

STELLAR PEMBROKE PINES

A REPLAT OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF TRACTS 49, 50 AND 51,
LESS THE NORTHERLY 100 FEET OF TRACT 49, IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST OF
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778
NOVEMBER 2017

LEGEND:
P.R.M. []

P.C.P. 6

B.C.R.
D.C.R.
O.R.B.
P.B.
P.G.
D.B.

N: 00000.00
E: 00000.00

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P.S.M.
NO.

PLAT BOOK PAGE

SHEET 2 OF 2 SHEETS

DENOTES: PERMANENT REFERENCE MONUMENT
(4"x4"x24" CONCRETE MONUMENT WITH 2"
ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS
OTHERWISE NOTED)
DENOTES: PERMANENT CONTROL POINT (MAG NAIL
WITH 1.3" BRASS DISK STAMPED "PCP LB 3870")
UNLESS OTHERWISE NOTED)
DENOTES: NON VEHICULAR ACCESS LINE
DENOTES: BROWARD COUNTY RECORDS
DENOTES: DADE COUNTY RECORDS
DENOTES: OFFICIAL RECORDS BOOK
DENOTES: PLAT BOOK
DENOTES: PAGE
DENOTES: DEED BOOK
STATE PLANE COORDINATES DENOTED AS:
DENOTES: NORTHING COORDINATE
DENOTES: EASTING COORDINATE
DENOTES: QUARTER SECTION CORNER
DENOTES: CENTERLINE
DENOTES: PROFESSIONAL SURVEYORS AND MAPPER
DENOTES: NUMBER

COUNTY PLAT NOTES:

- 1) THIS PLAT IS RESTRICTED TO 58 TOWNHOUSE UNITS.

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.
- 2) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD
COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091,
SUBSECTION (28), FLORIDA STATUTES, 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.
- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING
DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST
INSPECTION APPROVAL ARE NOT ISSUED BY
2023, 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 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; AND/OR
B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES,
DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE
NOT BEEN SUBSTANTIALLY COMPLETED BY
2023, 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 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.

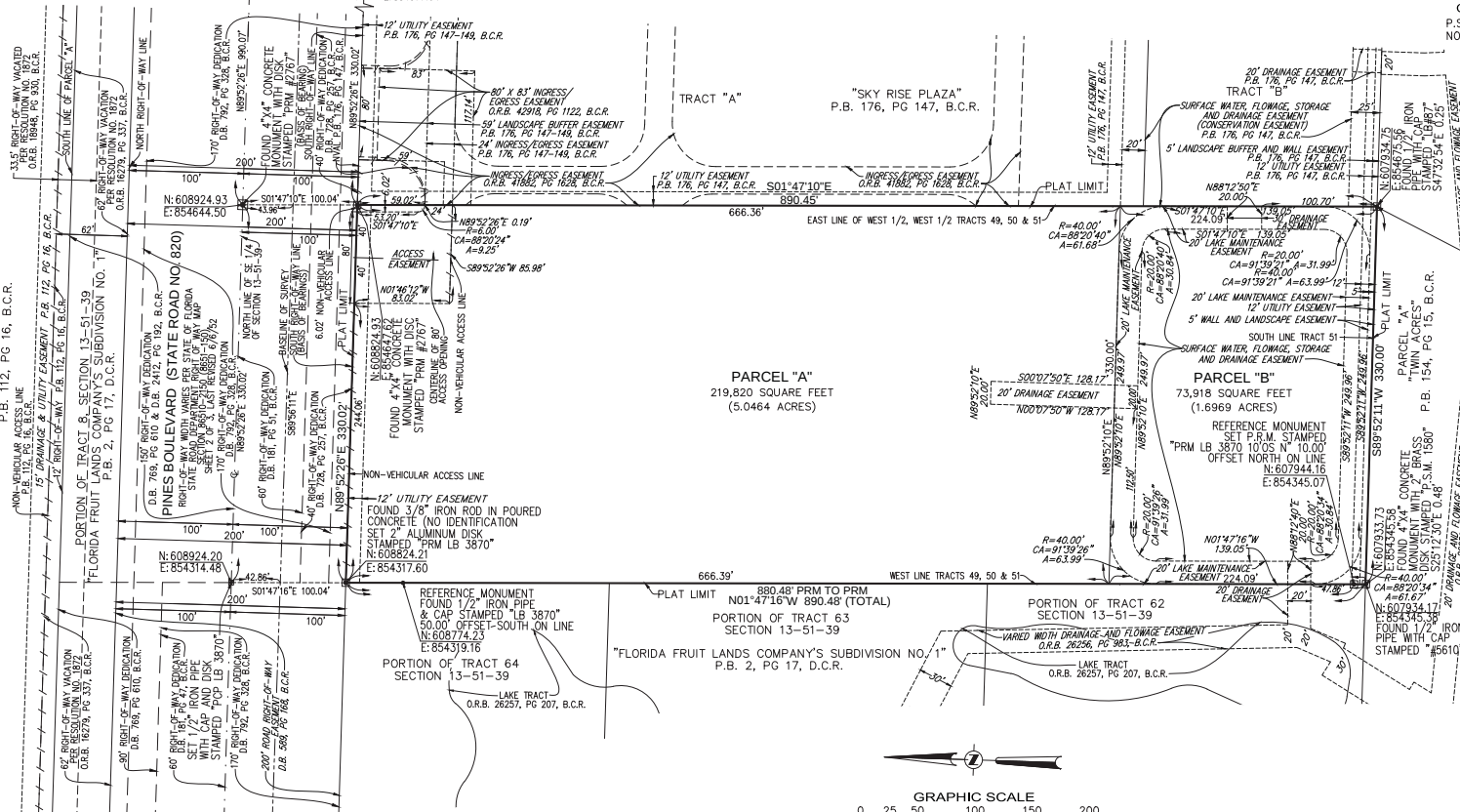
PLAT FILE NO. 008-MP-18

S.W. 184TH AVENUE

N 608927.11
E 855345.45
FOUND PK NAIL & BRASS
WASHER STAMPED "PCP LB 3870"
NE CORNER OF SECTION 13-51-39
OF SECTION 13-51-39

N 608826.23
E 855327.75
FOUND 4"x4" CONCRETE MONUMENT
WITH 1.5" BRASS "PRM 1580" DISC
NE CORNER PARCEL A
"PEMBROKE PINES 5 ACRES PLAT"
P.B. 173, PG 155, B.C.R.

N 608925.66
E 854977.84
FOUND 4"x4" CONCRETE MONUMENT
WITH 1.5" BRASS "PRM 1580" DISC
NW CORNER PARCEL A
"PEMBROKE PINES 5 ACRES PLAT"
P.B. 173, PG 155, B.C.R.



SURVEYOR'S NOTE:

- 1) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE
NORTH AMERICAN DATUM OF 1927 OF COORDINATE VALUES SHOWN ON THE "CARVEN THOMPSON AND
ASSOCIATES INC. RESURVEY OF THE EAST ONE-HALF (E1/2) OF TOWNSHIP 51 SOUTH, RANGE 39
EAST", AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH
THE 1980 ADJUSTMENT. BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF PINES BLVD BEARING
N89°52'26"E.
- 2) BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK #3715; ELEVATION: 5.99 FEET, NORTH
AMERICAN VERTICAL DATUM OF 1988 (7.594 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 -
PUBLISHED).

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 GRAPHICAL
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.