

AMENDED 29783/1769
AMENDED 32287/0364
AMENDED 35866/0757
AMENDED 38276/1828
AMENDED 38673/0736

AMENDED 48520/1715
AMENDED 50381/1585
AMENDED 112117531
AMENDED 116613021

AMENDED 116879171
AMENDED 117397119

CHAPEL TRAIL II

PORTIONS OF THE SOUTH 1/2 OF SECTION 12, AND THE SOUTHEAST 1/4 OF SECTION 10
TOGETHER WITH
A RESUBDIVISION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE
SOUTH 1/2 OF SECTION 11, THE NORTH 1/2 OF SECTION 13, AND THE NORTHEAST
1/4 OF SECTION 15, AND A RESUBDIVISION OF EVERGLADE LAND COMPANY'S
SUBDIVISION OF THE NORTH 1/2 OF SECTION 11, AND THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT-ARCHIVES AND MINUTES DIVISIONS:

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 7 DAY OF JULY
A.D. 1981.

ATTEST: GRAHAM W. WATT
COUNTY ADMINISTRATOR

BY Charles E. Pham
CHAIRMAN-BOARD-OF
COUNTY COMMISSIONERS

BY Phillip J. Flanagan
DEPUTY

BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION:

THIS INSTRUMENT WAS FILED FOR RECORD THIS 17th DAY OF February
A.D. 1981, AND RECORDED IN PLAT BOOK 112 AT PAGE 16 RECORD
VERIFIED.

ATTEST: GRAHAM W. WATT
COUNTY ADMINISTRATOR

BY Charles C. Doyle
DEPUTY

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED
THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAY
BY RESOLUTION DULY ADOPTED THIS 23 DAY OF APRIL A.D. 1981.

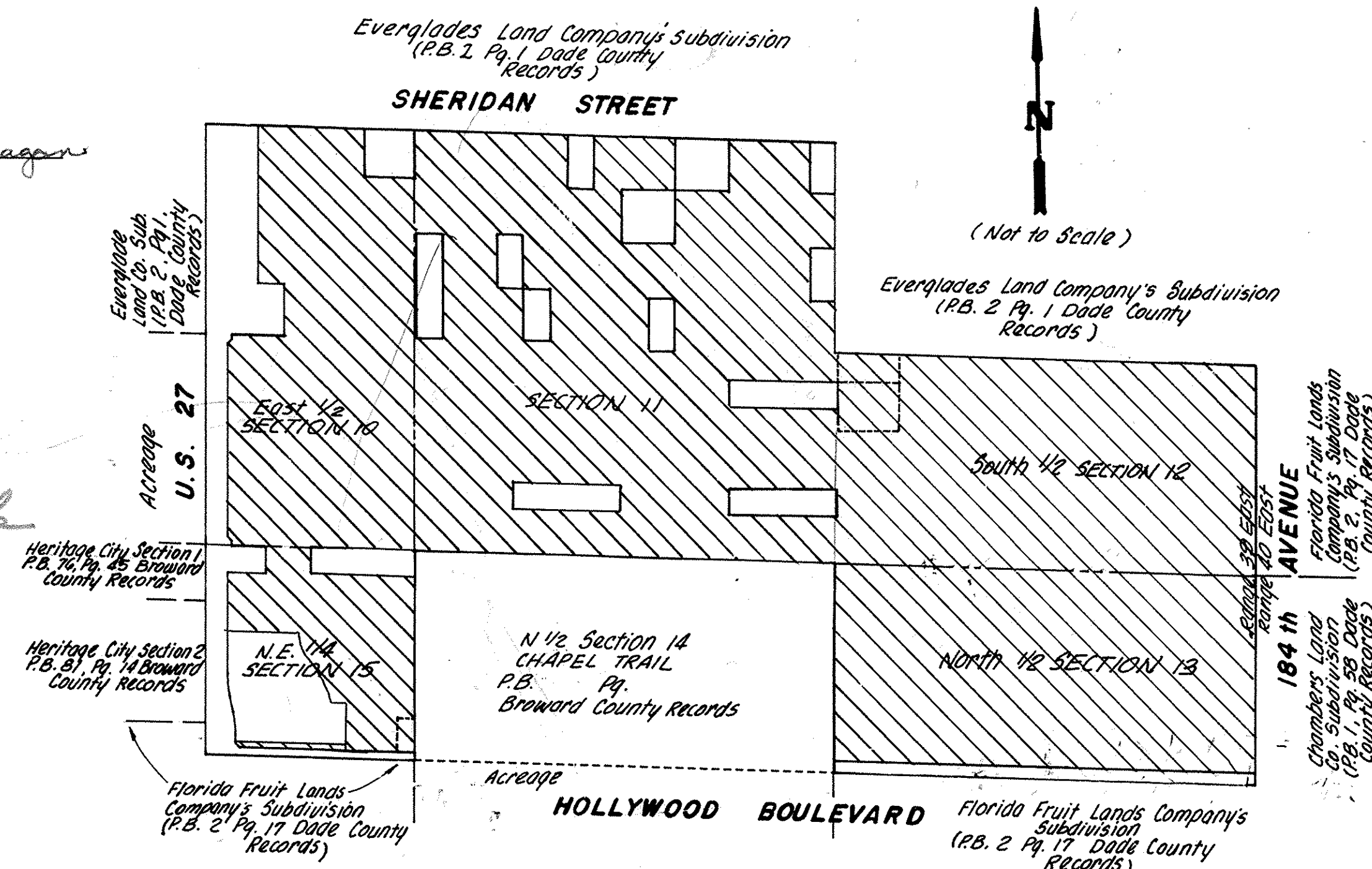
BY Harold A. Priest 5-28-81
DATE

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY Harold A. Priest 2-3-82 BY Bruce S. Staskiew 1/16/82
DATE DATE
HAROLD A. PRIEST BRUCE S. STASKIEWS
COUNTY SURVEYOR
FLA. P.E. NO. 19105 FLA. P.L.S. REG. NO. 2942

LOCATION SKETCH:



DEVELOPMENT AGREEMENT NOTE:

THIS PLAT IS BEING RECORDED IN ACCORDANCE WITH ALL THE TERMS AND CONDITIONS
OF THAT CERTAIN DEVELOPMENT AGREEMENT, DATED SEPTEMBER 4, 1980, BETWEEN
BROWARD COUNTY AND MESSRS. PAUL M. KOENIG AND HERBERT D. KATZ, TRUSTEES, AS
RECORDED IN OFFICIAL RECORD BOOK 9145, PAGE 284 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

HOLLYWOOD RECLAMATION DISTRICT:

THIS PLAT IS HEREBY APPROVED THIS 21 DAY OF March A.D. 1981

BY Paul M. Koenig PRESIDENT
BOARD OF SUPERVISORS

DEDICATION:

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS THAT PAUL KOENIG AND
COUNTY OF BROWARD S.S. HERBERT D. KATZ, TRUSTEES, OWNERS OF THE LANDS
DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE
SURVEYED, SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON, AND TO BE
KNOWN AS CHAPEL TRAIL II. THAT THE THOROUGHFARES AS SHOWN HEREON ARE HEREBY
DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. THAT THE EASEMENTS AS SHOWN
HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, PAUL KOENIG AND HERBERT D. KATZ, TRUSTEES, HAVE PLACED
THEIR HANDS AND SEALS THIS 2 DAY OF April A.D. 1981.

Paul M. Koenig
WITNESS AS TO BOTH

Herbert D. Katz
RAUL KOENIG, TRUSTEE

Charles C. Doyle
WITNESS AS TO BOTH

Herbert D. Katz
HERBERT D. KATZ, TRUSTEE

ACKNOWLEDGMENT:

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY
COUNTY OF BROWARD S.S. APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED
TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS,
PAUL KOENIG AND HERBERT D. KATZ, TRUSTEES WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED BEFORE ME THE EXECUTION THEREOF TO BE THEIR
FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS
MY SIGNATURE AND OFFICIAL SEAL THIS 2 DAY OF April A.D. 1981.

MY COMMISSION EXPIRES: APRIL 30, 1983

Charles C. Doyle
NOTARY PUBLIC
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA I HEREBY CERTIFY THAT THIS PLAT IS A TRUE
COUNTY OF BROWARD S.S. AND CORRECT REPRESENTATION OF THE LANDS SUR-
VEYED AND DESCRIBED HEREON, AND THAT THE
INFORMATION SHOWN HEREON PERTAINING TO SURVEY DATA IS IN ACCORDANCE
WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES
AND FURTHER CERTIFY
THAT PERMANENT REFERENCE MONUMENTS WILL BE SET IN ACCORDANCE WITH
SECTION 177.091 OF SAID CHAPTER 177 PRIOR TO THE RECORDING OF THIS
PLAT.

ACREAGE		TABULATION	
	SQUARE FEET		ACRES
TOTAL GROSS	65,203,744		1,496.872
DEDICATED RIW	3,465,544		79.558
TOTAL NET	61,738,198		1,417.314

GRAVEN, THOMPSON & ASSOCIATES, INC.

BY Leo E. Noble DATE 4-6-81
LEO E. NOBLE
REGISTERED LAND SURVEYOR NO. 3143
STATE OF FLORIDA

PREPARED BY
GRAVEN · THOMPSON & ASSOCIATES, INC.
SURVEYORS · ENGINEERS · PLANNERS · ARCHITECTS
5901 N.W. 31st AVENUE · FORT LAUDERDALE, FLORIDA · 33309
DATED: DRAWN BY:

CITY OF PEMBROKE PINES

THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF PEMBROKE
PINES, FLORIDA, IN AND BY RESOLUTION ADOPTED THIS 13 DAY
OF April A.D. 1981

BY William B. Armstrong
MAYOR

BY Charles A. Dodge
CITY CLERK

CITY BUILDING AND ZONING DEPARTMENT

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES,
FLORIDA BUILDING AND ZONING DEPARTMENT THIS 1 DAY
OF April A.D. 1981

BY Samuel P. Ambrosio
DIRECTOR

CITY PLANNING AND ZONING BOARD

THE ZONING ESTABLISHED BY THIS PLAT WAS ADOPTED AND ACCEPTED
BY THE PLANNING AND ZONING BOARD OF THE CITY OF PEMBROKE PINES,
FLORIDA THIS 4th DAY OF April A.D. 1981.

BY Samuel P. Ambrosio
CHAIRMAN

CHAPEL TRAIL II

PORTIONS OF THE SOUTH 1/2 OF SECTION 12, AND THE SOUTHEAST 1/4 OF SECTION 10
TOGETHER WITH
A RESUBDIVISION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE
SOUTH 1/2 OF SECTION 11, THE NORTH 1/2 OF SECTION 13, AND THE NORTHEAST
1/4 OF SECTION 15, AND A RESUBDIVISION OF EVERGLADE LAND COMPANY'S
SUBDIVISION OF THE NORTH 1/2 OF SECTION 11, AND THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

DESCRIPTION:

THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 10, TOWNSHIP 51, SOUTH, RANGE 39 EAST;

AND

THE SOUTH ONE-HALF (S. 1/2) OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 39 EAST;

AND

TRACTS 40, 41, 56 AND 57, LESS THE SOUTH 62.00 FEET THEREOF, AND TRACTS 33, 34, 35, 36, 37, 38, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, 53, 55, 58, 59, 60, 61, 62, 63, AND 64 OF THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE SOUTH ONE-HALF (S. 1/2) OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA;

AND

TRACTS 2, 3, 4, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 46, 47, 50, 51, 52, 54, 55, 56, 57, 59, 60, 61, 62, 63, AND 64 OF THE EVERGLADE LAND COMPANY'S SUBDIVISION OF THE NORTH ONE-HALF (N. 1/2) OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA;

AND

TRACTS 3, 4, 5, 6, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 60, 61, 62, 63, AND 64 OF THE EVERGLADE LAND COMPANY'S SUBDIVISION OF THE NORTH ONE-HALF (N. 1/2) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA;

AND

TRACTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 ALL IN THE FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1 OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA;

AND

TRACTS 1 THROUGH 32, INCLUSIVE, OF THE FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1 OF THE NORTH ONE-HALF (N. 1/2) OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS:

A PORTION OF TRACTS 15 AND 16 OF THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 (STATE ROAD NO. 25), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 8606, PROJECT 1104 AND 241-B, SAID POINT BEING 15 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 15, AND 89.50 FEET EAST OF THE WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF SAID SECTION 15; THENCE SOUTH 00°01'24" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 (STATE ROAD NO. 25) 330 FEET TO A POINT; THENCE SOUTH 88°21'30" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, 660 FEET TO A POINT; THENCE NORTH 00°01'24" EAST, PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE, 330 FEET TO A POINT; THENCE NORTH 88°21'30" WEST, PARALLEL TO AND 15 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 15, 660 FEET TO THE POINT OF BEGINNING.

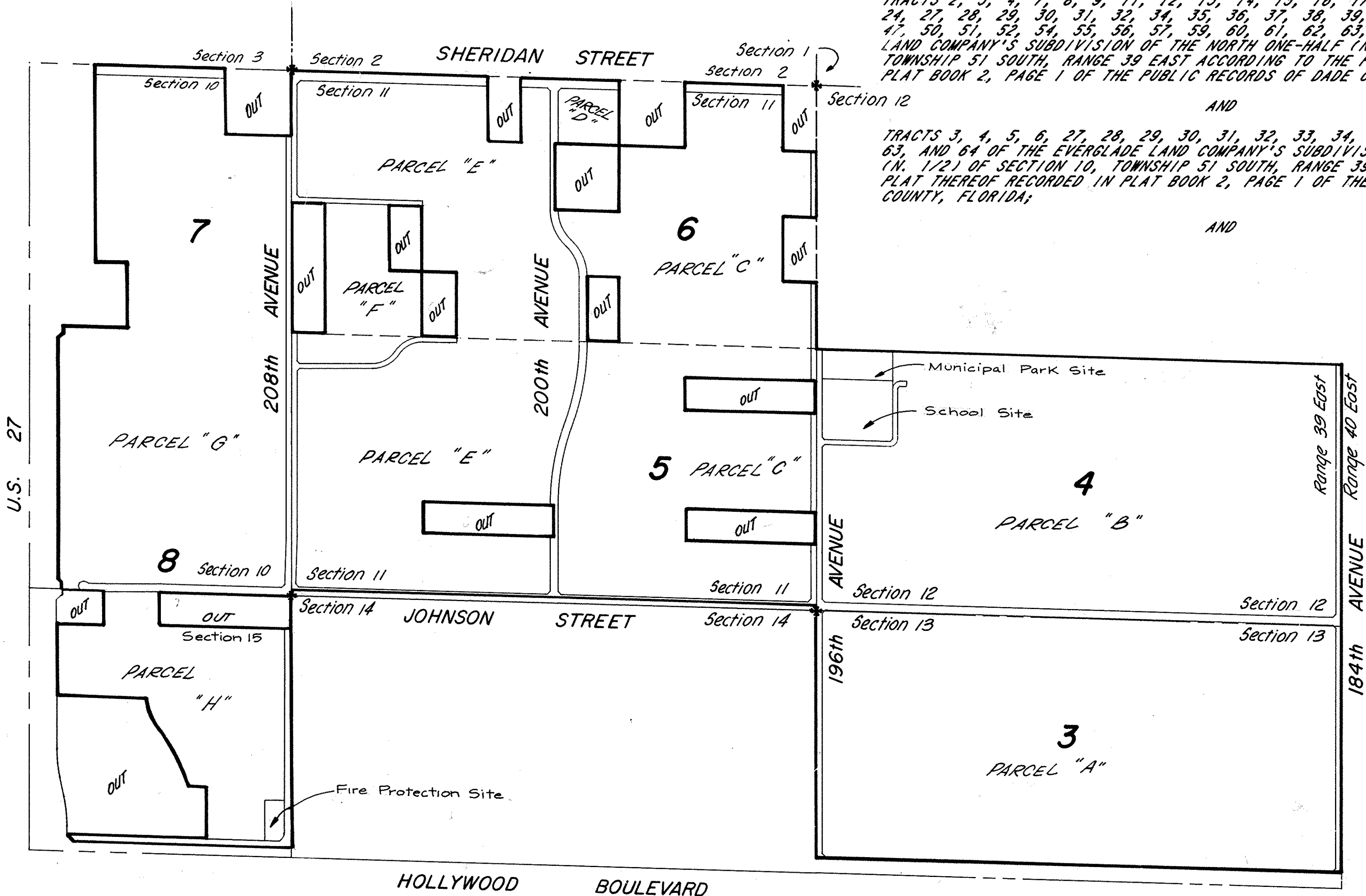
ALSO LESS: A PORTION OF TRACTS 6, 7, 8, 9, 10, 11, 12 AND 13 OF THE FLORIDA FRUIT LAND COMPANY'S SUBDIVISION OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 15; THENCE NORTH 00°00'38" EAST, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 162.00 FEET; THENCE NORTH 88°22'57" WEST, ALONG A LINE PARALLEL WITH, AND 62.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 15, A DISTANCE OF 859.52 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 88°22'57" WEST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 1400.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 125 (U.S. HIGHWAY NO. 27) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86060-2511, SHEETS 9, 10, AND 11; THENCE NORTH 00°00'17" WEST, A DISTANCE OF 86.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 11°47'41" AND AN ARC DISTANCE OF 296.85 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 11°47'58" WEST, A DISTANCE OF 200.00 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41" AND AN ARC LENGTH OF 279.55 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 00°00'17" WEST, A DISTANCE OF 542.19 FEET, THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 25 (U.S. HIGHWAY NO. 27); THENCE SOUTH 88°21'30" EAST, A DISTANCE OF 905.00 FEET, TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHEASTERLY, SAID POINT BEARING SOUTH 89°59'43" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 40°20'42", AND AN ARC DISTANCE OF 332.08 FEET, TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 22°18'32" AND AN ARC DISTANCE OF 584.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18°02'26" EAST, A DISTANCE OF 58.06 FEET; THENCE SOUTH 89°59'22" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 00°00'38" WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS: THE RIGHT-OF-WAY OF STATE ROAD 25 (U.S. HIGHWAY NO. 27) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86060-2511, SHEETS 9, 10, AND 11.

ALSO LESS: THE RIGHT-OF-WAY OF STATE ROAD 820 (HOLLYWOOD BOULEVARD) AS RECORDED IN DEED BOOK 728 AT PAGE 257 AND DEED BOOK 769 AT PAGE 610 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 1496.872 ACRES MORE OR LESS.



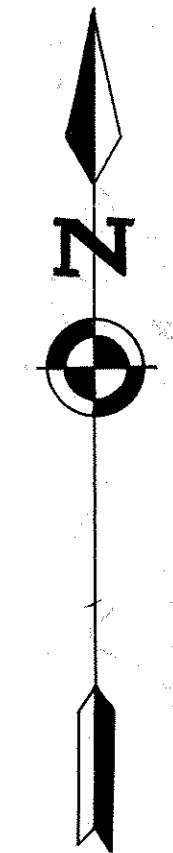
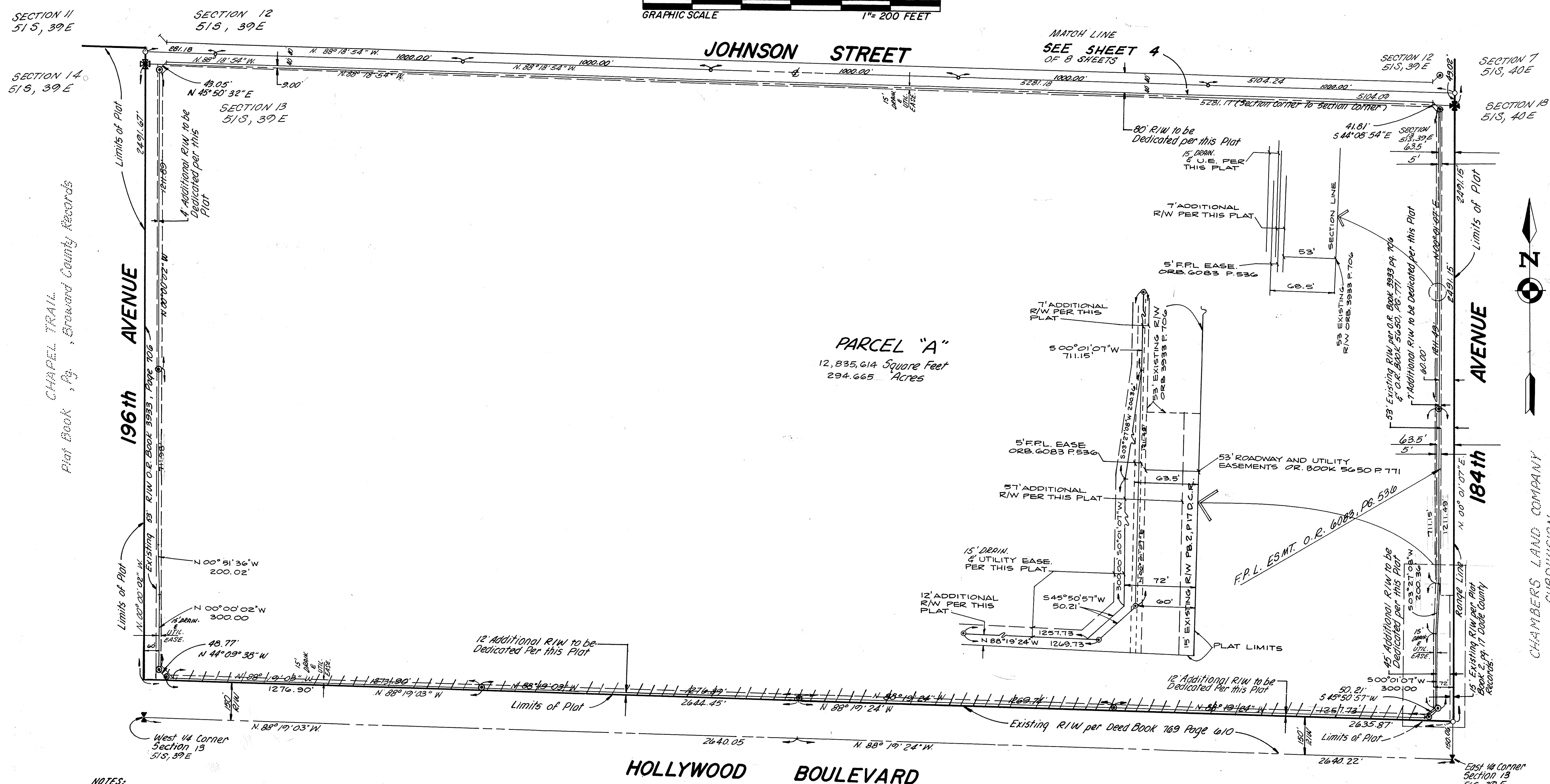
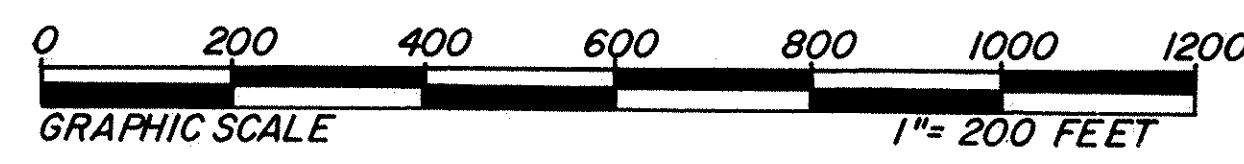
KEY-MAP



PREPARED BY
Craven Thompson & Associates, Inc.
SURVEYORS · ENGINEERS · PLANNERS · ARCHITECTS
5901 N.W. 31st AVENUE · FORT LAUDERDALE, FLORIDA · 33309
DATED: _____ DRAWN BY: _____

CHAPEL TRAIL II

PORTIONS OF THE SOUTH 1/2 OF SECTION 12, AND THE SOUTHEAST 1/4 OF SECTION 10
TOGETHER WITH
A RESUBDIVISION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE
SOUTH 1/2 OF SECTION 11, THE NORTH 1/2 OF SECTION 13, AND THE NORTHEAST
1/4 OF SECTION 15, AND A RESUBDIVISION OF EVERGLADE LAND COMPANY'S
SUBDIVISION OF THE NORTH 1/2 OF SECTION 11, AND THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA



CHAPEL TRAIL II
Plat Book 112, Broward County Records

CHAMBERS LAND COMPANY
SUBDIVISION
(Plat 1, Pg. 58, Dade County
Records)

- NOTES:
- 1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
 - 2) @ DENOTES P. R. M. (PERMANENT REFERENCE MONUMENT).
 - 3) ° DENOTES P. C. P. (PERMANENT CONTROL POINT).
 - 4) BENCH MARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 5) B.M. INDICATES BENCH MARK ELEVATION. (SEE SHEET 6)
 - 6) THE BENCH MARKS ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER PROCEDURES, BASED ON BENCH MARK TO N.T. STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK #31, A RAILROAD SPIKE AT THE NORTH EDGE OF PAVEMENT OF HOLLYWOOD BOULEVARD, 93' EAST OF THE CENTERLINE OF U.S. 27, ELEVATION 11.54. THIS STATEMENT IN NO WAY CERTIFIES TO THE ACCURACY OF THE AFOREMENTIONED BENCH MARK #31.

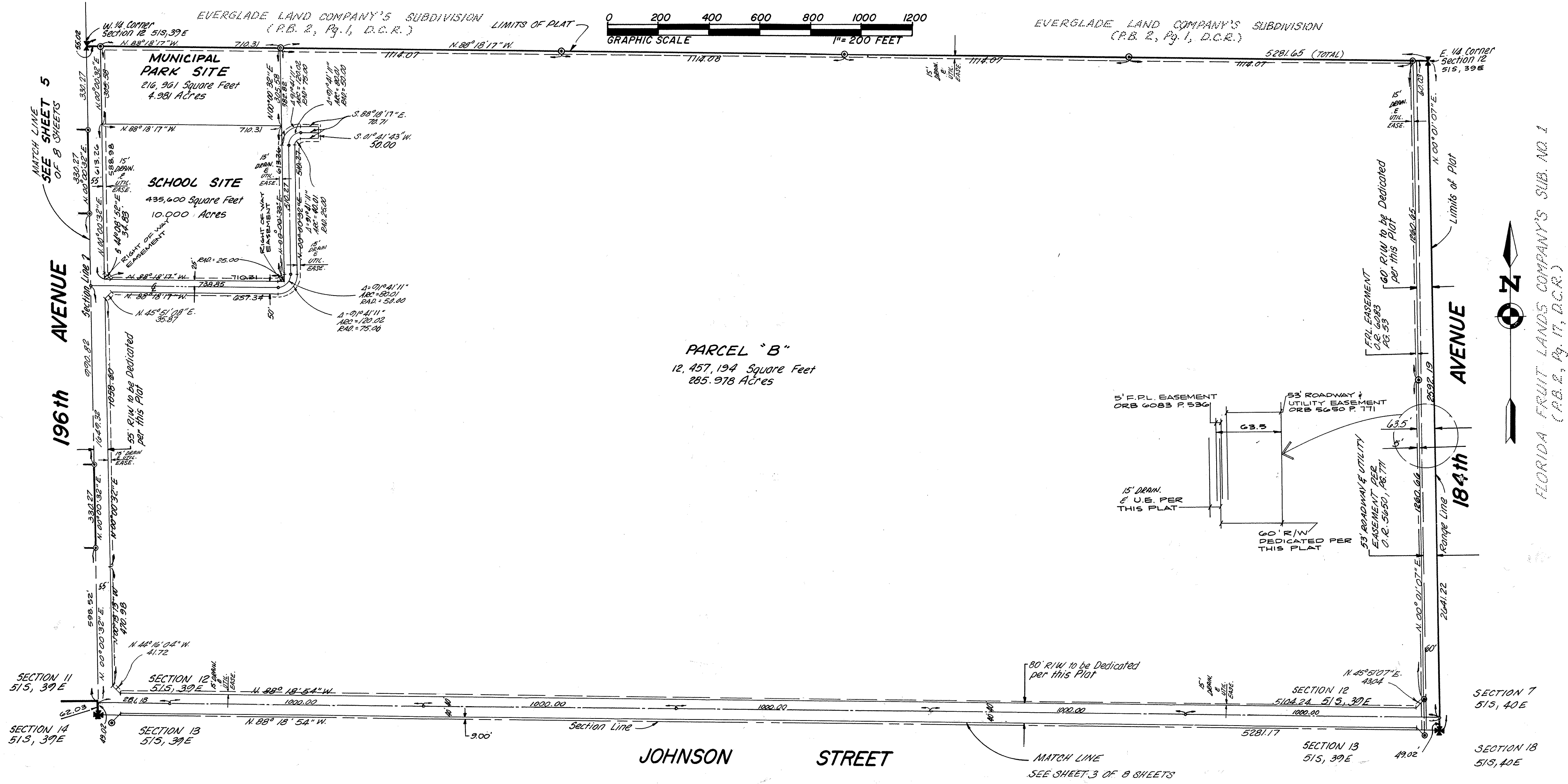
"VEHICULAR ACCESS IS RESTRICTED ON LOTS BEING SERVICED ON SW. 184TH AVENUE, SW. 196TH AVENUE, SW. 200TH AVENUE, SW. 208TH AVENUE AND SHERIDAN STREET AS FOLLOWS:

- 1) ANY LOTS HAVING FRONTAGE OF LESS THAN 200 FEET SHALL HAVE ITS AREA OF INGRESS & EGRESS FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 ABUTTING THE COMMON LOT LINE WITH THE ADJOINING LOT (Plat Book 2, Pg. 17 Dade County Records)
 - 2) IN NO EVENT SHALL ANY LOT BE PROHIBITED FROM HAVING INGRESS & EGRESS TO PUBLIC ROADWAY
 - 3) VEHICULAR ACCESS ONTO HOLLYWOOD BOULEVARD IS PROHIBITED EXCEPT AS SHOWN ON THE PLAT HEREOF.
- //// DENOTES NON-VEHICULAR ACCESS.

PREPARED BY
CRAVEN THOMPSON & ASSOCIATES, INC.
SURVEYORS · ENGINEERS · PLANNERS · ARCHITECTS
5901 N.W. 31st AVENUE · FORT LAUDERDALE, FLORIDA 33309
DATED _____ DRAWN BY _____

CHAPEL TRAIL II

PORTIONS OF THE SOUTH 1/2 OF SECTION 12, AND THE SOUTHEAST 1/4 OF SECTION 10
TOGETHER WITH
A RESUBDIVISION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE
SOUTH 1/2 OF SECTION 11, THE NORTH 1/2 OF SECTION 13, AND THE NORTHEAST
1/4 OF SECTION 15, AND A RESUBDIVISION OF EVERGLADE LAND COMPANY'S
SUBDIVISION OF THE NORTH 1/2 OF SECTION 11, AND THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA

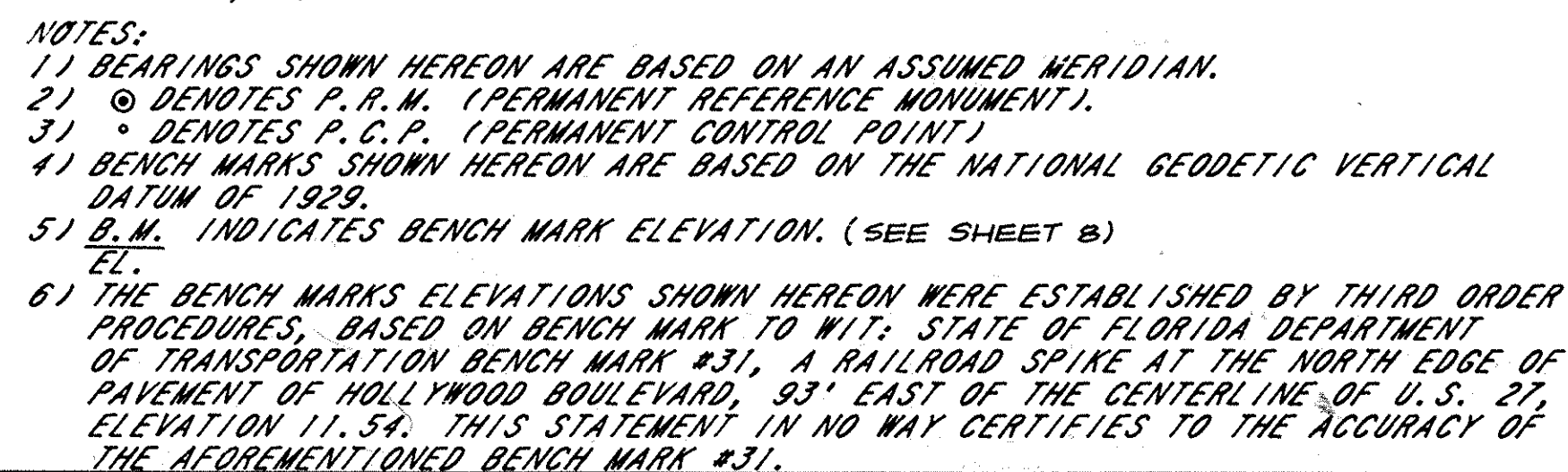


NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
2) DENOTES P. R. M. (PERMANENT REFERENCE MONUMENT).
3) DENOTES P. C. P. (PERMANENT CONTROL POINT).
4) BENCH MARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5) B.M. INDICATES BENCH MARK ELEVATION. (SEE SHEET 3)
6) THE BENCH MARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER PROCEDURES, BASED ON BENCH MARK TO WIT: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK #31, A RAILROAD SPIKE AT THE NORTH EDGE OF PAYMENT OF HOLLYWOOD BOULEVARD, 93' EAST OF THE CENTERLINE OF U.S. 27, ELEVATION 11.54. THIS STATEMENT IN NO WAY CERTIFIES TO THE ACCURACY OF THE AFOREMENTIONED BENCH MARK #31.

"VEHICULAR ACCESS IS RESTRICTED ON LOTS BEING SERVICED ON SW. 184TH AVENUE, SW. 196TH AVENUE, SW. 200TH AVENUE, SW. 208TH AVENUE AND SHERIDAN STREET AS FOLLOWS:
1) ANY LOTS HAVING FRONTAGE OF LESS THAN 200 FEET SHALL HAVE ITS AREA OF INGRESS & EGRESS ABUTTING THE COMMON LOT LINE WITH THE ADJOINING LOT.
2) IN NO EVENT SHALL ANY LOT BE PROHIBITED FROM HAVING INGRESS & EGRESS TO PUBLIC ROADWAY.
3) VEHICULAR ACCESS ONTO HOLLYWOOD BOULEVARD IS PROHIBITED EXCEPT AS SHOWN ON THE PLAT HEREOF."
//// DENOTES NON-VEHICULAR ACCESS.

0 200 400 600 800 1000 1200

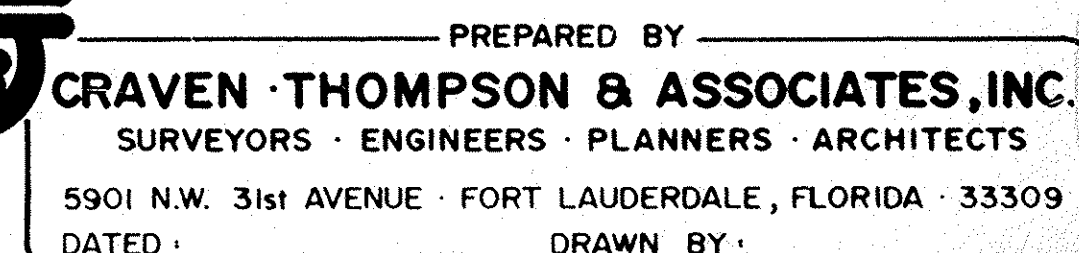
GRAPHIC SCALE 1" = 200 FEET



3) VEHICULAR ACCESS ONTO HOLLYWOOD BOULEVARD IS PROHIBITED EXCEPT AS SHOWN ON THE PLAT HEREOF "

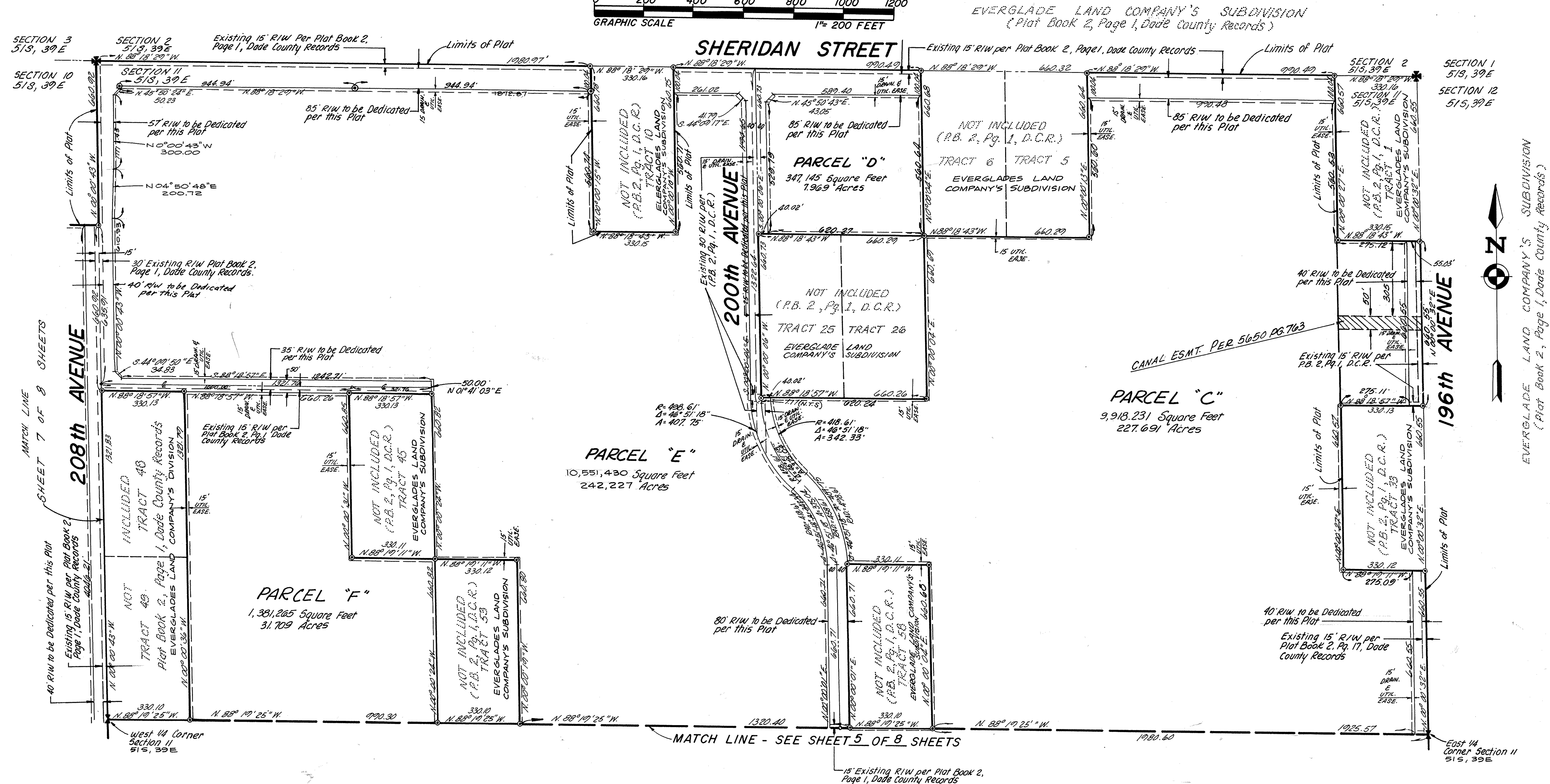
//// DENOTES NON-VEHICULAR ACCESS

CHapel Trail
Plot Book, Pg. Broward County
Records



CHAPEL TRAIL II

PORTIONS OF THE SOUTH 1/2 OF SECTION 12, AND THE SOUTHEAST 1/4 OF SECTION 10
TOGETHER WITH
A RESUBDIVISION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE
SOUTH 1/2 OF SECTION 11, THE NORTH 1/2 OF SECTION 13, AND THE NORTHEAST
1/4 OF SECTION 15, AND A RESUBDIVISION OF EVERGLADE LAND COMPANY'S
SUBDIVISION OF THE NORTH 1/2 OF SECTION 11, AND THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA



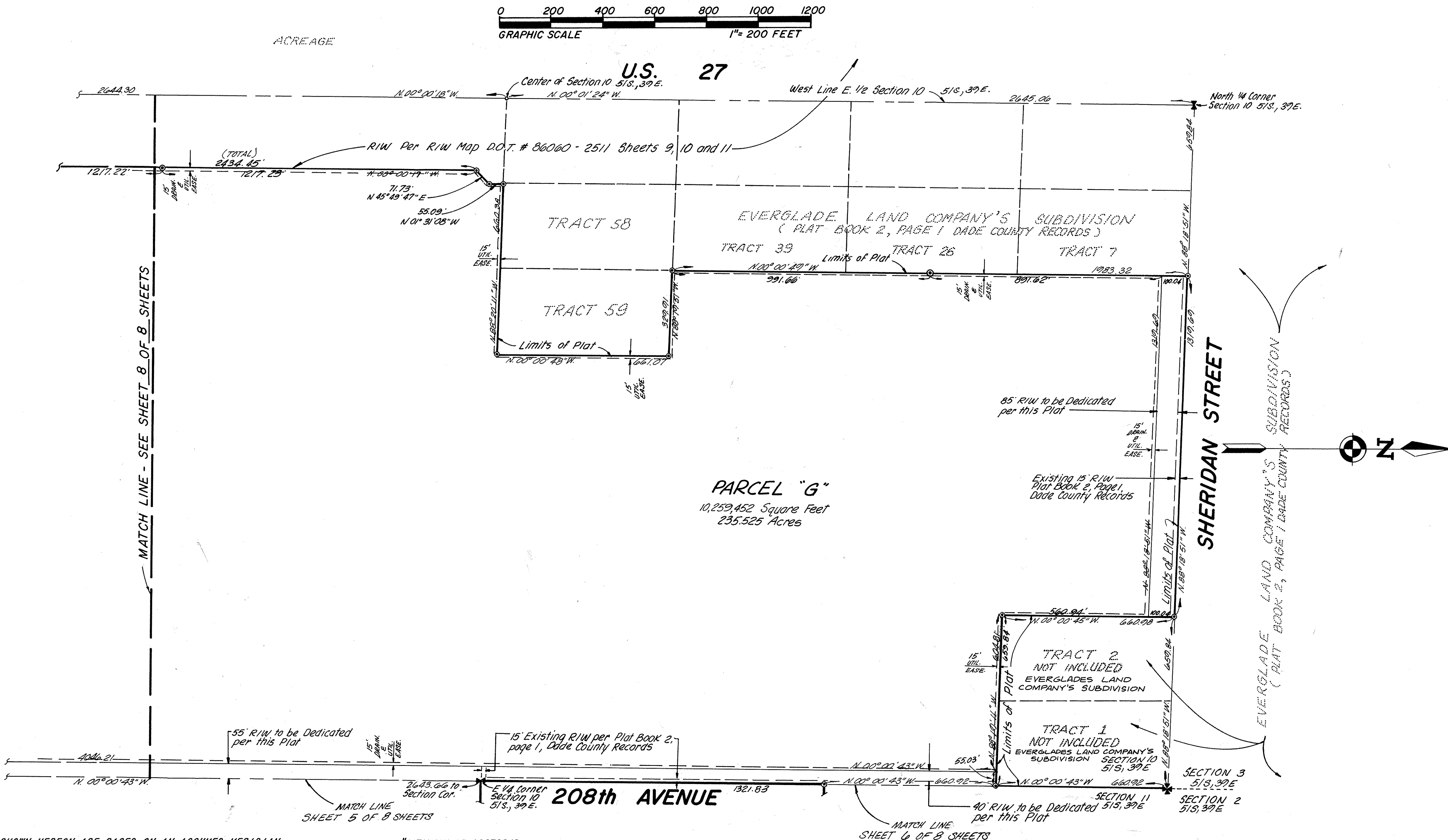
NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
2) DENOTES P. R. M. (PERMANENT REFERENCE MONUMENT).
3) DENOTES P. C. P. (PERMANENT CONTROL POINT).
4) BENCH MARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5) B.M. INDICATES BENCH MARK ELEVATION. (SEE SHEET 8)
6) THE BENCH MARKS ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER PROCEDURES, BASED ON BENCH MARK TO N.T. STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK #31, A RAILROAD SPIKE AT THE NORTH EDGE OF PAVEMENT OF HOLLYWOOD BOULEVARD, 93' EAST OF THE CENTERLINE OF U.S. 27, ELEVATION 11.54. THIS STATEMENT IN NO WAY CERTIFIES TO THE ACCURACY OF THE AFOREMENTIONED BENCH MARK #31.

"VEHICULAR ACCESS IS RESTRICTED ON LOTS BEING SERVICED ON SW. 184TH AVENUE, SW. 196TH AVENUE, SW. 200TH AVENUE, SW. 208TH AVENUE AND SHERIDAN STREET AS FOLLOWS:
1) ANY LOTS HAVING FRONTAGE OF LESS THAN 200 FEET SHALL HAVE ITS AREA OF INGRESS & EGRESS ABUTTING THE COMMON LOT LINE WITH THE ADJOINING LOT.
2) IN NO EVENT SHALL ANY LOT BE PROHIBITED FROM HAVING INGRESS & EGRESS TO PUBLIC ROADWAY.
3) VEHICULAR ACCESS ONTO HOLLYWOOD BOULEVARD IS PROHIBITED EXCEPT AS SHOWN ON THE PLAT HEREOF."

//// DENOTES NON-VEHICULAR ACCESS.

CHAPEL TRAIL II

PORTIONS OF THE SOUTH 1/2 OF SECTION 12, AND THE SOUTHEAST 1/4 OF SECTION 10
TOGETHER WITH
A RESUBDIVISION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE
SOUTH 1/2 OF SECTION 11, THE NORTH 1/2 OF SECTION 13, AND THE NORTHEAST
1/4 OF SECTION 15, AND A RESUBDIVISION OF EVERGLADE LAND COMPANY'S
SUBDIVISION OF THE NORTH 1/2 OF SECTION 11, AND THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA

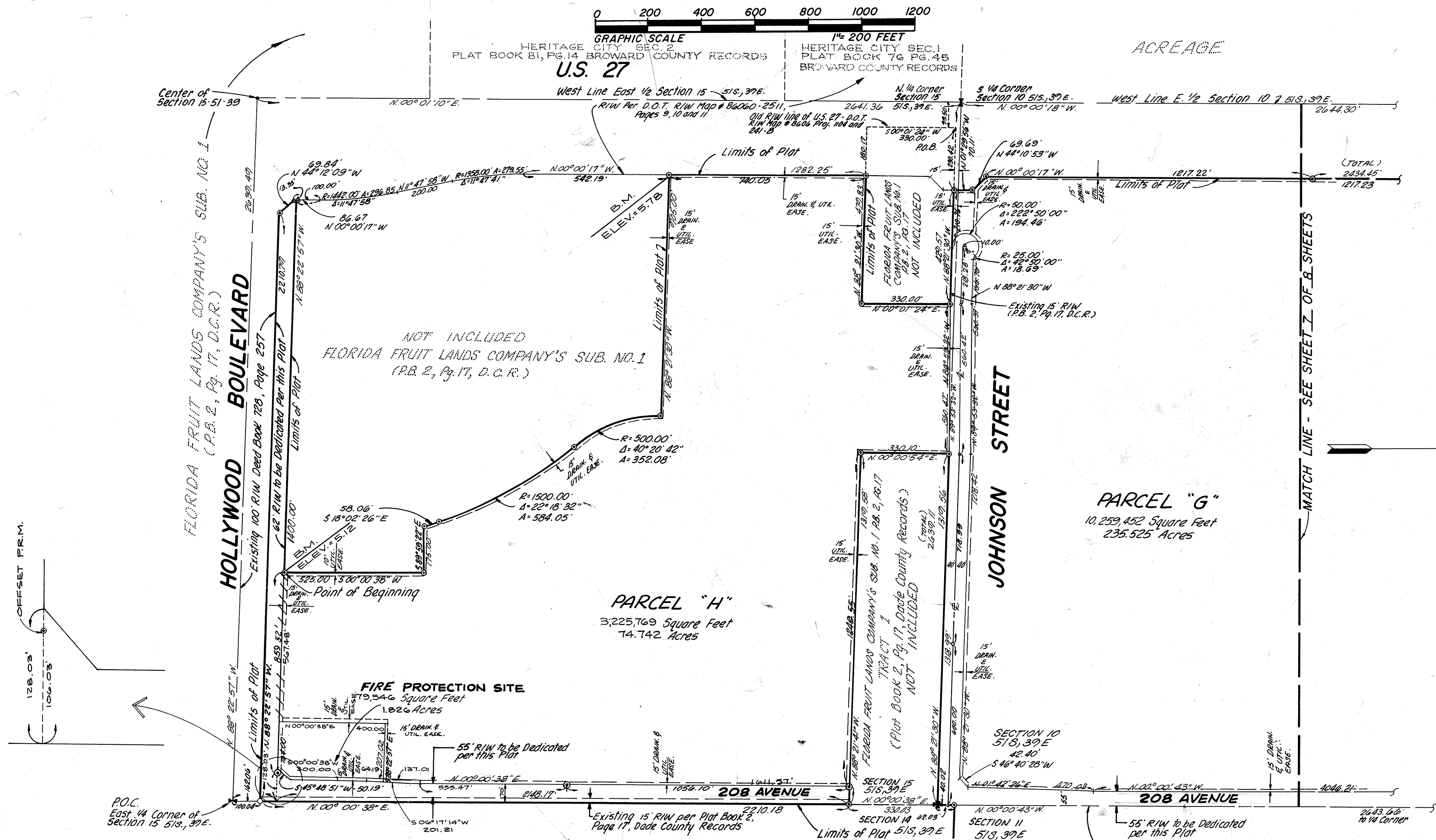


NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
2) DENOTES P. R. M. (PERMANENT REFERENCE MONUMENT).
3) DENOTES P. C. P. (PERMANENT CONTROL POINT)
4) BENCH MARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5) B.M. INDICATES BENCH MARK ELEVATION. (SEE SHEET 8)
6) THE BENCH MARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER PROCEDURES, BASED ON BENCH MARK TO WIT: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK #31, A RAILROAD SPIKE AT THE NORTH EDGE OF PAYMENT OF HOLLYWOOD BOULEVARD, 93' EAST OF THE CENTERLINE OF U.S. 27, ELEVATION 11.54. THIS STATEMENT IN NO WAY CERTIFIES TO THE ACCURACY OF THE AFOREMENTIONED BENCH MARK #31.

"VEHICULAR ACCESS IS RESTRICTED ON LOTS BEING SERVICED ON SW. 16 4TH AVENUE, SW. 196TH AVENUE SW. 200TH AVENUE, SW. 208TH AVENUE AND SHERIDAN STREET AS FOLLOWS:
1) ANY LOTS HAVING FRONTAGE OF LESS THAN 200 FEET SHALL HAVE ITS AREA OF INGRESS & EGRESS ABUTTING THE COMMON LOT LINE WITH THE ADJOINING LOT.
2) IN NO EVENT SHALL ANY LOT BE PROHIBITED FROM HAVING INGRESS & EGRESS TO PUBLIC ROADWAY.
3) VEHICULAR ACCESS ONTO HOLLYWOOD BOULEVARD IS PROHIBITED EXCEPT AS SHOWN ON THE PLAT HEREOF. //// DENOTES NON-VEHICULAR ACCESS.

CHAPEL TRAIL II

PORTIONS OF THE SOUTH 1/2 OF SECTION 12, AND THE SOUTHEAST 1/4 OF SECTION 10
TOGETHER WITH
A RESUBDIVISION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE
SOUTH 1/2 OF SECTION 11, THE NORTH 1/2 OF SECTION 13, AND THE NORTHEAST
1/4 OF SECTION 15, AND A RESUBDIVISION OF EVERGLADE LAND COMPANY'S
SUBDIVISION OF THE NORTH 1/2 OF SECTION 11, AND THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST
CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA



NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
2) ® DENOTES P. R. M. (PERMANENT REFERENCE MONUMENT).
3) ° DENOTES P. C. P. (PERMANENT CONTROL POINT).
4) BENCH MARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5) B.M. INDICATES BENCH MARK ELEVATION. (SEE SHEET 8)
6) THE BENCH MARKS ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER PROCEDURES, BASED ON BENCH MARK TO WIT: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK #31, A RAILROAD SPIKE AT THE NORTH EDGE OF PAVEMENT OF HOLLYWOOD BOULEVARD, 93' EAST OF THE CENTERLINE OF U.S. 27, ELEVATION 11.54. THIS STATEMENT IN NO WAY CERTIFIES TO THE ACCURACY OF THE AFOREMENTIONED BENCH MARK #31.

VEHICULAR ACCESS IS RESTRICTED ON LOTS BEING SERVICED ON SW. 184TH AVENUE, SW. 196TH AVENUE, SW. 200TH AVENUE, SW. 208TH AVENUE AND SHERIDAN STREET AS FOLLOWS:
1) ANY LOTS HAVING FRONTAGE OF LESS THAN 200 FEET SHALL HAVE ITS AREA OF INGRESS & EGRESS ABUTTING THE COMMON LOT LINE WITH THE ADJOINING LOT.
2) IN NO EVENT SHALL ANY LOT BE PROHIBITED FROM HAVING INGRESS & EGRESS TO PUBLIC ROADWAY.
3) VEHICULAR ACCESS ONTO HOLLYWOOD BOULEVARD IS PROHIBITED EXCEPT AS SHOWN ON THE PLAT HEREOF.

CHAPEL TRAIL II
Plat Book 112, Page 16, Broward County Records

//// DENOTES NON-VEHICULAR ACCESS.

SEE SHEET 5 OF 8 SHEETS



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DATED: _____ DRAWN BY: _____