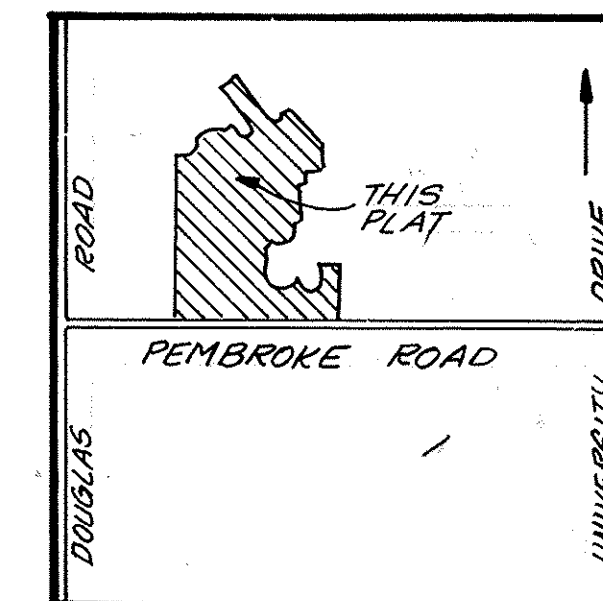


CINNAMON PLACE I

A REPLAT OF PORTIONS OF TRACTS 8,9,10,11,12,13,20,21,22,23,24 AND 25, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 75 OF THE PUBLIC RECORDS, BROWARD COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FEBRUARY, 1984



LOCATION SKETCH
SECTION 21-51-41
(Not to Scale)

CITY PLANNING & ZONING BOARD :

This is to certify that this plat has been approved by the Planning & Zoning Board of Pembroke Pines, Florida this 22nd day of March, 1984.

Edward Ponce
Chairman

CITY ENGINEER :

This plat is hereby approved for record this 17th day of JULY, 1984.

Laj Sadiqin
City Engineer
Florida P.E. No. 18894

CITY COUNCIL :

This is to certify that this plat has been approved for record by Pembroke Pines City Council by Ordinance No. 1562, adopted this 16th day of May, 1984.

Pursuant to Ordinance No. 1562 Resolution
Charles A. Orsage
City Clerk

HOLLYWOOD RECLAMATION DISTRICT :

This plat has been submitted to and approved by Hollywood Reclamation District.

By: Michael H. Stevenson Date: July 13, 1984
By: Michael H. Stevenson Date: July 13, 1984

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 22nd day of March, 1984.

By: John S. ... Date: 8/27/84

BROWARD COUNTY ENGINEERING DIVISION :

This plat is approved and accepted for record.

By: Henry P. Cook Date: 10-22-84
Henry P. Cook, Director
Florida P.E. No. 12506

BROWARD COUNTY FINANCE & 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 18th day of September, 1984.

Attest: F.T. Johnson
County Administrator

By: Fred E. Johnson By: Phyllis J. Flanagan
Chairman of Board of County Commissioners Deputy

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

This instrument was filed for record this 24th day of October, 1984 and recorded in Plat Book 121 at Page 26, Record Verified.

Attest: F.T. Johnson By: Carole C. Doyle
County Administrator Deputy

SURVEYOR'S CERTIFICATE :

I hereby certify that the attached plat entitled, "CINNAMON PLACE I," is a true and correct representation of lands recently surveyed, subdivided and platted under my supervision and direction, that the survey data shown hereon complies with the applicable requirements of Chapter 177, Florida Statutes A.D. 1971; that the Permanent Reference Monuments were set in accordance with Section 177.091 of said Chapter 177 on this 13th day of September, 1984; that the Permanent Control Points will be set within one year of the recording of this plat; that the Bench Marks shown are referenced to the National Geodetic Vertical Datum and conform to the standards for third order work and that the Minimum Technical Standards set forth by the Florida State Board of Land Surveyors have been met.

By: Ishmael S. Mohamed
Ishmael S. Mohamed
Professional Land Surveyor No. 2464
State of Florida

DEDICATION :

State of Florida } ss Know all men by these presents:
County of Broward } That Levitt Homes Incorporated, a Delaware Corporation, owner of the lands described hereon has caused said lands to be surveyed, subdivided and platted as shown hereon and to be known as CINNAMON PLACE I, a replat. The thoroughfares as shown hereon are hereby dedicated to the City of Pembroke Pines for the perpetual use of the public for proper purposes. Tract A as shown hereon is hereby dedicated to the City of Pembroke Pines for the perpetual use of the public for recreational purposes. All easements are dedicated to the public for the construction and maintenance of utilities and drainage. Tracts B, C and D are hereby dedicated to Hollywood Reclamation District for Watermanagement and other purposes. Tract R is hereby dedicated to Broward County for proper purposes. Tracts P-1, P-2 and E are hereby dedicated to Honeywoods Homeowners Association, Inc. for recreation and parking together with Tracts L-1 and L-2 for Landscape and open space. The 20 foot maintenance easements in Tracts B, C and D as shown hereon are hereby dedicated to Honeywoods Homeowners Association, Inc. for proper purposes. The 30 foot easement in Tract P-1 is hereby dedicated to the Hollywood Reclamation District for Ingress and Egress.

In witness whereof said Levitt Homes Incorporated, a Delaware Corporation has caused these presents to be signed by its president, attested by its vice-president and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 22nd day of July, 1984.

Eugene B. ... Levitt Homes Incorporated
Witness As to both By: ...
Witness As to both By: ...

ACKNOWLEDGEMENT :

State of Florida } ss I hereby certify that on this day personally
County of Broward } appeared before me, an officer duly authorized to administer oaths and take acknowledgements
Elliot M. Weiner and Harry T. Sleek, president and vice-president respectively, Levitt Homes Incorporated, a Delaware Corporation to me well known to be the officers described herein and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers for the purposes described therein.

My commission expires: December 17, 1986

By: James M. Samrexy
Notary Public
State of Florida

DEDICATION BY MORTGAGE HOLDERS :

State of Florida } ss We, E.C. Fogg III, Elizabeth Fogg Lane and
County of Dade } Alan S. Fogg owners and holders of a mortgage on this property, recorded in O.R. Book 11724, Page 333 of the Public Records of Broward County, Florida, do hereby join in the dedication shown hereon.

In witness whereof we hereunto set our hands this 24th day of July, 1984.

Ludis Prince By: E.C. Fogg III
(Witness to all) By: Elizabeth Fogg Lane
Margaret Miller By: Alan S. Fogg
(Witness to all)

ACKNOWLEDGEMENT :

State of Florida } ss I hereby certify that on this day
County of Dade } personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, E.C. Fogg III, Elizabeth Fogg Lane and Alan S. Fogg to me well known to be the individuals described in and who executed the foregoing dedication and that they acknowledged before me that they executed the same freely and voluntarily for uses and purposes therein expressed.

Witness my hand and seal this 24th day of July, 1984.

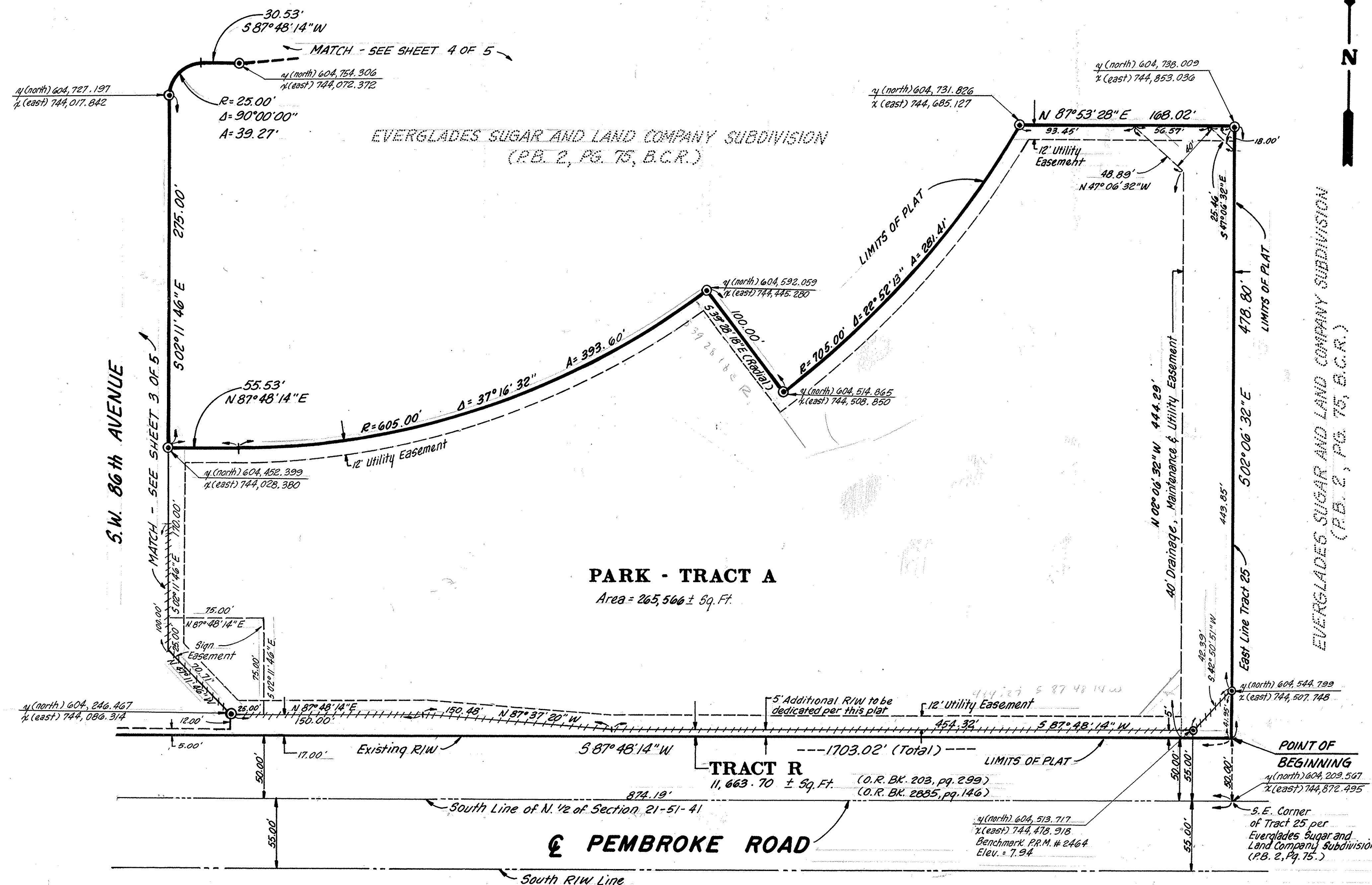
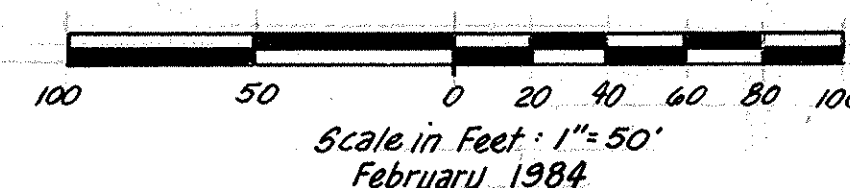
My commission expires: 10-4-84
Ludis Prince
Notary Public

NOTE :

This plat is restricted to 194 single family homes. 3 Bedroom

CINNAMON PLACE I

A REPLAT OF PORTIONS OF TRACTS 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24 AND 25, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 75 OF THE PUBLIC RECORDS, BROWARD COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



LEGAL DESCRIPTION :

Portions of Tracts 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24 and 25, Everglades Sugar and Land Company Subdivision, according to the plat thereof as recorded in Plat Book 2 at Page 75 of the Public Records, Broward County, Florida and lying in Section 21, Township 51 South, Range 41 East, City of Pembroke Pines, Broward County, Florida being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 21; thence North 87° 48' 14" East along the South line of the North 1/2 of said Section 21 for 2968.81 feet; thence North 02° 06' 32" West along the East boundary line of said Tract 25 for 50.00 feet to the POINT OF BEGINNING; thence South 87° 48' 14" West along a line parallel with and 50.00 feet North of the South line of said North 1/2 of Section 21 for 1703.02 feet; thence North 02° 06' 32" West for 1254.55 feet; thence North 87° 53' 28" East for 366.79 feet to a Point of Curvature; thence Northeasterly along a circular curve to the left having a radius of 130.00 feet, a central angle of 80° 05' 12" for an arc distance of 181.82 feet to a Point of Reverse Curvature; thence Northeasterly along a circular curve to the right having a radius of 44.37 feet, a central angle of 23° 21' 47" for an arc distance of 72.30 feet to a Point of Reverse Curvature; thence Northeasterly along a circular curve to the left, having a radius of 165.00 feet, a central angle of 58° 13' 34" for an arc distance of 167.68 feet to a Point of Tangency; thence North 42° 53' 28" East for 55.00 feet; thence South 47° 06' 32" East for 192.28 feet; thence South 02° 06' 32" East for 24.42 feet; thence North 87° 53' 28" East for 80.00 feet; thence North 02° 06' 32" West for 20.28 feet to a Point of Curvature; thence Northwesterly along a circular curve to the left having a radius of 90.00 feet, a central angle of 45° 00' 00" for an arc distance of 70.69 feet to a Point of Tangency; thence North 47° 06' 32" West for 328.13 feet; thence North 42° 53' 28" East for 490.00 feet; thence South 47° 06' 32" East for 328.13 feet to a Point of Curvature; thence Southeasterly along a circular curve to the right, having a radius of 580.00 feet, a central angle of 05° 35' 01" for an arc distance of 56.52 feet to Point of Reverse Curvature; thence Southeasterly and Northeasterly along a circular curve to the left having a radius of 25.00 feet, a central angle of 95° 35' 01" for an arc distance of 41.71 feet to a Point of Tangency; thence North 42° 53' 28" East for 112.87 feet to a Point of Curvature; thence Northeasterly along a circular curve to the left having a radius of 25.00 feet, a central angle of 19° 36' 28" for an arc distance of 8.56 feet; thence South 66° 43' 00" East for 60.00 feet; thence South 65° 50' 05" East for 235.32 feet; thence South 02° 06' 32" East along the East boundary line of said Tracts 8 and 25 for 507.27 feet; thence South 87° 53' 28" West for 255.00 feet; thence South 02° 06' 32" East for 52.07 feet; thence South 87° 53' 28" West for 140.00 feet; thence South 02° 06' 32" East for 273.21 feet to a Point of Curvature; thence Southeasterly and Southwesterly along a circular curve to the right having a radius of 385.00 feet, a central angle of 11° 52' 20" for an arc distance of 79.77 feet; thence North 80° 14' 12" West radially to the last and next described curve for 80.00 feet; thence Southwesterly along a circular curve to the right, having a radius of 305.00 feet, a central angle of 78° 02' 26" for an arc distance of 415.43 feet to a Point of Tangency; thence South 87° 48' 14" West for 30.53 feet to a Point of Curvature; thence Southwesterly along a circular curve to the left having a radius of 25.00 feet, a central angle of 90° 00' 00" for an arc distance of 39.27 feet to a Point of Tangency; thence South 02° 11' 46" East for 275.00 feet; thence North 87° 48' 14" East for 55.53 feet to a Point of Curvature; thence Northeasterly along a circular curve to the left having a radius of 605.00 feet, a central angle of 37° 16' 32" for an arc distance of 393.60 feet; thence South 39° 28' 18" East radially to the last and next described curve for 100.00 feet; thence Northeasterly along a circular curve to the left having a radius of 105.00 feet, a central angle of 22° 52' 13" for an arc distance of 281.41 feet; thence North 87° 53' 28" East for 168.02 feet; thence South 02° 06' 32" East along the East boundary of said Tract 25 for 478.80 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.
Containing 51.233 acres more or less.

NOTE :
FOR CLARITY ALL EASEMENTS ARE SHOWN ON SHEET 5 OF 5.

SURVEYOR'S NOTES:

- 1.) Ⓞ Denotes Permanent Reference Monument (P.R.M.).
- 2.) ○ Denotes Permanent Control Point (P.C.P.).
- 3.) 12" U.E. denotes 12' Utility Easement.
- 4.) 10" D.E. denotes 12' Drainage Easement.
- 5.) ② Denotes Block Number.
- 6.) Right-of-Way dedication is 11,663.70 ± Sq. Ft. (Tract R).
- 7.) Benchmark elevations refer to National Geodetic Vertical Datum.
- 8.) +---+---+ denotes Non-Vehicular Access Line.
- 9.) State Plane Co-ordinates and bearings are based on the Keith and Schnars, P.A. Resurvey of a Portion of Township 51 South, Range 41 East, Broward County, Florida, as recorded in Misc. P.B. 6, Pg. 19 of the Public Records of Broward County, Florida.

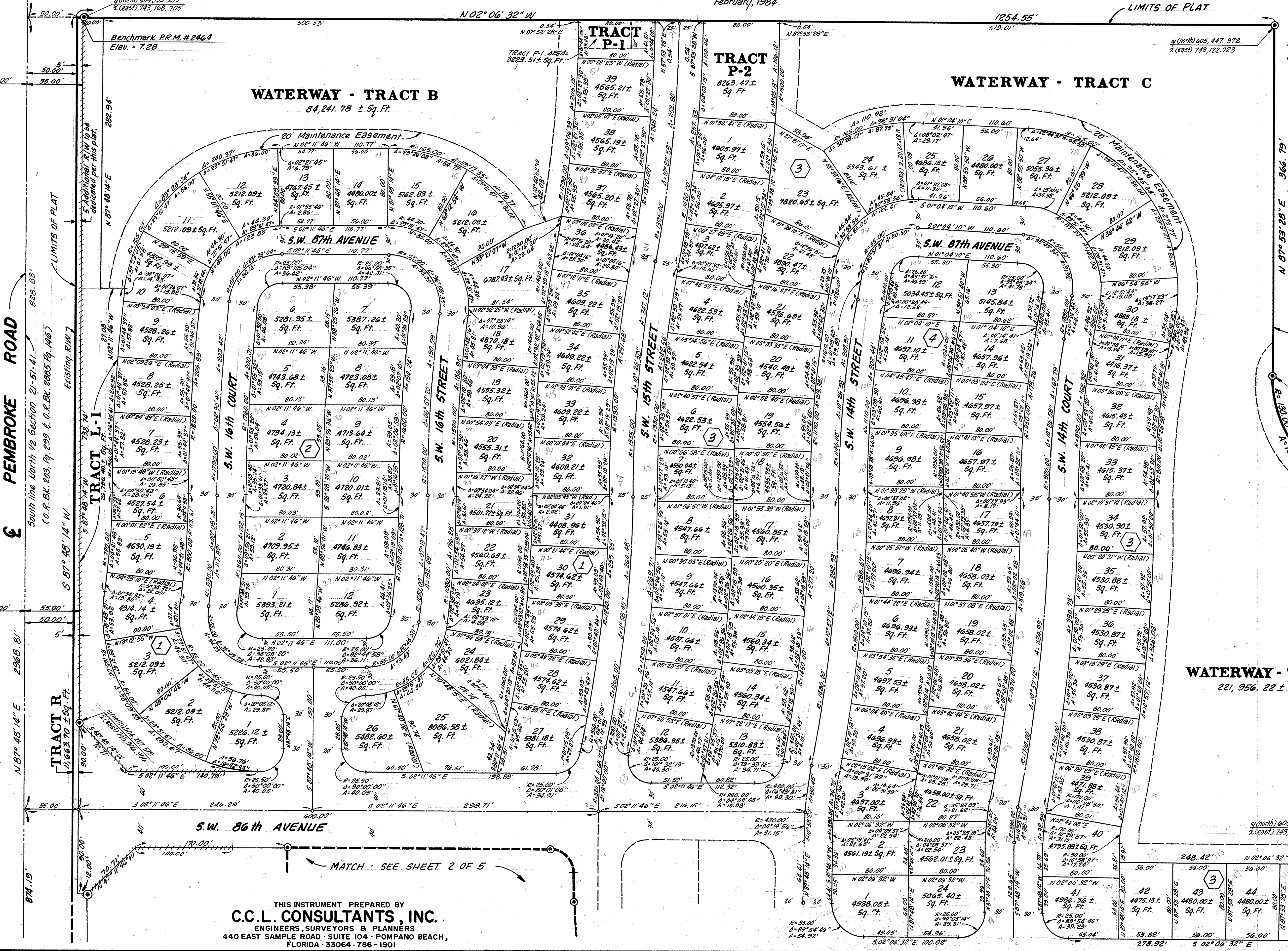
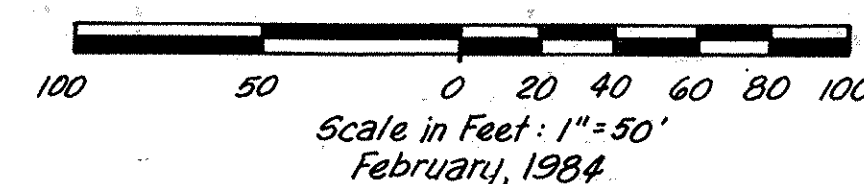
UNIVERSITY PARK PARCELS 4, 5 AND 6 (PHASE TWO-C)
(P.B. 104, PG. 1, B.C.R.)

THIS INSTRUMENT PREPARED BY
C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
440 EAST SAMPLE ROAD, SUITE 104 - POMPAN0 BEACH,
FLORIDA 33064-786-1901

CINNAMON PLACE I

A REPLAT OF PORTIONS OF TRACTS 8, 9, 10, 11, 12, 13, 20, 21, 22, 23, 24 AND 25, EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 75 OF THE PUBLIC RECORDS, BROWARD COUNTY, FLORIDA LYING IN SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION
(P.B. 2, PG. 75, B.C.R.)



NOTE:
FOR CLARITY ALL EASEMENTS
ARE SHOWN ON SHEET 5 OF 5.

SURVEYOR'S NOTES:

- 1) (C) Denotes Permanent Reference Monument (P.R.M.).
- 2) (P.C.P.) Denotes Permanent Control Point (P.C.P.).
- 3) 12' U.E. denotes 12' Utility Easement.
- 4) 10' D.E. denotes 10' Drainage Easement.
- 5) (B) Denotes Block Number.
- 6) Benchmark elevations refer to National Geodetic Vertical Datum.
- 7) +++++ denotes Non-Vehicular Access Line.
- 8) Right-of-Way dedication 11, 663.70 ± Sq. Ft. are based on the Keith and Schnars, P.A. Resurvey of a portion of Township 51 South, Range 41 East, Broward County, Florida, as recorded in Miscellaneous P.B. 6, Pg. 19 of the Public Records of Broward County, Florida.
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EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION
(P.B. 2, PG. 75 B.C.R.)

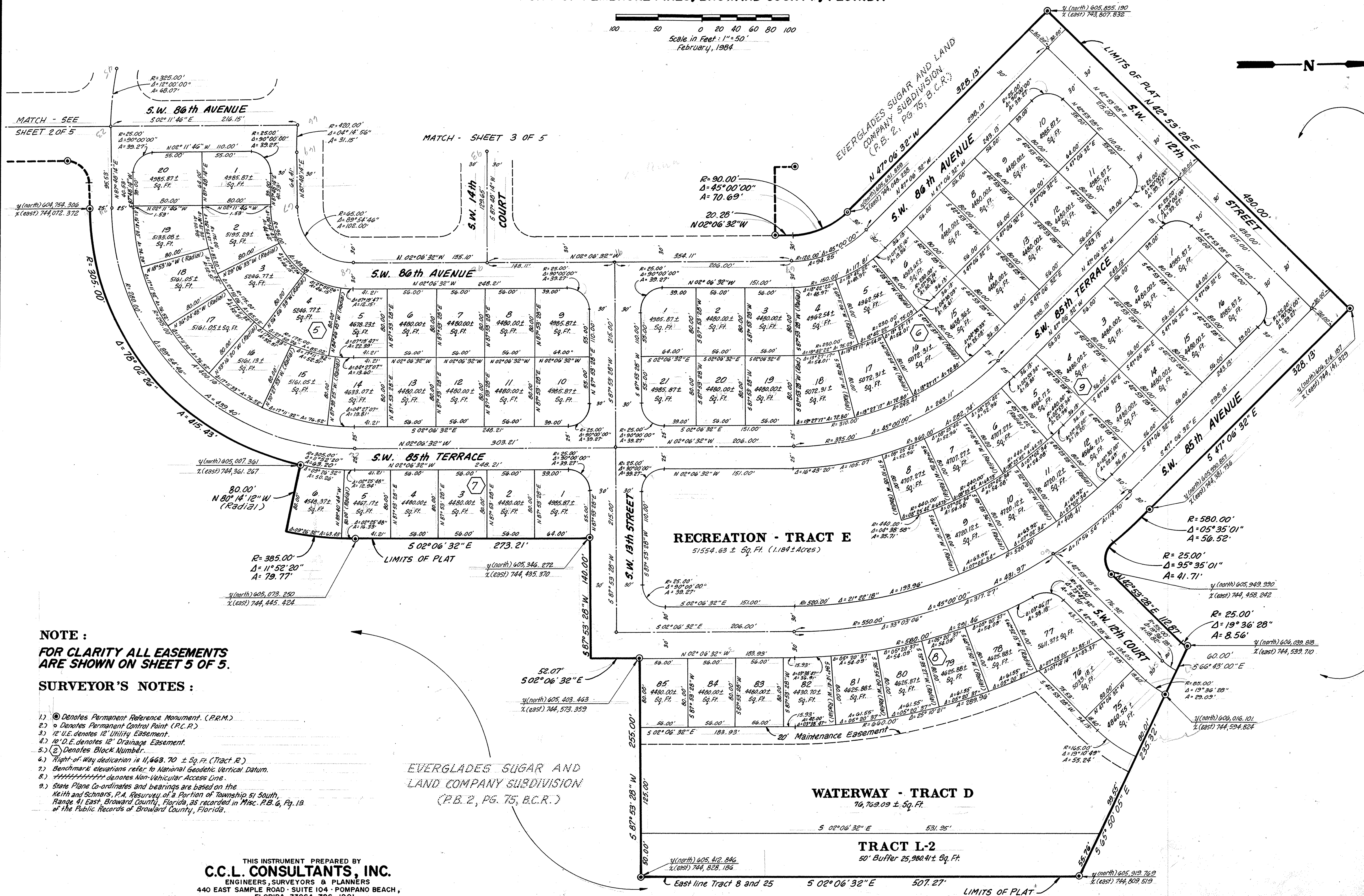
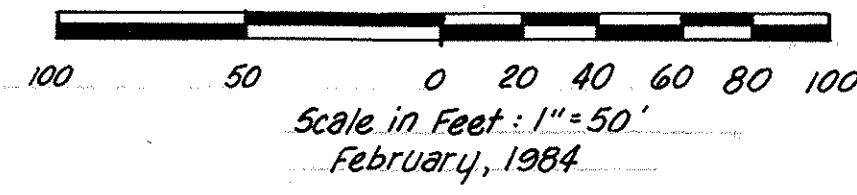
WATERWAY - TRACT C

221, 956.22 ± Sq. Ft.

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ENGINEERS, SURVEYORS & PLANNERS
440 EAST SAMPLE ROAD, SUITE 104 - POMPANO BEACH,
FLORIDA 33064-786-1901

CINNAMON PLACE I

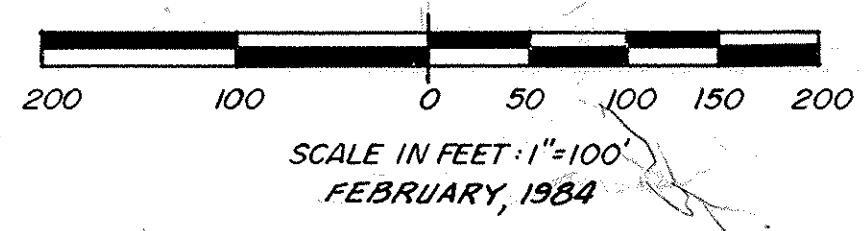
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EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION (P.E. 2, P.S. 75, B.C.R.)

CINNAMON PLACE I

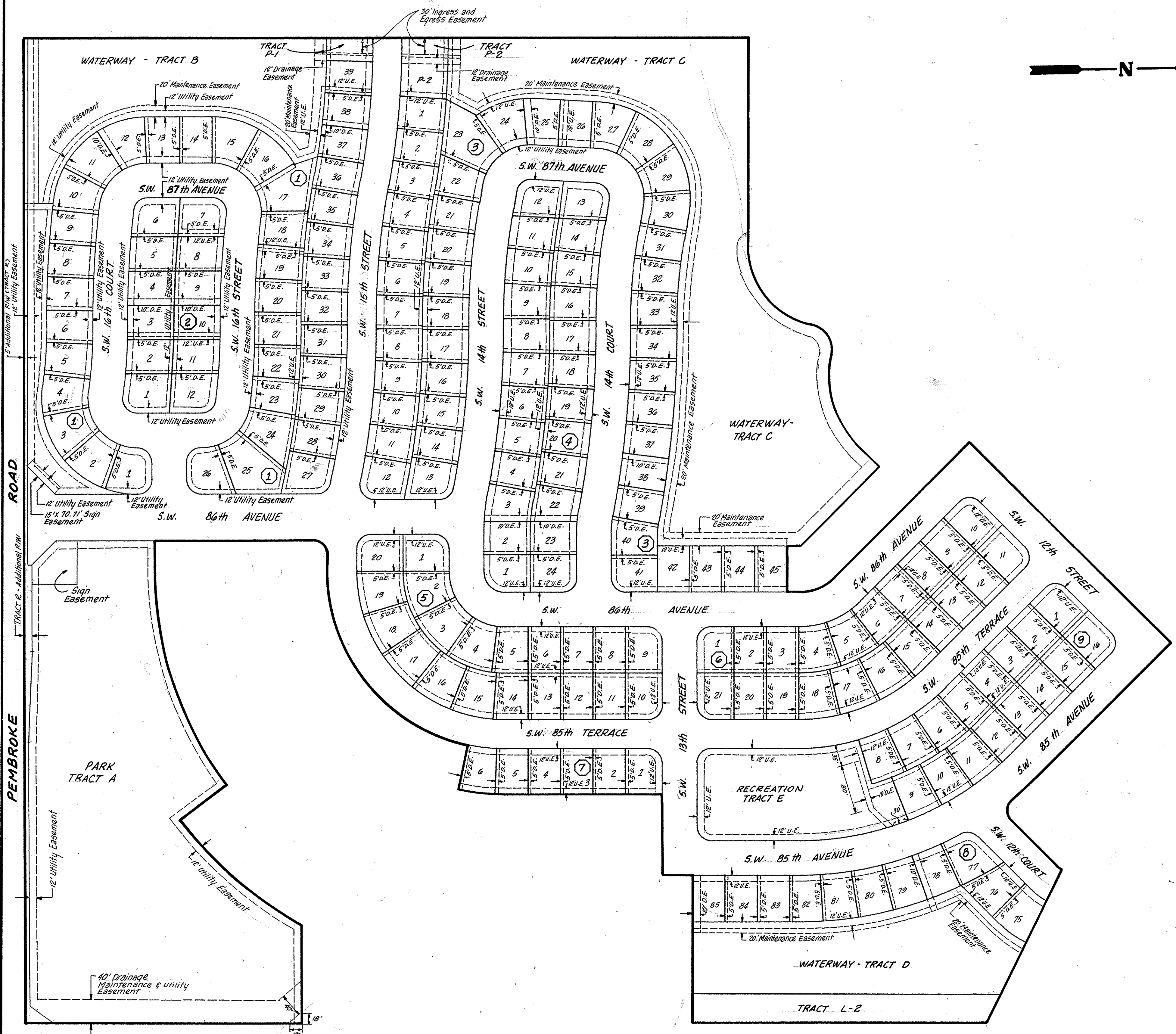
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NOTE :
FOR CLARITY ALL EASEMENTS ARE SHOWN ON SHEET 5 OF 5.

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- 9.) State Plane Co-ordinates and bearings are based on the Keith and Schnars P.A. Resurvey of a portion of Township 51 South, Range 41 East, Broward County, Florida, as recorded in Miscellaneous P.B. 6, Pg. 13 of the Public Records of Broward County, Florida.



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FLORIDA 33064 - 786 - 1901