

**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 MADE THE ATTACHED PLAT OF "PEMBROKE LAKES SOUTH", A REPLAT.

THAT ALL THOUGHFARES, 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 STORM WATERS. THAT THE CAVAL AND LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HOLLYWOOD RECLAMATION DISTRICT, FOR THE INSTALLATION AND MAINTENANCE OF THE LAKE AND CAVAL AND SHALL ALSO BE UTILIZED FOR PUBLIC UTILITIES.

THAT WHEN A MARGINAL 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 AN EXPRESS PURPOSE 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 USES.

TRACT G-3 SHALL BE LIMITED TO COMMERCIAL RECREATION.

TRACT O-1 SHALL BE RESTRICTED TO A PARK.

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

IN WITNESS WHEREOF: PEMBROKE LAKES SOUTH ASSOCIATES, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNERS, THIS 19<sup>th</sup> DAY OF APRIL, A.D. 1983

PASADENA HOMES, INC., AS GENERAL PARTNER.

ATTEST: Leonard Miller SECY. BY: Adolph J. Berger PRES.  
LEONARD MILLER ADOLPH J. BERGER

M & D DEVELOPMENT CORP., AS GENERAL PARTNER.

ATTEST: Jean Brewster ASSIT. SECY. BY: Michael Feinberg PRES.  
JEAN BREWSTER MICHAEL FEINBERG

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Leonard Miller AND Adolph J. Berger, PRESIDENT AND SECRETARY, RESPECTIVELY, OF PASADENA HOMES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF PEMBROKE LAKES SOUTH ASSOCIATES, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, 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 THERETO 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 19<sup>th</sup> DAY OF APRIL, A.D. 1983  
MY COMMISSION EXPIRES: SEPT 16, 1983

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPT 16 1983  
BONDED THRU GENERAL INS. UNDERWRITERS  
Michael Lawrence  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Michael Feinberg AND Jean Brewster, PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF M & D DEVELOPMENT CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF PEMBROKE LAKES SOUTH ASSOCIATES, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, 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 THERETO 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 19<sup>th</sup> DAY OF MAY, A.D. 1983  
MY COMMISSION EXPIRES: MARCH 28, 1984

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR 28 1984  
BONDED THRU GENERAL INS. UNDERWRITERS  
John Lawrence  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

**MORTGAGEE APPROVAL:**

KNOW ALL MEN BY THESE PRESENTS: THAT IVAN C. FREDERICKSON, DOROTHY V. FREDERICKSON, HIS WIFE AND IVAN C. FREDERICKSON, JR., THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE FILED FOR RECORD JULY 5, 1979 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 19<sup>th</sup> DAY OF APRIL, A.D. 1983.

WITNESS: Ivan C. Frederickson BY: Ivan C. Frederickson  
AS TO ALL IVAN C. FREDERICKSON

WITNESS: Dorothy V. Frederickson BY: Dorothy V. Frederickson SEAL.  
AS TO ALL DOROTHY V. FREDERICKSON

WITNESS: Ivan C. Frederickson, Jr. BY: Ivan C. Frederickson, Jr. SEAL.  
AS TO ALL IVAN C. FREDERICKSON, JR.

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, IVAN C. FREDERICKSON, DOROTHY V. FREDERICKSON, HIS WIFE AND IVAN C. FREDERICKSON, 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 19<sup>th</sup> DAY OF APRIL, A.D. 1983  
MY COMMISSION EXPIRES: SEPT 16, 1983

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPT 16 1983  
BONDED THRU GENERAL INS. UNDERWRITERS  
Michael Lawrence  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

**MORTGAGEE APPROVAL:**

KNOW ALL MEN BY THESE PRESENTS: THAT EAST FLAMINGO ASSOCIATES LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD JUNE 14, 1979 IN OFFICIAL RECORDS BOOK 8269 AT PAGE 209 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: EAST FLAMINGO ASSOCIATES LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED FOR AND ON ITS BEHALF BY ITS GENERAL PARTNER,

THIS 12<sup>th</sup> DAY OF MAY, A.D. 1983

EAST FLAMINGO ASSOCIATES LIMITED PARTNERSHIP

WITNESS: Jean Brewster BY: Michael Feinberg GENERAL PARTNER  
JEAN BREWSTER MICHAEL FEINBERG

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Michael Feinberg, GENERAL PARTNER OF EAST FLAMINGO ASSOCIATES LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT, AS SUCH OFFICER, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO 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 12<sup>th</sup> DAY OF MAY, A.D. 1983  
MY COMMISSION EXPIRES: MARCH 28, 1984

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR 28 1984  
BONDED THRU GENERAL INS. UNDERWRITERS  
John Lawrence  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

**MORTGAGEE APPROVAL:**

KNOW ALL MEN BY THESE PRESENTS: THAT PEMBROKE LAKES SOUTH, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE FILED FOR RECORD MARCH 27, 1981 IN OFFICIAL RECORDS BOOK 8491 AT PAGE 604 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: PEMBROKE LAKES SOUTH, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNERS, THIS 12<sup>th</sup> DAY OF APRIL, A.D. 1983

P.L.S. DEVELOPMENT CORP., AS GENERAL PARTNER.

ATTEST: Adolph J. Berger SECY. BY: Leonard Miller PRES.  
ADOLPH J. BERGER LEONARD MILLER

HIATUS DEVELOPMENT CORP., AS GENERAL PARTNER.

ATTEST: Jean Brewster ASSIT. SECY. BY: Michael Feinberg PRES.  
JEAN BREWSTER MICHAEL FEINBERG

**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 1 OF 9 SHEETS

THIS PLAT HAS BEEN AMENDED:

SEE O.R. BOOK 23362, PG. 71

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

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

0 10 25 50 75 100 150 200 300  
GRAPHIC SCALE IN FEET

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Adolph J. Berger AND Leonard Miller, PRESIDENT AND SECRETARY, RESPECTIVELY, OF P.L.S. DEVELOPMENT CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF PEMBROKE LAKES SOUTH, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, 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 THERETO 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 12<sup>th</sup> DAY OF APRIL, A.D. 1983  
MY COMMISSION EXPIRES: SEPT 16, 1983

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES SEPT 16 1983  
BONDED THRU GENERAL INS. UNDERWRITERS  
Michael Lawrence  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF BROWARD S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Michael Feinberg AND Jean Brewster, PRESIDENT AND ASST. SECY., RESPECTIVELY, OF HIATUS DEVELOPMENT CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF PEMBROKE LAKES SOUTH, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, 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 THERETO 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 12<sup>th</sup> DAY OF MAY, A.D. 1983  
MY COMMISSION EXPIRES: MARCH 28, 1984

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES MAR 28 1984  
BONDED THRU GENERAL INS. UNDERWRITERS  
John Lawrence  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

**SURVEYOR'S CERTIFICATE:**

WE HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "PEMBROKE LAKES SOUTH", A REPLAT, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECT SUPERVISION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET AND THAT THE PERMANENT CONTROL POINTS WILL BE SET WITHIN (1) ONE YEAR OF THE RECORDING DATE OF THIS PLAT. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES.

THAT THE BEUCH MARKS SHOWN HEREON WERE ESTABLISHED USING 3<sup>RD</sup> ORDER PROCEDURES AND REFER TO U.G.V.D. (FORMERLY U.S.C. & G.S. DATUM). SEE SURVEYOR'S NOTES. **SCHWEBKE-SHISKIN & ASSOCIATES, INC.**

DATED: June 20, 1983 BY: J.P. Shiskin SECY. PRES.  
JAMES P. SHISKIN  
P.L.S. N° 115 STATE OF FLORIDA.

**SURVEYOR'S NOTES:**

● PERM DENOTES PERMANENT REFERENCE MONUMENT.  
● PCP DENOTES PERMANENT CONTROL POINT.  
BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.  
TOTAL ACREAGE TO PLAT LIMITS LINE 22,264.396 ± S.F. (511.12 ± AC.)  
TOTAL ACREAGE OF RIGHTS-OF-WAY 724.838 ± S.F. (16.64 ± AC.)  
TOTAL ACREAGE OF TRACTS 21,420.324 ± S.F. (491.88 ± AC.)  
TOTAL ACREAGE OF CAVAL 113,234 ± S.F. (2.60 ± AC.)  
--- DENOTES NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING & BROWARD COUNTY TRAFFIC ENGINEERING  
B.M. DENOTES BEUCH MARK, U.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 24-51-40 AS PER MISCELLANEOUS P.B.G. AT PG. 4.

**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 20<sup>th</sup> DAY OF APRIL, 1983

ATTEST: Charles J. Rader CITY CLERK BY: Charles W. Johnson MAYOR.

CITY BUILDING AND ZONING DEPARTMENT:  
THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, BUILDING AND ZONING DEPARTMENT, THIS 10 DAY OF JUNE, A.D. 1983.

BY: Samuel P. Anderson 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 16<sup>th</sup> DAY OF JUNE, A.D. 1983.

BY: Edwardo B. Ruiz CHAIRMAN.

HOLLYWOOD RECLAMATION DISTRICT:  
THIS PLAT OF "PEMBROKE LAKES SOUTH", A REPLAT, IS HEREBY APPROVED, THIS 22<sup>nd</sup> DAY OF JAN, A.D. 1982.

BY: Walter J. Hall PRESIDENT, BOARD OF SUPERVISORS.

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 TRAFFICWAYS BY RESOLUTION DULY ADOPTED, THIS 28<sup>th</sup> DAY OF JULY, A.D. 1983

BY: Walter J. Hall

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

BY: Henry P. Cook DIRECTOR.  
HENRY P. COOK, P.E. N° 12506 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: F.T. JOHNSON, COUNTY ADMINISTRATOR.

BY: Medred V. Cavanaugh DEPUTY

BY: John E. Gresham CHAIRMAN-COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 17<sup>th</sup> DAY OF February, A.D. 1984, AND RECORDED IN PLAT BOOK 117, PAGE 1, RECORDED VERIFIED.

ATTEST: F.T. JOHNSON, COUNTY ADMINISTRATOR.

BY: Carol C. Doyle DEPUTY

# 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 16 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 SUGAR & LAND CO. SUBDIVISION AS RECORDED IN PLAT BOOK 2 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°29'40"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°29'40"W., ALONG THE LAST DESCRIBED COURSE, FOR 1208.14 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°29'08"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 100.03 FEET; THENCE N.88°29'08"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 3809.16 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 3993 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 1244.48 FEET; THENCE S.88°29'45"E., ALONG THE NORTH LINE OF TRACT 17, FOR 1168.26 FEET; THENCE S.0°00'38"W., ALONG THE EAST LINE OF TRACT 17, FOR 3300.3 FEET; THENCE N.88°29'47"W., ALONG THE SOUTH LINE OF TRACT 17, FOR 1168.26 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 940.11 FEET; THENCE S.88°29'22"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 5103.25 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 2539.95 FEET; THENCE N.88°29'08"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 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°29'08"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 3501 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 2491.11 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 2539.98 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 2725.86 FEET; THENCE S.0°15'01"E., ALONG THE EAST LINE OF TRACTS 9 AND 24 IN SAID SECTION 19, FOR 2539.65 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 60.00 FEET; THENCE N.0°00'28"E., ALONG A LINE PARALLEL WITH AND 60.00 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°25'27"W., FOR 200.06 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°59'32"E., FOR 60.00 FEET; THENCE S.0°00'28"W., FOR 174.86 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 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 110.46 FEET TO A POINT OF TANGENCY; THENCE S.0°00'28"W., FOR 529.28 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 282.51 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 576.00 FEET; THENCE N.89°32'46"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 300.00 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

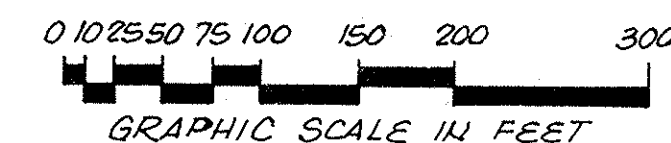
**SCHWEBKE-SHISKIN & ASSOC., INC.**

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 BARNETT BANK OF SOUTH FLORIDA, N.A., A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED JUNE 2<sup>ND</sup>, 1982 UNDER CLERK'S FILE N° 82-145844 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: BARNETT BANK OF SOUTH FLORIDA, N.A., 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 ASS'T. VICE-PRES. THIS 19<sup>TH</sup> DAY OF MAY A.D. 1983.

BARNETT BANK OF SOUTH FLORIDA, N.A.

ATTEST: Richard C. Allen ASS'T. VICE-PRES.  
RICHARD C. ALLEN

BY: Stewart P. Hicks  
STEWART P. HICKS

## 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 Stewart P. Hicks AND Richard C. Allen VICE PRESIDENT AND ASS'T. VICE PRES., RESPECTIVELY, OF BARNETT BANK OF SOUTH FLORIDA, N.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 THERETO 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 19<sup>TH</sup> DAY OF MAY A.D. 1983.  
MY COMMISSION EXPIRES: FEBRUARY 11, 1985.

Florence A. Sanavia  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE

## SURVEYOR'S NOTES:

- P.M. DENOTES PERMANENT REFERENCE MONUMENT.
- R.C.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.
- B.M. DENOTES BENCH MARK, N.G.V.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.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

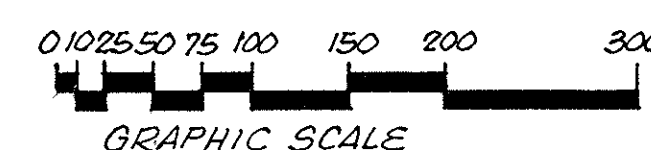
**SCHWEBKE-SHISKIN & ASSOC., INC.**

 LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS  
 MIAMI FLORIDA

ORDER N° 140491

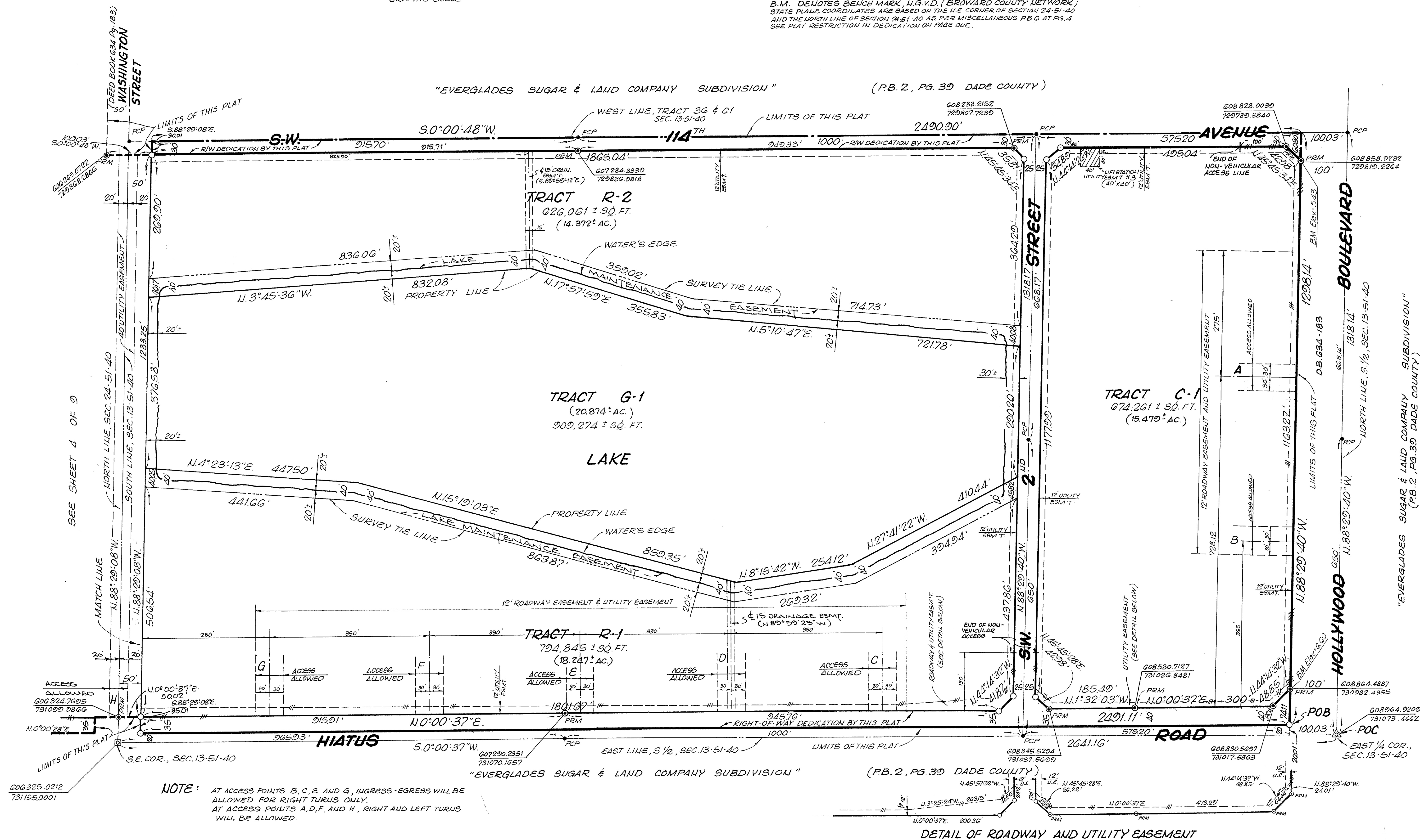
SCALE: 1" = 100'

AUGUST, 1981



## SURVEYOR'S NOTES

• PRM. 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.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 24-51-40 AS PER MISCELLANEOUS P.B.G. AT PG. 4 SEE PLAT RESTRICTION IN DEDICATION ON PAGE ONE.



DETAIL OF ROADWAY AND UTILITY EASEMENT

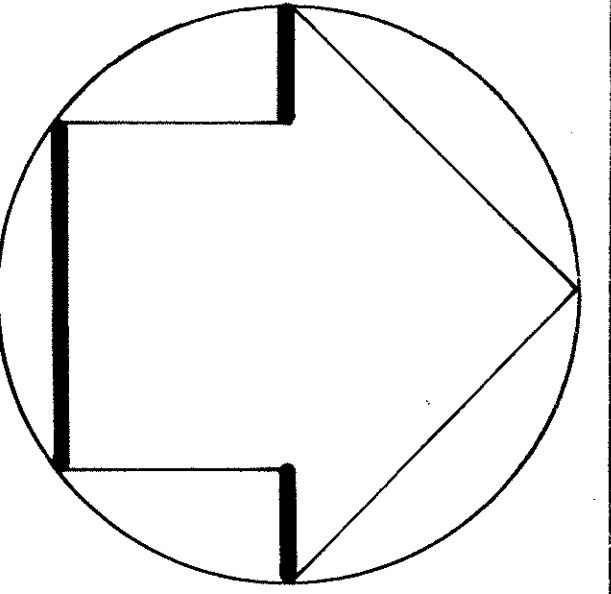
# PEMBROKE LAKES SOUTH

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 10, 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

- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.C.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.
- B.M. DENOTES BENCH MARK, N.G.V.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 R.B.C. AT PG. 4 SEE PLAT RESTRICTION IN DEDICATION ON PAGE 1.



TRACT R-4  
(SEE SHEET 5 OF 9)

TRACT G-2

4,686,533 ± 50 FT.  
(107.588 ± AC.)

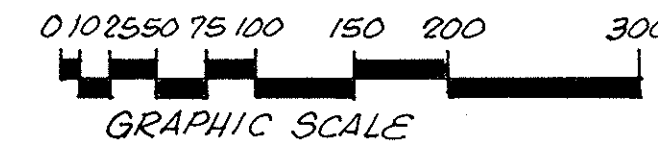
TRACT R-3  
870,685 ± 50 FT.  
(20.195 ± AC.)

TRACT G-3  
207,912 ± 50 FT.  
(4.773 ± AC.)

**SCHWEBKE ~ SHISKIN & ASSOC., INC.**

LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS  
MIAMI

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



EVERGLADES SUGAR AND LAND CO. SUBD. (P. 39 DADE CO.)

SOUTH LINE, N. 1/2, SEC. 24-51-40

PEMBROKE ROAD

TO WEST 1/4 CORNER  
SEC. 24-51-40

SEE SHEET 5 OF 9

SEE SHEET 5 OF 9  
MATCH LINE

SEE SHEET 3 OF 9  
MATCH LINE

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

SEE SHEET 9 OF 9

EAST 1/4 COR.,  
SEC. 24-51-40

N.E. COR.,  
SEC. 24-51-40

HIATUS

ROAD

ACCESS ALLOWED  
606324.7605  
731000.9866

603735.9613  
731163.0534

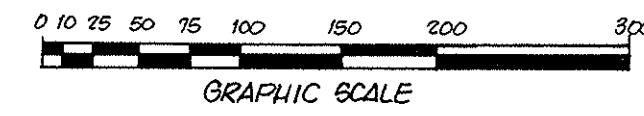
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**SCHWEBKE-SHISKIN & ASSOC'S, INC.**  
LAND SURVEYORS · ENGINEERS · ARCHITECTS · LAND PLANNERS  
MIAMI · FLORIDA  
ORDER NO. 140491 SCALE: 1"=100' AUGUST, 1981



# PEMBROKE LAKES SOUTH

BEING A REPLAT OF TRACTS 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 37 THRU 44 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 5 OF 9 SHEETS

## SURVEYOR'S NOTES

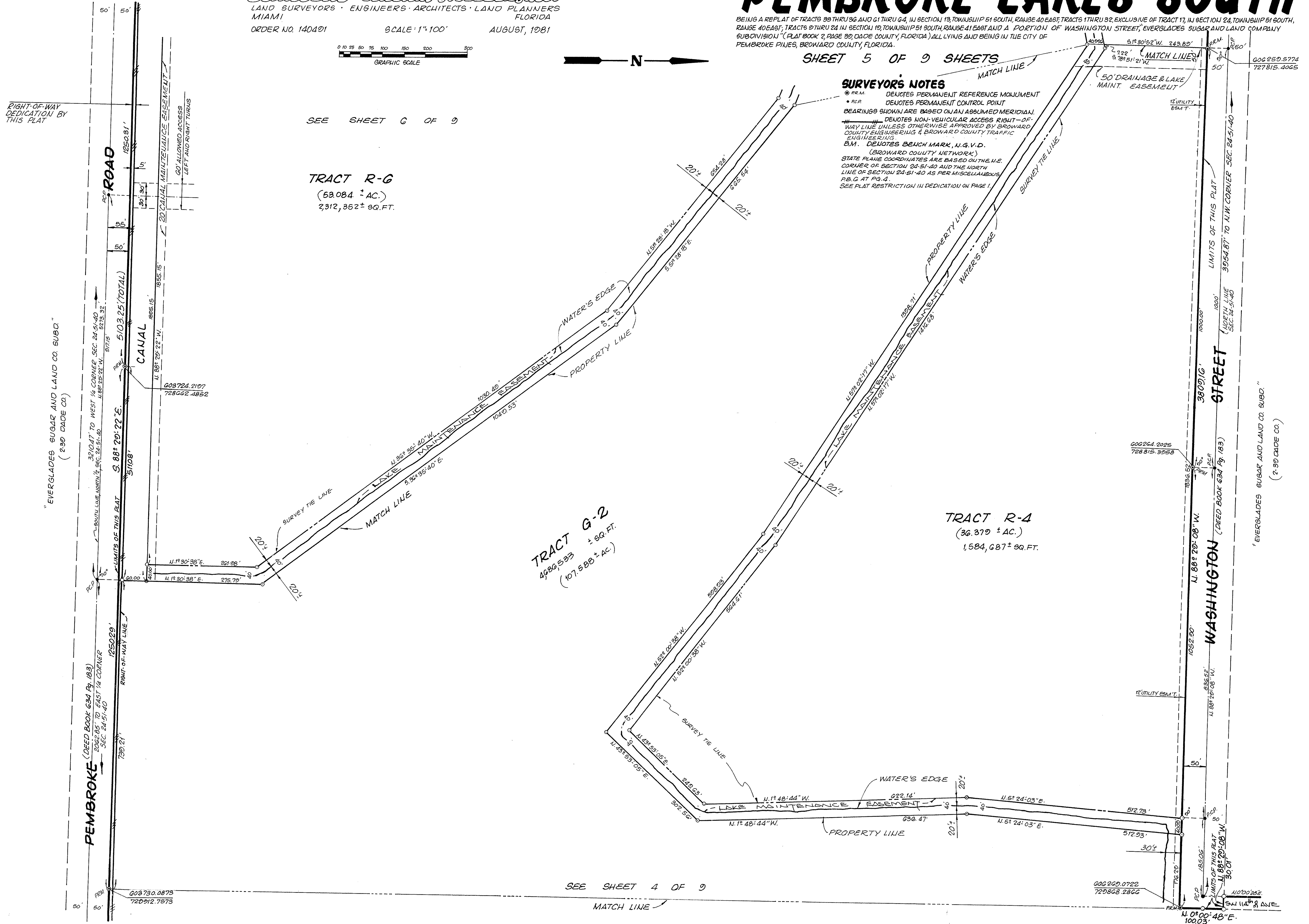
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- P.C.P. DENOTES PERMANENT CONTROL POINT
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- B.M. DENOTES BENCH MARK, N.G.V.D. (BROWARD COUNTY NETWORK)
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- SEE PLAT RESTRICTION IN DEDICATION ON PAGE 1.

SEE SHEET 6 OF 9

**TRACT R-6**  
(53.084 ± AC.)  
2,312,362 ± SQ. FT.

**TRACT G-2**  
498,593 ± SQ. FT.  
(107,588 ± AC.)

**TRACT R-4**  
(36.379 ± AC.)  
1,584,687 ± SQ. FT.



# 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 5 THRU 14 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 30, DADE COUNTY, FLORIDA, ALL LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

SHEET 6 OF 9 SHEETS

## SURVEYOR'S NOTES

- P.M. DENOTES PERMANENT REFERENCE MONUMENT
- R.C.P. DENOTES PERMANENT CONTROL POINT BEARING SHOWN ARE BASED ON AN ASSUMED MERIDIAN.
- DENOTES NON-VEHICULAR ACCESS
- RIGHT-OF-WAY LINE, UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING AND BROWARD COUNTY TRAFFIC ENGINEERING
- STATE PLANE COORDINATES ARE BASED ON THE 20' 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.
- B.M. DENOTES BENCH MARK N.G.V.D. (BROWARD COUNTY NETWORK)
- SEE PLAT RESTRICTION IN DEDICATION ON PAGE 1.

## TRACT R-G

53.084 ± AC.  
2,312,352 SQ. FT.

## TRACT G-2

(107.588 ± AC.)  
4,680,535 SQ. FT.

## TRACT R-4

(36.379 ± AC.)  
1,584,087 SQ. FT.

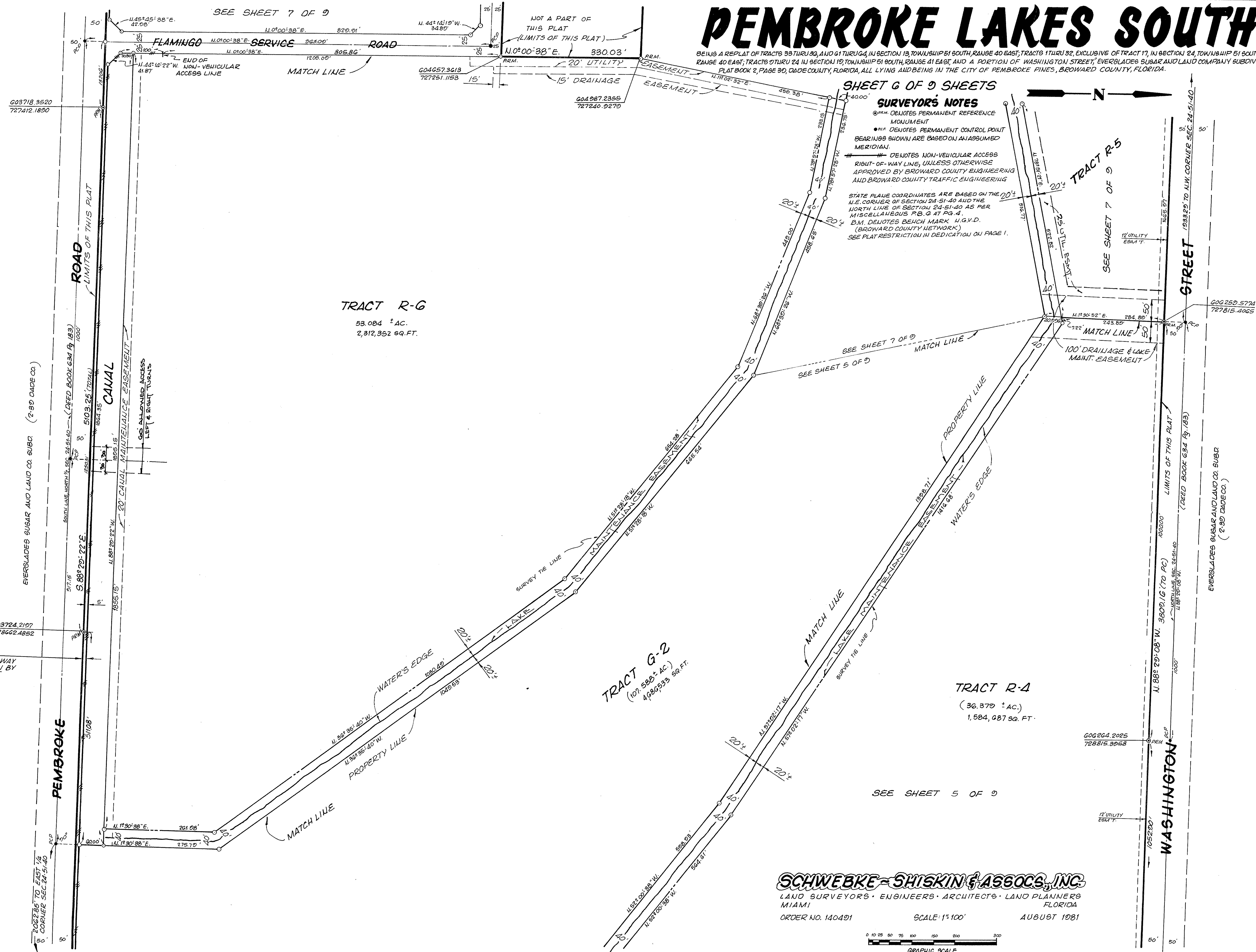
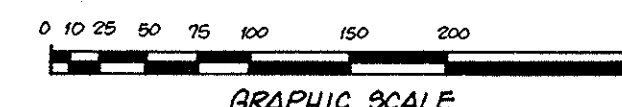
**SCHWEBKE-SHISKIN & ASSOC., INC.**

LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS  
MIAMI FLORIDA

ORDER NO. 140491

SCALE: 1"=100'

AUGUST 1981



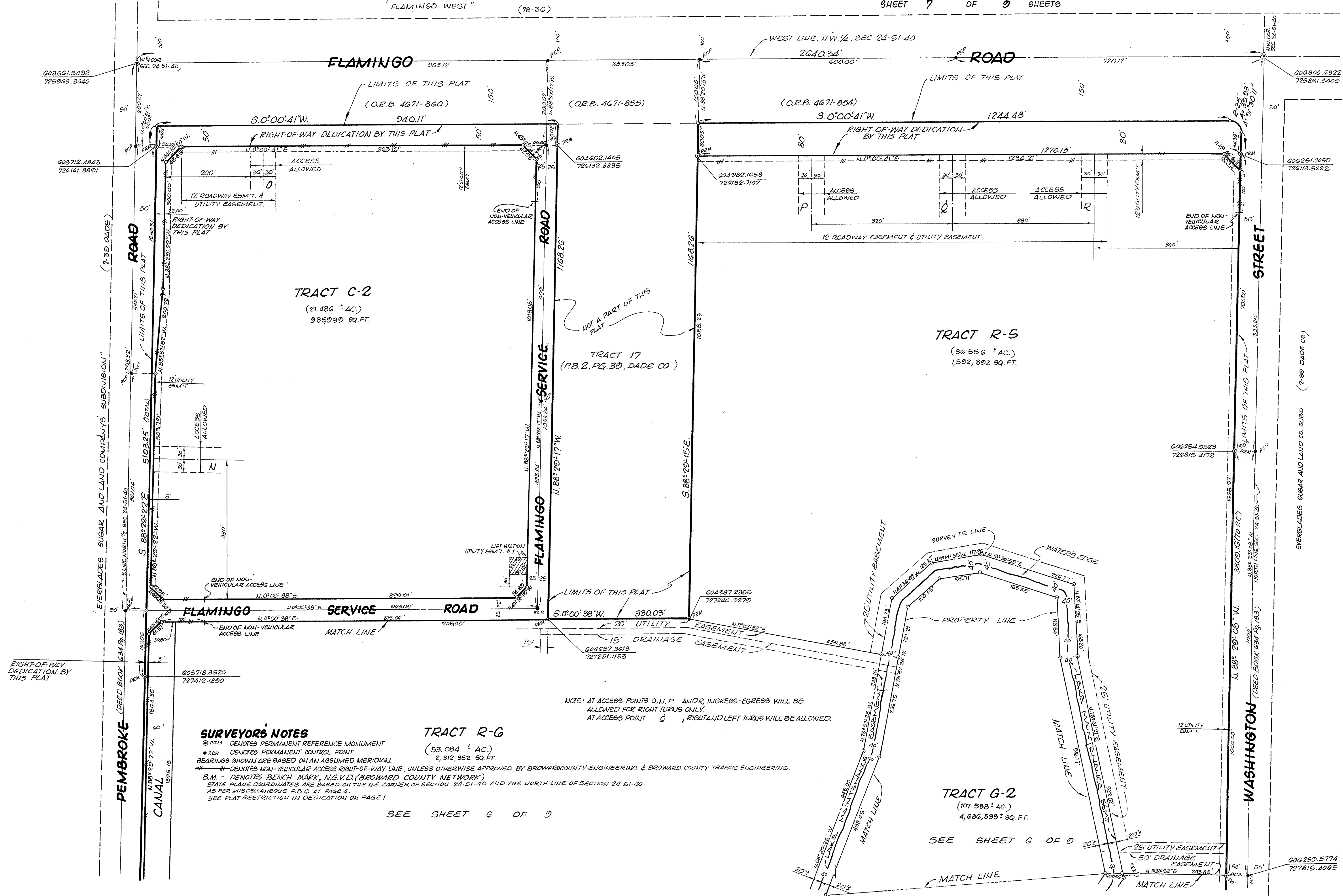
**SCHWEBKE-SHISKIN & ASSOC'S, INC.**  
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS  
MIAMI FLORIDA  
ORDER NO. 140491  
SCALE: 1" = 100'  
AUGUST 1981



# PEMBROKE LAKES SOUTH

BEING A REPLAT OF TRACTS 33 THRU 36, AND 41 THRU 44 IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST; TRACTS 11 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 7 OF 9 SHEETS



## SURVEYORS' NOTES

- PRM DENOTES PERMANENT REFERENCE MONUMENT
- PCR 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, 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 24-51-40
- AS PER MISCELLANEOUS P.B.G. AT PAGE 4.
- SEE PLAT RESTRICTION IN DEDICATION ON PAGE 1.

## TRACT R-G

(53,084 ± AC.)  
2,312,352 SQ. FT.

SEE SHEET 6 OF 9

## TRACT G-2

(107,588 ± AC.)  
4,686,533 ± SQ. FT.

SEE SHEET 6 OF 9

# PEMBROKE LAKES SOUTH

SHEET 8 OF 9 SHEETS

BEING A REPLAT OF TRACTS 88 THRU 92 AND 94 THRU 94 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 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.

EVERGLADES SUGAR AND LAND CO. SUB D. (2-30 DADE CO.)

(DEED BOOK 634 Pg. 183)

N 1/4 COR., SEC. 19-51-41

606427.3777  
733845.8789

WASHINGTON STREET

STREET

TRACT R-7

(29,251 ± AC.)  
1,274,204 SQ. FT.

TRACT R-8

(26,583 ± AC.)  
1,157,955 SQ. FT.

LAKE

TRACT L-2

(44,811 ± AC.)  
1,951,967 SQ. FT.

LAKE

TRACT L-3  
(37,026 ± AC.)  
1,575,026 SQ. FT.

## SURVEYOR'S NOTES

© P.R.M. DENOTES PERMANENT REFERENCE MONUMENT  
\* P.C.P. DENOTES PERMANENT CONTROL POINT  
BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.  
UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING & BROWARD COUNTY TRAFFIC ENGINEERING.  
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B.M. DENOTES BENCH MARK, N.G.V.D. (BROWARD COUNTY NETWORK).  
SEE PLAT RESTRICTION IN DEDICATION ON PAGE 1.

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

ORDER NO. 140491

SCALE: 1"=100'

AUGUST, 1981



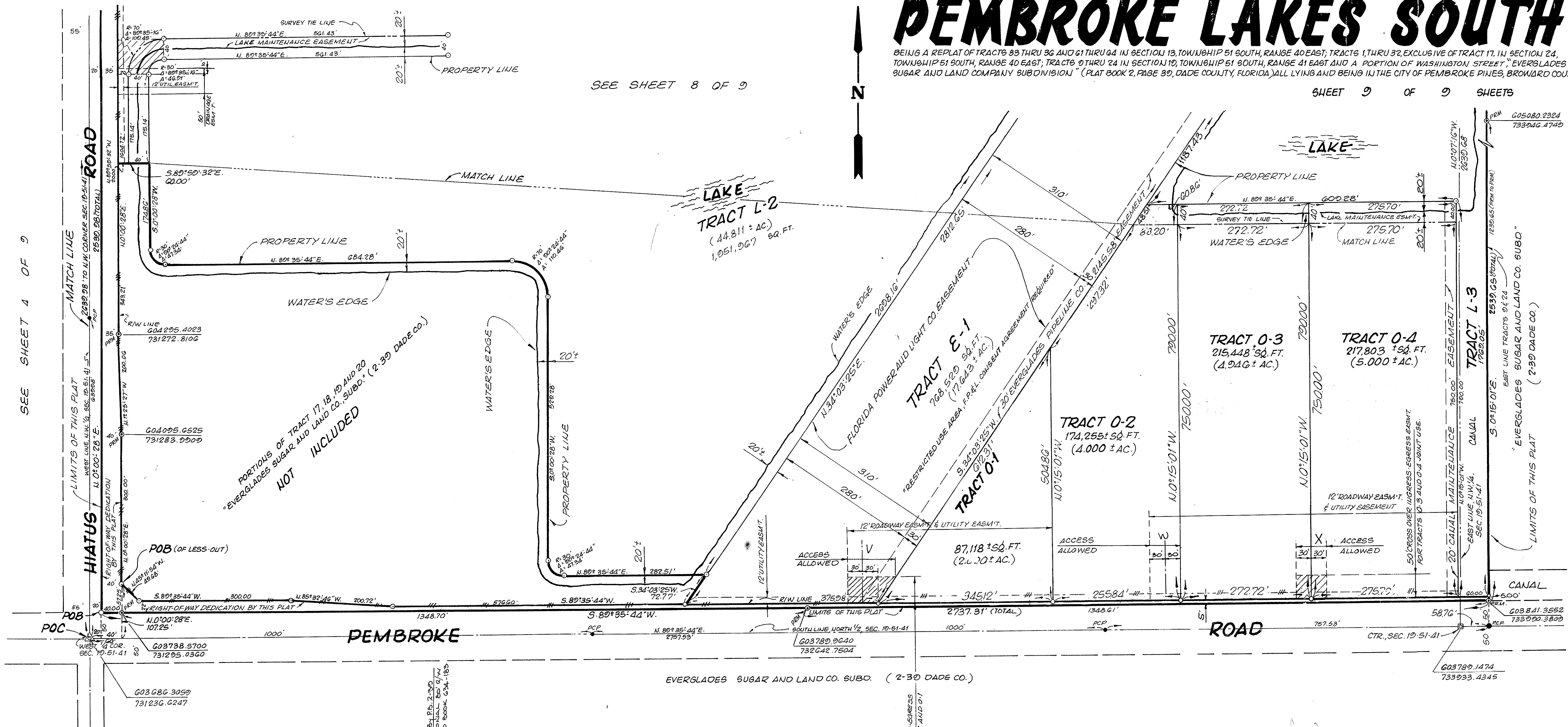
SEE SHEET 4 OF 9

SEE SHEET 9 OF 9

# PEMBROKE LAKES SOUTH

BEING A REPLAT OF TRACTS 33 THRU 36 AND 41 THRU 44 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

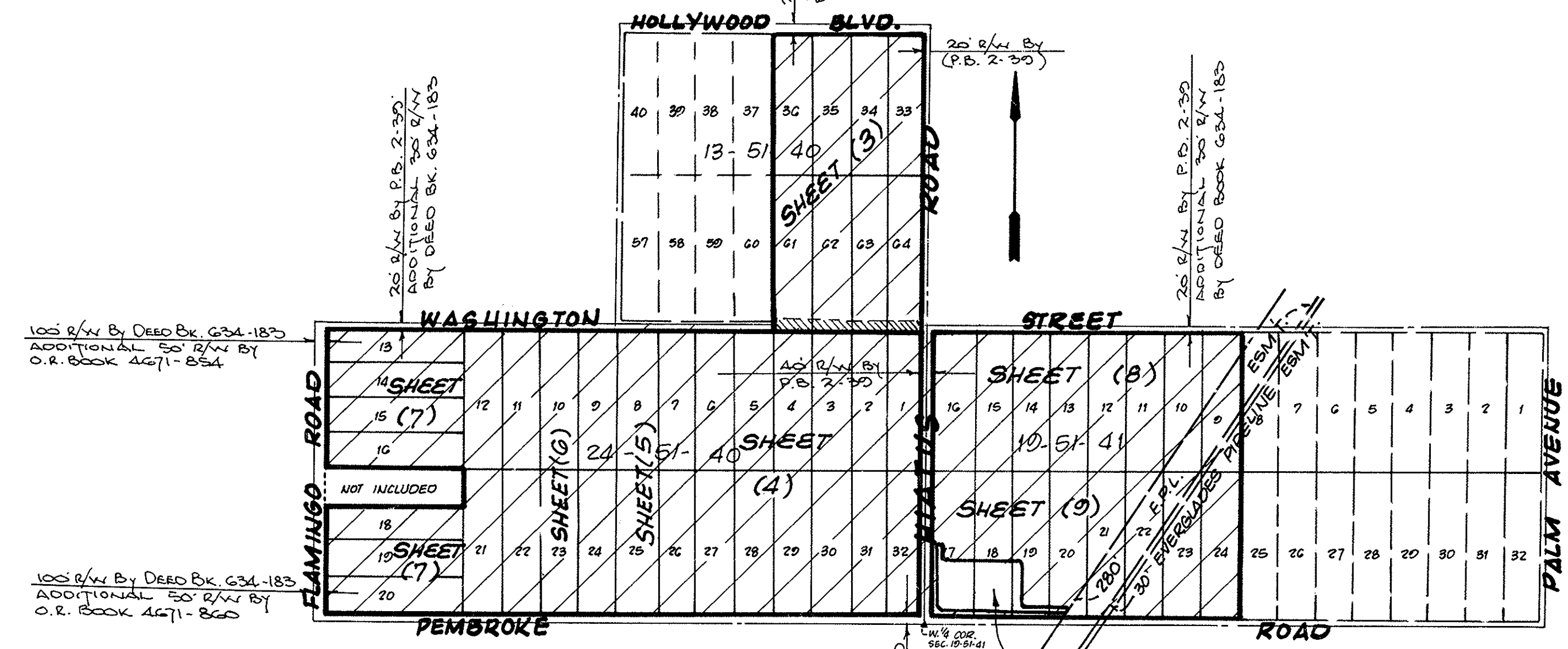
SHEET 9 OF 9 SHEETS



## SURVEYOR'S NOTES

BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.  
● B.M. DENOTES BENCH MARK, N.G.V.D. (BROWARD COUNTY NETWORK)  
● P.C.P. DENOTES PERMANENT CONTROL POINT  
— DENOTES NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE, UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING & BROWARD COUNTY TRAFFIC ENGINEERING.  
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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.  
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.



LOCATION MAP

SCALE = 1" = 1200'

**SCHWEBKE-SHISKIN & ASSOC'S, INC.**

LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS  
MIAMI FLORIDA

ORDER NO. 140401

SCALE: 1" = 100'

AUGUST 1981

