

"MERRICK SQUARE"

A REPLAT OF A PORTION OF PARCEL A-1 AND PARCEL D OF "PEMBROKE SHORES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND TRACT 45, LESS THE WEST 1/2 THEREOF, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA ALL IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PREPARED BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
MAY, 2020

LEGAL DESCRIPTION:

A PORTION OF PARCEL A-1 AND PARCEL D OF "PEMBROKE SHORES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND TRACT 45, LESS THE WEST 1/2 THEREOF, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL D, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PINES BOULEVARD (HOLLYWOOD BOULEVARD); THENCE NORTH 89°39'59" EAST ON SAID SOUTH RIGHT-OF-WAY LINE ALSO BEING THE NORTH LINE OF SAID PARCEL D AND CONTINUING ON THE NORTH LINE OF SAID PARCEL A-1 FOR 750.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 11.30 FEET OF SAID PARCEL A-1; THENCE SOUTH 00°20'02" EAST ON SAID EAST LINE 839.58 FEET TO A POINT ON THE NORTH LINE OF TRACT A-2, "PEMBROKE SHORES PARCEL 2 & 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 31, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°39'26" WEST ON SAID NORTH LINE 11.30 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-2; THENCE SOUTH 00°20'02" EAST ON THE WEST LINE OF SAID TRACT A-2 FOR 50.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A-2, SAID POINT BEING ON THE NORTH LINE OF SAID TRACT 45, ""FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1"; THENCE NORTH 89°39'26" EAST ON SAID NORTH LINE OF SAID TRACT 45 ALSO BEING THE SOUTH LINE OF SAID TRACT A-2 FOR 493.82 FEET TO THE NORTHEAST CORNER OF SAID TRACT 45; THENCE SOUTH 01°47'09" EAST ON THE WEST LINE OF TRACT D-1 OF SAID "PEMBROKE SHORES PARCEL 2 & 10" AND CONTINUING ON THE WEST LINE OF "PEMBROKE SHORES PARCEL 2 REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, PAGE 45, SAID LINE ALSO BEING THE EAST LINE OF SAID TRACT 45 FOR 329.94 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 45; THENCE SOUTH 89°39'15" WEST ON THE SOUTH LINE OF SAID TRACT 45 FOR 658.89 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID TRACT 45; THENCE NORTH 01°47'17" WEST ON SAID EAST LINE, ALSO BEING THE EAST LINE OF AFOREMENTIONED PARCEL D, "PEMBROKE SHORES" 177.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 177.79 FEET OF SAID PARCEL D; THENCE SOUTH 89°39'15" WEST ON SAID NORTH LINE 643.91 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 172ND AVENUE AS SHOWN ON SAID PLAT OF "PEMBROKE SHORES"; THENCE ON SAID EAST RIGHT-OF-WAY LINE, ALSO BEING THE WEST LINE OF SAID PARCEL D, THE FOLLOWING 10 COURSES AND DISTANCES; 1) NORTH 01°47'25" WEST 19.55 FEET; 2) NORTH 05°03'09" EAST 100.72 FEET; 3) NORTH 01°47'25" WEST 129.84 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE, CONCAVE EASTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 88°11'31" WEST; 4) NORTHERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2254.50 FEET, A CENTRAL ANGLE OF 4°45'34", FOR AN ARC LENGTH OF 187.28 FEET; 5) SOUTH 89°39'58" WEST ON A NON-RADIAL LINE 12.02 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE, CONCAVE EASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH 87°01'21" WEST; 6) NORTHERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2266.50 FEET, A CENTRAL ANGLE OF 2°39'33", FOR AN ARC LENGTH OF 105.19 FEET TO A POINT OF NON-TANGENCY; 7) NORTH 07°40'09" EAST 202.76 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE, CONCAVE WESTERLY, A RADIAL LINE TO SAID POINT BEARS SOUTH 88°07'28" EAST; 8) NORTHERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2345.50 FEET, A CENTRAL ANGLE OF 3°39'51", FOR AN ARC LENGTH OF 150.00 FEET TO A POINT OF TANGENCY; 9) NORTH 01°47'19" WEST 113.56 FEET; 10) NORTH 43°56'17" EAST 50.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 1,023,703 SQUARE FEET (23.5010 ACRES).

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33322
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

_____, 202____
DATE

PLATTING SURVEYOR	CITY OF PEMBROKE PINES	CITY ENGINEER	COUNTY COMMISSION	COUNTY SURVEYOR	COUNTY ENGINEER

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT:
THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT THIS _____ DAY OF _____, A.D. 202____.

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 _____, A.D. 202____.

BY: _____
CHAIRPERSON

CITY COMMISSION:
THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, CITY COMMISSION THIS DAY OF _____, A.D. 202____.

ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED AND SUPERCEDED. THE CITY OF PEMBROKE PINES, FLORIDA HEREBY ACCEPTS THE EASEMENTS AS DEDICATED BY THIS PLAT.

ALL APPLICATION, CONCURRENCY, IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

CITY ENVIRONMENTAL SERVICES DIVISION:
THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, ENVIRONMENTAL SERVICES THIS DAY OF _____, A.D. 202____.

BY: _____
ENVIRONMENTAL SERVICES DIVISION

SOUTH BROWARD DRAINAGE DISTRICT:
PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE SOUTH BROWARD DRAINAGE DISTRICT FOR DETERMINATION OF ADDITIONAL DRAINAGE/FLOWAGE/STORAGE/CANAL EASEMENTS OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT FOR DRAINAGE PURPOSES.

THIS PLAT IS HEREBY APPROVED THIS _____ DAY OF _____, A.D. 202____.

BY: _____ DATE: _____
DISTRICT DIRECTOR

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 202____.

BY: _____
DIRECTOR/DESIGNEE

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 _____ DAY OF _____, A.D. 202____.

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. 202____.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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 _____ DAY OF _____, A.D. 202____.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BY: _____ DATE: _____
ALEJANDRO S. PEREZ
ACTING COUNTY ENGINEER
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 33217

PLANNING FILE NO. 023-MP-20

"MERRICK SQUARE"

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ALL IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PREPARED BY PULICE LAND SURVEYORS, INC.

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MAY, 2020

PLAT BOOK ____ PAGE ____
SHEET 2 OF 7 SHEETS

DEDICATION:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND REPLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "MERRICK SQUARE", A REPLAT.

PARCEL A (PRIVATE ROAD), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MERRICK SQUARE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR UTILITY, DRAINAGE, INGRESS, EGRESS AND ROADWAY RELATED PURPOSES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID MERRICK SQUARE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS.

PARCELS B, C AND D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MERRICK SQUARE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER, LANDSCAPE, RECREATION, DRAINAGE, UTILITIES, AND OTHER COMMON AREA PURPOSES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID MERRICK SQUARE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS.

THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MERRICK SQUARE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE, STORMWATER FLOWAGE PURPOSES AND ACCESS TO AND CONSTRUCTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID MERRICK SQUARE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTH BROWARD DRAINAGE DISTRICT AND TO THE MERRICK SQUARE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FOR ACCESS TO AND CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND STORMWATER MANAGEMENT FACILITIES.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PEMBROKE PINES FOR THE INSTALLATION AND MAINTENANCE OF LIFT STATION FACILITIES.

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 AND A PERMIT FROM THE 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 THE SOUTH BROWARD DRAINAGE DISTRICT MUST BE REVIEWED AND PERMITTED BY SOUTH BROWARD DRAINAGE DISTRICT.

IN WITNESS WHEREOF: SAID THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ ITS _____
AND ITS SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D. 202__.

WITNESS: _____

BY: THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

PRINT NAME: _____

BY: _____

WITNESS: _____

PRINT NAME: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, _____ OF THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 202__.

COMMISSION # _____

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

PRINT NAME: _____

THE SCHOOL BOARD
OF BROWARD
COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

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ALL IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 7 SHEETS

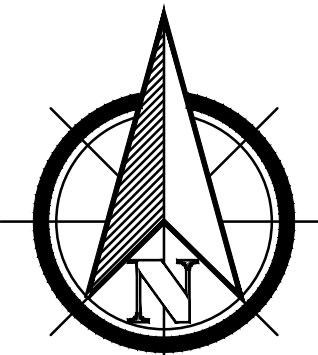
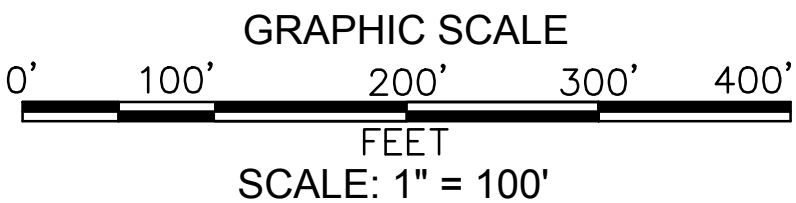
LEGEND:

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D.B. = DEED BOOK
SF = SQUARE FEET
AC = ACRES
D.C.R. = DADE COUNTY RECORDS
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

P.R.M./PRM = PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
N/D P.R.M. = PERMANENT REFERENCE MONUMENT (MAG NAIL & 1.2" BRASS WASHER STAMPED "P.R.M. LB3870")
P.C.P./PCP = PERMANENT CONTROL POINT (MAG NAIL & 1.2" BRASS WASHER STAMPED "P.C.P. LB3870" UNLESS OTHERWISE NOTED)
M.M.B. = MISCELLANEOUS MAP BOOK
R.M.B. = RIGHT OF WAY MAP BOOK
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
N/D = MAG NAIL & 1.2" BRASS DISK
N:12345.67 = STATE PLANE COORDINATE NORTHING
E:12345.67 = STATE PLANE COORDINATE EASTING
NVAL = NON-VEHICULAR ACCESS LINE
O.R.B. = OFFICIAL RECORDS BOOK
L.S.E. = LIFT STATION EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT

OVERALL SITE

NOTE: SEE REMAINING SHEETS FOR ALL DETAILS



SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 211 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.

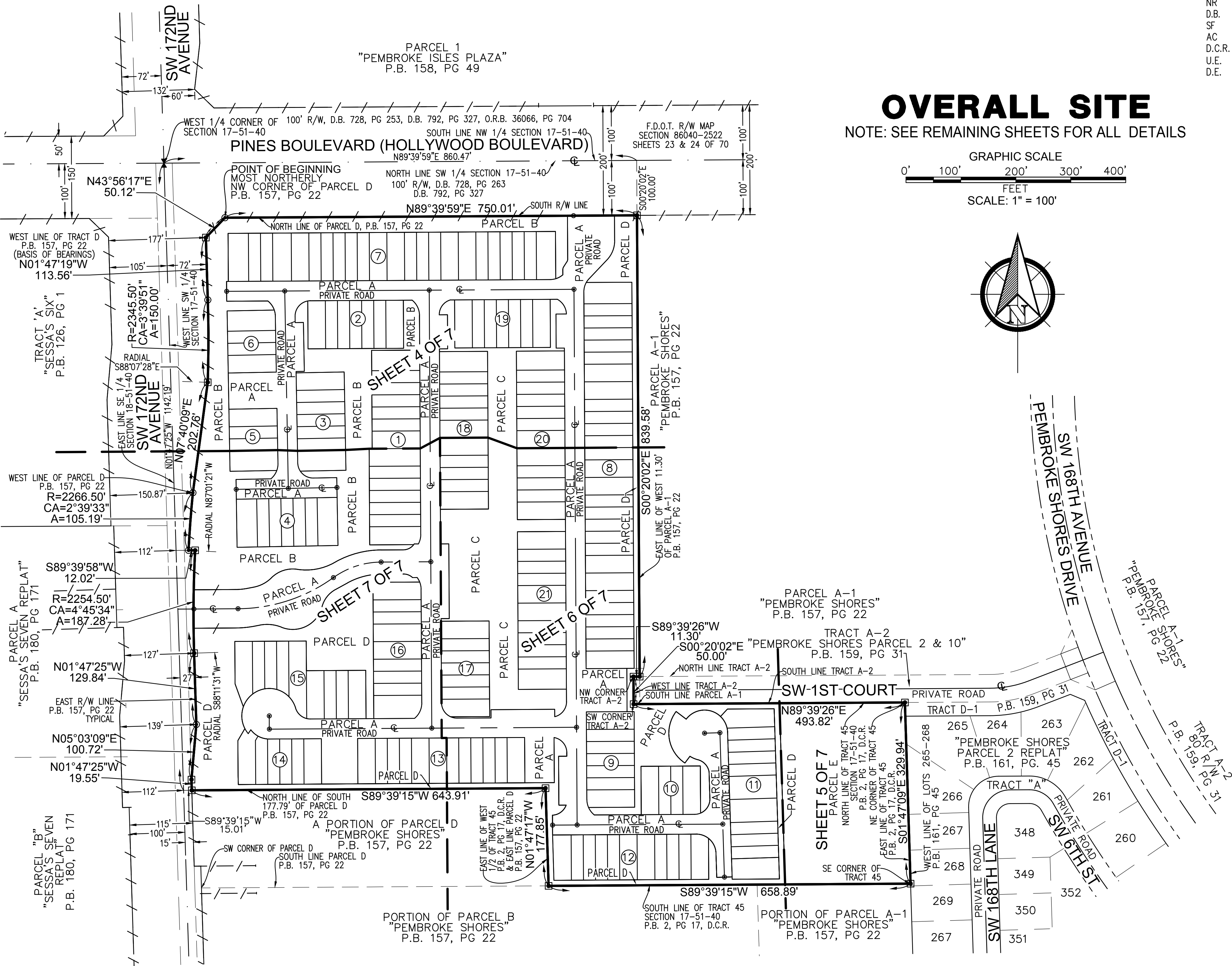
2) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3) GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES AS SHOWN ON "CRAVEN AND THOMPSON INC. RESURVEY ALL OF TOWNSHIP 51 SOUTH, RANGE 41 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 4, SHEET 3 OF 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, WITH THE WEST LINE OF PARCEL D, "PEMBROKE SHORES", PLAT BOOK 157, PAGE 22 BEING N01°47'19"W.

5) 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 SERVICE COMMISSION.

6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

6) 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 THIS COUNTY.



PREPARED BY
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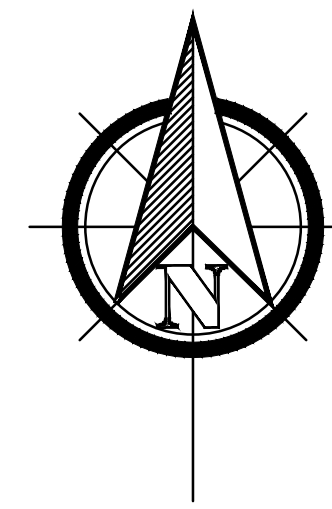
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PLAT BOOK _____ PAGE _____
SHEET 4 OF 7 SHEETS



GRAPHIC SCALE
0' 40' 80' 120' 160'
FEET
SCALE: 1" = 40'

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 211 TOWNHOUSE UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY
CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE
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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.

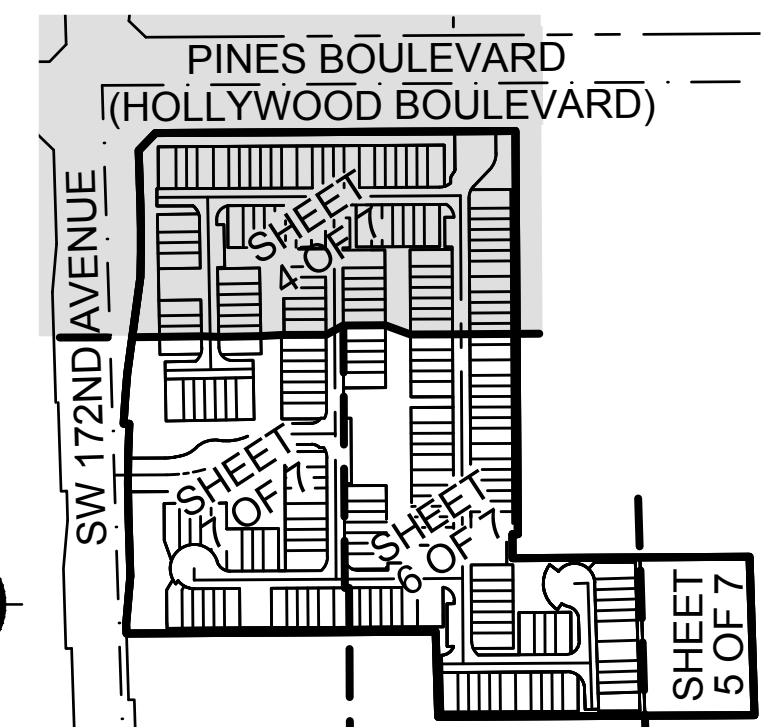
2) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f.,
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USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

3) GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE
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THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AS TRANSFORMED
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PAGE 22 BEING N01°47'19"W.

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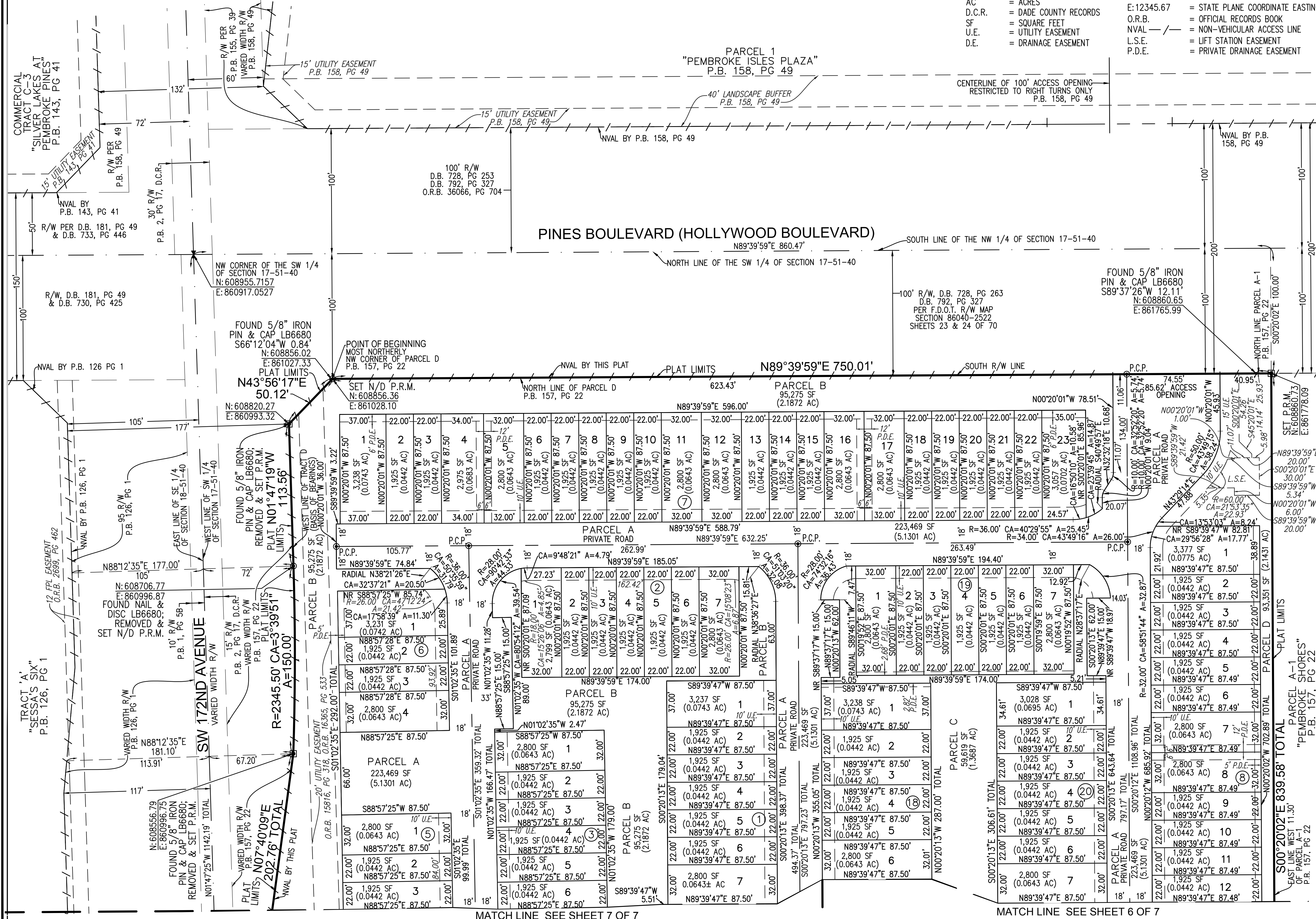
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6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE
OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN
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KEY MAP
NOT TO SCALE

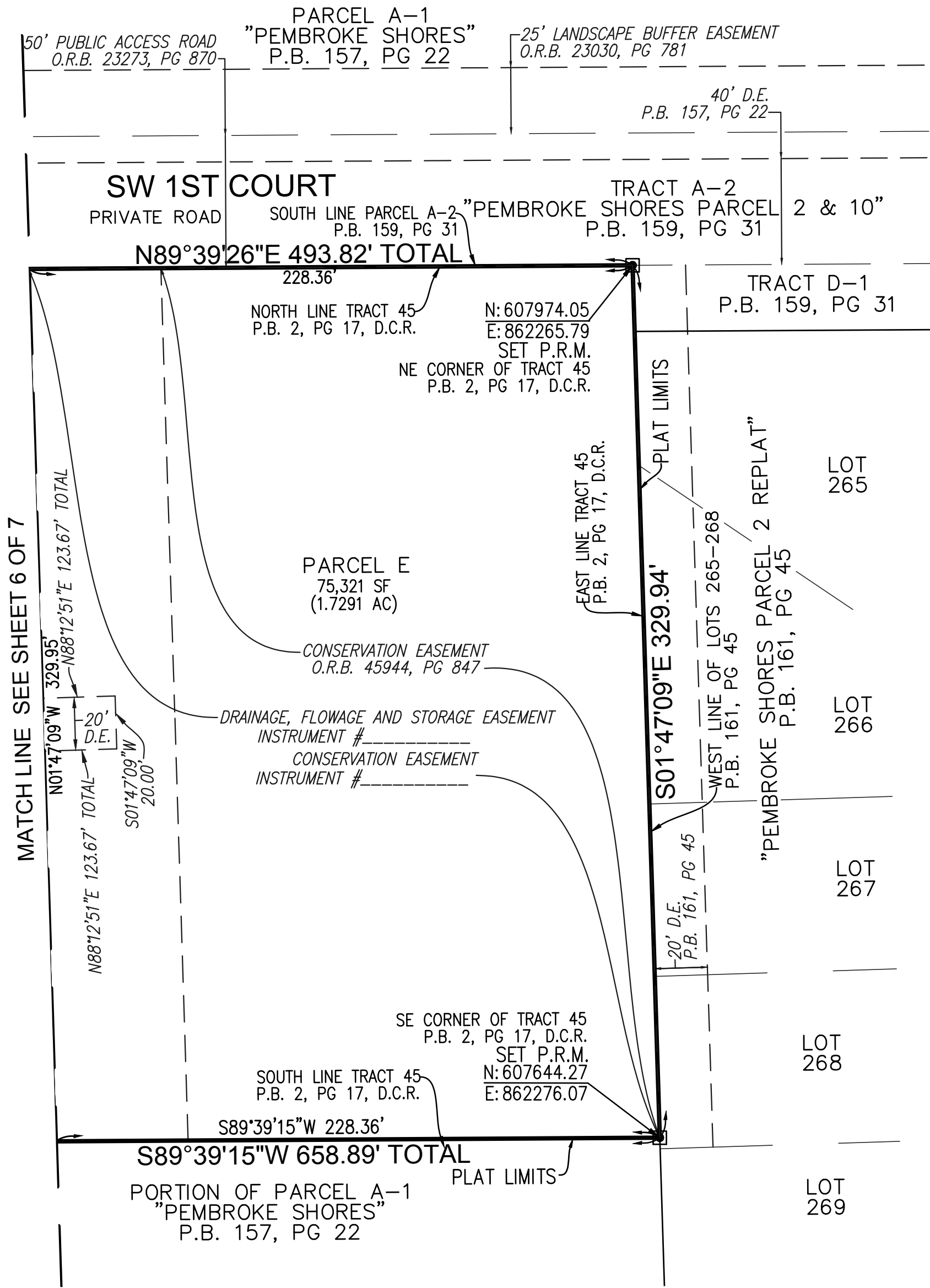
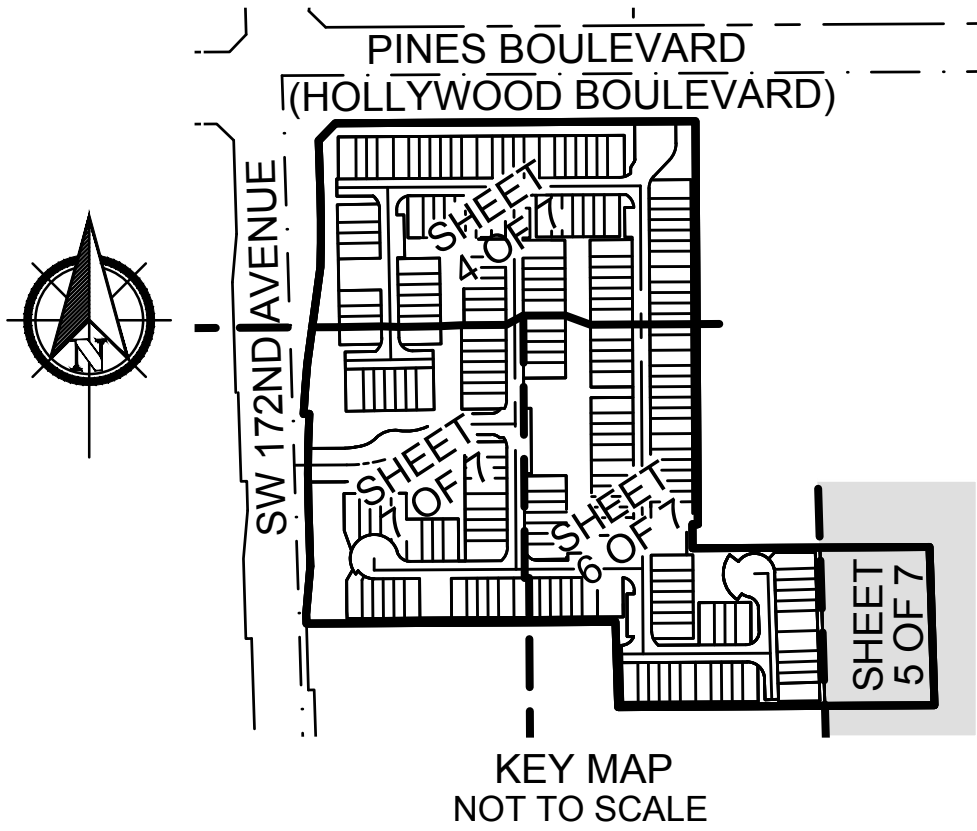
PLANNING FILE NO. 023-MP-20



PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
MAY, 2020

"MERRICK SQUARE"
A REPLAT OF A PORTION OF PARCEL A-1 AND PARCEL D OF "PEMBROKE SHORES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND TRACT 45, LESS THE WEST 1/2 THEREOF, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. I", IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA
ALL IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 5 OF 7 SHEETS



LEGEND:

LB = LICENSED BUSINESS
CL = CENTERLINE
R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
PG = PAGE
R = RADIUS
CA = CENTRAL ANGLE
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U.E. = UTILITY EASEMENT
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P.R.M./PRM = PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
N/D P.R.M. = PERMANENT REFERENCE MONUMENT (MAG NAIL & 1.2" BRASS WASHER STAMPED "P.R.M. LB3870")
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SURVEYOR'S NOTES:

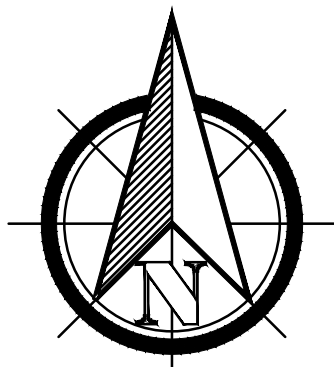
- THIS PLAT IS RESTRICTED TO 211 TOWNHOUSE UNITS.

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.
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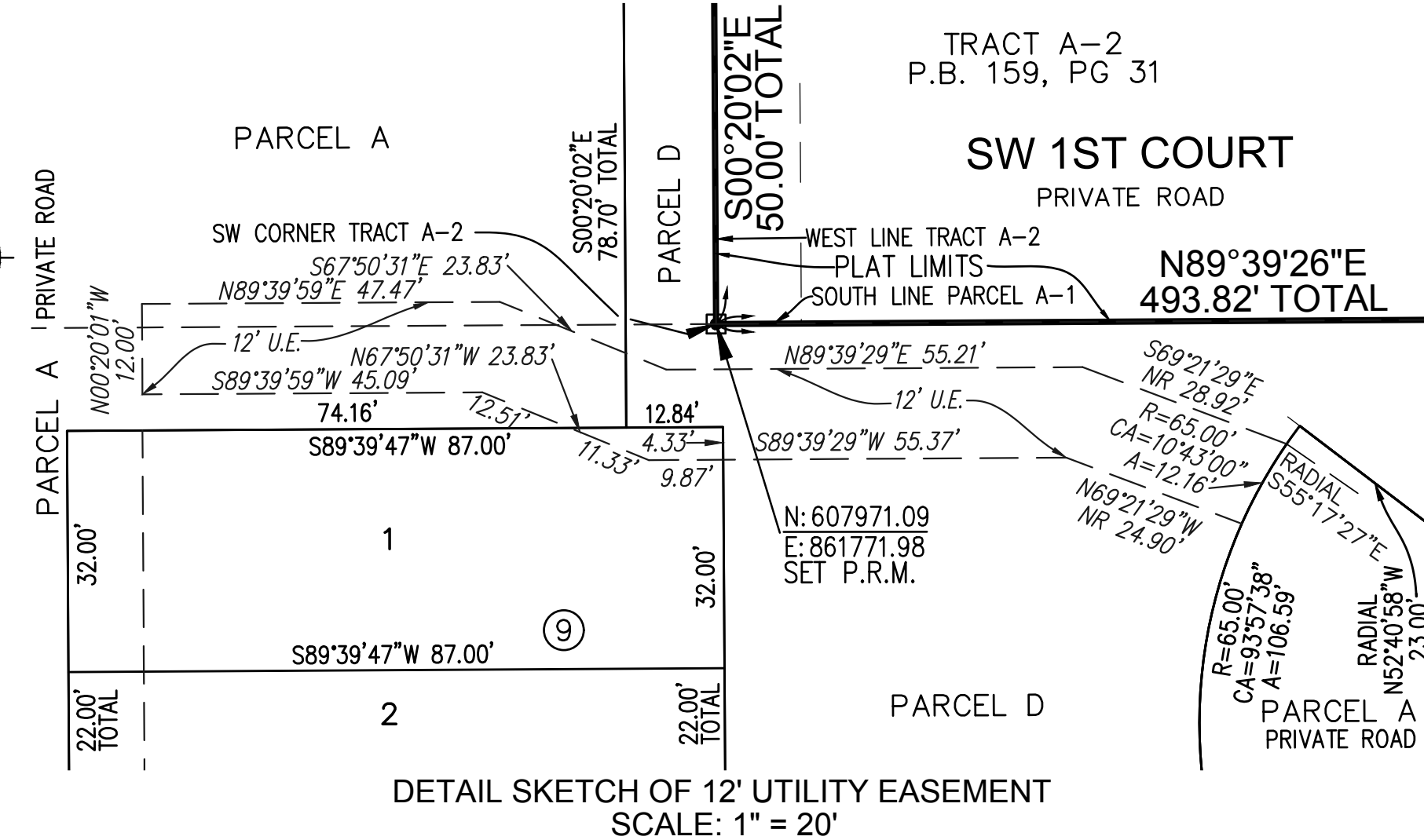
PLAT BOOK _____ PAGE _____
SHEET 6 OF 7 SHEETS



GRAPHIC SCALE
0' 40' 80' 120' 160'
FEET
SCALE: 1" = 40'

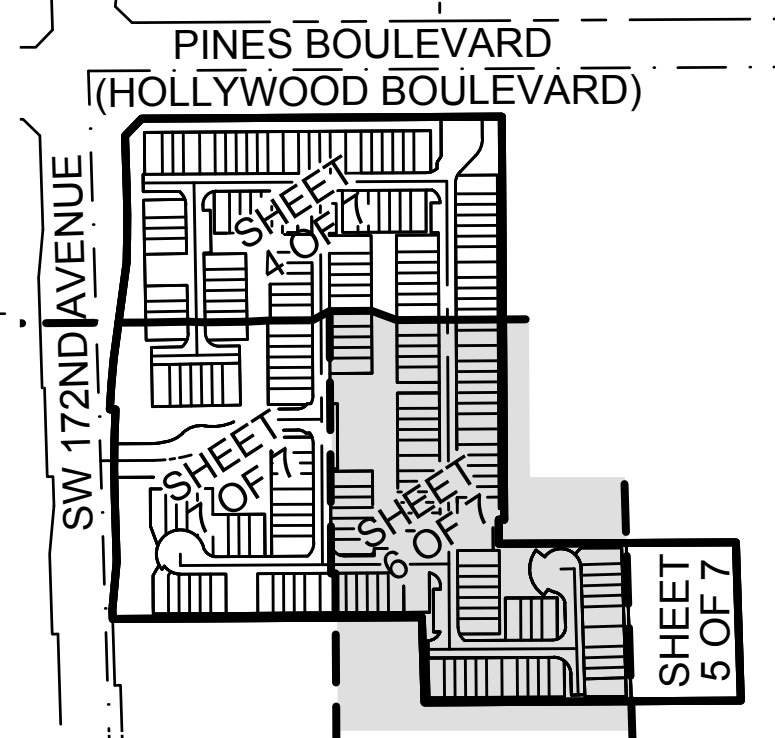
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PREPARED BY PULICE LAND SURVEYORS, INC.

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LEGEND:

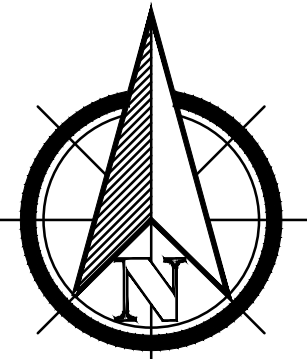
- | | | | |
|--------|-----------------------------|---------------|---|
| P.B. | = PLAT BOOK | P.R.M./P.R.M. | = PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED) |
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PORTION OF PARCEL A-1
"PEMBROKE SHORES"
P.B. 157, PG 22

PLANNING FILE NO. 023-MP-20

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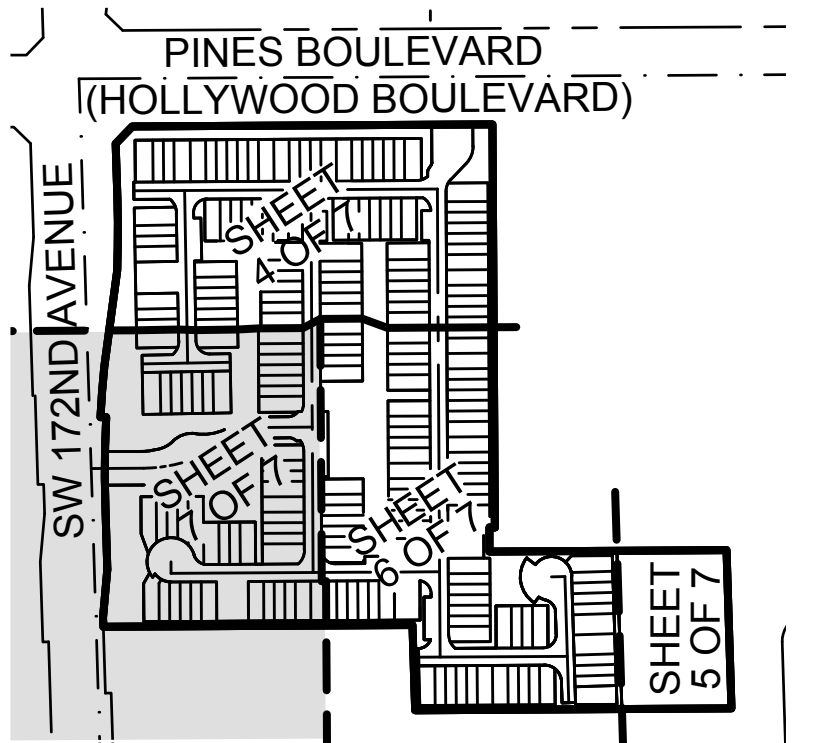
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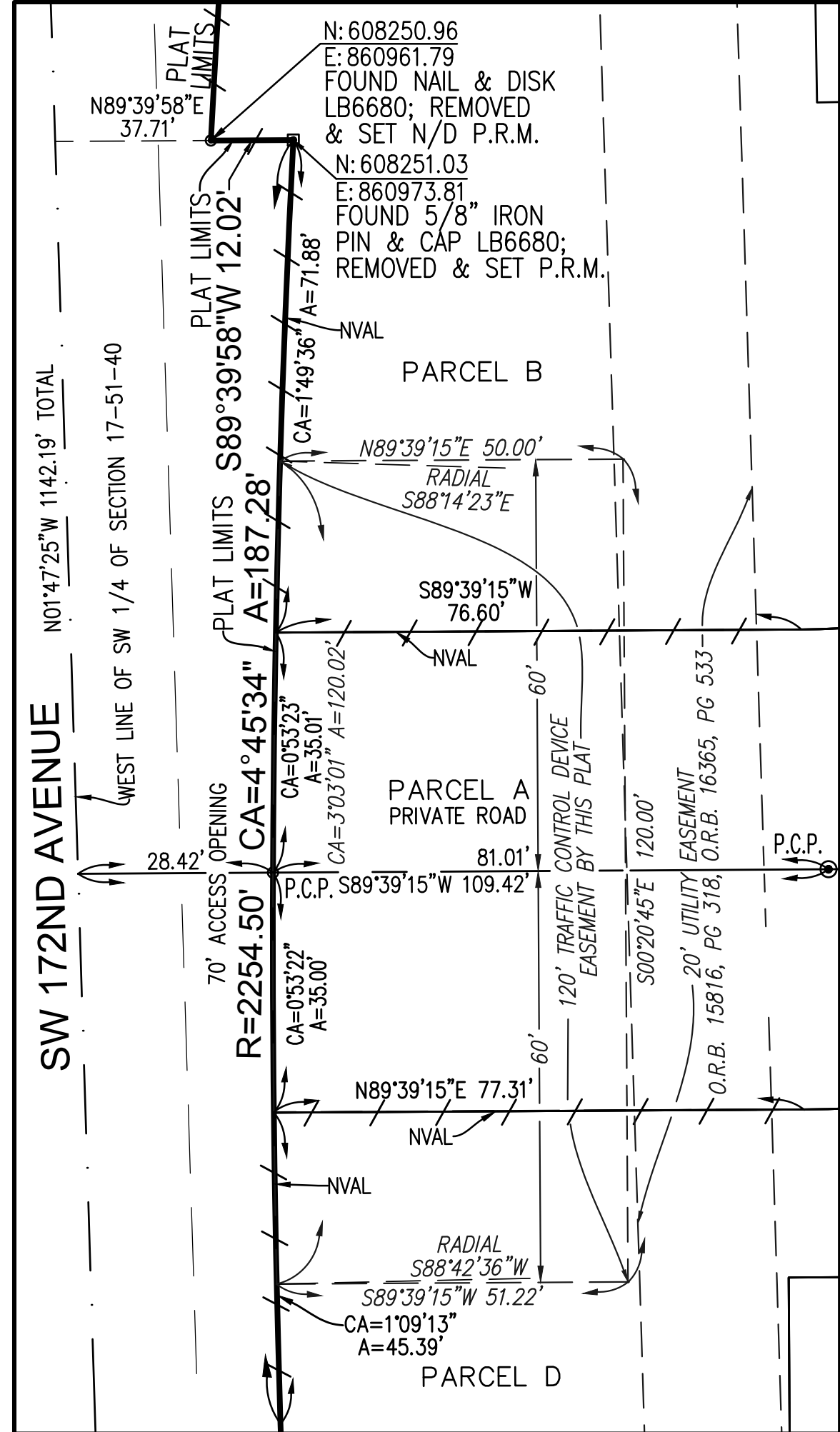
PLAT BOOK _____ PAGE _____
SHEET 7 OF 7 SHEETS



KEY MAP
NOT TO SCALE



DETAIL SKETCH SCALE: 1" = 20'

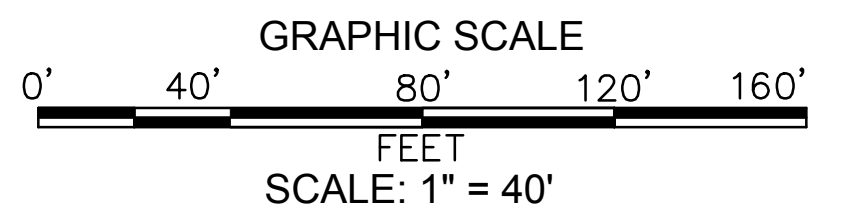


SURVEYOR'S NOTES:

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LEGEND:

- P.R.M./PRM



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