERENCE MONUMENT
 ● PERM. DENOTES PERMANENT CONTROL POINT
 --- DENOTES NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE, UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING & BROWARD COUNTY TRAFFIC ENGINEERING.
 B.M. DENOTES BENCH MARK, N.G.V.D. (BROWARD COUNTY NETWORK)
 STATE PLANE COORDINATES ARE BASED ON THE N.E. CORNER OF SECTION 24-51-40 AND THE NORTH LINE OF SECTION 04-51-40 AS PER MISCELLANEOUS P.B. 41 PG. 4.
 SEE PLAT RESTRICTION IN DEDICATION ON PAGE 1.

NOTE: AT ACCESS POINT W, INGRESS-EGRESS WILL BE ALLOWED FOR RIGHT TURNS ONLY.
 AT ACCESS POINTS V AND X, RIGHT AND LEFT TURNS WILL BE ALLOWED.



SCHWEBKE-SHISKIN & ASSOC'S, INC.

LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS
 MIAMI FLORIDA
 ORDER NO. 104091 SCALE: 1" = 100' AUGUST 1981

