

INSTR # 114956361, PLATS _____
PAGE 1 OF 2
RECORDED _____ AT _____ AM/PM

SAFStor Land Co.

PLAT BOOK _____ PG. _____

A REPLAT OF A PORTION OF TRACTS 33, 34, AND 35 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE OFFICIAL RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY, LYING IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION

The East 1/2 of tracts 33, 34, and 35 less the East 220 feet of said tracts, in Section 13, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO 1, according to the plat thereof, recorded in Plat Book 2, page 17, of the public records of Miami-Dade County, Florida, less road right-of-way; said lands situate, lying and being in Broward County, Florida.
Together with that portion described in that certain quit claim deed recorded June 11, 2010 in Official Records Book 47138, page 1945, Public Records of Broward County, Florida.

DEDICATION

State of Florida }
County of Broward } SS

Know all men by these presents: that SAFStor Land Co. LLC, a Georgia limited liability company, owner of the land shown and described hereon, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "SAFStor Land Co.

1. Parcel A, as shown hereon is hereby reserved for the owner, SAFStor Land Co, LLC, a Georgia limited liability company, its successors and assigns, for purposes consistent with the Zoning Regulations of the City of Pembroke Pines, Florida, and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the City of Pembroke Pines, Florida.

2. Parcel W the drainage, flowage and storage easement shown hereon is hereby dedicated to the South Broward Drainage District for drainage, flowage, storage, water management and maintenance purposes. The granting of this 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 easement. South Broward Drainage District has the right but not the obligation to maintain the are within the said easement.
In witness whereof, above named company has caused these presents to be signed by its officer, this _____ Day of _____ 2018.

SAFStor Land Co., LLC, a Georgia
limited liability company

Witness: _____ By: _____

(Print Name) (Print Name & Title)

Witness: _____

(Print Name)

ACKNOWLEDGMENT

State of Florida }
County of Broward } SS

Before me personally appeared _____ who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as _____ SAFStor Land Co. LLC, a Georgia limited liability company, and severally acknowledged to and before me that he/she executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and official seal this _____ day of _____, 2018.

My commission expires: _____
(Date)

By: _____
Notary Public

Print Name: _____

Commission Number: _____

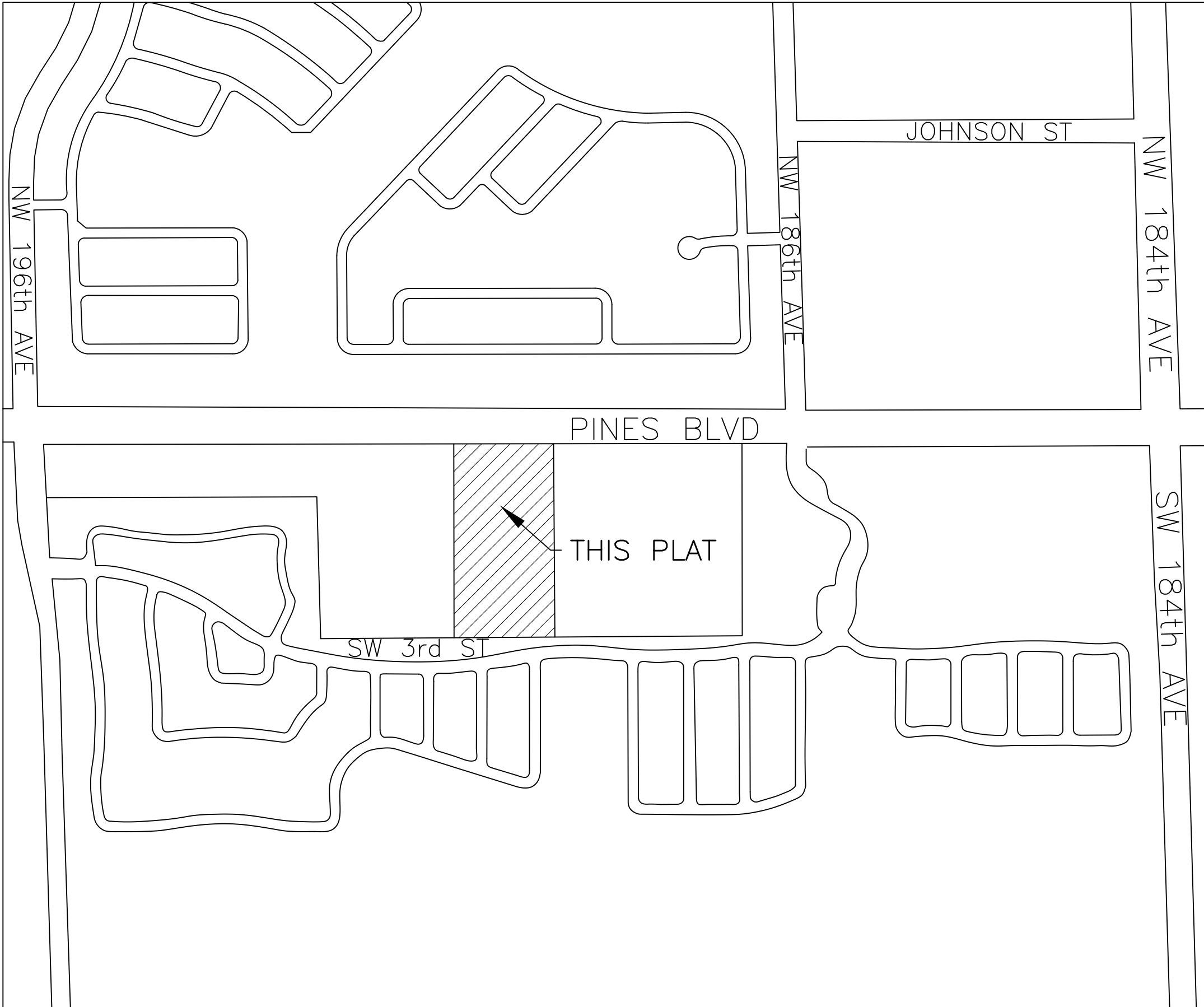
Notary Stamp

SURVEYOR'S CERTIFICATE

This is to certify: that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.'s") and monuments according to Section 177.091(9), Florida Statutes, have been placed as required by law; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

This _____ day of _____, 2018

Eric R. Matthews
Professional Surveyor and Mapper,
License No. 6717
State of Florida



LOCATION MAP
(NOT TO SCALE)

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 _____, 2018

By: _____
Director

CITY PLANNING AND ZONING BOARD:

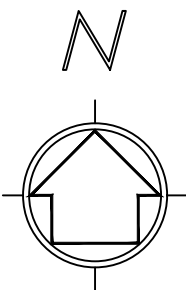
This Plat was approved by the City of Pembroke Pines, florida, Planning and Zoning Board this _____ day of _____, 2018.

BY: _____
Chairperson

CITY ENVIRONMENTAL SERVICES DEPARTMENT

This plat was approved by the City of Pembroke Pines, Florida, Environmental Services Division this _____ day of _____, 2018

By: _____
City Engineer



CITY COMMISSION:

This plat was approved by the City of Pembroke Pines, Florida, City Commission this _____ day of _____, 2018

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.

All previous Plats of said Lands are hereby voided and superseded. The City of Pembroke Pines, Florida hereby accepts the utility easements and Rights-of-Way as dedicated by this Plat.

By: _____
Mayor

By: _____
City Clerk

SOUTH BROWARD DRAINAGE DISTRICT

This is to certify that this Plat is hereby approved and accepted by the South Broward Drainage District, This _____ day of _____, 2018.

By: _____ By: _____
Commissioner District Director Date

"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.

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 traffic ways this _____ day of _____, A.D. 2018.

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 _____, A.D. 2018.

By: _____
Executive Director or Designee

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

This Plat has been approved and accepted for record this _____ day of _____, A.D. 2018.

By: _____
Director/Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION – RECORDING SECTION:

This Plat was filed for record this _____ day of _____, 2018, and recorded in Plat Book _____, Pages _____ and _____, record verified.

Attest: _____ By: _____
County Administrator Deputy

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 Commissioners of Broward County, Florida, this _____ day of _____, 2018.

By: _____
Deputy

Attest: _____ By: _____
County Administrator Mayor—County Commission

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This Plat is hereby approved and accepted for record.

By: _____
Robert P. Legg, Jr.
Professional Surveyor and Mapper
Florida Registration No. LS 4030

By: _____
Richard Tornese
Director
Professional Engineer
Florida Registration No. 40263

SAFSTOR LAND CO., LLC	PLATTING SURVEYOR	CITY OF PEMBROKE PINES	COUNTY SURVEYOR	COUNTY ENGINEER	CITY COMMISSION



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717
FOR THE FIRM: WANTMAN GROUP, INC.

PLANNING FILE NO. _____

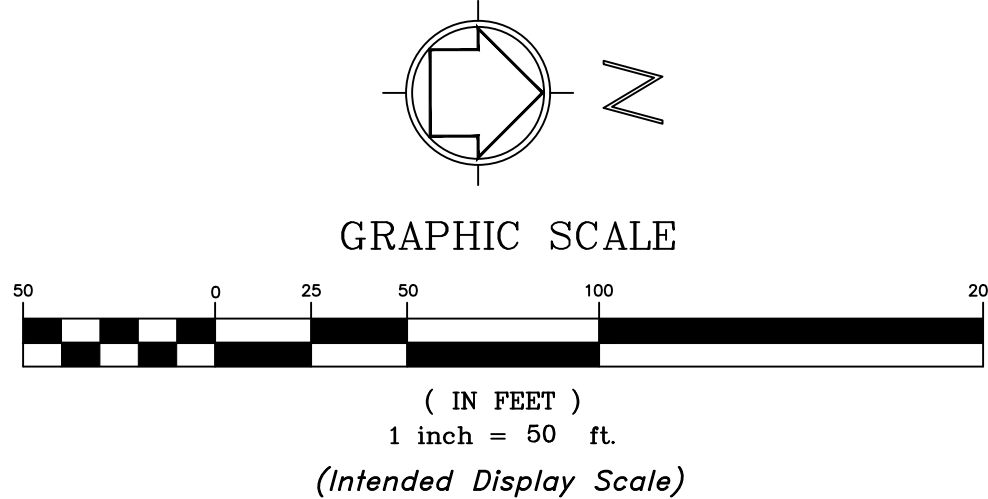
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TOWNSHIP 51 SOUTH, RANGE 39 EAST,
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

LEGEND:

BCR = BROWARD COUNTY RECORDS
CCR = CERTIFIED CORNER RECORD
C/L = CENTER LINE
FND = FOUND
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PG. = PAGE
PB = PLAT BOOK
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
RGE = RANGE
SEC = SECTION
S.F. = SQUARE FEET
TWP = TOWNSHIP
UE = UTILITY EASEMENT
■ = SET 4"x4" CONCRETE PRM & ALUMINUM DISC
STAMPED "LB 7055 PRM" UNLESS OTHERWISE NOTED

/// = NON VEHICULAR ACCESS LINE
--- = EASEMENT LINE
- . - = SECTIONAL LINE
--- = RIGHT-OF-WAY LINE



PLAT BOOK _____ PG. _____

TABULAR DATA:

SAFStor Land Co.

Total Area of Plat: = 9.143 Acres±

Parcel A: = 7.171 Acres±

Parcel W: = 1.972 Acres±

SURVEYOR & MAPPER'S NOTES

1.) 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 Palm Beach County.

2.) The State Plane Coordinates and grid bearings shown on this Plat are based on the North American Datum of 1927 of coordinate values as shown on the "Craven, Thompson and Associates, Inc., Resurvey of the East one-half (E 1/2) of Township 51 South, Range 39 East" as recorded in Miscellaneous Map Book 6, Page 20, Broward County Records and as transformed to the North American Datum of 1983, with the 1990 adjustment referencing the East-West quarter Section line of Section 13-51-39. Bearing North 89°52'56" East.

COUNTY PLAT NOTES

1.) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by _____, 20____, then the County's finding of inadequacy 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 or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with the requirement within the above referenced time frame.

2.) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by _____, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such a 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 or the agent of the owner 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.

3.) This plat is restricted to 151,812 square feet of Self Storage Use and 51,900 square feet of Commercial Use on Parcel A; and a conservation area on parcel W. 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.

GENERAL NOTES

1.) Prior to development of this property, Owner shall contact the South Broward Drainage District for determination of additional drainage/maintenance/storage/flowage/lake/canal easements and/or other dedications which may be required by the South Broward Drainage District for drainage purposes.

2.) 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 the South Broward Drainage District without the approval 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 the South Broward Drainage district must be reviewed and permitted by South Broward Drainage District.



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