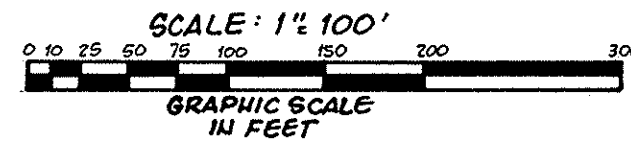
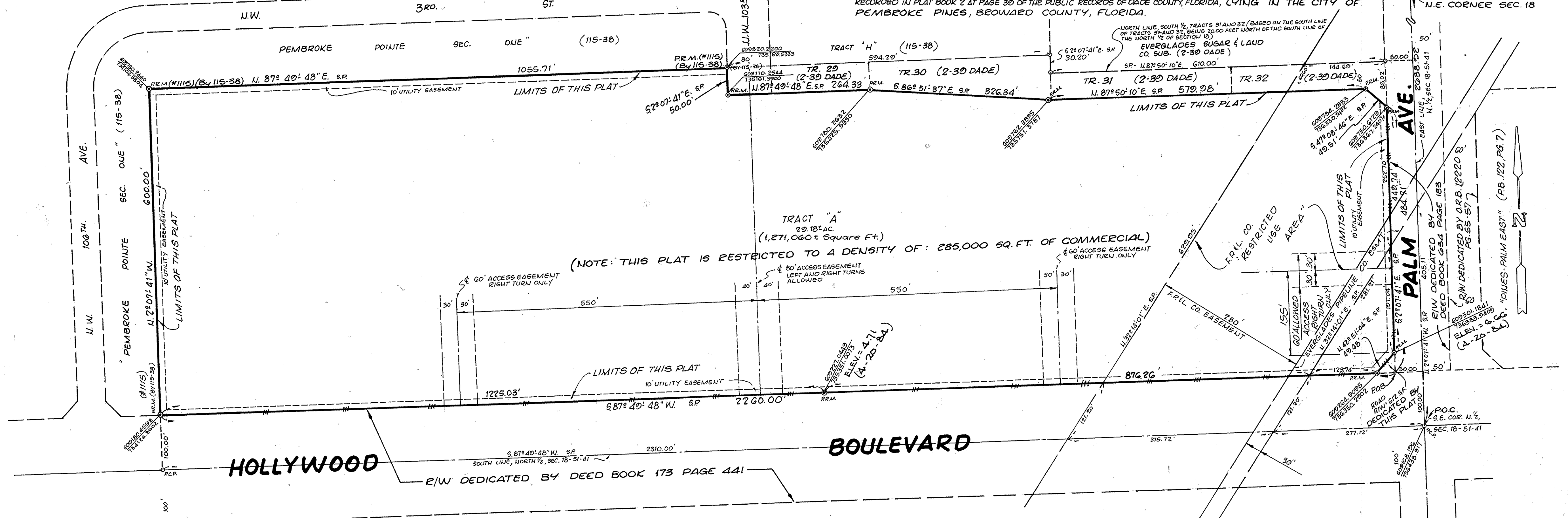


SCHWEBKE-SHISKIN & ASSOC., INC. LAND SURVEYORS - ENGINEERS - ARCHITECTS - LAND PLANNERS MIAMI ORDER NO. 145918



PINES-PALM WEST

BEING A RESUBDIVISION OF A PORTION OF TRACTS 26 THROUGH 32, IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 30 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



LEGAL DESCRIPTION

A PORTION OF TRACTS 26 THROUGH 32, IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF "EVERGLADES SUGAR AND LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 30 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF SECTION 18; THENCE RUN N 2° 07' 41" W. ALONG THE EAST LINE OF THE NORTH 1/2 OF SAID SECTION 18, FOR 100.00 FEET; THENCE S 87° 49' 48" W. ALONG A LINE THAT IS 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 18, FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 87° 49' 48" W. ALONG THE LAST DESCRIBED COURSE FOR 2260.00 FEET; (LAST DESCRIBED COURSE ALSO BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD); THENCE N 2° 07' 41" W. FOR 600.00 FEET; THENCE N 87° 49' 48" E. FOR 1065.71 FEET TO THE SOUTHEAST CORNER OF LOT 45, BLOCK 3, AS SHOWN ON THE PLAT OF "PEMBROKE POINTE SECTION ONE" AS RECORDED IN PLAT BOOK 115 AT PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE BOUNDARY LINE OF SAID PLAT OF "PEMBROKE POINTE SECTION ONE"); THENCE S 2° 07' 41" E. FOR 50.00 FEET; THENCE N 87° 49' 48" E., ALONG A LINE THAT IS 50.00 FEET SOUTH OF, AND PARALLEL WITH THE BOUNDARY LINE OF THE SAID PLAT OF "PEMBROKE POINTE SECTION ONE"; FOR 326.34 FEET; THENCE S 86° 51' 37" E., FOR 326.34 FEET; THENCE N 87° 50' 10" E., ALONG A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACTS 31 AND 32, FOR 579.98 FEET; THENCE S 47° 08' 46" E. FOR 49.51 FEET; THENCE S 2° 07' 41" E. ALONG A LINE THAT IS 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH 1/2 OF SAID SECTION 18, FOR 484.71 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT CHURCH ASSOCIATES, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "PINES-PALM WEST" A RESUBDIVISION. THAT THE ZONING REGULATIONS NOW IN EFFECT, OR AS THE SAME MAY BE FROM TIME TO TIME CHANGED OR AMENDED, APPLICABLE TO THE AREA WITHIN WHICH THIS SUBDIVISION IS LOCATED, SHALL BE OBSERVED. THE USE OF SEPTIC TANKS SHALL NOT BE PERMITTED IN THIS SUBDIVISION. THAT NO INDIVIDUAL WELLS BE ALLOWED WITHIN THIS SUBDIVISION, EXCEPT FOR IRRIGATION, SWIMMING POOLS AND/OR AIR-CONDITIONERS. THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC, AND SHALL BE KEPT FREE OF ANY PERMANENT OBSTRUCTIONS. THAT THE THOROUGHFARES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

IN WITNESS WHEREOF: CHURCH ASSOCIATES, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNER THIS 26th DAY OF APRIL, A.D. 1984.

WITNESS: [Signature] BY: [Signature] GENERAL PARTNER

ACKNOWLEDGEMENT

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED COUNTY OF BROWARD, TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MICHAEL FEINBERG, AS GENERAL PARTNER OF CHURCH ASSOCIATES, A FLORIDA PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSON 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 26th DAY OF April, A.D. 1984. MY COMMISSION EXPIRES: SEPTEMBER 16, 1987

Notary Public - State of Florida at Large

APPROVALS

CITY OF PEMBROKE PINES THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF PEMBROKE PINES, FLORIDA, IN AND BY RESOLUTION THIS 14th DAY OF March, A.D. 1984. BY: Charles J. Dodge CITY CLERK.

CITY BUILDING AND ZONING DEPARTMENT THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, BUILDING AND ZONING DEPARTMENT THIS 23rd DAY OF APRIL, A.D. 1984. BY: Samuel P. Santolucito 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 26th DAY OF January, A.D. 1984. BY: Eduardo Ponce CHAIRMAN

HOLLYWOOD RECLAMATION DISTRICT THIS PLAT OF "PINES-PALM WEST", A RESUBDIVISION, IS HEREBY APPROVED THIS 12th DAY OF APRIL, A.D. 1984. BY: [Signature] PRESIDENT BOARD OF SUPERVISORS

BROWARD COUNTY PLANNING COUNCIL THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS, BY RESOLUTION DULY ADOPTED THIS 20th DAY OF January, A.D. 1984. BY: [Signature] 6/29/84

BROWARD COUNTY ENGINEERING DIVISION THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD. BY: Henry R. Cook DIRECTOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION, MINUTES SECTION THIS PLAT WAS APPROVED FOR RECORD BY THE BROWARD COUNTY, FLORIDA, BOARD OF COUNTY COMMISSIONERS, THIS 4th DAY OF SEPTEMBER, A.D. 1984. ATTEST: F.T. JOHNSON COUNTY ADMINISTRATOR BY: [Signature] DEPUTY BY: [Signature] CHAIRMAN COUNTY COMMISSIONER

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION, RECORDING SECTION FILED FOR RECORD THIS 10th DAY OF March, A.D. 1984, AT 1:40 PM, IN BOOK OF PLATS 126, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA. ATTEST: F.T. JOHNSON COUNTY ADMINISTRATOR BY: [Signature] DEPUTY

SURVEYOR'S CERTIFICATE

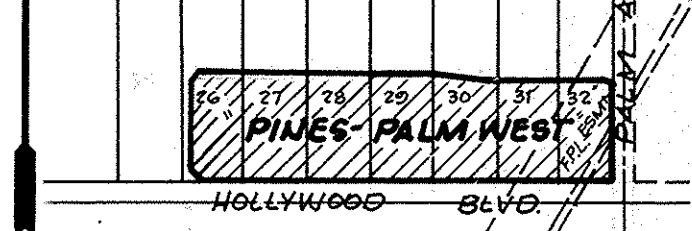
WE HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "PINES-PALM WEST" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET, AND THAT PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE (1) YEAR OF THE RECORDING DATE OF THIS PLAT. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 179 (PART 1) FLORIDA STATUTES, AND THAT THE BENCHMARKS SHOWN HEREON WERE ESTABLISHED USING 3RD ORDER PROCEDURES, AND REFER TO N.G.V. DATUM, (FORMERLY U.S.C. AND G.S. DATUM.) SEE SURVEYOR'S NOTES.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

DATE: June 12, 1984 BY: [Signature] SECRETARY-TREASURER

SURVEYOR'S NOTES

S.P. DENOTES STATE PLANE O.P.M. DENOTES PERMANENT REFERENCE MONUMENT O.P.C. DENOTES PERMANENT CONTROL POINT STATE PLANE COORDINATES AND BEARINGS ARE SHOWN. COORDINATES ARE BASED ON THE EAST 1/4 CORNER OF SECTION 18-51-41. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 18-51-41. ALL ARE BASED ON KEITH AND SCHWARS RESURVEY, AS SHOWN ON MISCELLANEOUS PLAT BOOK 6, PAGE 19, SHEET 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOTAL ACRES TO PLAT LIMITS LINE: 1271,060 ± AC. (29,194 ± AC.) TOTAL ACRES OF RIGHTS-OF-WAY: 612 ± AC. (0.014 ± AC.) THE BENCH MARKS (B.M.) SHOWN HEREON REFER TO BROWARD COUNTY NETWORK (N.G.V.D.) ALONG HOLLYWOOD BOULEVARD. --- DENOTES NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE UNLESS OTHERWISE APPROVED BY BROWARD COUNTY ENGINEERING AND BROWARD COUNTY TRAFFIC ENGINEERING.



LOCATION MAP 6 1/2" N.E. 1/4, SEC. 18-51-41 SCALE: 1"=1000'

O.R. BK 13239-516