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LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOURTEEN (14), TOWNSHIP FIFTY-ONE (51) SOUTH, RANGE FORTY-ONE (41) EAST, BROWARD COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF LOT 4, MAP OF TATUM'S SUB-DIVISION, AS ORIGINALLY RECORDED IN PLAT BOOK 2, PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, NOW LYING WITHIN BROWARD COUNTY, SAID PLAT BEING AVAILABLE THROUGH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, BOULEVARD PARK, AS RECORDED IN PLAT BOOK 51, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF SW 72ND AVENUE (A 80' WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 86040-2522, DATED 11/14/08); THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 02°06'48" WEST, A DISTANCE OF 582.03 FEET; THENCE RUN NORTH 43°02'53" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 41.12 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 820 (HOLLYWOOD BOULEVARD ALSO KNOWN AS PINES BOULEVARD)(A 120' WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 86040-2522, DATED 11/14/08); THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 88°12'20" EAST, A DISTANCE OF 257.95 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 3, MAP OF TATUM'S SUB-DIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, NOW LYING IN BROWARD COUNTY, FLORIDA, SAID PLAT BEING AVAILABLE THROUGH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN ALONG THE SAID WEST LINE OF LOT 3 SOUTH 02°08'18" EAST, A DISTANCE OF 610.57 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 5, OF AFORESAID BOULEVARD PARK, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 71ST WAY (A 50' WIDE PUBLIC RIGHT-OF-WAY PER AFORESAID BOULEVARD PARK); THENCE DEPARTING SAID WEST LINE RUN SOUTH 88°04'57" WEST ALONG THE NORTH LINE OF LOTS 1, 2 AND 3, BLOCK 5 OF AFORESAID BOULEVARD PARK, A DISTANCE OF 287.37 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 175,042 SQUARE FEET OR 4.02 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD, S.S.
KNOW ALL MEN BY THESE PRESENTS: THAT TRINITY LUTHERAN CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THE OWNER OF THE LANDS HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PINES AND 72ND", A REPLAT.

TRACT "A" ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: THAT TRINITY LUTHERAN CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ IT'S (PRESIDENT/REPRESENTATIVE) IN THE PRESENCE OF THESE TWO WITNESSES AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____ AD 2021.

TRINITY LUTHERAN CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESSES:

SIGN: _____ BY: _____
WITNESS (SIGNATURE) PRINT NAME: _____

PRINTED OR TYPED NAME By: _____ CORPORATE SEAL

WITNESS (SIGNATURE) ITS: EXECUTIVE VICE PRESIDENT

PRINTED OR TYPED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD, S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS (___ / ___ /2021) BY (NAME OF OFFICER OR AGENT, TITLE OF OFFICER OR AGENT) OF ~~TRINITY LUTHERAN CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION~~ CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(TYPE OF IDENTIFICATION)

(SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT)

(NOTARY SEAL)

(NAME TYPED, PRINTED OR STAMPED)

(TITLE / RANK)

(SERIAL NUMBER, IF ANY)

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

Dated _____

Signature _____

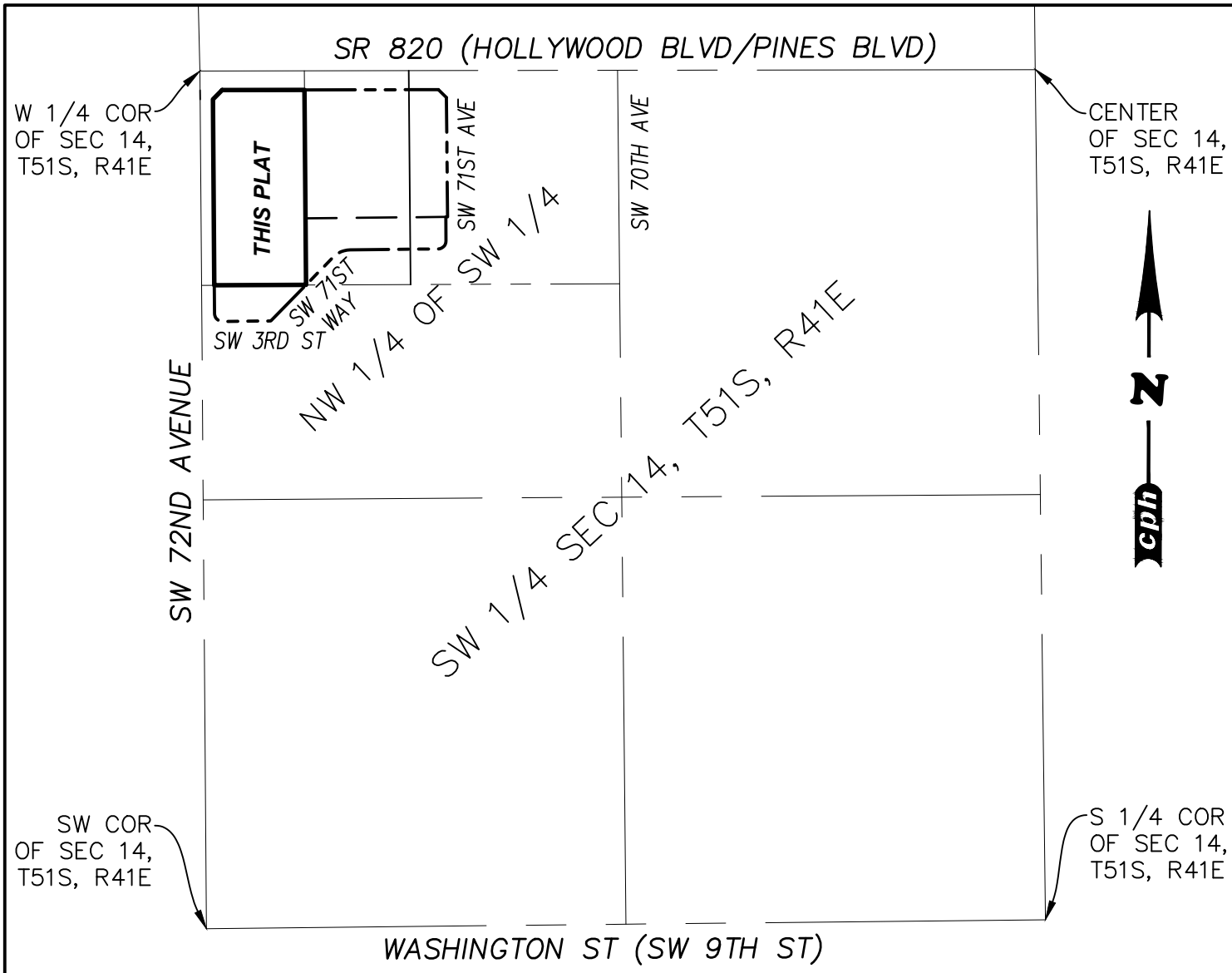
Name _____ Reg.No. 6233

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233
CPH, Inc., Licensed Business No. 7143

PINES AND 72ND

BEING A REPLAT OF A PORTION OF THE LOT 4 OF TATUM'S SUB-DIVISION
PLAT BOOK 2, PAGE 5 OF THE PUBLIC RECORDS OF
DADE (NOW BROWARD) COUNTY, FLORIDA
SECTION 14, TOWNSHIP 51 SOUTH, RANGE 41 EAST,
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
Paul J. Katrek OF CPH, INC.
500 WEST FULTON STREET
SANFORD, FL, 32771
(407)322-6841
LICENSED BUSINESS NO. 7143



VICINITY MAP:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 51
SOUTH, RANGE 41 EAST (SCALE: 1" = 500')

NOTE

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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CONSENT AND JOINDER TO PLAT DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN INSTRUMENT# 107936291, AND MODIFIED BY A FIRST AMENDMENT OF PROMISSORY NOTE AND REAL ESTATE MORTGAGE RECORDED IN INSTRUMENT# 111934298 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (MORTGAGE), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

SIGNED IN THE PRESENCE OF: THRIVENT FINANCIAL FOR LUTHERANS,
A WISCONSIN CORPORATION

PRINT NAME: _____ BY: _____

PRINT NAME: _____ PRINT NAME: _____

STATE OF WISCONSIN
COUNTY OF _____ ITS: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS (___ / ___ /2021) BY _____ OF _____ CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(NOTARY SEAL)

(NOTARY SIGNATURE)

(NAME TYPED PRINTED OR STAMPED)

(TITLE / RANK)

(SERIAL NUMBER IF ANY)

SHEET 1 OF 2 PLAT BOOK PAGE

CITY OF PEMBROKE PINES APPROVALS:

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 _____, 2021.

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 _____, 2021.

BY: _____
CHAIRPERSON

CITY COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, CITY COMMISSION THIS ___ DAY OF _____, 2021.

NO BUILDING PERMITS SHALL BE ISSUED FOR CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

CITY ENVIRONMENTAL SERVICES DIVISION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ENVIRONMENTAL SERVICES DEPARTMENT THIS ____ DAY OF _____, 2021.

BY: _____
ENVIRONMENTAL SERVICES DIVISION

BROWARD COUNTY APPROVALS:

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____ 2021.

BY: _____
DIRECTOR/DESIGNEE

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 TRAFFICWAYS THIS ___ DAY OF _____ 2021.

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 _____ 2021.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FIANCE 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 IS HEREBY APPROVED AND ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ON THIS ____ DAY OF _____ AD 2021.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS HEREBY APPROVED AND ACCEPTED FOR RECORDATION ON THE FOLLOWING DATES BELOW.

BY: _____ BY: _____
PROFESSIONAL SURVEYOR AND MAPPER RICHARD TORNESE
FLORIDA REGISTRATION NUMBER _____ DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER _____

DATE: _____ DATE: _____

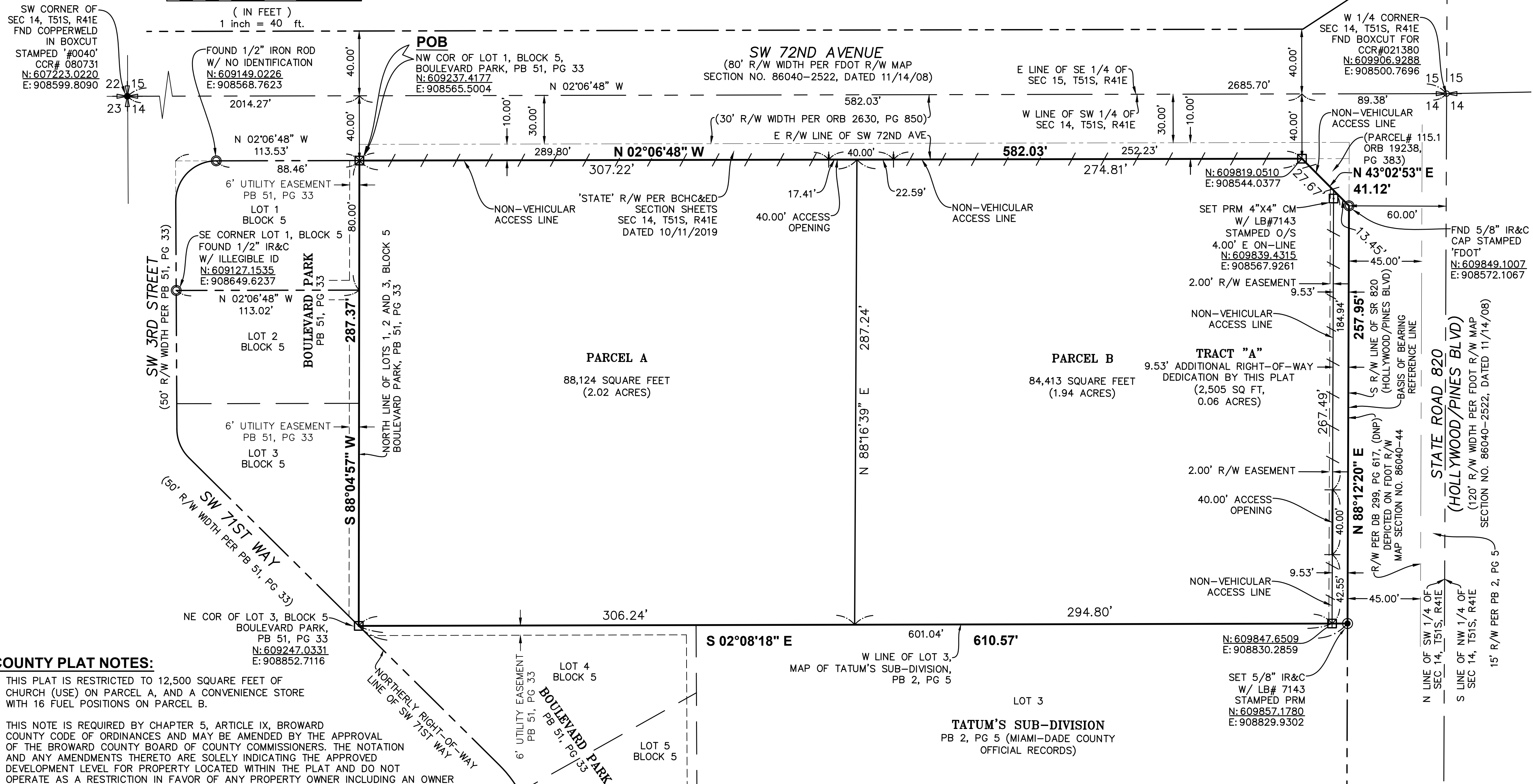
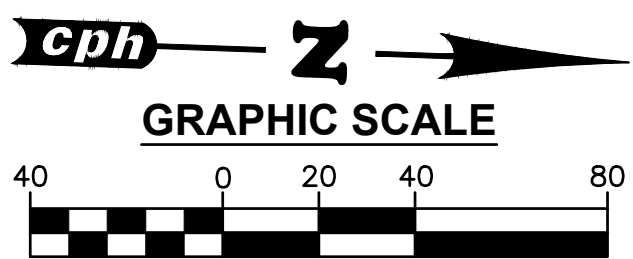
SHEET INDEX

SHEET 1: LEGAL DESCRIPTION, DEDICATION, AND APPROVALS
SHEET 2: PLAT AND NOTES

PLAT FILE #



THIS INSTRUMENT PREPARED BY
Paul J. Katrek
OF CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 - (407)322-6841
LICENSED BUSINESS NO. 7143



1. THIS PLAT IS RESTRICTED TO 12,500 SQUARE FEET OF CHURCH (USE) ON PARCEL A, AND A CONVENIENCE STORE WITH 16 FUEL POSITIONS ON PARCEL B.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES AND MAY BE AMENDED BY THE APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO 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.

NORTHERLY RIGHT-OF-WAY
LINE OF SW 1ST WAY

6' UTILITY EASEMENT
PB 51, Pg 33

BOULEVARD PARK
PB 51, Pg 33

LOT 5
BLOCK 5

2. ANY STRUCTURE WITHIN THIS PLAN MUST COMPLY WITH SECTION 2.1.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
3. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 SECTION SHALL NOT APPLY TO THOSE 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

(BB) — BEARING BASIS	LB# — LICENSED BUSINESS NUMBER	PG — PAGE
BCH&ED — BROWARD COUNTY HIGHWAY	N & D — NAIL AND DISK	PGS — PAGES
CONSTRUCTION & ENGINEERING DEPARTMENT	NO. — NUMBER	PI — POINT OF INTERSECTION
© — COPYRIGHT	ORB — OFFICIAL RECORDS BOOK	PK — PARKER KALON
CM — CONCRETE MONUMENT	O/S — OFFSET	POB — POINT OF BEGINNING
CCR — CERTIFIED CORNER RECORD	PLB — PLAT BOOK	PRM — PERMANENT REFERENCE MONUMENT
(DNP) — DOCUMENT NOT PROVIDED	PG — PAGE	R/W — RIGHT-OF-WAY
FDOT — FLORIDA DEPARTMENT OF	PGS — PAGES	R41E — RANGE 41 EAST
TRANSPORTATION	PI — POINT OF INTERSECTION	SEC 14 — SECTION 14
FND — FOUND	PK — PARKER KALON	T51S — TOWNSHIP 51 SOUTH
ID — IDENTIFICATION	POB — POINT OF BEGINNING	# — NUMBER
IP — IRON PIPE	PRM — PERMANENT REFERENCE MONUMENT	W/ — WITH
IR&C — IRON REBAR & CAP		

LOTS & RIGHT-OF-WAY DEDICATION AREA TABLE		
	SQUARE FOOTAGE	ACREAGE
PARCEL A	88,124	2.02
PARCEL B	84,413	1.94
TRACT A	2,505	0.06

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) FLORIDA EAST ZONE, FIXING THE SOUTH RIGHT-OF-WAY LINE OF SR 820, (HOLLYWOOD/PINES BLVD) PER FLORIDA DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP SECTION NO. 86040-2522, DATED 11/14/08, AS BEING N 88°12'20" E.
2. ☐ DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB# 7143 P.R.M." CAP.
3. ☒ DENOTES A SET PERMANENT REFERENCE MONUMENT, A 5/8" IRON ROD AND CAP WITH AN ATTACHED DISK STAMPED "LB 7143 P.R.M."
4. ☒ DENOTES A FOUND IRON AND CAP AS NOTED HEREON.
5. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND BROWARD COUNTY REQUIREMENTS PRIOR TO THE TRANSFER OF ANY LOT AND AFTER PRINCIPAL CONSTRUCTION IS COMPLETE.
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
7. ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
8. DIMENSIONS SHOWN HEREON ARE AT 90° TO PROPERTY LINES UNLESS OTHERWISE NOTED.
9. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA UNLESS OTHERWISE NOTED.
10. 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 THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT FILE #