THIS INSTRUMENT PREPARED BY:
GREGORY J. CLEMENTS
Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
954.987.7781 954.987.8677 fax
Certificate of Authorization No. 6791
AUGUST, 2002

CFN # 104443382,
Page1 of 2
Recorded 10/27/2004 at 01:08 PM

PINES 200 EAST PLAT

A PLAT OF A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION

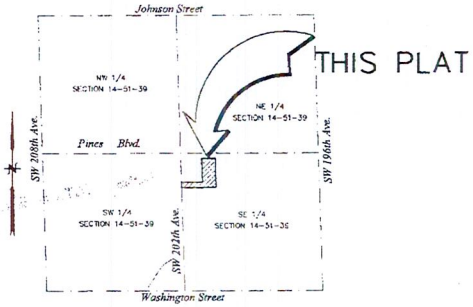
THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 39 EAST, LESS THE NORTH 100.00 FEET FOR RIGHT OF WAY.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL:

FOR THE PURPOSE OF THIS DESCRIPTION THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 14, BEARS NORTH 89°52'23" EAST, PER MISCELLANEOUS PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL BEARINGS DESCRIBED HEREIN REFER THERETO.
COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 14; THENCE SOUTH 01°47'11" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4), A DISTANCE OF 100.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD (PINES BOULEVARD) AND THE POINT OF BEGINNING. THENCE NORTH 89°52'23" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE 401.75 FEET; THENCE SOUTH 01°47'11" EAST, 460.00 FEET; THENCE SOUTH 89°52'23" WEST, 401.75 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4); THENCE NORTH 01°47'11" WEST ALONG SAID WEST LINE, 460.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.
CONTAINING 4.242 ACRES MORE OR LESS.



SECTION 39-51-14

LOCATION MAP

NOT TO SCALE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DAVID F. BRAUN 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 "PINES 200 EAST PLAT".

ALL EASEMENTS SHOWN HEREON, OTHER THAN THE FLOWAGE AND STORAGE EASEMENT, 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 25' MINIMUM 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 25' MINIMUM 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.

THE FLOWAGE AND STORAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE SOUTH BROWARD DRAINAGE DISTRICT FOR 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 THE FLOWAGE AND STORAGE EASEMENT. SOUTH BROWARD DRAINAGE DISTRICT HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE AREA WITHIN THE FLOWAGE AND STORAGE EASEMENT.

IN WITNESS WHEREOF: DAVID F. BRAUN, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID F. BRAUN THIS 24 DAY OF JANUARY, 2003

WITNESS: Hoyt Holden
PRINT NAME: Hoyt Holden

WITNESS:
PRINT NAME: Jill Francisco

DAVID F. BRAUN

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS 24 DAY OF JAN. 2003 PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DAVID F. BRAUN, AS OWNER OF THE LAND SHOWN HEREON WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT.

BY: Janet R. Hurst
NOTARY PUBLIC-STATE OF FLORIDA
PRINT NAME: JANET R. HURST

MY COMMISSION EXPIRES:
COMMISSION NUMBER:

CITY ADMINISTRATIVE SERVICES DEPARTMENT:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ADMINISTRATIVE SERVICES DEPARTMENT, THIS 17 DAY OF October, 2004.

BY: _____
DIRECTOR

CITY PLANNING AND ZONING BOARD:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ZONING BOARD, THIS 24 DAY OF October, 2002.

BY: _____
CHAIRPERSON

CITY COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, CITY COMMISSION THIS 18 DAY OF December, 2002.

BY: _____
MAYOR

CITY ENVIRONMENTAL SERVICES DEPARTMENT:

THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ENVIRONMENTAL SERVICES DEPARTMENT, THIS 19 DAY OF OCTOBER, 2004.

BY: _____
ENGINEERING DIVISION

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 THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

SOUTH BROWARD DRAINAGE DISTRICT

THIS PLAT WAS APPROVED BY THE SOUTH BROWARD DRAINAGE DISTRICT ON THE FOLLOWING DATES:

BY: _____ SUPERVISOR DATE BY: _____ DISTRICT DIRECTOR 10/21/04 DATE

"PRIOR TO DEVELOPMENT OF THIS PROPERTY, THE DEVELOPER SHALL CONTACT 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 DEDICATION OF RIGHT-OF-WAY FOR TRAFFIC WAYS THIS 26 DAY OF June, 2003

BY: _____ CHAIRPERSON 3/25/04 DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 26 DAY OF October, 2004.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE 10-26-04 DATE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING SERVICES DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: _____ 10/20/04 DATE:
ERIC B. AUGUSTO
BROWARD COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS6695

BY: _____ 10-25-04 DATE:
HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NUMBER 12506

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: _____ 10-26-04
DIRECTOR/DESIGNEE DATE

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 27 DAY OF October, 2004 AND RECORDED IN PLAT BOOK 174, AT PAGE 27, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 BROWARD COUNTY, FLORIDA

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 16th DAY OF MARCH, 2004.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR

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 I, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE.

THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 THIS 30th DAY OF JULY, 2002.

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.

BY: _____
GREGORY J. CLEMENTS
PROFESSIONAL SURVEYOR & MAPPER NO. LS4479
STATE OF FLORIDA

CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Certificate of Authorization Number 6791

ACKNOWLEDGMENT DEDICATION	CITY OF PEMBROKE PINES	CITY ENGINEER	BROWARD COUNTY SURVEYOR	BROWARD COUNTY ENGINEER	BROWARD COUNTY COMMISSION	SURVEYOR

PINES 200 EAST PLAT

A PLAT OF A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

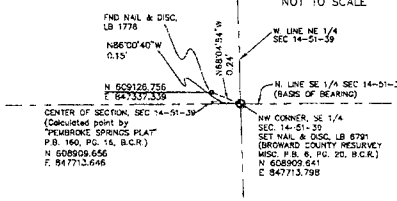
CFN #104443382
Page2 of 2

This Instrument Prepared By:
Gregory J. Clements, P.S.M.
Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.6807
Certificate of Authorization No. LB 6791

August, 2002

DETAIL

NOT TO SCALE



NOTES:

1. BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 3720. BROWARD COUNTY ENGINEERING DEPARTMENT NAIL & DISK IN CONCRETE BASE OF LIGHT POLE ON THE NORTH SIDE OF PINES BOULEVARD, 90± WEST OF CENTERLINE OF NW 202ND AVENUE.
ELEVATION: 9.396 FEET. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.G.V.D. OF 1929.

2. THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON GRID BEARINGS RELATIVE TO NATIONAL GEODEDIC SURVEY, TRANSVERSE MERCATOR COORDINATES FLORIDA EAST ZONE AS SHOWN ON CRAVEN-THOMPSON AND ASSOCIATES, INC. RESURVEY AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 20, BROWARD COUNTY RECORDS, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. THE NORTH LINE OF THE SE 1/4 OF SECTION 14-51-39 BEARS S89°52'23"W.

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 MARCH 16, 2009, 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 MARCH 16, 2009, 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. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. 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.

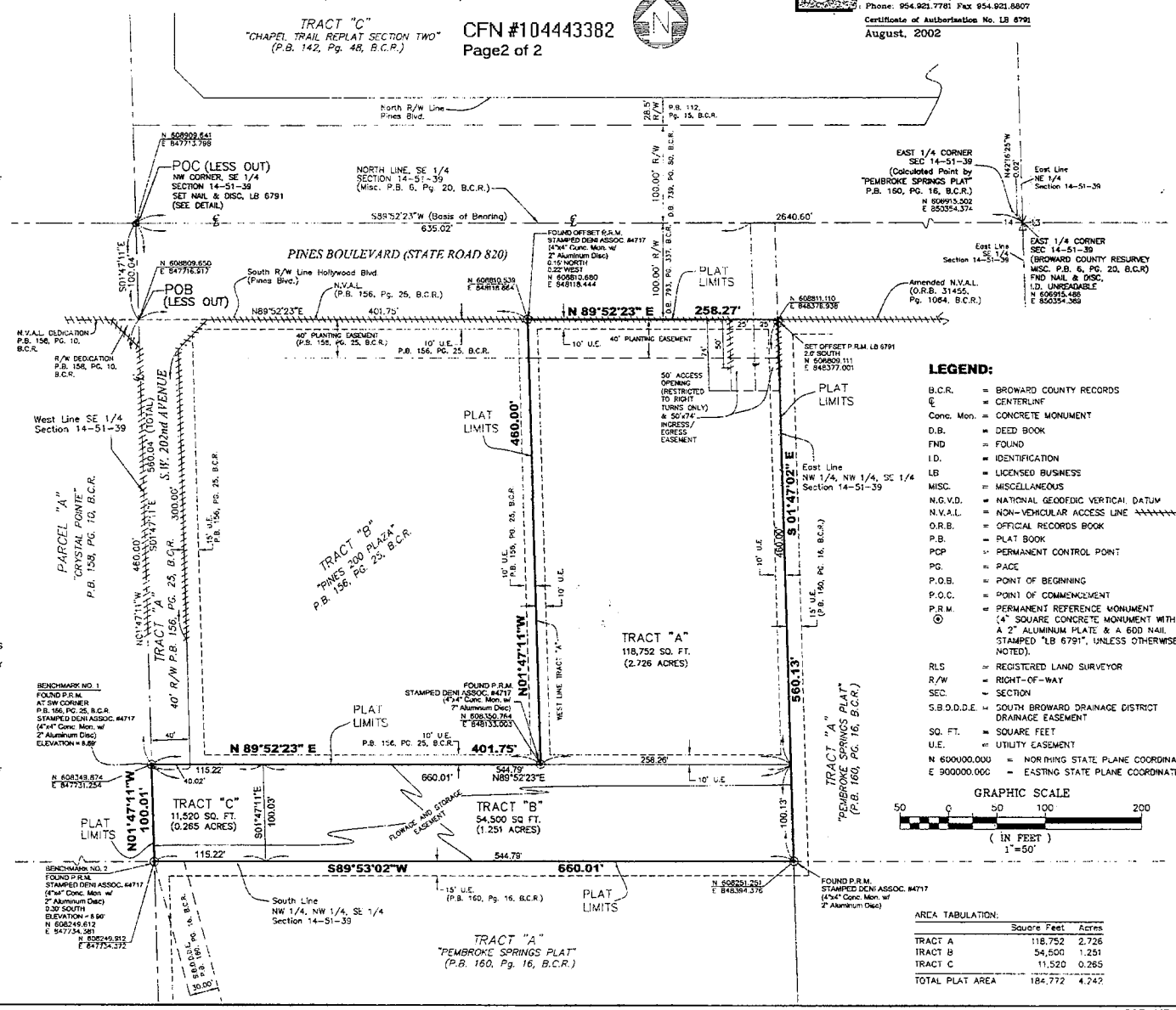
5. THIS PLAT IS RESTRICTED TO 21,635 SQUARE FEET OF OFFICE USE, AND 20,785 SQUARE FEET OF COMMERCIAL USE. THE COMMERCIAL USES MUST BE RESTRICTED TO RETAIL WITHIN THE OFFICE BUILDINGS, AND MUST COMPRISE LESS THAN 50 PERCENT (50%) OF THE TOTAL SQUARE FOOTAGE.
BANKS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
TRACT "B" IS RESTRICTED TO WETLAND MITIGATION PER BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION, LICENSE NO. DF98-1016.
TRACT "C" IS RESTRICTED TO DRAINAGE AREA.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1. F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

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.

6. 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 PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.



LEGEND:

B.C.R.	=	BROWARD COUNTY RECORDS
℄	=	CENTERLINE
Conc. Mon.	=	CONCRETE MONUMENT
D.B.	=	DEED BOOK
FND	=	FOUND
I.D.	=	IDENTIFICATION
LB	=	LICENSED BUSINESS
MISC.	=	MISCELLANEOUS
N.G.V.D.	=	NATIONAL GEODEDIC VERTICAL DATUM
N.V.A.L.	=	NON-VEHICULAR ACCESS LINE
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PCP	=	PERMANENT CONTROL POINT
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.M. ⊛	=	PERMANENT REFERENCE MONUMENT (4" SQUARE CONCRETE MONUMENT WITH A 2" ALUMINUM PLATE & A 60D NAIL STAMPED "LB 6791", UNLESS OTHERWISE NOTED).
RLS	=	REGISTERED LAND SURVEYOR
R/W	=	RIGHT-OF-WAY
SEC.	=	SECTION
S.B.D.D.D.E.	=	SOUTH BROWARD DRAINAGE DISTRICT DRAINAGE EASEMENT
SQ. FT.	=	SQUARE FEET
U.E.	=	UTILITY EASEMENT
N 600000.000	=	NORTHING STATE PLANE COORDINATE
E 900000.000	=	EASTING STATE PLANE COORDINATE

GRAPHIC SCALE

50 0 50 100 200

(IN FEET)
1"=50'

AREA TABULATION:

	Square Feet	Acres
TRACT A	118,752	2.726
TRACT B	54,500	1.251
TRACT C	11,520	0.265
TOTAL PLAT AREA	184,772	4.242