

Amended
115472357

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115326713

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114184429

Amended
116062421

"UNITED STATES POSTAL SERVICE PLAT"

DEDICATION

State of Florida s.s. Know all men by these presents that The William Lyon Company is the owner of the lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "UNITED STATES POSTAL SERVICE PLAT", said Plat being a replat.

The thoroughfares and utility easements shown hereon are hereby dedicated to the perpetual use of the public for proper purposes. The drainage easements shown hereon are hereby dedicated to the South Broward Drainage District.

In witness whereof The William Lyon Company has caused these presents to be signed by its officers and the corporate seal affixed thereto this 23rd day of September, 1988, A.D.

Wm. P. Sode Diane Moore
Witness Witness
Dwight W. Jundt
Dwight W. Jundt
Vice President

Wm. P. Sode Diane Moore
Witness Witness
Timothy O. Edmond
Timothy O. Edmond
Assistant Secretary

ACKNOWLEDGEMENT

State of Florida s.s. I hereby certify that on this day personally appeared County of Broward before me Dwight W. Jundt and Timothy O. Edmond, respectively of The William Lyon Company, to me well known to be the officers described in and who executed the foregoing Plat and instrument of dedication and they severally acknowledged the execution thereof to be their free act and deed as said officers and they affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

Witness my signature and official seal at Broward County, this 23rd day of September, A.D. 1988.

My commission expires: Aug. 27, 1991 Date
Patricia A. Zielinski
Notary Public - State of Florida

A REPLAT OF
A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 51 SOUTH RANGE 40 EAST AND A PORTION OF TRACTS 49, 50, 51 AND 52 IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (2-17 DADE) AND A PORTION OF THE PLATTED ROAD RIGHT-OF-WAY LYING WEST OF THE EAST LINE OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST
CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA

DESCRIPTION:

A portion of the Southwest one-quarter (SW 1/4) of Section 16, Township 51 South, Range 40 East, Broward County, Florida, together with a portion of Tracts 49, 50, 51 and 52 in Section 17, Township 51 South, Range 40 East of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", according to the Plat thereof as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, together with a portion of the platted road right-of-way lying West of the East line of said Section 17, said portions being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest one-quarter (SW 1/4) of said Section 16; thence on a Grid Bearing of South 01°46'00" East (based on "CRAVEN-THOMPSON AND ASSOCIATES RESURVEY" as recorded in Miscellaneous Plat Book 6, Page 4 of the Public Records of Broward County, Florida) along the West line of said Section 16 a distance of 100.02 feet to an intersection with a line being parallel with and 100.00 feet South of (as measured at right angles to) the North line of the Southwest one-quarter (SW 1/4) of said Section 16, said point being the POINT OF BEGINNING; thence North 89°25'02" East along said parallel line a distance of 692.05 feet; thence South 01°45'51" East a distance of 229.81 feet to an intersection with the North line of the South one-half (S 1/2) of the North one-half (N 1/2) of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Southwest one-quarter (SW 1/4) of said Section 16; thence South 89°25'33" West along said North line a distance of 30.28 feet to an intersection with the West line of the East one-half (E 1/2) of the West one-half (W 1/2) of the Southwest one-quarter (SW 1/4) of said Section 16; thence South 01°45'30" East along said West line a distance of 870.55 feet; thence South 89°25'02" West and parallel with the North line of the Southwest one-quarter (SW 1/4) of said Section 16 a distance of 661.63 feet to an intersection with the West line of said Section 16, also being the East line of said Section 17; thence continue South 89°25'02" West a distance of 521.72 feet to a point on the arc of a 2405.00 foot radius non-tangent curve, concave to the West, a radial through said point bears South 72°19'21" East; thence Northerly along said curve through a central angle of 18°22'38" an arc distance of 616.17 feet to a point of tangency; thence North 01°46'00" West a distance of 298.59 feet to an intersection with a line being parallel with and 100.00 feet South of (as measured at right angles to) the North line of the Southeast one-quarter (SE 1/4) of said Section 17; thence North 89°39'58" East along said parallel line a distance of 384.57 feet to an intersection with the East line of said Section 17 and the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida and containing 27.425 acres, more or less.

DEDICATION BY MORTGAGE HOLDER

State of New York s.s. Know all men by these presents that County of New York s.s. The Chase Manhattan Bank, as owner and holder of a certain mortgage on the lands shown and described hereon, joins in causing said lands to be subdivided and platted in the manner shown hereon and to be known as "UNITED STATES POSTAL SERVICE PLAT", said Plat being a replat.

The thoroughfares and easements shown hereon are hereby dedicated to the perpetual use of the public for proper purposes. The drainage easements shown hereon are hereby dedicated to the South Broward Drainage District.

In witness whereof, said Chase Manhattan Bank has caused these presents to be signed by its officer and the corporate seal affixed thereto this 11th day of Oct., 1988, A.D.

Edward Shevlin, Jr.
Witness Witness
Edward Shevlin, Jr.
Edward Shevlin, Jr.
Vice-President

ACKNOWLEDGEMENT

State of New York s.s. I hereby certify that on this day County of New York s.s. personally appeared before me Edward Shevlin, Jr., Vice-President of The Chase Manhattan Bank,

to me well known to be the officer described in and who executed the foregoing Plat and instrument of dedication and he acknowledged the execution thereof to be his free act and deed as said officer and he affixed thereto the official seal of said corporation and that said instrument is the free act and deed of said corporation.

Witness my signature and official seal at New York County, New York this 11th day of Oct., 1988, A.D.

My commission expires: 5/19/90 Date
Shirley A. De Palma
Notary Public - State of New York

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEGG, hereby certify that this Plat is a true and correct representation of the lands surveyed and described hereon and that the survey and Plat were made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177 Florida Statutes and the applicable Sections of Chapter 21HH-6 of the Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) as shown on this Plat have been set where indicated. The Permanent Control Points (P.C.P.'s) as shown on this Plat will be set within one year after the recording of this Plat or prior to expiration of the bond or other surety insuring construction of the required subdivision improvements. The benchmarks shown hereon were established in conformity with the National Geodetic Vertical Datum (NGVD) and National Ocean Survey Third Order Control Standards.

Dated at Pembroke Pines, Broward County, Florida, this 15th day of December, A.D. 1988.

Robert P. Legg
ROBERT P. LEGG
Professional Land Surveyor
State of Florida Registration No. 2972

Prepared By:
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS
8120 Pasadena Blvd. Pembroke Pines, Florida
33024

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approved this Plat subject to it's compliance with dedication of rights-of-way for trafficways by resolution adopted this 21st day of OCTOBER, A.D. 1988.

By: Alan Cook 12-1-88
Chairperson

This plat complies with the resolution of the Broward County Planning Council of the above date and is approved and accepted for record this 22 day of December, A.D. 1988.

By: Michael H. Hester
Administrator or
Designee

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

This instrument was filed for record this 23rd day of December, A.D. 1988, and recorded in Plat Book 137 at Page 18, record verified.

Attest: L.A. Hester
County Administrator By: Anna M. Richards
Deputy

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION

This is to certify that this Plat complies with the provision of Chapter 177, Florida Statutes and was accepted for record by the Board of County Commissioners of Broward County, Florida this 6th day of November, A.D. 1988.

Attest: L.A. Hester, County Administrator
By: Dale E. Grossman By: Phyllis Hertzberg
Chairperson, County Commission Deputy

BROWARD COUNTY ENGINEERING DIVISION

This Plat is approved and accepted for record.

Date: 12-22-88 By: Henry P. Cook
Henry P. Cook
Director of Engineering
Florida P.E. Reg. No. 12506

BROWARD COUNTY OFFICE OF PLANNING

This Plat is approved and accepted for record this 22 day of December, A.D. 1988.

By: Daniel Howell
Director

CITY OF PEMBROKE PINES

This Plat was approved by the City Council of Pembroke Pines, Broward County, Florida, by resolution adopted this 5th day of October, A.D. 1988.

Attest: Charles J. Dodge By: Charles W. Hanger
City Clerk Mayor

CITY BUILDING AND ZONING DEPARTMENT

This Plat was approved by the City of Pembroke Pines, Florida, Building and Zoning Department this 28 day of October, A.D. 1988.

By: Samuel P. Santolucito
Director

CITY PLANNING AND ZONING BOARD

This Plat was approved and accepted by the Planning and Zoning Board of the City of Pembroke Pines, Florida this 25 day of August, A.D. 1988.

By: Jack R. Mitchell
Chairman

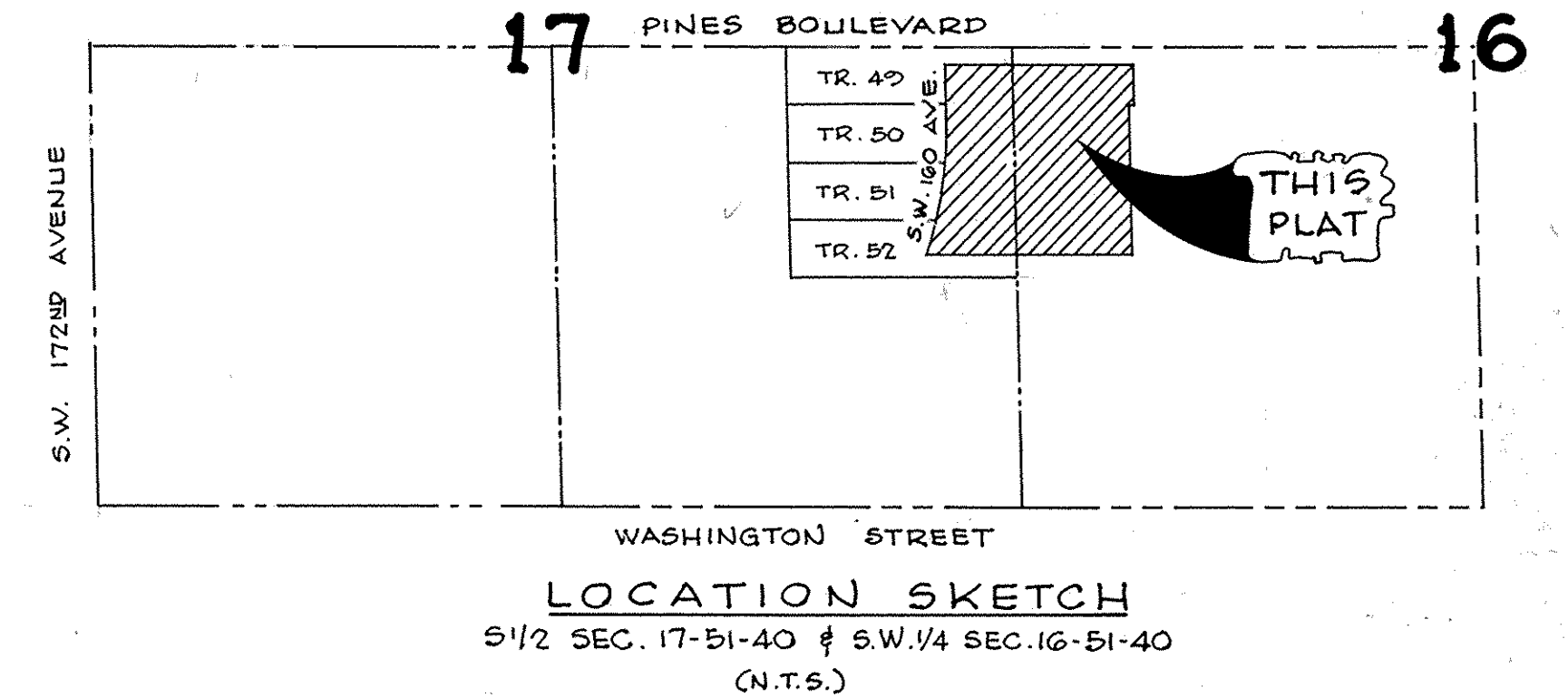
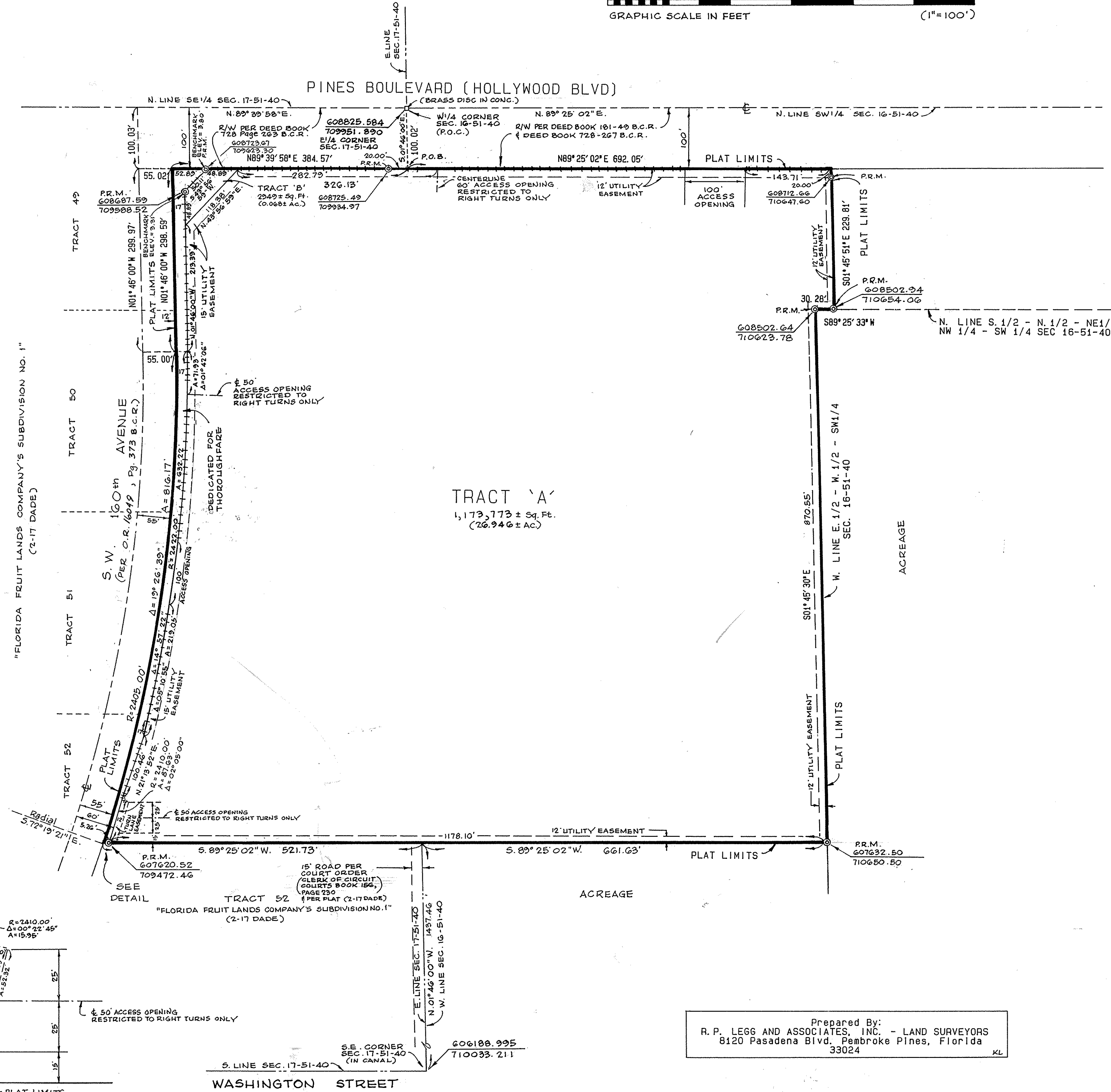
SOUTH BROWARD DRAINAGE DISTRICT

This Plat is approved and accepted for record this 25th day of AUGUST, A.D. 1988.

Paul J. ... Frank ...
Supervisor Supervisor

"UNITED STATES POSTAL SERVICE PLAT"

A REPLAT OF
A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 16, TOWNSHIP 51 SOUTH
RANGE 40 EAST AND A PORTION OF TRACTS 49, 50, 51 AND 52 IN SECTION 17, TOWNSHIP
51 SOUTH, RANGE 40 EAST OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"
(2-17 DADE) AND A PORTION OF THE PLATTED ROAD RIGHT-OF-WAY LYING WEST OF THE
EAST LINE OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST
CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA



SURVEYOR'S NOTES:

- The State Plane Coordinates shown hereon are relative to National Geodetic Survey Transverse Mercator Coordinates Florida East Zone, as shown on "CRAVEN-THOMPSON AND ASSOCIATES RESURVEY" as recorded in Miscellaneous Plat Book 6, Page 4 of the Public Records of Broward County, Florida. 5.89° 25' 02" W. Indicates Grid Bearings. Coordinates are shown thus: 608732.65 710646.92
- Bearings shown are Grid Bearings and are based on State Plane Coordinates.
- NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
- ⊙ P.R.M. Indicates Permanent Reference Monument
- ∘ P.C.P. Indicates Permanent Control Point
- Total area dedicated for thoroughfare by this Plat = 15,581 square feet.
- P.O.C. Indicates Point of Commencement
- P.O.B. Indicates Point of Beginning
- Elevations are relative to National Geodetic Vertical Datum of 1929 and are based on Standard Broward County Brass Disc No. 310E, being 1.7 miles West of S.W. 148th Avenue, 36° N. of the centerline of Hollywood Blvd., 60' E. of the centerline of the E. entrance to Hollywood Speedway Park, 47' E. of wood power pole on S. side of Hollywood Blvd., 4' N.E. of and 4' N.W. of chiseled crosses set in the top of steel guard rail posts 16' S. of the S. bank of East-West canal N. of orange witness post. Elevation = 7.62'
- Tract 'B' is restricted to signage and landscaping purposes only.
- +++++ indicates Non-Vehicular Access line.
- This Plat is restricted to 210,000 square feet of United States Postal Service facility. Residential uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.

Prepared By:
R. P. LEGG AND ASSOCIATES, INC. - LAND SURVEYORS
8120 Pasadena Blvd. Pembroke Pines, Florida
33024