

44832/92  
AMENDED

48574/265  
AMENDED

50738/1572  
AMENDED

113783192  
AMENDED

113783191  
AMENDED

114623385  
AMENDED

# PEMBROKE PINES CITY CENTER

This Instrument Prepared By:  
Gregory J. Clements, P.S.M.  
**Calvin, Giordano & Associates, Inc.**  
Engineers Surveyors Planners



1800 Eller Drive, Suite 600  
Ft. Lauderdale, Florida 33316  
Phone: 954.921.7781 Fax: 954.921.8907  
Certificate of Authorization No. LB 6791  
November, 2003

A REPLAT OF PORTIONS OF TRACTS 33 THROUGH 43 and 54 THROUGH 64, OF  
"THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" RECORDED IN  
PLAT BOOK 2, PAGE 39, DADE COUNTY RECORDS LYING IN SECTION 18,  
TOWNSHIP 51 SOUTH, RANGE 41 EAST  
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: CFN # 106506672,

SEE SHEET 2.

Page 1 of 6

Recorded 10/12/2006 at 11:52 AM

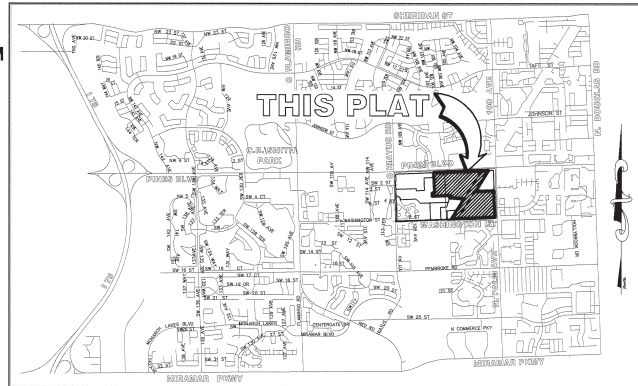
### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SUNTRUST BANK, AS TRUSTEE UNDER LAND TRUST AGREEMENT NO. 56-02-139-6900246 DATED JULY 10, 2003 RECORDED IN OFFICIAL RECORDS BOOK 35619, PAGES 218 THROUGH 222, TOGETHER WITH NOTICE OF SORRENBER'S ERROR RECORDED SEPTEMBER 20, 2004 IN OFFICIAL RECORDS BOOK 38213, PAGE 682, IS THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON HAVE CAUSED SAID LAND TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "PEMBROKE PINES CITY CENTER", A REPLAT:

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER CABLE OR TELEPHONE LINES WITH A 25 MINIMUM CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO SOUTH BROWARD DRAINAGE DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM SOUTH BROWARD DRAINAGE DISTRICT. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A 25 MINIMUM CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO SOUTH BROWARD DRAINAGE DISTRICT MUST BE REVIEWED AND PERMITTED BY SOUTH BROWARD DRAINAGE DISTRICT.

THE RIGHT-OF-WAY EASEMENTS AND THE TRAFFIC CONTROL DEVICE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.



LOCATION MAP  
NOT TO SCALE

### CITY ADMINISTRATIVE SERVICES DEPARTMENT:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ADMINISTRATIVE SERVICES DEPARTMENT THIS 4<sup>th</sup> DAY OF October, 2004.

BY: [Signature]  
DIRECTOR

### CITY PLANNING AND ZONING BOARD:

THIS PLAT WAS REVIEWED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ZONING BOARD THIS 11<sup>th</sup> DAY OF March, 2004.

BY: [Signature]  
VICE CHAIRPERSON

"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 MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE."

### CITY COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, CITY COMMISSION THIS 2<sup>nd</sup> DAY OF April, 2004.

BY: [Signature]  
MAYOR  
[Signature] City Clerk

### CITY ENVIRONMENTAL SERVICES DEPARTMENT:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ENVIRONMENTAL SERVICES DEPARTMENT, THIS 28<sup>th</sup> DAY OF September, 2006.

BY: [Signature]  
ENVIRONMENTAL SERVICES DEPARTMENT

### SOUTH BROWARD DRAINAGE DISTRICT

THIS PLAT WAS APPROVED BY THE SOUTH BROWARD DRAINAGE DISTRICT ON THE FOLLOWING DATES:  
BY: [Signature] SUPERVISOR DATE: 10/10/06  
BY: [Signature] DISTRICT DIRECTOR DATE: 10/10/06

"PRIOR TO DEVELOPMENT OF THIS PROPERTY, THE DEVELOPER SHALL CONTACT 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 DEDICATION OF RIGHT-OF-WAY FOR TRAFFIC WAYS THIS 9<sup>th</sup> DAY OF December, 2004.

BY: [Signature]  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 11<sup>th</sup> DAY OF October, 2006.

BY: [Signature]  
EXECUTIVE DIRECTOR OR DESIGNEE

### HIGHWAY BROWARD COUNTY, CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] DATE: 9/25/06

ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER: LS 4030

BY: [Signature] DATE: 9/25/06

RICHARD TORNESE  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NUMBER: 40263

### BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 11<sup>th</sup> DAY OF October, 2006.

BY: [Signature]  
DIRECTOR/DESIGNEE

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 12<sup>th</sup> DAY OF OCTOBER, 2006 AND RECORDED IN PLAT BOOK 176, AT PAGE 86, RECORD VERIFIED.

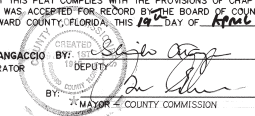
ATTEST: PAMELA D. BRANGACCIO COUNTY ADMINISTRATOR BY: [Signature] DEPUTY



### 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 COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 19<sup>th</sup> DAY OF April, 2005.

ATTEST: PAMELA D. BRANGACCIO COUNTY ADMINISTRATOR BY: [Signature] DEPUTY



### SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE.

THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, THIS 18<sup>th</sup> DAY OF October, 2004.

THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

BY: [Signature]  
GREGORY J. CLEMENTS  
PROFESSIONAL SURVEYOR & MAPPER NUMBER: LS4479  
STATE OF FLORIDA

CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316  
Certificate of Authorization Number: LB6791

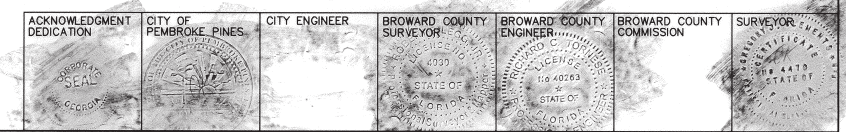
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE ) SS

I HEREBY CERTIFY THAT ON THIS 7<sup>th</sup> DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, Oscar Suris and Althea Tombley Carter Vice of SUNTRUST BANK, PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND HEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSE HEREIN EXPRESSED.

MY COMMISSION EXPIRES  
COMMISSION NO. \_\_\_\_\_

BY: [Signature]  
NOTARY PUBLIC - STATE OF FLORIDA



This Instrument Prepared By:  
Gregory J. Clements, P.S.M.  
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November, 2003



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"THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" RECORDED IN  
PLAT BOOK 2, PAGE 39, DADE COUNTY RECORDS LYING IN SECTION 18,  
TOWNSHIP 51 SOUTH, RANGE 41 EAST  
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

CFN #106506672  
Page 2 of 6

## LEGAL DESCRIPTION:

PORTIONS OF TRACTS 35-43 AND 54-60, SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF "THE EVERGLADES SUGAR & LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTIONS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A" PINES LAKE COMMERCIAL CENTER", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (P.O.B. #1); THENCE ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF (S1/2) OF SAID SECTION 18, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF PINES BOULEVARD AS DESCRIBED IN DEED BOOK 173, PAGE 441 AND DEED BOOK 634, PAGE 183 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, NORTH 87°49'48" EAST 2552.54 FEET TO THE WESTERLY LINE OF A 120.00 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2222, PAGE 704, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE, SOUTH 32°14'16" WEST 1751.20 FEET TO THE NORTHEAST CORNER OF PARCEL "A", PINES CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 21 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" NORTH 86°15'29" WEST 764.98 FEET TO THE NORTHERLY MOST NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTHERLY PROLONGATION OF A WESTERLY LINE OF SAID PARCEL "A", NORTH 177°18'09" EAST 128.08 FEET; THENCE SOUTH 87°49'48" WEST 873.00 FEET; THENCE NORTH 01°46'39" WEST 177.23; THENCE NORTH 87°49'48" EAST 127.02 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL "A" OF "PINES LAKE COMMERCIAL CENTER"; THENCE ALONG SAID SOUTHERLY PROLONGATION AND SAID EAST LINE, NORTH 02°10'12" WEST 1068.04 FEET TO THE POINT OF BEGINNING.

## TOGETHER WITH:

PORTIONS OF TRACTS 33-38 AND 58-64, SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF "THE EVERGLADES SUGAR & LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PORTIONS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER TRACT "A" "PEMBROKE PINES CITY HALL PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 136, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (P.O.B. #2); THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" NORTH 87°52'43" EAST 976.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG A LINE PARALLEL WITH AND 100.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 18, SOUTH 02°07'17" EAST 1421.18 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4), ALSO BEING THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE, SOUTH 87°49'35" WEST 1985.51 FEET TO THE EASTERLY LINE OF A 160 FOOT FLORIDA POWER & LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 222, PAGE 552, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE, NORTH 32°14'01" EAST 1723.66 FEET TO THE WESTERLY PROLONGATION OF SAID SOUTH LINE OF TRACT "A"; THENCE ALONG SAID WESTERLY PROLONGATION NORTH 87°52'43" EAST 36.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

## TOGETHER WITH:

(FPL Easement Property)

THAT PORTION OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2222, PAGE 704, OFFICIAL RECORDS BOOK 222 PAGE 552 AND OFFICIAL RECORDS BOOK 1192, PAGE 114, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF PINES BOULEVARD AS DESCRIBED IN DEED BOOK 173, PAGE 441 AND DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS AND LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, SAID PORTION OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "A", PEMBROKE PINES CITY HALL PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 23, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "A", AND THE SOUTHWESTERLY EXTENSION THEREOF SOUTH 32 DEGREES 14 MINUTES 01 SECONDS WEST 3018.92 FEET TO SAID NORTH RIGHT OF WAY LINE OF WASHINGTON STREET, SAID NORTH RIGHT OF WAY LINE BEING 50.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 87 DEGREES 49 MINUTES 35 SECONDS WEST 376.19 FEET TO THE SOUTHEAST CORNER OF TRACT "A", F.P. & L. HOLLYBROOK SUBSTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 42, OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID TRACT "A", ALONG THE EASTERLY LINE OF PARCEL "A", PINES CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 21, OF SAID PUBLIC RECORDS AND ALONG THE NORTHWESTERLY EXTENSION THEREOF, NORTH 32 DEGREES 14 MINUTES 10 SECONDS EAST 3019.00 FEET TO SAID SOUTH RIGHT OF WAY LINE OF PINES BOULEVARD, SAID SOUTH RIGHT OF WAY LINE BEING 100.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF (1/2) OF SAID SECTION 18; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 87 DEGREES 48 SECONDS EAST 375.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL NET AREA OF 133.590 ACRES, MORE OR LESS.

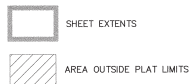
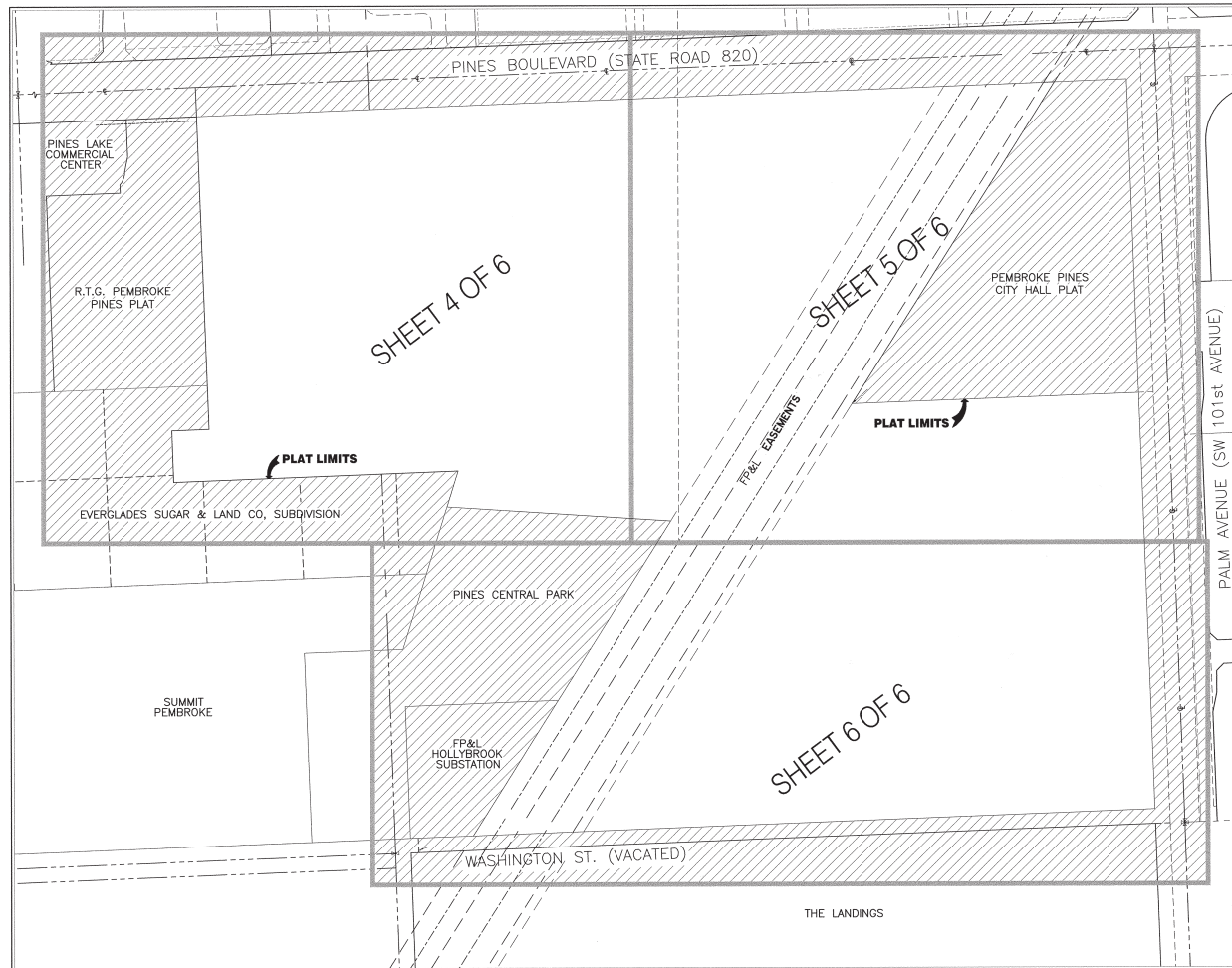
This Instrument Prepared By:  
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"THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" RECORDED IN  
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TOWNSHIP 51 SOUTH, RANGE 41 EAST  
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

CFN #106506672  
Page 3 of 6



## KEY MAP

SCALE: 1"=200'

P:\Projects\2003\1224202\PEM PINES\CGA\KEY PLAT\CD\0202-01-01.dwg Aug 23, 2006 11:28am



NOTES:

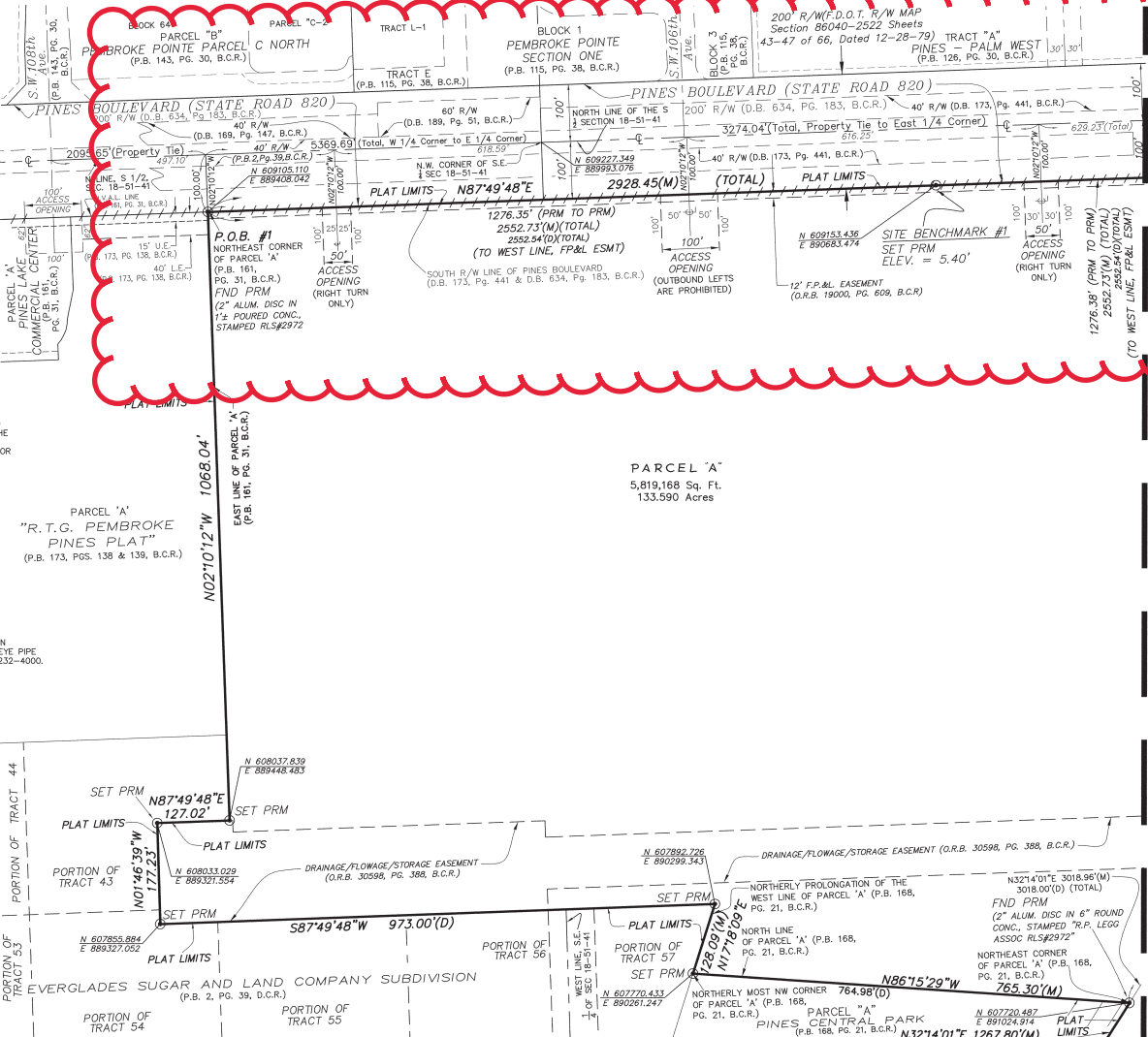
- BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2027 (ABOUT 7.6 MILES WEST OF HOLLYWOOD CITY HALL ALONG STATE ROAD 820 (HOLLYWOOD BOULEVARD)) TO THE INTERSECTION OF PALM AVENUE. MARK IS 641' WEST OF PALM AVENUE, 144' SOUTH OF THE CENTERLINE OF PAVEMENT OF HOLLYWOOD BOULEVARD. MARK IS SET BETWEEN TWO CONCRETE POWER POLES SUPPORTING HIGH TENSION LINES. THE MARK IS 2.3' EAST OF THE EAST SIDE OF THE WEST POLE. MARK IS A STANDARD BROWARD COUNTY DISC SET INTO THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND, 5' NORTH FROM A WITNESS POST. ELEVATION = 3.589' (ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929)
- THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927. COORDINATE VALUES SHOWN ON THE "X" AND "Y" COORDINATES ARE BEARINGS OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA," AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, HAVING A BEARING OF NORTH 87°49'48" EAST; FOR THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 18-51-41.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 19, 2010, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. AND/OR IF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY APRIL 19, 2010, WHICH DATE IS FIVE (5) YEARS OF THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT; PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THIS PLAT IS RESTRICTED TO 340,000 SQUARE FEET OF OFFICE USE, 133,000 SQUARE FEET OF COMMERCIAL USE, 120,000 SQUARE FEET OF GOVERNMENT FACILITIES, 325 HIGH RISE UNITS, 325 TOWNHOUSE UNITS AND A 150-ROOM HOTEL. BANKS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.1. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION 28, FLORIDA STATUTES: PARCEL 'A' "R.T.G. PEMBROKE PINES PLAT" (P.B. 173, PGS. 138 & 139, B.C.R.)
- THE CITY OF PEMBROKE PINES SHALL REQUIRE ALL SITE PLANS WITHIN THIS PLAT TO CONFORM WITH THE NATURESCAPE BROWARD PROGRAM.
- THE EVERGLADES PIPELINE COMPANY, L.P., EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO CERTAIN RIGHT-OF-WAY USE RESTRICTIONS. TO OBTAIN A LIST OF THE USE RESTRICTIONS, CONTACT BUCKEYE PIPE LINE COMPANY, RIGHT OF WAY DEPARTMENT, P.O. BOX 368, EMMASUS, PA 18049, TELEPHONE 484-232-4000.

LEGEND

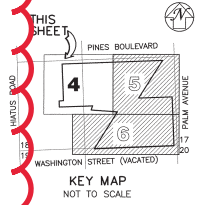
- B.C.E.D. INDICATES BROWARD COUNTY ENGINEERING DEPARTMENT
- B.C.R. INDICATES BROWARD COUNTY RECORDS
- B.D. INDICATES BRASS DISC
- B.M. INDICATES BENCHMARK
- CL INDICATES CENTER LINE
- C.M.E. INDICATES CANAL MAINTENANCE EASEMENT
- CONC. INDICATES CONCRETE
- (D) INDICATES AS DESCRIBED IN RECORDED DOCUMENT
- D.B. INDICATES DEED BOOK
- D.C.R. INDICATES DADE COUNTY RECORDS
- ESMT. INDICATES EASEMENT
- F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- FP&L INDICATES FLORIDA POWER AND LIGHT COMPANY
- FND INDICATES FOUND
- I.P. INDICATES IRON PIPE
- L. INDICATES LENGTH
- L.E. INDICATES LANDSCAPE EASEMENT
- L.S. INDICATES LICENSED BUSINESS
- (M) INDICATES MEASURED IN FIELD
- MON. INDICATES MONUMENT
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- P.O.C. INDICATES POINT OF COMMENCEMENT
- R. INDICATES RADIUS
- (R) INDICATES RECORDED DOCUMENT
- RLS INDICATES REGISTERED LAND SURVEYOR
- R/W INDICATES RIGHT-OF-WAY
- SEC. INDICATES SECTION
- Sq. Ft. INDICATES SQUARE FEET
- U.E. INDICATES UTILITY EASEMENT
- PRM INDICATES PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH A 2" DIAMETER ALUMINUM PLATE STAMPED "LB 6791", UNLESS OTHERWISE NOTED).
- N 600000.000 INDICATES NORTHING COORDINATE
- E 800000.000 INDICATES EASTING COORDINATE
- ##### INDICATES NON-VEHICULAR ACCESS LINE (NVAL)

# PEMBROKE PINES CITY CENTER

A REPLAT OF PORTIONS OF TRACTS 33 THROUGH 43 and 54 THROUGH 64, OF "THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" RECORDED IN PLAT BOOK 2, PAGE 39, DADE COUNTY RECORDS LYING IN SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



This Instrument Prepared By:  
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 Certificate of Authorization No. LB 6791  
 November, 2003



MATCHLINE - SEE SHEET 5 OF 6



1 inch = 100 Feet.

# PEMBROKE PINES CITY CENTER

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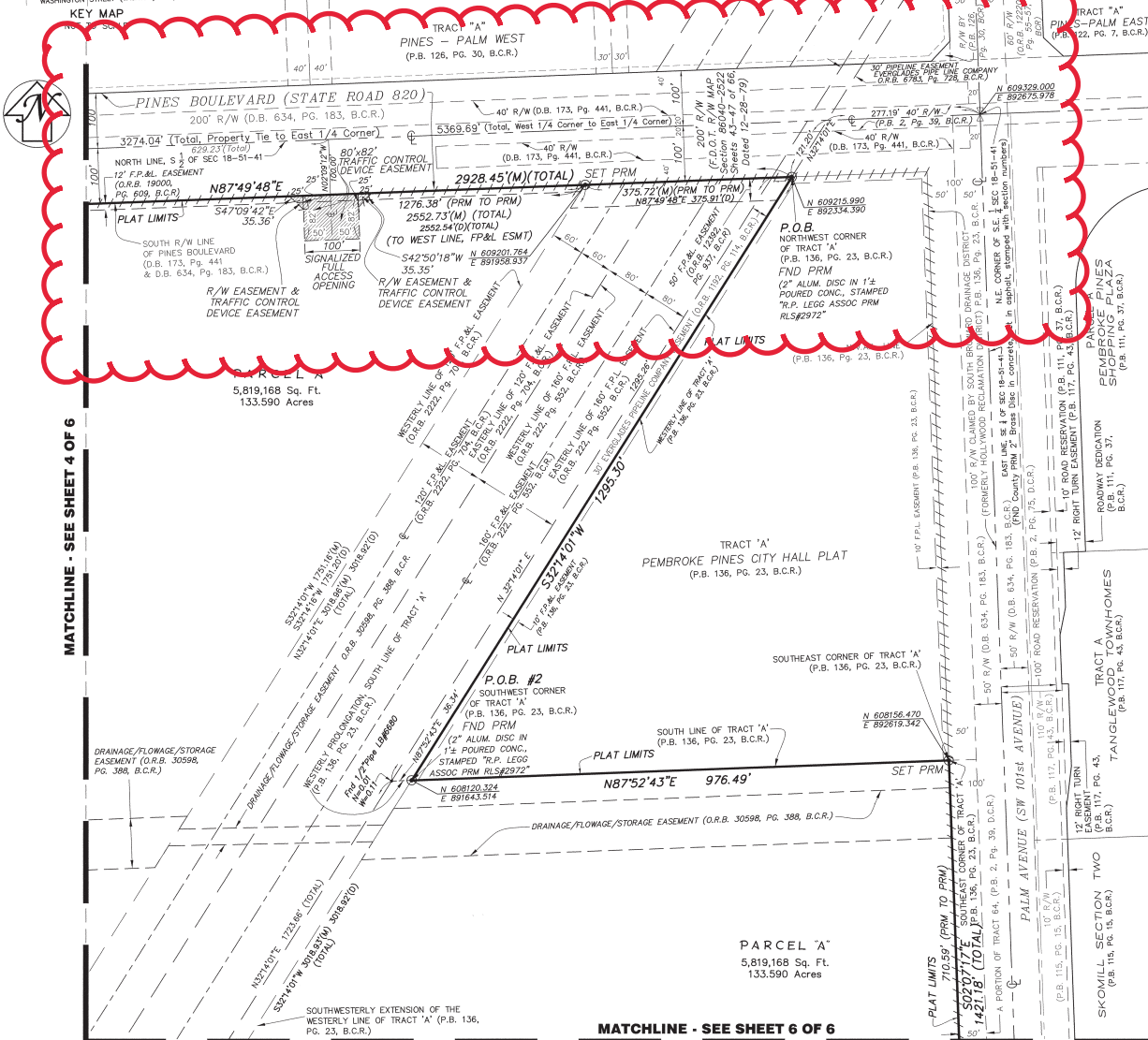
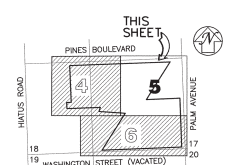
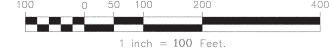
**NOTES:**

- BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2027 (ABOUT 7.8 MILES WEST OF HOLLYWOOD CITY HALL ALONG STATE ROAD 820 (HOLLYWOOD BOULEVARD)) TO THE INTERSECTION OF PALM AVENUE, MARK IS 641' WEST OF PALM AVENUE, 144' SOUTH OF THE CENTERLINE OF PAVEMENT OF HOLLYWOOD BOULEVARD. MARK IS SET BETWEEN TWO CONCRETE POWER POLES SUPPORTING HIGH TENSION LINES, THE MARK IS 2.3' EAST OF THE EAST SIDE OF THE WEST POLE. MARK IS A STANDARD BROWARD COUNTY DISC SET INTO THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND ± NORTH FROM A WITNESS POST. ELEVATION = 3.589' (ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929)
- THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927. COORDINATE VALUES AS SHOWN ON THE "X" AND "Y" COORDINATES, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, HAVING A BEARING OF NORTH 87°49'48" EAST, FOR THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 18-51-41.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 19, 2010, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME AND/OR:  
IF PROJECT WATER LINES, SEWER LINES, DRAINAGE AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY APRIL 19, 2010, WHICH DATE IS FIVE (5) YEARS OF THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY, THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THIS PLAT IS RESTRICTED TO 340,000 SQUARE FEET OF OFFICE USE, 133,000 SQUARE FEET OF COMMERCIAL USE, 120,000 SQUARE FEET OF GOVERNMENT FACILITIES, 425 HIGH RISE LINES, 325 TOWNHOUSE UNITS AND A 160-ROOM HOTEL. BANKS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.  
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.4., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.  
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS, THE NOTATION AND ANY AMENDMENTS INCLUDING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION 28, FLORIDA STATUTES:  
PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES; THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
- THE CITY OF PEMBROKE PINES SHALL REQUIRE ALL SITE PLANS WITHIN THIS PLAT TO CONFORM WITH THE NATURESCAPE BROWARD PROGRAM.
- THE EVERGLADES PIPELINE COMPANY, L.P., EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO CERTAIN RIGHT-OF-WAY USE RESTRICTIONS. TO OBTAIN A LIST OF THE USE RESTRICTIONS CONTACT A 2" DIAMETER BUCKEYE PIPE LINE COMPANY, RIGHT OF WAY DEPARTMENT, P.O. BOX 368, EMMAUS, PA 18049, TELEPHONE 484-232-4000.

**LEGEND**

ALUM.	INDICATES ALUMINUM	MON.	INDICATES MONUMENT
B.C.E.D.	INDICATES BROWARD COUNTY ENGINEERING DEPARTMENT	O.R.B.	INDICATES OFFICIAL RECORDS BOOK
B.C.R.	INDICATES BROWARD COUNTY RECORDS	P.B.	INDICATES PLAT BOOK
B.D.	INDICATES BRASS DISC	P.O.B.	INDICATES POINT OF BEGINNING
B.M.	INDICATES BENCHMARK	P.O.C.	INDICATES POINT OF COMMENCEMENT
C.	INDICATES CENTER LINE	R	INDICATES RADIUS
C.M.E.	INDICATES CANAL MAINTENANCE EASEMENT	(R)	INDICATES RECORDED DOCUMENT
CONC.	INDICATES CONCRETE	RLS	INDICATES REGISTERED LAND SURVEYOR
(C)	INDICATES AS DESCRIBED IN RECORDED DOCUMENT	R/W	INDICATES RIGHT-OF-WAY
D.B.	INDICATES DEED BOOK	SEC.	INDICATES SECTION
D.C.R.	INDICATES DADE COUNTY RECORDS	Sq. Ft.	INDICATES SQUARE FEET
EASMT.	INDICATES EASEMENT	U.E.	INDICATES UTILITY EASEMENT
F.D.O.T.	INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH A 2" DIAMETER ALUMINUM PLATE STAMPED "LB 6791", UNLESS OTHERWISE NOTED)
F.F.R.	INDICATES FLOW, FUND AND LIGHT COMPANY	N 800000.000	INDICATES NORTHING COORDINATE
FND.	INDICATES FOUND	E 800000.000	INDICATES EASTING COORDINATE
I.P.	INDICATES IRON PIPE	*****	INDICATES NON-VEHICULAR ACCESS LINE (NVAL)
L.	INDICATES LENGTH		
L.L.	INDICATES LANDSCAPE EASEMENT		
L.B.	INDICATES LICENSED BUSINESS		
M	INDICATES MEASURED IN FIELD		

GRAPHIC SCALE



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