

CFN # 108582852,
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Recorded 05/01/2009 at 10:11 AM

SHEET 1 OF 4

DUKE PEMBROKE "A"

A REPLAT OF A PORTION OF TRACTS 54 THROUGH 57 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

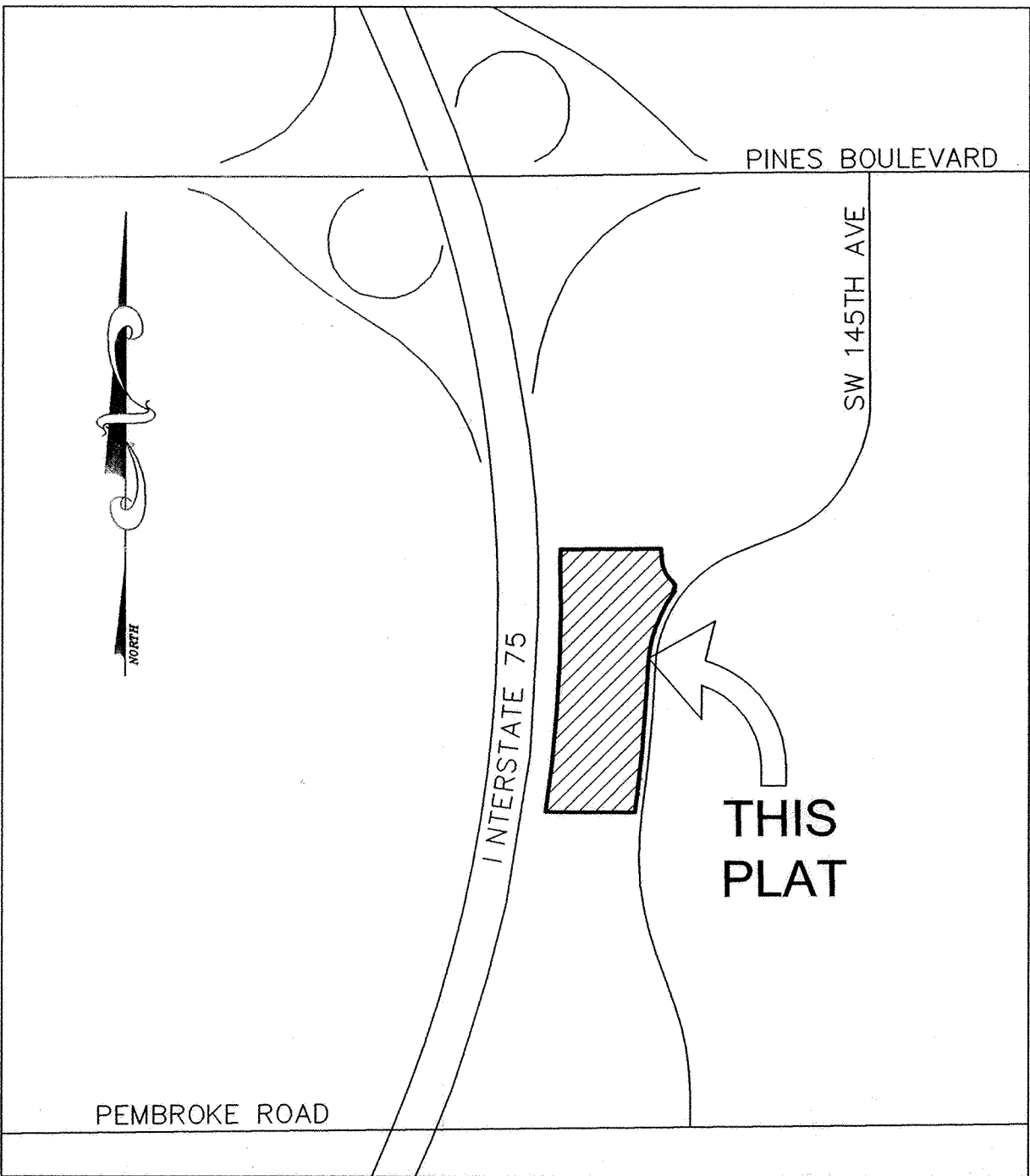
LAND DESCRIPTION:

A PORTION OF TRACTS 54 THROUGH 56 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST;

THENCE SOUTH 61°40'09" EAST, A DISTANCE OF 380.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86075-2402 (LATEST REVISION DATE JANUARY, 1984);
THENCE SOUTH 01°45'44" EAST ON THE WEST LINE OF SOUTHERN BELL PEMBROKE PINES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 1,835.95 FEET;
THENCE SOUTH 68°17'56" WEST, A DISTANCE OF 126.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 761.29 FEET, THROUGH A CENTRAL ANGLE OF 03°35'20", AN ARC DISTANCE OF 47.69 FEET;
THENCE SOUTH 89°41'06" WEST, A DISTANCE OF 362.83 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°51'34" EAST, A DISTANCE OF 54.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 168.00 FEET, THROUGH A CENTRAL ANGLE OF 42°31'56", AN ARC DISTANCE OF 124.71 FEET;
THENCE SOUTH 44°23'31" EAST, A DISTANCE OF 24.85 FEET;
THENCE SOUTH 15°36'07" EAST, A DISTANCE OF 3.39 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH 47°17'14" WEST;
THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 47°35'37", AN ARC DISTANCE OF 27.41 FEET;
THENCE SOUTH 36°19'10" WEST, A DISTANCE OF 17.34 FEET;
THENCE SOUTH 53°32'11" EAST, A DISTANCE OF 11.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 53°32'07" EAST;
THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 761.29 FEET, THROUGH A CENTRAL ANGLE OF 34°10'04", AN ARC DISTANCE OF 453.99 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE WEST;
THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 8,363.19 FEET, THROUGH A CENTRAL ANGLE OF 05°30'26", AN ARC DISTANCE OF 803.85 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 493.55 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86075-2402, (LAST DATED JANUARY, 1984) SAID POINT BEING LOCATED ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 81°42'35" WEST;
THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7,874.44 FEET, THROUGH A CENTRAL ANGLE OF 10°04'53", AN ARC DISTANCE OF 1,385.55 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 02°32'33" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 71.74 FEET;
THENCE NORTH 89°41'06" EAST, A DISTANCE OF 555.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL NET AREA OF 754,342 SQUARE FEET, (17.317 ACRES), MORE OR LESS.



LOCATION MAP
(NOT TO SCALE)

CITY ADMINISTRATIVE SERVICES DEPARTMENT:

This plat was approved by the City of Pembroke Pines, Florida, ADMINISTRATIVE SERVICES DEPARTMENT this 9 day of April, 2007.
BY: [Signature] DIRECTOR

CITY PLANNING AND ZONING BOARD:

This plat was approved by the City of Pembroke Pines, Florida, PLANNING AND ZONING BOARD this 12 day of April, 2007.
BY: [Signature] VICE CHAIRPERSON

CITY COMMISSION:

This plat was approved by the City of Pembroke Pines, Florida, CITY COMMISSION this 6 day of May, 2007.
BY: [Signature] MAYOR ATTEST: [Signature] CITY CLERK

CITY ENVIRONMENTAL SERVICES DEPARTMENT:

This plat was approved by the City of Pembroke Pines, Florida, ENVIRONMENTAL SERVICES DEPARTMENT this 23 day of April, 2008.
BY: [Signature] ENGINEERING DIVISION

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is hereby approved and accepted for record.
BY: [Signature] 4-29-09
DIRECTOR/DESIGNEE DATE

SOUTH BROWARD DRAINAGE DISTRICT:

This is to certify that this plat is hereby approved and accepted by the SOUTH BROWARD DRAINAGE DISTRICT This 22 day of April, 2008. 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.

BY: [Signature] 8/26/07 SUPERVISOR COMMISSIONER DATE BY: [Signature] 4/9/09 DISTRICT DIRECTOR DATE

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 22 day of April, 2007.

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 29 day of April, 2009.
BY: [Signature] 4-29-09 EXECUTIVE DIRECTOR OR DESIGNEE DATE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This Plat is approved and accepted for record.
BY: [Signature] 4/30/09 DATE BY: [Signature] 4/30/09 DATE
RICHARD TORNESE DIRECTOR Florida Professional Engineer Registration Number 40263
ROBERT P. LEGG, JR. Professional Surveyor and Mapper Florida Registration Number LS 4030

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

This instrument was filed for record this 15 day of May, 2009. And recorded in P.B. 178, at Page 142, Record Verified.
ATTEST: BERTHA HENRY 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 6th day of November, 2007.
ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: [Signature] DEPUTY
BY: [Signature] MAYOR, COUNTY COMMISSION

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 1, Florida Statutes, and the portions of Chapter 61G17-6, Florida Administrative Code, as required to comply with the Broward County Land Development Code (Ordinance 81-16). The PERMANENT REFERENCE MONUMENTS (P.R.M.'s) were set in accordance with Section 177.091 of said Chapter 177, on this 31st day of January, 2008. The BENCHMARKS 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.

August 28, 2007
Date
[Signature]
Stephen K. Seeley
Professional Surveyor & Mapper
Florida Registration No. LS4574
GIBBS LAND SURVEYORS
2131 HOLLYWOOD BLVD.
SUITE 204
HOLLYWOOD, FL 33020
LB 7018

PREPARED BY
GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD
SUITE 204
HOLLYWOOD, FLORIDA 33020
LB 7018

CITY OF PEMBROKE PINES	CITY ENGINEER	BROWARD COUNTY SURVEYOR	BROWARD COUNTY COMMISSION	SURVEYOR	BROWARD COUNTY DIRECTOR OF ENGINEERING
[Seal]				[Seal]	

CFN #108582852
Page2 of 4

DUKE PEMBROKE "A"

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DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that DUKE REALTY LIMITED PARTNERSHIP, An Indiana Limited Partnership, is the owner of lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be know as "DUKE PEMBROKE A", A Replat.

UTILITY
All Rights-Of-Way and easements shown hereon are hereby dedicated to the public for proper purposes.

No improvements, trees or encroachments including utilities (except for overhead power, cable or telephone lines with a minimum 25 foot 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 minimum 25 foot 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.

STORMWATER DRAINAGE
The drainage easement shown hereon **15** hereby dedicated to the perpetual use of the South Broward Drainage District for water management and maintenance purposes. The granting of **THIS** drainage 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 drainage easement. South Broward Drainage District has the right but not the obligation to **MAINTAIN** the area within the said drainage easement.

IN WITNESS WHEREOF: Stuart D. Downey, as Senior Vice President, Florida Operations of DUKE REALTY LIMITED PARTNERSHIP, an Indiana Limited Partnership has caused these presents to be signed on this 6th day of July, 2007

WITNESS
Print Name: Jacqueline A. Gable

Stuart D. Downey
Senior Vice President, Florida Operations

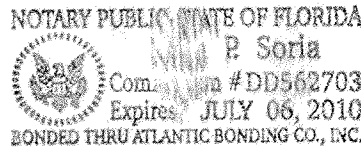
WITNESS
Print Name: Robert Close

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

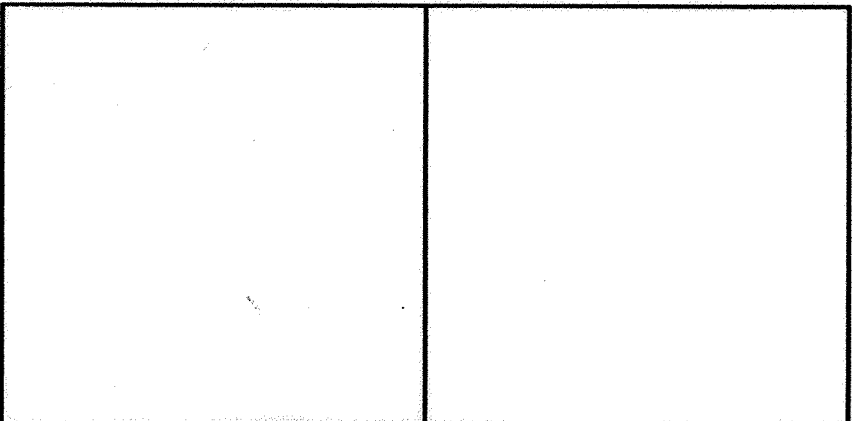
I HEREBY CERTIFY that on this 6th day of July, 2007 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Stuart D. Downey as Senior Vice President, of DUKE REALTY LIMITED PARTNERSHIP, who is personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be his free act.

My commission expires:
Commission No.



By: Nina Soria
Notary public State of Florida
Print name: Nina Soria

PREPARED BY
GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FLORIDA 33020
LB 7018





A REPLAT OF A PORTION OF TRACTS 54 THROUGH 57 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY,FLORIDA, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY,FLORIDA.

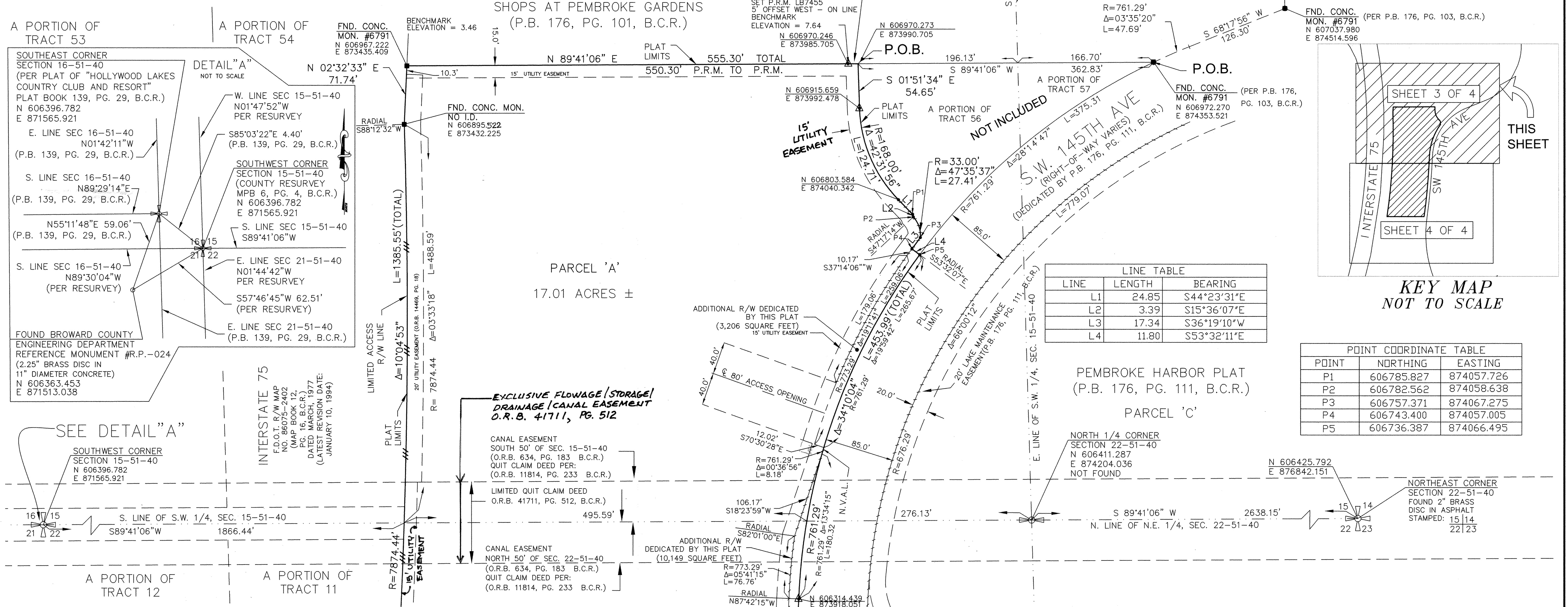
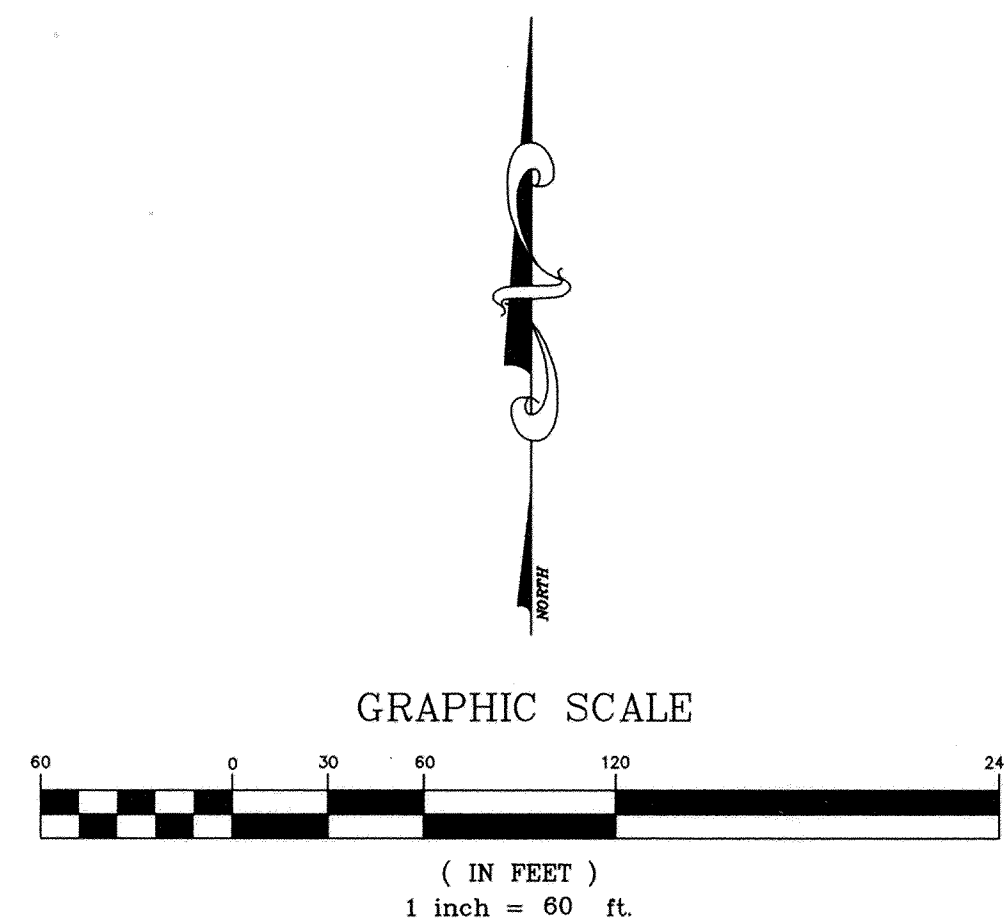
GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD
SUITE 204
HOLLYWOOD, FLORIDA 33020
LB 7081

1. BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 3701 (FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISC IN PARAPET WALL IN S.W. CORNER OF A BRIDGE THAT IS THE PINES BLVD. OVERPASS OF INTERSTATE 75 (ELEVATIONS ARE BASED ON THE NATIONAL GEODESIC VERTICAL DATUM OF 1929). ELEVATION=38.10
2. THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "CRAVEN THOMPSON, INC. RESURVEY OF ALL OF TOWNSHIP 51 SOUTH, RANGE 40 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, REFERENCEING THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 22-51-40 BEARING SOUTH 89°41'53" WEST.
3. 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.
4. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY NOVEMBER 6, 2012, 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 NOVEMBER 6, 2012, 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 FOR THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
5. THIS PLAT IS RESTRICTED TO 299,999 SQUARE FEET OF OFFICE USE. NO BANKS AND/OR COMMERCIAL/RETAIL USES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
6. 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 THERE TO 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.
7. 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 THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY, FOR THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

SOUTHERN BELL
PEMBROKE PINES
(P.B. 112, PG. 40, B.C.R.)

B.C.R. — BROWARD COUNTY RECORDS
CONC. — CONCRETE
FND. — FOUND
P.B. — PLAT BOOK
PG. — PAGE
R/W — RIGHT-OF-WAY
P.O.C. — POINT OF COMMENCEMENT
P.O.B. — POINT OF BEGINNING
MON. — MONUMENT
O.R.B. — OFFICIAL RECORDS BOOK
LB — LICENSED BUSINESS
N.V.A.L. — NON-VEHICULAR ACCESS LINE
A.  — PERMANENT REFERENCE MONUMENT
(4" x 4" x 24" CONCRETE MONUMENT
WITH BRASS DISC STAMPED LB7455)
 — NON-VEHICULAR ACCESS LINE
— LIMITED ACCESS R/W LINE
00000.000 — INDICATES NORTING AND EASTING
00000.000 STATE PLANE COORDINATES
P.C.P. • — PERMANENT CONTROL POINT
(PK NAIL AND 1 1/2" ROUND
WASHER STAMPED "PCP-LB7455")
R — DENOTES RADIUS
Δ — DENOTES DELTA
L — DENOTES ARC LENGTH



KEY MAP
NOT TO SCALE

POINT COORDINATE TABLE		
POINT	NORTHING	EASTING
P1	606785.827	874057.726
P2	606782.562	874058.638
P3	606757.371	874067.275
P4	606743.400	874057.005
P5	606736.387	874066.495

MATCH LINE SEE SHEET 4 OF 4

DUKE PEMBROKE "A"

A REPLAT OF A PORTION OF TRACTS 54 THROUGH 57 LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AND A PORTION OF TRACTS 9 THROUGH 11 LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON EVERGLADES SUGAR & LAND CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

MATCH LINE SEE SHEET 3 OF 4

