

KELSEY PLAT

A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 19, TOGETHER WITH A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 20, ALL IN TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY: ACCESS GROUP INC.

ENGINEERS · PLANNERS · SCIENTISTS · SURVEYORS
GAINESVILLE AND BOCA RATON, FLORIDA
P.O. BOX 340133 BOCA RATON FLORIDA 33434

DESCRIPTION:

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19, TOGETHER WITH A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20, ALL IN TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 19, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 20; THENCE, ON AN ASSUMED BEARING OF N. 0° 15' 11" W. ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 60 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD; THENCE, WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 326.89 FEET; THENCE, N. 0° 06' 12" W. PARALLEL WITH AND 331.56 FEET EAST OF THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 19 A DISTANCE OF 257.99 FEET TO A POINT ON THE ARC OF A CURVE WHOSE CENTER BEARS N. 0° 06' 12" W. FROM SAID POINT; THENCE, WESTERLY ALONG SAID ARC TO THE RIGHT, HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 84° 21' 50", AN ARC DISTANCE OF 73.62 FEET TO A POINT OF NON-TANGENCY; THENCE, S. 89° 59' 26" W. PARALLEL WITH THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19 A DISTANCE OF 33.80 FEET; THENCE, N. 0° 06' 12" W. PARALLEL WITH AND 248 FEET EAST OF THE WEST LINE OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19 A DISTANCE OF 312.50 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19; THENCE, N. 89° 59' 26" E. ALONG THE LAST DESCRIBED NORTH LINE 408.84 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 19, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 20; THENCE, N. 89° 19' 00" E. ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20 A DISTANCE OF 259.37 FEET; THENCE, S. 0° 16' 38" E. PARALLEL WITH AND 410 FEET WEST OF THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20 A DISTANCE OF 621.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD; THENCE, N. 88° 26' 32" W. ALONG SAID NORTH RIGHT-OF-WAY LINE 80.36 FEET TO A POINT OF CURVATURE; THENCE, WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2914.79 FEET AND A CENTRAL ANGLE OF 1° 33' 28", AN ARC DISTANCE OF 79.25 FEET TO A POINT OF TANGENCY; THENCE, WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE 100.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 8.9273 ACRES (388,873 Sq. ft.), MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, JAMES A. FOWLER, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF A RECENT SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177,

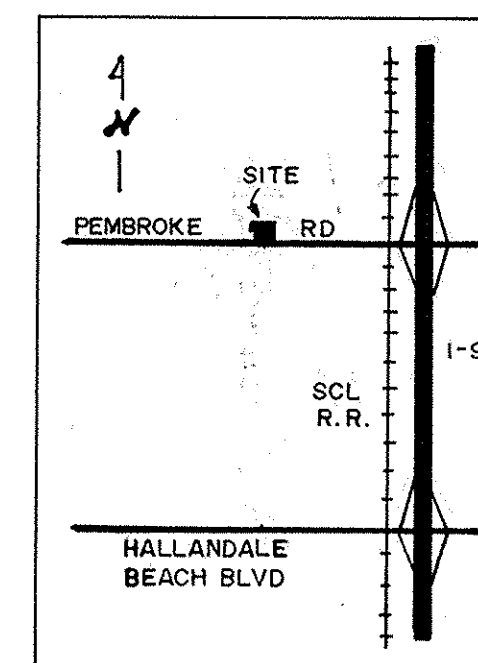
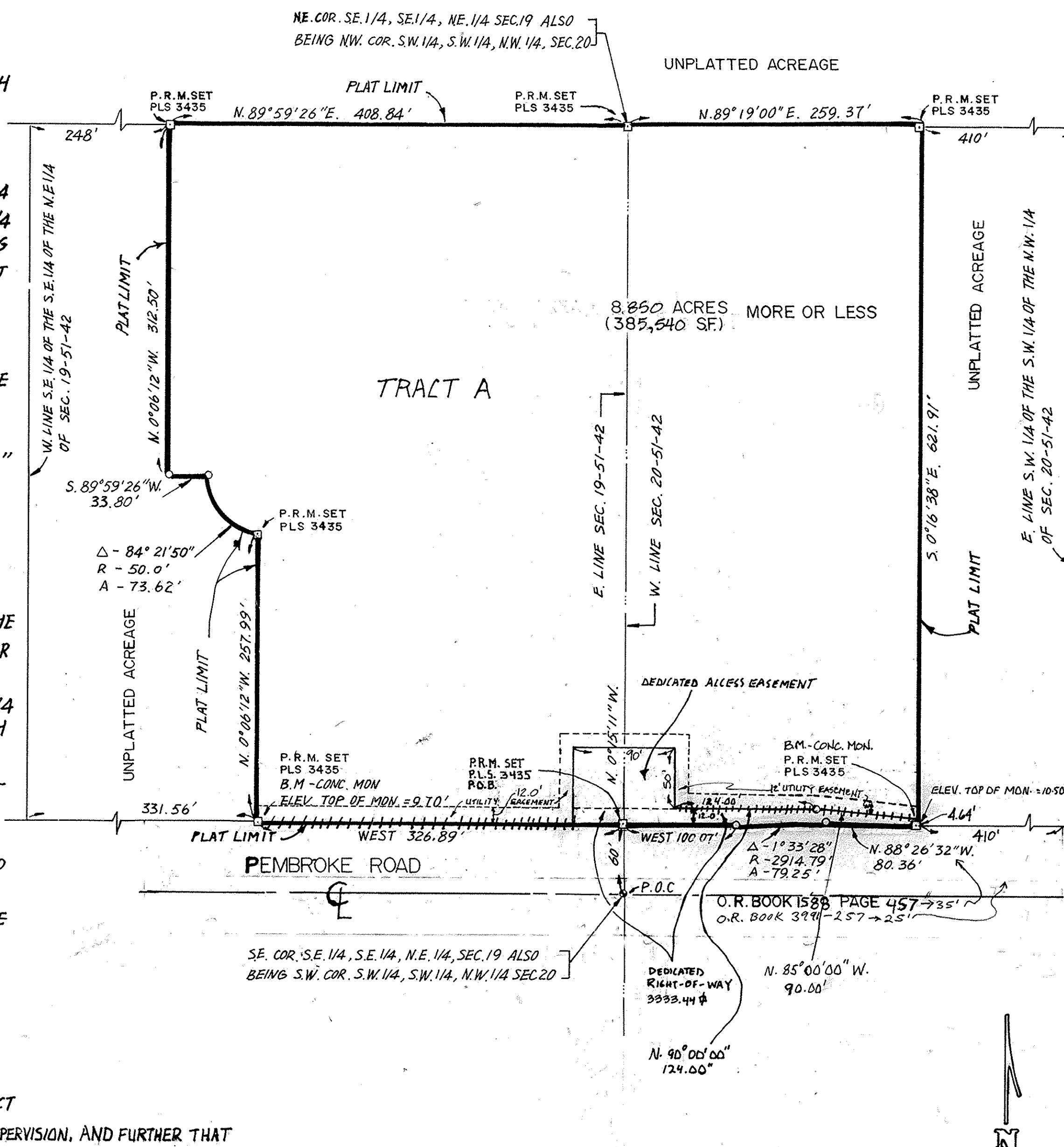
AND IS HEREBY CERTIFIED TO, THIS 12TH DAY OF APRIL, 1986, AT VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

JAMES A. FOWLER
PROFESSIONAL LAND SURVEYOR
NO. 3435 - STATE OF FLORIDA

NOTES:

1. CONC. MON. INDICATES CONCRETE MONUMENT
2. P.R.M. INDICATES PERMANENT REFERENCE MONUMENT AND ARE AS SHOWN ON SURVEY.
3. B.M. ELEV. INDICATES BENCH MARK ELEVATIONS WHICH ARE SET ON TOP OF P.R.M.'S AS SHOWN AND WERE ESTABLISHED USING THIRD ORDER PROCEDURES FROM THE BROWARD COUNTY VERTICAL NETWORK; BENCH MARKS ARE REFERENCED TO 1929 N.G.V.D.
4. P.O.B. INDICATES POINT OF BEGINNING AS SHOWN ON SURVEY.
5. P.O.C. INDICATES POINT OF COMMENCEMENT AS SHOWN ON SURVEY.
6. DEDICATED RIGHT-OF-WAY IS 333.44 SQUARE FEET.

7. ALL BEARINGS ARE ASSUMED.
8. +++++ INDICATES NON-VEHICULAR ACCESS LINE.
9. THIS PLAT IS RESTRICTED TO 8.9273 ACRES OF INDUSTRIAL USE. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.



LOCATION MAP
(NOT TO SCALE)

CITY OF HOLLYWOOD:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION THIS 16TH DAY OF July, 1986.

BY: Vera Giuliani ATTESTED Martha J. Lambre
MAYOR CITY CLERK
BY: W. Borgack RESOLUTION #: R-86-93 DATE: 7/16/86
CITY ENGINEER

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 4TH DAY November, 1986.

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR

BY: Howard C. Foman
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS

BY: Phyllis J. Flanagan
DEPUTY

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 17TH DAY OF June, 1986 AND RECORDED IN PLAT BOOK 131 AT PAGE 15 RECORD VERIFIED

ATTEST: L.A. HESTER BY: Carole C. Doyle
COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION DULY ADOPTED THIS 26TH DAY OF June, 1986.

BY: John F. ... DATE: 10/24/86

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD

BY: Darwin W. Townsend 6/15/87
DATE
DIRECTOR OF ENGINEERING
FLA. P.E. NO. 23174

BY: Robert L. Thompson 6/15/87
DATE
COUNTY SURVEYOR
FL. P.L.S. NO. 3885

BROWARD COUNTY OFFICE OF PLANNING:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Donald J. Howell 6-12-87
DATE

KELSEY PLAT

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GAINESVILLE AND BOCA RATON, FLORIDA
P.O. BOX 340133, BOCA RATON, FLORIDA 33434

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES GOLDSTEIN, IS THE CO-OWNER IN FEE SIMPLE 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 "KELSEY PLAT", A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, HOLLYWOOD, BROWARD COUNTY, FLORIDA. ALL THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. IN WITNESS WHEREOF CHARLES GOLDSTEIN HAS HEREUNTO SET HIS HAND THIS 22 DAY OF AUGUST, 1986.

WITNESS: [Signature]
WITNESS: [Signature] CHARLES GOLDSTEIN

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ONE DULY AUTHORIZED TO ADMINISTER AND TAKE OATHS AND TAKE ACKNOWLEDGEMENTS, CHARLES GOLDSTEIN, WHO ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF August, 1986.

MY COMMISSION EXPIRES: August 26, 1988

NOTARY PUBLIC: Maria J. Senna STATE OF FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES M. KELSEY, JR., IS THE CO-OWNER IN FEE SIMPLE 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 "KELSEY PLAT", A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, HOLLYWOOD, BROWARD COUNTY, FLORIDA. ALL THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. IN WITNESS WHEREOF CHARLES M. KELSEY, JR. HAS HEREUNTO SET HIS HAND THIS 31 DAY OF OCTOBER, 1986.

WITNESS: [Signature]
WITNESS: [Signature] CHARLES M. KELSEY, JR.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ONE DULY AUTHORIZED TO ADMINISTER AND TAKE OATHS AND TAKE ACKNOWLEDGEMENTS, CHARLES M. KELSEY, JR., WHO ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF October, 1986.

MY COMMISSION EXPIRES: July 12, 1989

NOTARY PUBLIC: Maria J. Senna STATE OF FLORIDA

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT PAPPER-GOLDSTEIN, A FLORIDA PARTNERSHIP IS THE CO-OWNER IN FEE SIMPLE 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 "KELSEY PLAT", A SUBDIVISION OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, HOLLYWOOD, BROWARD COUNTY, FLORIDA. ALL THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. IN WITNESS WHEREOF PAPPER-GOLDSTEIN, A FLORIDA PARTNERSHIP, HAS HEREUNTO SET HIS HAND THIS 22 DAY OF AUGUST, 1986.

WITNESS: [Signature]
WITNESS: [Signature] PAPPER-GOLDSTEIN, A FLORIDA GENERAL PARTNERSHIP
BY: [Signature] CHARLES GOLDSTEIN, GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ONE DULY AUTHORIZED TO ADMINISTER AND TAKE OATHS AND TAKE ACKNOWLEDGEMENTS, CHARLES GOLDSTEIN, AS GENERAL PARTNER OF PAPPER-GOLDSTEIN, A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, WHO ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF August, 1986.

MY COMMISSION EXPIRES: August 26, 1988

NOTARY PUBLIC: Maria J. Senna STATE OF FLORIDA

DEDICATION BY MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT MARTIN COHEN, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 10863, PAGE 658, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SHOWN AS INCLUDED IN THIS PLAT HAS CAUSED SAID LAND TO BE SUBDIVIDED AND PLATTED AS SHOWN AND DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED PLAT AND TO THE DEDICATION OF EASEMENTS SHOWN THEREON. IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HANDS THIS 10th DAY OF SEPTEMBER, 1986.

WITNESS: [Signature]
WITNESS: [Signature] MARTIN COHEN

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ONE DULY AUTHORIZED TO ADMINISTER AND TAKE OATHS AND TAKE ACKNOWLEDGEMENTS, MARTIN COHEN, WHO ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT MONTGOMERY, THIS 10 DAY OF SEPTEMBER, 1986.

MY COMMISSION EXPIRES: DEC. 14, 1987 DATE William Thomas Bamford NOTARY PUBLIC - STATE OF FLORIDA

DEDICATION BY MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH MIAMI, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 13013, PAGE 561, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND SHOWN AS INCLUDED IN THIS PLAT HAS CAUSED SAID LAND TO BE SUBDIVIDED AND PLATTED AS SHOWN AND DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED PLAT AND TO THE DEDICATIONS SHOWN THEREON. IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HANDS THIS 30th DAY OF OCTOBER, 1986.

WITNESS: [Signature]
WITNESS: [Signature] ROBERT F. BOLSTER, FOR S.F.S.L. ASSOC. OF S. MIAMI

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S. I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ONE DULY AUTHORIZED TO ADMINISTER AND TAKE OATHS AND TAKE ACKNOWLEDGEMENTS, ROBERT F. BOLSTER, FOR SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF SOUTH MIAMI, WHO ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT Miami, FL., THIS 30th DAY OF October, 1986.

MY COMMISSION EXPIRES: Sept. 4, 1990 DATE Laura A. Sells NOTARY PUBLIC - STATE OF FLORIDA