

CFN # 109389316,  
Page 1 of 2  
Recorded 06/17/2010 at 08:40 AM

PREPARED BY:  
GIBBS LAND SURVEYORS  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FLORIDA 33020  
(954-923-7666)

## SOUTH BROWARD DRAINAGE DISTRICT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE SOUTH BROWARD DRAINAGE DISTRICT THIS 1<sup>st</sup> DAY OF June, 2010, 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: James S. Ryan 14/10/09  
COMMISSIONER DATE

BY: Doug M. Ryan 6/1/10  
DISTRICT DIRECTOR DATE

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 26<sup>th</sup> DAY OF January, 2010.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: Stephane  
DEPUTY

BY: Steve Beech  
MAYOR/COUNTY COMMISSION

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

THIS PLAT WAS FILED FOR RECORD THIS 17<sup>th</sup> DAY OF June, 2010, AND RECORDED IN PLAT BOOK 179, PAGES 100 AND 101, RECORD VERIFIED.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: Rosalind  
DEPUTY

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Richard Tornese 6/3/10  
RICHARD TORNESE DATE  
DIRECTOR  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 40263

BY: Robert P. Leggo, Jr. 6/2/10  
ROBERT P. LEGGO, JR. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 154030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT  
DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Debra D. D. 6-3-10  
DIRECTOR/DISEGNEE DATE

## SURVEYOR'S CERTIFICATE

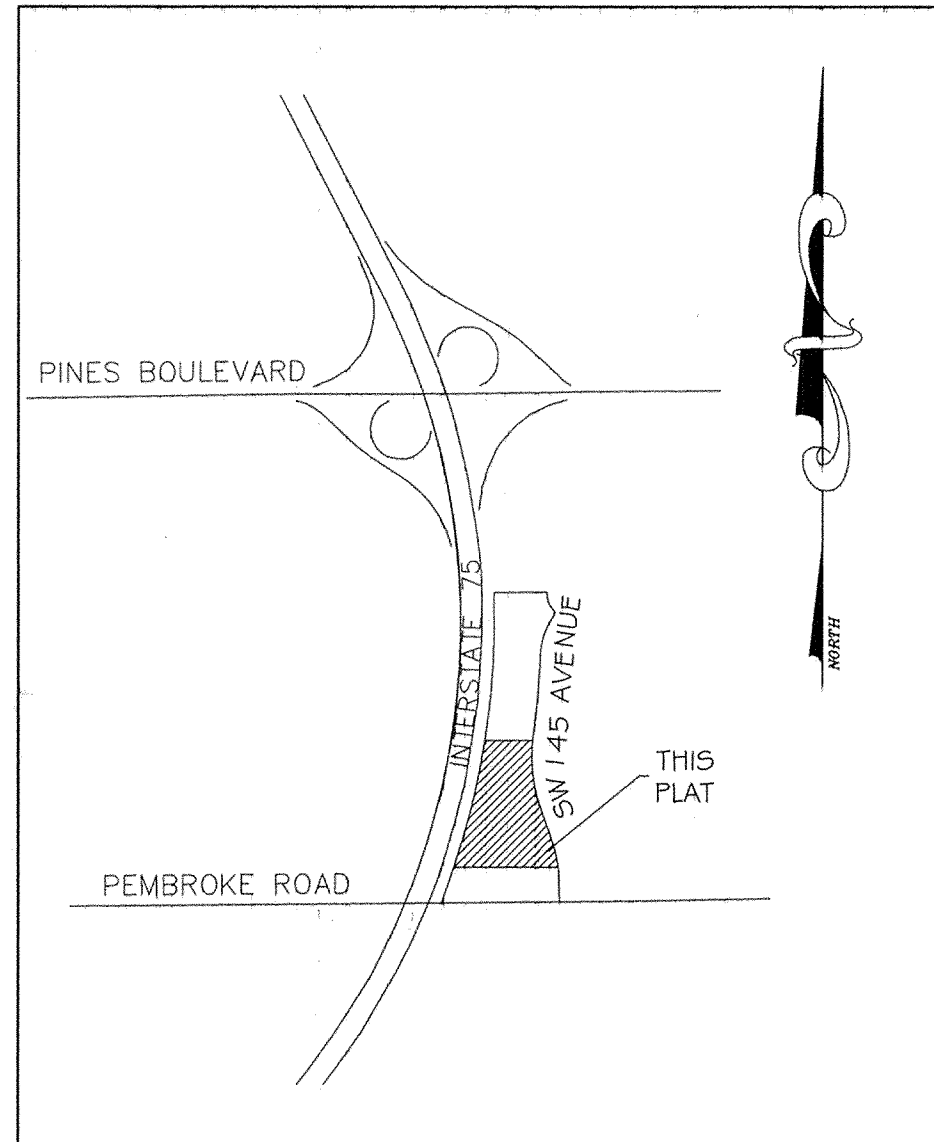
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THE 26<sup>th</sup> DAY OF OCTOBER 2009. THE BENCHMARKS SHOWN HEREON 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.

BY: Stephen K. Seeley  
STEPHEN K. SEELEY  
FLORIDA REGISTERED PROFESSIONAL SURVEY AND MAPPER # 154574  
GIBBS LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION NUMBER: LB7018  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FLORIDA

## DUKE PEMBROKE 'B'

A REPLAT OF A PORTION OF TRACTS 10, 11, 21, 22, 23, AND 24, AS SHOWN ON THE PLAT OF "THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST", AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF S.W. 145TH AVENUE, AS SHOWN ON "PEMBROKE HARBOR PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 111-115 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



LOCATION MAP  
(NOT TO SCALE)

## DESCRIPTION:

A PORTION OF TRACTS 10, 11, 21, 22, 23 AND 24, LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON "EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF S.W. 145TH AVENUE, AS SHOWN ON "PEMBROKE HARBOR PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 111-115 OF THE PUBLIC RECORDS OF BROWARD 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 66°00'11", AN ARC DISTANCE OF 876.98 FEET TO A POINT OF REVERSE CURVATURE 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 TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID 8,363.19 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 0°05'24", AN ARC DISTANCE OF 13.14 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,647.00 FEET; THENCE SOUTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°42'00", AN ARC DISTANCE OF 796.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 19°48'26" EAST, A DISTANCE OF 304.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,453.00 FEET; THENCE SOUTHERLY, AND TO THE RIGHT, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°07'51", AN ARC DISTANCE OF 130.11 FEET; (THE PRECEDING FOUR COURSES BEING ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 145TH AVENUE, AS SHOWN ON SAID "PEMBROKE HARBOR PLAT"; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 566.88 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 425.37 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 72°37'49" 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 9°04'46" AN ARC DISTANCE OF 1,247.83 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 493.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 145 AVENUE AND THE POINT OF BEGINNING.  
SAID LAND SITUATED IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 18.68 ACRES, 813,684 SQUARE FEET, MORE OR LESS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE SOUTH BROWARD DRAINAGE DISTRICT FOR STORMWATER DRAINAGE, WATER MANAGEMENT AND MAINTENANCE PURPOSES. THE GRANTING OF THESE DRAINAGE EASEMENTS AND THEIR 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

## 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 KNOWN AS DUKE PEMBROKE 'B', A REPLAT.

ALL RIGHTS-OF-WAY AND UTILITY EASEMENT 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 26 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.

EDWARD SENIOR  
IN WITNESS WHEREOF, MITCHELL, AS VICE PRESIDENT, FLORIDA OPERATIONS OF  
HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 22<sup>nd</sup> DAY OF Dec, 2009

WITNESS  
PRINT NAME: STEPHEN K. SEELEY

BY: Edward Mitchell  
EDWARD MITCHELL  
VICE PRESIDENT

WITNESS  
PRINT NAME: Bob Close

## ACKNOWLEDGMENT:

STATE OF FLORIDA ) ss  
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS 22<sup>nd</sup> DAY OF December 2009, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Edward Mitchell AS SVP, FLOP OF Duke Realty Corporation 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: 7/6/2010  
COMMISSION NO.

NOTARY PUBLIC-STATE OF FLORIDA  
Nina P. Sofia  
Commission # D0562703  
Expires: JULY 06, 2010  
BONDED THRU ATLANTIC BONDING CO. INC.

BY: Nina Sofia  
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Nina Sofia

## CITY COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, CITY COMMISSION THIS 16 DAY OF September 2009

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.

BY: Mayor  
MAYOR

ATTEST: City Clerk  
CITY CLERK

## CITY PLANNING AND ZONING BOARD:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ZONING BOARD THIS 13 DAY OF August, 2009.

BY: Chairperson  
CHAIRPERSON:

## CITY ADMINISTRATIVE SERVICES DEPARTMENT:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ADMINISTRATIVE SERVICES DEPARTMENT THIS 27 DAY OF July, 2009.

BY: Director  
DIRECTOR:

## CITY ENVIRONMENTAL SERVICES DIVISION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ENVIRONMENTAL SERVICES DIVISION THIS 14 DAY OF April, 2010.

BY: Environmental Services Division  
ENVIRONMENTAL SERVICES DIVISION

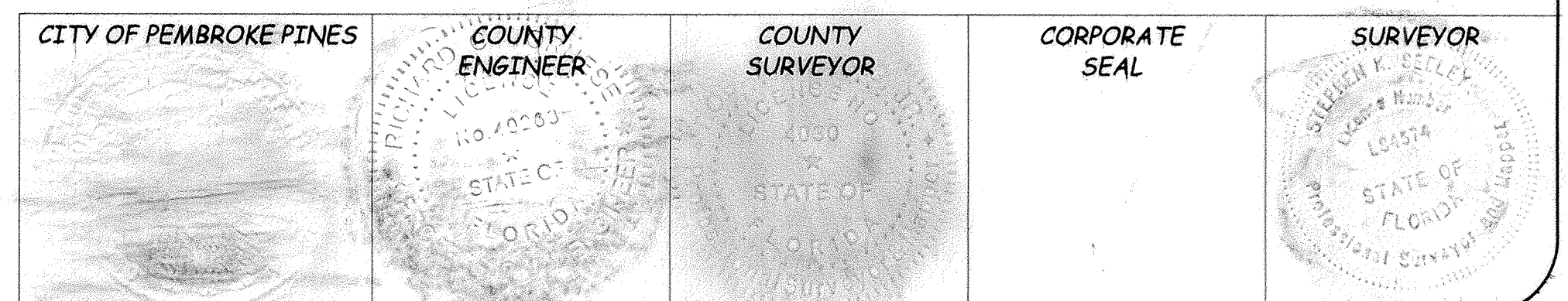
## BROWARD COUNTY PLANNING COUNCIL:

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 23<sup>rd</sup> DAY OF August, 2009.

BY: Chairperson  
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 14 DAY OF June, 2010.

BY: Executive Director or Designee  
EXECUTIVE DIRECTOR OR DESIGNEE





# DUKE PEMBROKE 'B'

CFN #109389316  
Page2 of 2

PREPARED BY:  
GIBBS LAND SURVEYORS  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FLORIDA 33020  
(954-923-7666)

A REPLAT OF A PORTION TRACTS 10, 11, 21, 22, 23 AND 24, AS SHOWN ON THE PLAT OF "EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST", AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF S.W. 145TH AVENUE, AS SHOWN ON "PEMBROKE HARBOR PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 111-115 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

