

INSTR # 114956361, PLATS _____
PAGE 1 OF 2
RECORDED _____ AT _____ AM/PM

SAFStor Land Co.

A REPLAT OF A PORTION OF TRACTS 33, 34, AND 35 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY, LYING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PG. _____

LEGAL DESCRIPTION

The East 1/2 of tracts 33, 34, and 35 less the East 220 feet of said tracts, in Section 13, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, recorded in Plat Book 2, page 17, of the public records of Miami-Dade County, Florida, less road right-of-way; said lands situate, lying and being in Broward County, Florida. Together with that portion described in that certain quit claim deed recorded June 11, 2010 in Official Records Book 47138, page 1945, Public Records of Broward County, Florida.

DEDICATION

State of Florida
County of Broward } SS

Know all men by these presents: that SAFStor Land Co. LLC, a Georgia limited liability company, owner of the land shown and described hereon, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "SAFStor Land Co."

1. Parcel A, as shown hereon is hereby reserved for the owner, SAFStor Land Co. LLC, a Georgia limited liability company, its successors and assigns, for purposes consistent with the Zoning Regulations of the City of Pembroke Pines, Florida, and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the City of Pembroke Pines, Florida.

2. Parcel W the drainage, flowage and storage easement shown hereon is hereby dedicated to the South Broward Drainage District for drainage, flowage, storage, water management and maintenance purposes. The granting of this easement and its use by the South Broward Drainage District shall not create any obligations on the part of the South Broward Drainage District for maintenance within said easement. South Broward Drainage District has the right but not the obligation to maintain the area within the said easement.

In witness whereof, above named company has caused these presents to be signed by its officer, this _____ Day of _____ 2018.

SAFStor Land Co., LLC, a Georgia limited liability company

Witness: _____

By: _____

(Print Name)

(Print Name & Title)

Witness: _____

(Print Name)

ACKNOWLEDGMENT

State of Florida
County of Broward } SS

Before me personally appeared _____ who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as _____ SAFStor Land Co. LLC, a Georgia limited liability company, and severally acknowledged to and before me that he/she executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.

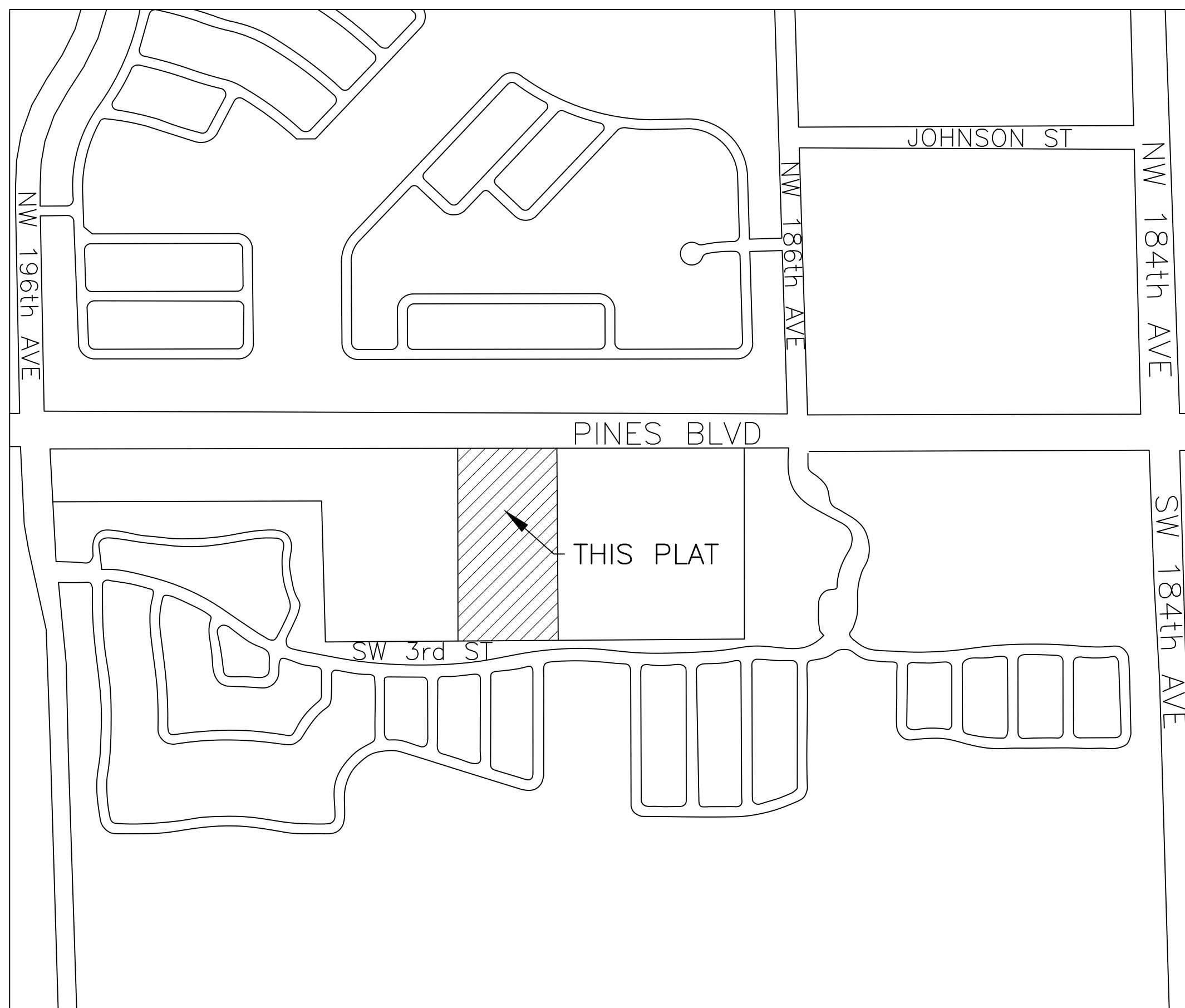
WITNESS my hand and official seal this _____ day of _____, 2018.

My commission expires: _____
(Date)

Notary Stamp

By: _____
Notary Public

Print Name: _____
Commission Number: _____



LOCATION MAP
(NOT TO SCALE)

CITY PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

This plat was approved by the City of Pembroke Pines, Florida, Planning and Economic Development Department this _____ day of _____, 2018.

By: _____
Director

CITY PLANNING AND ZONING BOARD:

This Plat was approved by the City of Pembroke Pines, Florida, Planning and Zoning Board this _____ day of _____, 2018.

By: _____
Chairperson

CITY ENVIRONMENTAL SERVICES DEPARTMENT

This plat was approved by the City of Pembroke Pines, Florida, Environmental Services Division this _____ day of _____, 2018

By: _____
City Engineer

SURVEYOR'S CERTIFICATE

This is to certify: that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.'s") and monuments according to Section 177.091(9), Florida Statutes, have been placed as required by law; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

This _____ day of _____, 2018

Eric R. Matthews
Professional Surveyor and Mapper,
License No. 6717
State of Florida

SAFSTOR LAND CO., LLC	PLATTING SURVEYOR	CITY OF PEMBROKE PINES	COUNTY SURVEYOR	COUNTY ENGINEER	CITY COMMISSION

CITY COMMISSION:

This plat was approved by the City of Pembroke Pines, Florida, City Commission this _____ day of _____, 2018

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides the City with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

All previous Plats of said Lands are hereby voided and superseded. The City of Pembroke Pines, Florida hereby accepts the utility easements and Rights-of-Way as dedicated by this Plat.

By: _____
Mayor

By: _____
City Clerk

SOUTH BROWARD DRAINAGE DISTRICT

This is to certify that this Plat is hereby approved and accepted by the South Broward Drainage District, This _____ day of _____, 2018.

By: _____
Commissioner

By: _____
District Director

"Prior to development of this property, owner shall contact the South Broward Drainage District for determination of additional drainage / flowage / lake / canal easements and/or other dedications which may be required by the South Broward Drainage District for drainage purposes.

BROWARD COUNTY PLANNING COUNCIL

This is to certify: That the Broward County Planning Council approved this Plat subject to its compliance with the dedication of Rights-of-Way for traffic ways this _____ day of _____, A.D. 2018.

By: _____
Chairperson

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this _____ day of _____, A.D. 2018.

By: _____
Executive Director or Designee

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

This Plat has been approved and accepted for record this _____ day of _____, A.D. 2018.

By: _____
Director/Designee

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

This Plat was filed for record this _____ day of _____, 2018, and recorded in Plat Book _____, Pages _____ and _____, record verified.

Attest: _____
County Administrator

By: _____
Deputy

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 _____ day of _____, 2018.

By: _____
Deputy

Attest: _____
County Administrator

By: _____
Mayor-County Commission

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This Plat is hereby approved and accepted for record.

By: _____
Robert P. Legg, Jr.
Professional Surveyor and Mapper
Florida Registration No. LS 4030

By: _____
Richard Tornese
Director
Professional Engineer
Florida Registration No. 40263

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717
FOR THE FIRM: WANTMAN GROUP, INC.

PLANNING FILE NO. _____

