

AMENDED
114748174

LEGAL DESCRIPTION:

PORTION OF TRACTS 51, 52, 53, 54 AND 55 IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 41 EAST, "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 75, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE RUN N. 87° 47' 13" E., ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 10, FOR 764.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL (LAST MENTIONED COURSE BEING COINCIDENT WITH THE COMMON BOUNDARY LINE OF "THE WHARF" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131 AT PAGE 9 AND "SOUTH BROWARD HOSPITAL DISTRICT ANCILLARY FACILITY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134 AT PAGE 48, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE CONTINUE N. 87° 47' 13" E., ALONG THE LAST DESCRIBED COURSE, FOR 1267.00 FEET (LAST MENTIONED COURSE BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACTS 51, 52, 53, 54 AND 55 AND THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID PLAT OF "THE WHARF"); THENCE S. 2° 08' 42" E., ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, FOR 1059.27 FEET; THENCE S. 87° 45' 20" W., ALONG A LINE PARALLEL WITH AND 260.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 10, FOR 827.00 FEET; THENCE N. 2° 08' 42" W., FOR 400.74 FEET; THENCE S. 87° 45' 20" W., FOR 440.00 FEET; THENCE N. 2° 08' 42" W., ALONG THE EASTERLY BOUNDARY LINE OF THE AFORESAID PLAT OF "SOUTH BROWARD HOSPITAL DISTRICT ANCILLARY FACILITY", FOR 560.17 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 25.77 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, A FLORIDA CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS CAUSED THE SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "PATHWAYS", A REPLAT.
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.
THAT THE 30 FOOT CANAL EASEMENT AND THE 20 FOOT CANAL MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT.
THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE KEPT FREE OF PERMANENT OBSTRUCTIONS.

IN WITNESS WHEREOF: THE STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER AND THE CORPORATE SEAL AFFIXED THERETO, THIS 10th DAY OF JUNE, A.D. 1991.

WITNESS: Tracy Peters
WITNESS: Paula J. Evans
BY: Paula J. Evans EXECUTIVE DIRECTOR,
DEPARTMENT OF NATURAL RESOURCES, AS AGENT.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF LEON S.S. I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, P.W. MAWSON, JR. FOR FOR, EXECUTIVE DIRECTOR OF THE DEPARTMENT OF NATURAL RESOURCES, AGENT FOR THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, A FLORIDA CORPORATION, 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 SIGNATURE AND OFFICIAL SEAL, THIS 10th DAY OF JUNE, A.D. 1991.
MY COMMISSION EXPIRES July 22, 1993
Sylvia Scott
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

PATHWAYS

BEING A REPLAT OF PORTION OF TRACTS 51, 52, 53, 54 AND 55, "EVERGLADES SUGAR AND LAND CO. SUBDIVISION" IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 41 EAST, PLAT BOOK 2, PAGE 75, DADE COUNTY RECORDS. LYING IN THE CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA.

PREPARED BY: Schwabke ~ Shiskin & Associates, Inc.
LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
ORDER N° 163371 FEBRUARY, 1991

APPROVALS:

CITY OF PEMBROKE PINES: THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, IN AND BY RESOLUTION ADOPTED THIS 3 DAY OF APRIL, A.D. 1991.

ATTEST: Edna M. Dush CITY CLERK BY: Charles W. Flanagan MAYOR.

CITY BUILDING AND ZONING DEPARTMENT: THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, BUILDING AND ZONING DEPARTMENT, THIS 17 DAY OF JUNE, A.D. 1991.

BY: Samuel P. Lombardi 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 28 DAY OF February, A.D. 1991.

BY: Jack E. Hittell CHAIRMAN.

SOUTH BROWARD DRAINAGE DISTRICT: THIS PLAT OF "PATHWAYS" IS HEREBY APPROVED THIS 7 DAY OF July, A.D. 1992.

BY: Douglas Scaman DISTRICT MANAGER BY: Frank E. Corbett SUPERVISOR.

BROWARD COUNTY PLANNING COUNCIL: THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS 25th DAY OF APRIL, A.D. 1991.

DATE: SEPTEMBER 26, 1991 BY: Alan J. Golding 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 6 DAY OF July, A.D. 1992.

BY: Elmer H. Fiedt ADMINISTRATOR OR DESIGNEE.

BROWARD COUNTY ENGINEERING DIVISION: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Emilio V. Alfaro COUNTY SURVEYOR. BY: Henry P. Cook DIRECTOR.
PROFESSIONAL LAND SURVEYOR N° 4429 STATE OF FLORIDA. PROFESSIONAL ENGINEER N° 12506 STATE OF FLORIDA.

DATE: 7-8-92 DATE: 7-8-92

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 COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 3 DAY OF DECEMBER, A.D. 1991.

ATTEST: B. Jack Osterholt COUNTY ADMINISTRATOR. BY: Theresa J. Smith CHAIRPERSON.

BY: Mylo H. Hughes DEPUTY.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION: THIS INSTRUMENT WAS FILED FOR RECORD, THIS 31st DAY OF August, A.D. 1992, AND RECORDED IN PLAT BOOK 152, PAGE 15, RECORD VERIFIED.

ATTEST: B. Jack Osterholt, COUNTY ADMINISTRATOR. BY: Carole C. Doyle DEPUTY.

BROWARD COUNTY OFFICE OF PLANNING: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DATE: 7-7-92 BY: Daniel W. Hurrell DIRECTOR.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "PATHWAYS" A REPLAT 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, FLORIDA STATUTES AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-G, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 8 DAY OF JULY, A.D. 1991. THE BEENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

Schwabke ~ Shiskin & Associates, Inc.

DATE: 6/13/91 BY: Alfonso C. Yellio VICE-PRESIDENT.
PROFESSIONAL LAND SURVEYOR N° 2978 STATE OF FLORIDA.

BEING A REPLAT OF PORTION OF TRACTS 51, 52, 53, 54 AND 55, "EVERGLADES
SUGAR AND LAND CO. SUBDIVISION" IN SECTION 16, TOWNSHIP 51 SOUTH,
RANGE 41 EAST, PLAT BOOK 2, PAGE 75, DADE COUNTY RECORDS, LYING IN THE
CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA.

LAND SURVEYORS • ENGINEERS • ARCHITECTS • LAND PLANNERS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
ORDER N° 163371 SCALE: 1"= 100' FEBRUARY, 1991



LOCATION MAP SCALE: 1"=600
TRACT NUMBERS REFER TO P.B.2, PG.75, DADE CO.RECORDS

- 1). P.R.M. DENOTES PERMANENT REFERENCE MONUMENT.
- 2). P.O.C. DENOTES POINT OF COMMENCEMENT.
- 3). P.O.B. DENOTES POINT OF BEGINNING.
- 4). STATE PLAIN COORDINATES SHOWN HEREON ARE BASED ON THE S.W. CORNER OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO KEITH AND SCHNARS RESURVEY, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 5). STATE PLAIN BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, OF THE SAID KEITH AND SCHNARS RESURVEY.
- 6). B.M. DENOTES BENCH MARK.
- 7). ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM, 1929 (M.G.V.D.)
- 8). BENCH MARK : BRASS DISC AT SOUTHWEST CORNER OF SECTION 16-51-41, EAST EDGE OF PAVEMENT DOUGLAS ROAD. ELEVATION : 7.385 (M.G.V.D.)

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

COUNTY. THIS PLAT IS RESTRICTED TO A 430 BED INTERMEDIATE CARE FACILITY FOR ALZHEIMER'S DISEASE. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., 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 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.

