

# PORT 95 COMMERCE PARK

A PORTION OF SECTION 20, A REPLAT OF A PORTION OF SECTIONS 29 AND 30, AND ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA  
JUNE 1989

THIS PLAT HAS BEEN AMENDED:  
SEE O.R. BOOK 24295 PG 97

THIS PLAT HAS BEEN AMENDED:  
SEE O.R. BOOK 24295 PG 167

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 21st DAY OF May A.D. 1990, AND RECORDED IN PLAT BOOK 144 AT PAGE 2 RECORD VERIFIED.

ATTEST: L. A. HESTER  
COUNTY ADMINISTRATOR

BY Carol 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 14th DAY OF August A.D. 1989.

ATTEST: L. A. HESTER  
COUNTY ADMINISTRATOR

BY [Signature]  
CHAIRPERSON-BOARD OF COUNTY COMMISSIONERS

BY Margaret C. Newton  
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 23rd DAY OF MARCH A.D. 1989.

BY Jean Cook  
CHAIRPERSON

8/31/89  
DATE

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 24th DAY OF April, 1990.

BY Michael S. Kerschel  
ADMINISTRATOR OR DESIGNEE

## BROWARD COUNTY OFFICE OF PLANNING:

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 27th DAY OF April A.D. 1990.

BY Donald L. Kowell  
DIRECTOR

## DEDICATION SCHEDULE:

THE THOROUGHFARES SHOWN HEREON AS S.W. 30TH AVENUE, S.W. 42ND STREET, S.W. 36TH STREET, AND MARINA ROAD ARE HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY PURPOSES.

EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY UPON THE WATER MANAGEMENT AREAS SHOWN HEREON TO PORT 95 COMMERCE PARK ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR PROFIT, ITS MEMBERS AND THE PUBLIC FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.

EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY UPON THE LANDSCAPE AND RETENTION AREAS SHOWN HEREON TO PORT 95 COMMERCE PARK ASSOCIATION, INC., ITS MEMBERS AND THE PUBLIC FOR LANDSCAPING, STORMWATER RETENTION AND MOVEMENT AND SHALL BE A PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS OR ASSIGNS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PORT 95 COMMERCE PARK ASSOCIATION, INC., ITS MEMBERS AND THE PUBLIC FOR DRAINAGE FACILITIES AND THE CONSTRUCTION AND MAINTENANCE THEREOF AND FOR STORMWATER RETENTION AND MOVEMENT.

THE SIDEWALK, DRAINAGE, RETENTION & UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO PORT 95 COMMERCE PARK ASSOCIATION, INC., ITS MEMBERS AND THE PUBLIC FOR CONSTRUCTION AND MAINTENANCE OF SIDEWALKS, DRAINAGE FACILITIES AND UTILITIES, AND FOR STORMWATER RETENTION AND MOVEMENT, LANDSCAPING AND SIGNAGE.

THE LANDSCAPE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY IN FAVOR OF PORT 95 COMMERCE PARK ASSOCIATION, INC. FOR LANDSCAPING.

## BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY Henry P. Cook 4-24-90  
HENRY P. COOK DATE  
DIRECTOR OF ENGINEERING  
FLORIDA REG. P.E. NO. 12506

## DEDICATION:

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS THAT ALANDCO, INC., COUNTY OF BROWARD A FLORIDA CORPORATION, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "PORT 95 COMMERCE PARK", BROWARD COUNTY, FLORIDA. ALL LANDS AS MORE PARTICULARLY DESCRIBED IN THE DEDICATION SCHEDULE SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR PROPER PURPOSES.

IN WITNESS WHEREOF: JAMES E. HERTZ, PRESIDENT AND GLENN R. WELLER, VICE-PRESIDENT, HAVE PLACED THEIR HANDS THIS 2nd DAY OF August A.D., 1989.

BY James E. Hertz  
WITNESS AS TO BOTH

James E. Hertz  
JAMES E. HERTZ  
PRESIDENT

BY Glenn R. Weller  
WITNESS AS TO BOTH

Glenn R. Weller  
GLENN R. WELLER  
VICE-PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY COUNTY OF BROWARD APPEARED BEFORE ME, JAMES E. HERTZ, PRESIDENT, AND GLENN R. WELLER, VICE PRESIDENT, RESPECTIVELY OF ALANDCO, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, THIS 2nd DAY OF August, A.D. 1989.

MY COMMISSION EXPIRES: 2/25/92

Charles H. Busby  
NOTARY PUBLIC  
STATE OF FLORIDA

## CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA, BY RESOLUTION NO. 8-90-04, ADOPTED THIS 17th DAY OF January, A.D., 1990, AND THAT BY SAID RESOLUTION ALL THOROUGHFARES SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELLED AND SUPERCEDED.

ATTEST: Nancy J. Leland  
CITY CLERK

APPROVED: John Guibanti  
MAYOR

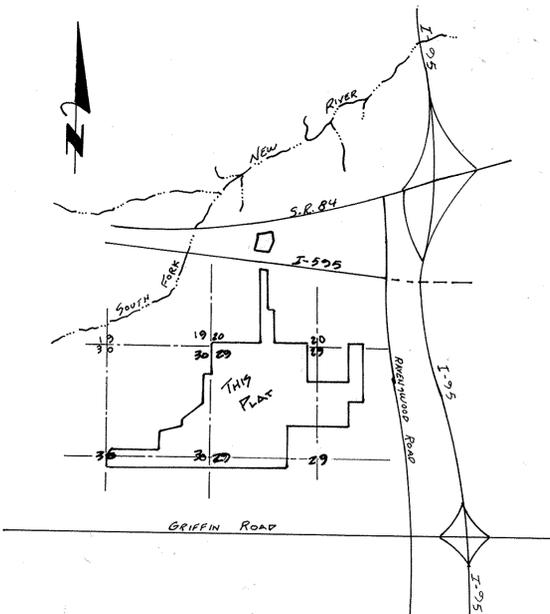
APPROVED: M. Bergaske  
CITY ENGINEER

## SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A COUNTY OF BROWARD 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, FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 4th DAY OF JUNE, 1988. THE BENCHMARKS SHOWN 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 STANDARDS.

DATE: 8/4/89

BY: Dennis M. Beale  
DENNIS M. BEALE  
REGISTERED LAND SURVEYOR NO. 3606  
STATE OF FLORIDA



## LOCATION SKETCH:

## DEDICATION:

STATE OF CALIFORNIA KNOW ALL MEN BY THESE PRESENTS THAT TCW LAND COUNTY OF LOS ANGELES FUND I HOLDING COMPANY, A CALIFORNIA CORPORATION, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "PORT 95 COMMERCE PARK", BROWARD COUNTY FLORIDA. ALL LANDS AS MORE PARTICULARLY DESCRIBED IN THE DEDICATION SCHEDULE SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PROPER PURPOSES.

IN WITNESS WHEREOF: RICHARD R. LIEBEMANN, PRESIDENT AND STANTON H. BARROW, ASSISTANT VICE SECRETARY, HAVE PLACED THEIR HANDS THIS 1st DAY OF AUGUST A.D., 1989.

Richard R. Liebmann  
WITNESS AS TO BOTH

TCW LAND FUND I HOLDING COMPANY, A CALIFORNIA CORPORATION  
Richard R. Liebmann  
ASSISTANT VICE-PRESIDENT

Stanton H. Barrow  
WITNESS AS TO BOTH

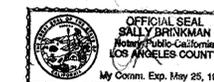
Stanton H. Barrow  
ASSISTANT SECRETARY

## ACKNOWLEDGEMENT:

STATE OF CALIFORNIA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY COUNTY OF LOS ANGELES APPEARED BEFORE ME, RICHARD R. LIEBEMANN, PRESIDENT, AND STANTON H. BARROW, VICE SECRETARY, RESPECTIVELY OF TCW LAND FUND I HOLDING COMPANY, A CALIFORNIA CORPORATION, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATION. WITNESS MY SIGNATURE AT LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA, THIS 1st DAY OF AUGUST, A.D. 1989.

MY COMMISSION EXPIRES: 5/25/93

Sally Brennan  
NOTARY PUBLIC  
STATE OF CALIFORNIA



THIS PLAT OPERATES TO VACATE ALL STREETS & ALLEYS WHICH ARE SHOWN ON ANY PREVIOUS PLATS OF THIS PROPERTY AND WHICH ARE LOCATED WITHIN THE LIMITS OF THIS PLAT.

PREPARED BY: CRANEN THOMPSON & ASSOCIATES, INC.  
SURVEYORS ENGINEERS PLANNERS  
5901 N.W. 31ST AVENUE FORT LAUDERDALE FLORIDA 33309  
DATED: 3 June 89 DRAWN BY: [Signature]



# PORT 95 COMMERCE PARK

A PORTION OF SECTION 20, A REPLAT OF A PORTION OF SECTIONS 29 AND 30, AND ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA JUNE 1989

**SURVEY NOTES**

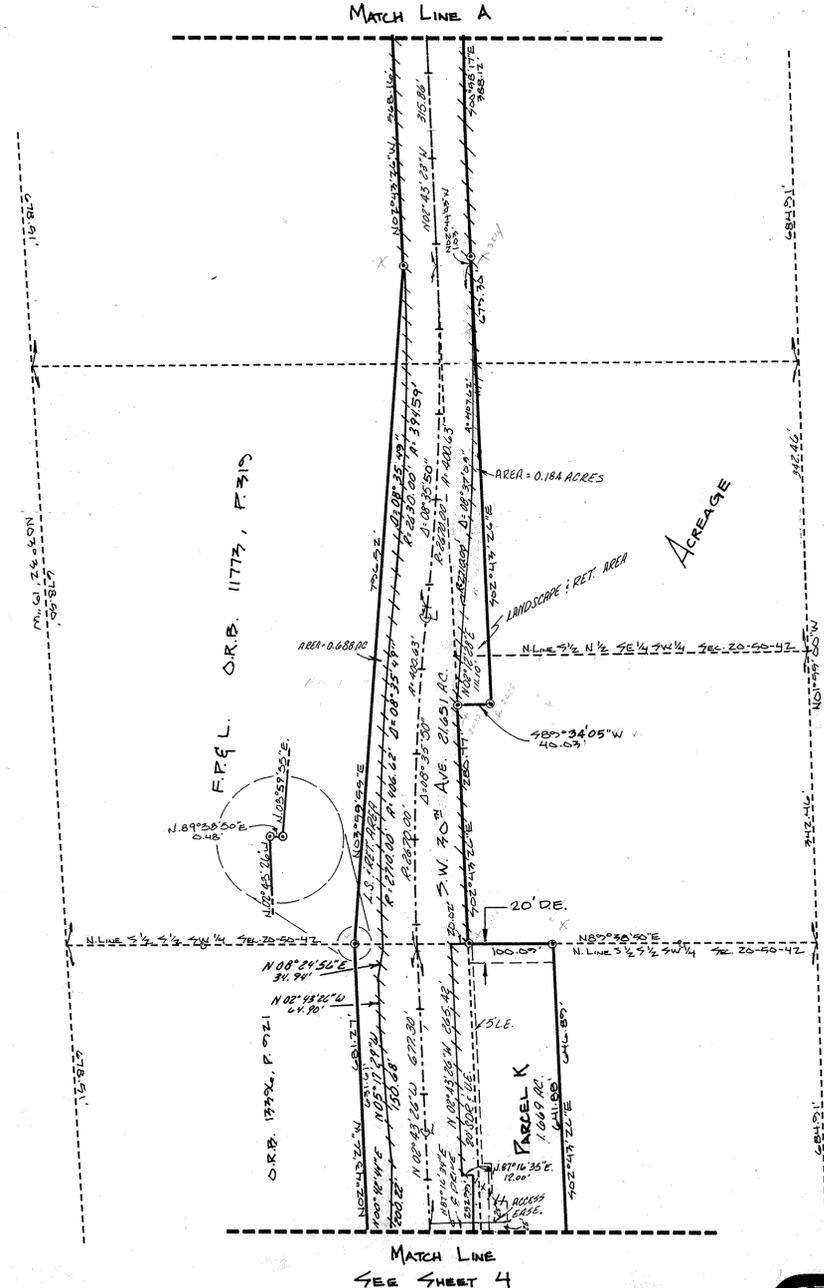
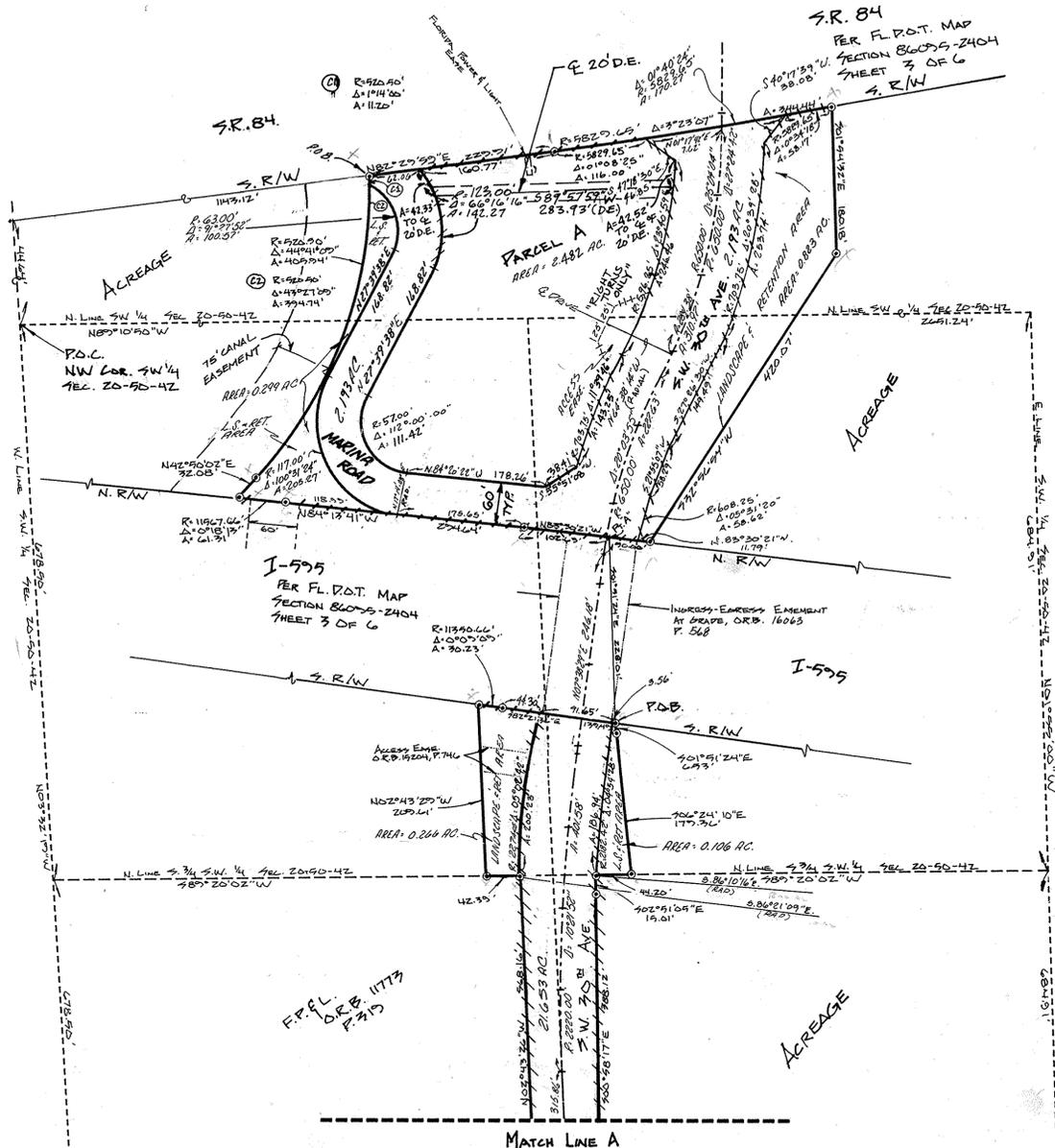
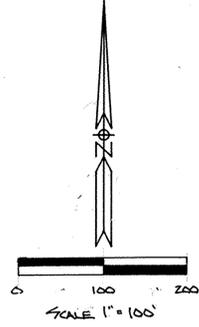
- THE BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS.
- THE DISTANCES SHOWN HEREON ARE BASED ON A FRACTIONAL BREAKDOWN OF A RESURVEY OF THE SOUTHEAST ONE QUARTER (S.E. 1/4) OF SECTION 19, THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF SECTION 20, ALL OF SECTION 29, AND THE EAST ONE HALF (E. 1/2) OF SECTION 30, ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST.
- THE 'SURVEY TIE LINE' SHOWN HEREON IS A TRAVERSE CONNECTING POINTS ON THE NORTH MEAN HIGH WATER LINE OF DANIA CUT-OFF CANAL.
- THE MEAN HIGH WATER LINE WAS ESTABLISHED BY PAUL T. O'HARGAN, P.L.S. NO. 1936, DURING JANUARY, 1988. NOTES AND CALCULATIONS FOR THE MEAN HIGH WATER LINE WERE PREVIOUSLY SUBMITTED TO THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES, SAID MEAN HIGH LINE WAS REVIEWED BY AND INCORPORATED INTO THIS PLAT. THE PROCEDURES UTILIZED IN THE DETERMINATION OF THE ELEVATION OF MEAN HIGH WATER LINE AND OR THE LOCATION OF THE MEAN HIGH WATER LINE HAVE BEEN APPROVED BY THE FLORIDA DEPARTMENT OF NATURAL RESOURCES, BUREAU OF MAPPING ON JANUARY 21, 1989.
- PRM DENOTES FOUND PERMANENT REFERENCE MONUMENT.
- DENOTES FOUND P.M.
- DENOTES FOUND IRON PIPE.
- DENOTES FOUND IRON ROD.
- DENOTES NON-VEHICULAR ACCESS LINE.
- O/S DENOTES OFFSET.
- L.S. AND RET. AREA DENOTES LANDSCAPE AND RETENTION AREA.
- D.E. DENOTES DRAINAGE EASEMENT.
- L.E. DENOTES LANDSCAPE EASEMENT.
- NOTICES THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- S.D.R. & U.E. DENOTES SIDEWALK, DRAINAGE, RETENTION & UTILITY EASEMENT.
- T.P.A. DENOTES TREE PRESERVATION AREA AS RECORDED IN THE FORM OF A CONSERVATION COVENANT RECORDED IN OFFICIAL RECORDS BOOK 18803 PAGE 943.
- W.M.A. DENOTES WATER MANAGEMENT AREA.
- ALL RECORDING INFORMATION SHOWN AND OR MENTIONED REGARDING THIS PLAT IS IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

**SURVEY NOTES CONTINUED**

- THIS PLAT IS LOCATED WITHIN ZONES A, B AND C OF THE NOISE EXPOSURE MAP FOR THE FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT. THIS PLAT IS RESTRICTED TO 800,000 SQUARE FEET OF OFFICE, 2,040,000 SQUARE FEET OF INDUSTRIAL AND 100,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.
- ANY STRUCTURES WITHIN THIS PLAT MUST COMPLY WITH SECTION IV.D.I.F., DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN REGARDING HAZARDS TO AIR NAVIGATION. NO BUILDING PERMIT FOR ANY CONSTRUCTION WITHIN THE CLEAR ZONE ON THE PLATED PROPERTY MAY BE OBTAINED BEFORE APRIL 15, 1990.
- BM DENOTES BENCH MARK ELEVATION.
- EL DENOTES ELEVATION.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON:
  - BROWARD COUNTY DISK NO. 2077, LOCATED ON TOP OF N.E. BRIDGE ABUTMENT OF BRIDGE ON STATE ROAD 84 OVER THE SOUTH NEW RIVER CANAL. ELEV. = 28.289.
  - BROWARD COUNTY DISK NO. 8 LOCATED ON TOP OF S.W. BRIDGE ABUTMENT OF BRIDGE ON STATE ROAD 84 OVER THE SOUTH NEW RIVER CANAL. ELEV. = 28.83.

**LINE SYMBOL TABLE**

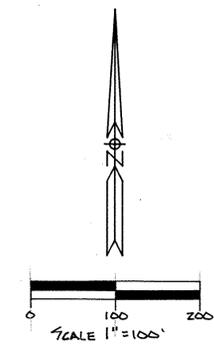
———	PLAT LIMIT/W.M.A.
---	MATCH LINE
---	T.P.A. (TREE PRES. AREA)
---	CENTERLINE
---	EASEMENT LINES



PREPARED BY:  
**CRAWEN THOMPSON & ASSOCIATES INC.**  
SURVEYORS ENGINEERS PLANNERS  
5901 N.W. 31ST AVENUE FORT LAUDERDALE FLORIDA 33309  
DATED: 3 JUNE 89 DRAWN BY: J. NOLTING

# PORT 95 COMMERCE PARK

A PORTION OF SECTION 20, A REPLAT OF A PORTION OF SECTIONS 29 AND 30, AND ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA  
JUNE 1989



F.P. & L.  
O.R.B. 11773, P. 319  
B.C.R.

**SURVEY NOTES**

- THE BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS.
- THE DISTANCES SHOWN HEREON ARE BASED ON A FRACTIONAL BREAKDOWN OF A RESURVEY OF THE SOUTHWEST ONE QUARTER (S.E. 1/4) OF SECTION 19, THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF SECTION 20, ALL OF SECTION 29, AND THE EAST ONE HALF (E. 1/2) OF SECTION 30, ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST.
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- PRM DENOTES FOUND PERMANENT REFERENCE MONUMENT.
- ⊙ DENOTES FOUND PERM.
- DENOTES FOUND IRON PIPE.
- DENOTES FOUND IRON ROD.
- DENOTES NON-VEHICULAR ACCESS LINE.
- /S DENOTES OFFSET.
- L.S. AND RET. AREA DENOTES LANDSCAPE AND RETENTION AREA.
- D.E. DENOTES DRAINAGE EASEMENT.
- L.E. DENOTES LANDSCAPE EASEMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- S.D.R. & U.E. DENOTES SIDEWALK, DRAINAGE, RETENTION & UTILITY EASEMENT.

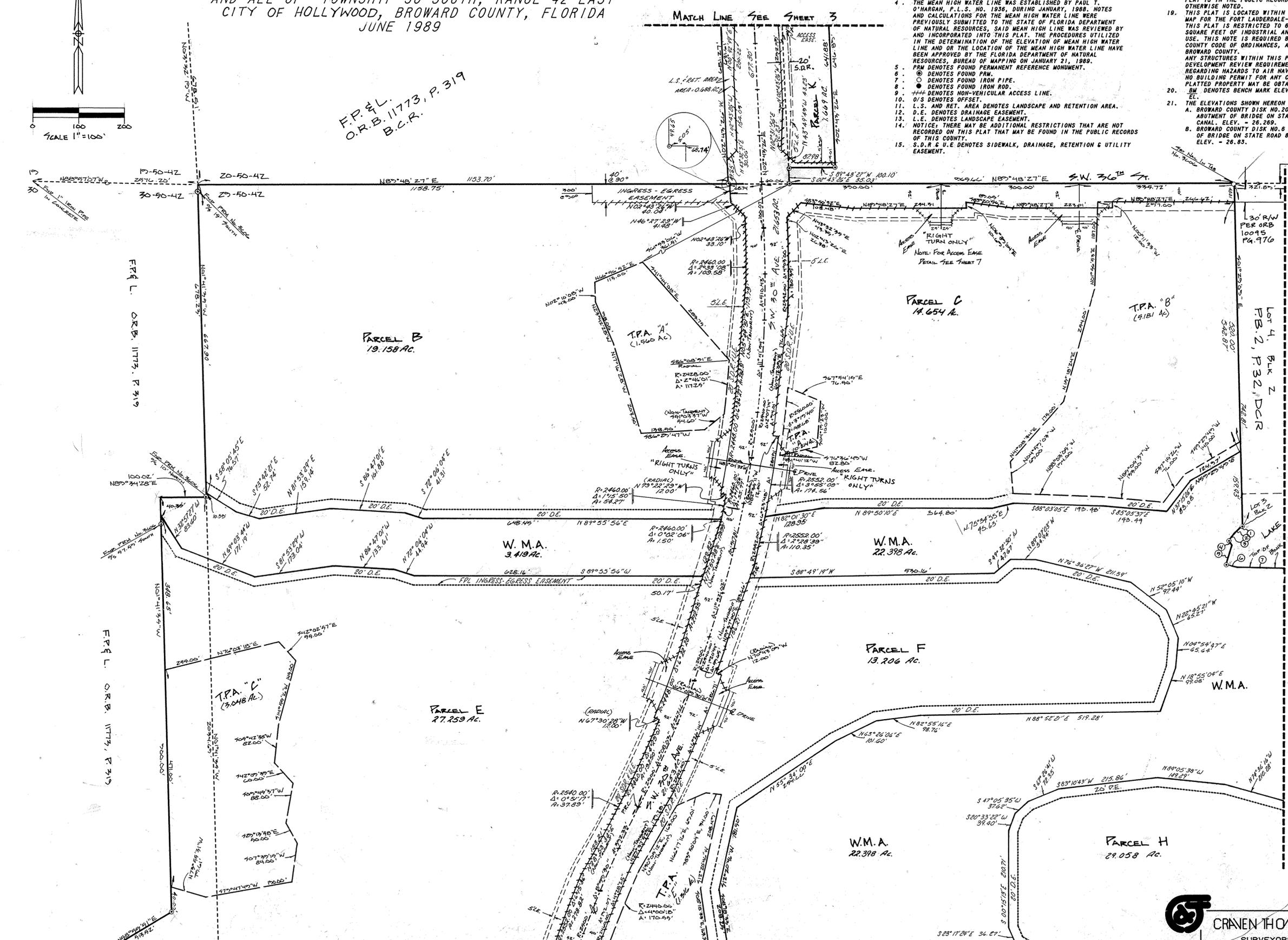
**SURVEY NOTES CONTINUED**

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- W.M.A. DENOTES WATER MANAGEMENT AREA.
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- ANY STRUCTURES 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.
- NO BUILDING PERMIT FOR ANY CONSTRUCTION WITHIN THE CLEAR ZONE ON THE PLATTED PROPERTY MAY BE OBTAINED BEFORE APRIL 15, 1990.
- BM DENOTES BENCH MARK ELEVATION.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON:
  - BROWARD COUNTY DISK NO. 2077, LOCATED ON TOP OF N.E. BRIDGE ABUTMENT OF BRIDGE ON STATE ROAD 84 OVER THE SOUTH NEW RIVER CANAL. ELEV. = 26.269.
  - BROWARD COUNTY DISK NO. 6 LOCATED ON TOP OF S.W. BRIDGE ABUTMENT OF BRIDGE ON STATE ROAD 84 OVER THE SOUTH NEW RIVER CANAL. ELEV. = 26.85.

10'R/W PER P.B.2 P.6,32 D.C.R.

**PLAT BOUNDARY BEARING & DISTANCE TABLE**

1. S54°37'54"W,	7.21'
2. S45°20'04"W,	17.63'
3. S37°47'08"W,	18.19'
4. S31°04'38"E,	12.50'
5. S16°47'42"W,	43.97'
6. S76°44'10"E,	24.62'
7. S88°58'16"E,	268.99'



**LINE SYMBOL TABLE**

- PLAT LIMIT/W.M.A.
- - - MATCH LINE
- · - · T.P.A. (TREE PRES. AREA)
- · - · CENTERLINE
- · - · EASEMENT LINE

PREPARED BY:  
**CRANEN THOMPSON & ASSOCIATES INC.**  
SURVEYORS ENGINEERS PLANNERS  
5901 N.W. 31ST AVENUE FORT LAUDERDALE, FLORIDA 33309  
DATED: 3 JUNE 89 DRAWN BY: J. NORTON



# PORT 95 COMMERCE PARK

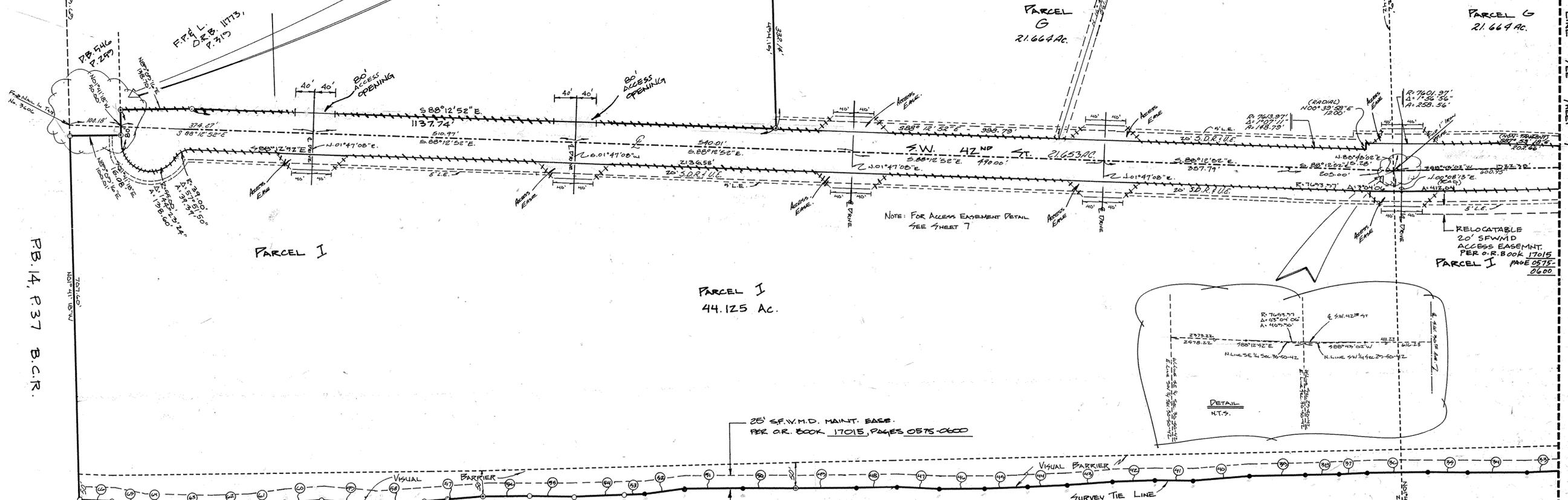
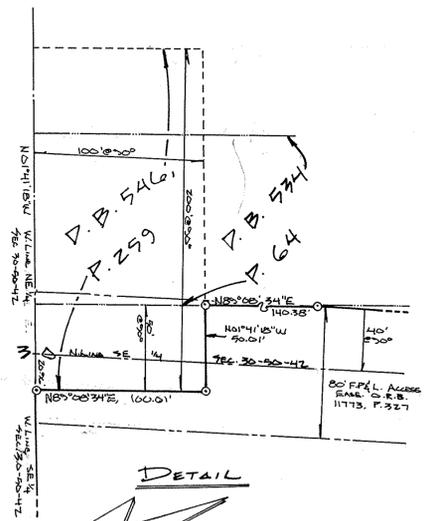
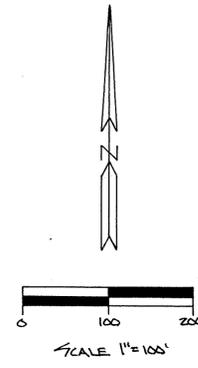
A PORTION OF SECTION 20, A REPLAT OF A PORTION OF SECTIONS 29 AND 30, AND ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA  
JUNE 1989

LINE SYMBOL TABLE

- PLAT LIMIT/W.M.A.
- - - MATCH LINE
- · - T.P.A. (TREE PRES. AREA)
- · - CENTERLINE
- · - EASEMENT LINES

PLAT BOUNDARY BEARING & DISTANCE TABLE

33.	S87°09'06"W	113.74'
34.	S89°39'26"W	108.64'
35.	N89°25'34"W	84.35'
36.	S89°01'11"W	115.75'
37.	S86°54'09"W	54.72'
38.	S88°39'52"W	68.21'
39.	S88°39'06"W	106.58'
40.	S85°02'37"W	110.22'
41.	N89°41'09"W	78.40'
42.	S87°45'45"W	75.22'
43.	S85°42'09"W	96.48'
44.	S87°03'47"W	86.09'
45.	S87°44'19"W	69.80'
46.	S89°20'13"W	85.81'
47.	N87°27'16"W	79.57'
48.	S88°48'21"W	91.89'
49.	S89°20'39"W	110.76'
50.	S89°51'10"W	106.98'
51.	S89°12'06"W	110.17'
52.	S81°58'56"W	76.45'
53.	S87°51'16"W	73.48'
54.	S87°26'21"W	65.76'
55.	N89°22'16"W	88.20'
56.	S89°14'51"W	89.25'
57.	S85°08'53"W	113.65'
58.	S86°38'20"W	102.44'
59.	N85°39'32"W	99.11'
60.	S85°46'24"W	72.91'
61.	S82°37'47"W	71.30'
62.	S87°48'34"W	64.75'
63.	N88°30'07"W	82.05'
64.	N89°20'16"W	56.94'
65.	N79°38'20"W	59.96'
66.	N88°02'10"W	65.58'



PB 14, P. 37 B.C.R.

DANIA CUTOFF CANAL SURVEY TIE LINE

- SURVEY NOTES**
- THE BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS.
  - THE DISTANCES SHOWN HEREON ARE BASED ON A FRACTIONAL BREAKDOWN OF A RESURVEY OF THE SOUTHEAST ONE QUARTER (S.E. 1/4) OF SECTION 19, THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF SECTION 20, ALL OF SECTION 29, AND THE EAST ONE HALF (E. 1/2) OF SECTION 30, ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST.
  - THE "SURVEY TIE LINE" SHOWN HEREON IS A TRAVERSE CONNECTING POINTS ON THE NORTH MEAN HIGH WATER LINE OF DANIA CUT-OFF CANAL.

- SURVEY NOTES CONTINUED**
- THE MEAN HIGH WATER LINE WAS ESTABLISHED BY PAUL T. O'HAGAN, P.L.S. NO. 1836, DURING JANUARY, 1988. NOTES AND CALCULATIONS FOR THE MEAN HIGH WATER LINE WERE PREVIOUSLY SUBMITTED TO THE STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES, SAID MEAN HIGH WATER LINE WAS REVIEWED BY AND INCORPORATED INTO THIS PLAT. THE PROCEDURES UTILIZED IN THE DETERMINATION OF THE ELEVATION OF MEAN HIGH WATER LINE AND OR THE LOCATION OF THE MEAN HIGH WATER LINE HAVE BEEN APPROVED BY THE FLORIDA DEPARTMENT OF NATURAL RESOURCES, BUREAU OF MAPPING ON JANUARY 21, 1989.
  - P.M. DENOTES FOUND PERMANENT REFERENCE MONUMENT.
  - ⊙ DENOTES FOUND P.M.
  - ⊙ DENOTES FOUND IRON PIPE.
  - ⊙ DENOTES FOUND IRON ROD.
  - ⊙ DENOTES NON-VEHICULAR ACCESS LINE.
  - /S DENOTES OFFSET.
  - L.S. AND RET. AREA DENOTES LANDSCAPE AND RETENTION AREA.
  - D.E. DENOTES DRAINAGE EASEMENT.
  - L.E. DENOTES LANDSCAPE EASEMENT.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- SURVEY NOTES CONTINUED**
- S.D.R. & U.E. DENOTES SIDEWALK, DRAINAGE, RETENTION & UTILITY EASEMENT.
  - T.P.A. DENOTES TREE PRESERVATION AREA AS RECORDED IN THE FORM OF A CONSERVATION COVENANT RECORDED IN OFFICIAL RECORDS BOOK 16603 PAGE 943.
  - W.M.A. DENOTES WATER MANAGEMENT AREA.
  - ALL RECORDING INFORMATION SHOWN AND OR MENTIONED REGARDING THIS PLAT IS IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
  - THIS PLAT IS LOCATED WITHIN ZONES A, B AND C OF THE NOISE EXPOSURE MAP FOR THE FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT. THIS PLAT IS RESTRICTED TO 660,000 SQUARE FEET OF OFFICE, 2,640,000 SQUARE FEET OF INDUSTRIAL AND 100,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.
  - ANY STRUCTURES 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.
  - NO BUILDING PERMIT FOR ANY CONSTRUCTION WITHIN THE CLEAR ZONE ON THE PLATTED PROPERTY MAY BE OBTAINED BEFORE APRIL 15, 1990.

- SURVEY NOTES CONTINUED**
- B.M. DENOTES BENCH MARK ELEVATION.
  - THE ELEVATIONS SHOWN HEREON ARE BASED ON:
    - BROWARD COUNTY DISK NO. 2077, LOCATED ON TOP OF N.E. BRIDGE ABUTMENT OF BRIDGE BY STATE ROAD 84 OVER THE SOUTH NEW RIVER CANAL. ELEV. = 26.289.
    - BROWARD COUNTY DISK NO. 8 LOCATED ON TOP OF S.W. BRIDGE ABUTMENT OF BRIDGE ON STATE ROAD 84 OVER THE SOUTH NEW RIVER CANAL. ELEV. = 26.63.

PREPARED BY:  
**CRANEN THOMPSON & ASSOCIATES INC.**  
SURVEYORS ENGINEERS PLANNERS  
5901 N.W. 131ST AVENUE FORT LAUDERDALE FLORIDA 33309  
DATED: 2 June 89 DRAWN BY: J. NOLTING

