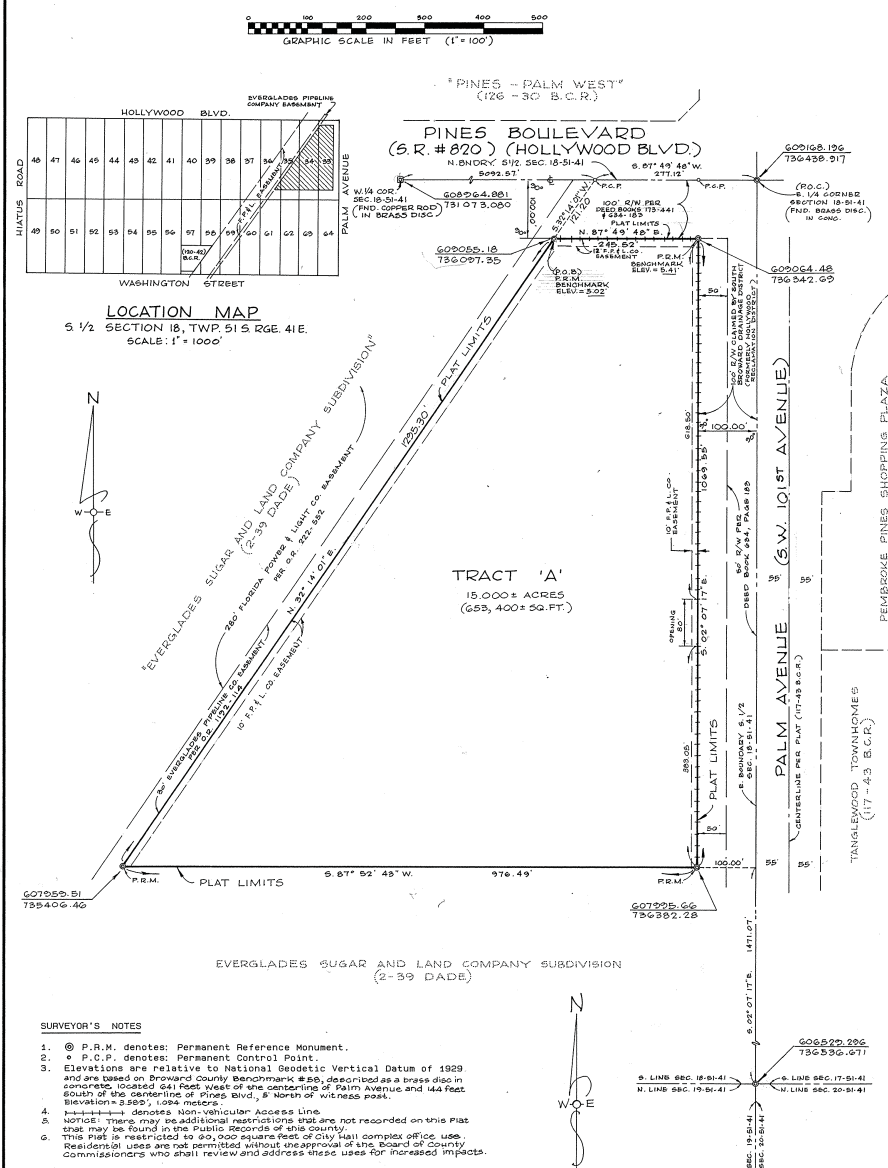


"PEMBROKE PINES CITY HALL PLAT"

A PORTION OF TRACTS 33, 34, 35 & 36 IN THE SOUTH ONE-HALF (S. 1/2) OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST OF "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION" (2-39 DADE) CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



DESCRIPTION

That portion of Tracts 33, 34, 35 and 36 lying Southeasterly of the Everglades Pipeline Company Easement in the South one-half (S. 1/2) of Section 18, Township 51 South, Range 41 East of "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", according to the Plat thereof as recorded in Plat Book 2, Page 39 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the East Quarter (E 1/4) corner of said Section 18; thence on a Grid Bearing of South 87°45'48" West along the North boundary of the South one-half (S. 1/2) of said Section 18 a distance of 277.12 feet to an intersection with the Eastern boundary of a 30 foot Everglades Pipeline Company Easement; thence South 32°14'01" West along said Eastern boundary a distance of 121.20 feet to an intersection with a line being parallel with and 100.00 feet South of (as measured at right angles to) the North boundary of the South one-half (S. 1/2) of said Section 18, said intersection also being the Point of Beginning; thence North 87°49'48" East along said parallel line a distance of 245.52 feet to an intersection with a line being parallel with and 100.00 feet West of (as measured at right angles to) the Eastern boundary of the South one-half (S. 1/2) of said Section 18; thence South 02°07'17" East along said parallel line a distance of 1089.55 feet; thence South 87°52'43" West a distance of 876.48 feet to an intersection with the Eastern boundary of said 30 foot Everglades Pipeline Company Easement; thence North 32°14'01" East along said Eastern boundary a distance of 1299.30 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida and containing 653,400 square feet (15,000 acres) more or less.

DEDICATION

State of Florida ss. Know all men by these presents that the City of Pembroke Pines, a political subdivision of the State of Florida, is the owner of the 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 "PEMBROKE PINES CITY HALL PLAT", said Plat being a replat.

The easements shown hereon are hereby dedicated to the perpetual use of the public for proper purposes.

In witness whereof, said City of Pembroke Pines has caused these presents to be executed in its name by its duly authorized officers and their seals affixed thereto this 10th day of September, A.D. 1986.

Witness
Witness
Charles Flanagan Mayor

ACKNOWLEDGEMENT

State of Florida ss. I hereby certify that on this day personally appeared County of Broward before me Charles Flanagan, Mayor of the City of Pembroke Pines, a political subdivision of the State of Florida, to me well known to be the officer described in and who executed the foregoing Plat and instrument of dedication and he acknowledged to me that he executed the same freely and voluntarily for the purposes expressed therein.

Witness my signature and official seal at the City of Pembroke Pines, Broward County, Florida this 10th day of September, A.D. 1986.

My commission expires: 7/30/89 Date
Notary Public - State of Florida

STATE PLANE COORDINATE NOTE

The State Plane Coordinates shown hereon are relative to National Geodetic Survey Transverse Mercator Coordinates, Florida East Zone, as shown on "KEITH AND SCHNARS, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA" as recorded in Miscellaneous Plat Book 6, Page 19, of the Public Records of Broward County, Florida.

(S. 87°52'43" W) indicates Grid Bearings and are based on State Plane Coordinates.
Coordinates shown thus: 606525.66
756392.28

BROWARD COUNTY OFFICE OF PLANNING

This Plat is approved and accepted for record this 21 day of September, A.D. 1986, by David A. Howell, Director.

Prepared by:
R.P. LEGG & ASSOCIATES, INC. - LAND SURVEYORS
8120 PASADENA BOULEVARD, PEMBROKE PINES, FLA.
33024

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approved this Plat with regard to dedication of right-of-way for Trafficways by resolution duly adopted this 23rd day of September, A.D. 1986.

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

COUNTY RECORDS DIVISION - RECORDING SECTION
This instrument was filed for record this 23rd day of September, A.D. 1986, and recorded in Plat Book 136, Page 23, record verified A.D. 1986.
Attest: L.A. Hester, County Administrator
Cathy C. Doyle, 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 County Commissioners of Broward County, Florida this 4th day of November, A.D. 1986.
Attest: L.A. Hester, County Administrator

By: [Signature] County Commission
By: [Signature] Deputy

BROWARD COUNTY ENGINEERING DIVISION

This Plat is approved and accepted for record.
Date: 9-23-88
By: Henry P. Cook, Director of Engineering, Florida P.E. Registration

CITY OF PEMBROKE PINES

This Plat was approved by the City Council of Pembroke Pines, Broward County, Florida, by resolution adopted this 10th day of September, A.D. 1986.
Attest: Charles A. Dodge, City Clerk
Charles Flanagan, Mayor

CITY BUILDING AND ZONING DEPARTMENT

This Plat was approved by the City of Pembroke Pines, Florida, Building and Zoning Department this 27th day of August, A.D. 1986.
By: Samuel J. Haskins, Director

CITY PLANNING AND ZONING BOARD

This Plat was approved and accepted by the Planning and Zoning Board of the City of Pembroke Pines, Florida this 22nd day of May, A.D. 1986.
By: Thomas J. Johnson, Chairman

HOLLYWOOD RECLAMATION DISTRICT

This Plat is approved and accepted for record this 29th day of May, A.D. 1986.
By: [Signature] Supervisor
By: [Signature] Supervisor

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEGG, hereby certify that this Plat is a true and correct representation of the lands surveyed and described hereon and that the survey and Plat were made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes. The Permanent Reference Monuments (P.R.M.'s) as shown on this Plat have been set where indicated. The benchmarks shown hereon were established in conformity with the National Geodetic Vertical datum (NGVD) and National Ocean Survey Third Order Control Standards.

Dated at Pembroke Pines, Broward County, Florida this 30th day of March, A.D. 1986.

Robert P. Legg
Professional Land Surveyor
State of Florida Registration No. 26767

- SURVEYOR'S NOTES
1. P.R.M. denotes: Permanent Reference Monument.
 2. P.C.P. denotes: Permanent Control Point.
 3. Elevations are relative to National Geodetic Vertical Datum of 1929 and are based on Broward County Benchmark #26, described as a brass disc in concrete, located 641 feet West of the centering of Palm Avenue and 144 feet South of the centering of Pines Blvd., 8' North of witness post. Elevation = 3.565' / 1.084 meters.
 4. --- denotes: Non-vehicular Access Line.
 5. Notes: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of the County.
 6. This Plat is restricted to 25,000 square feet of City Hall complex office use. Residential uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

