

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 Norman G. 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. Karsch
ADMINISTRATOR OR
DESIGNEE

BROWARD COUNTY OFFICE OF PLANNING:

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS
24th 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.

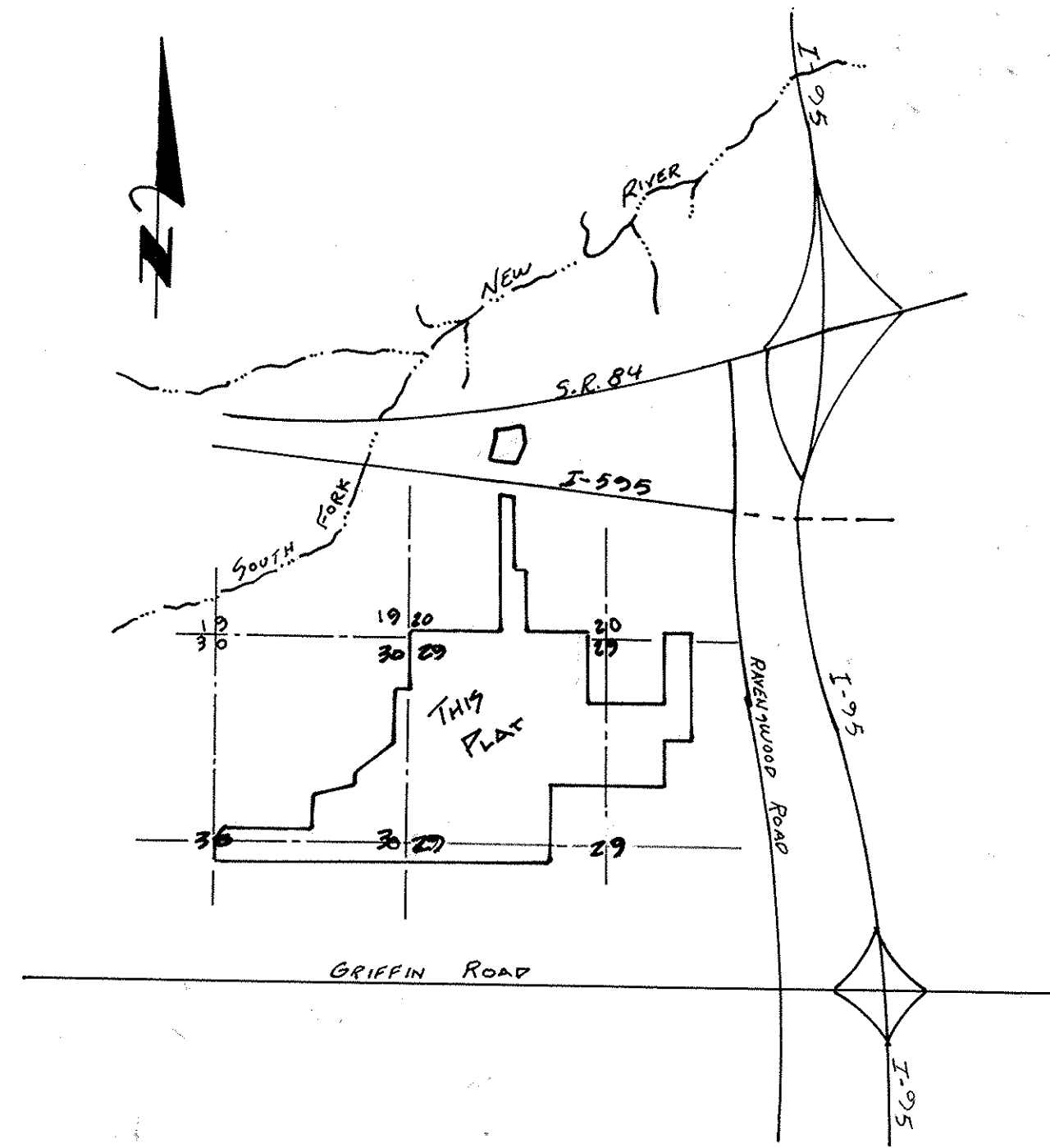
EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY UPON THE WATER MANAGEMENT
AREAS SHOWN HEREON TO PORT 95 COMMERCE PARK ASSOCIATION, INC., A FLORIDA
CORPORATION NOT-FOR PROFIT, ITS MEMBERS AND THE PUBLIC FOR WATER
MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE A PERPETUAL MAINTENANCE
OBLIGATION OF SAID ASSOCIATION,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



LOCATION SKETCH:

Not To Scale

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. LICHTENMAN, PRESIDENT AND STANTON H. BARROW,
SECRETARY, HAVE PLACED THEIR HANDS THIS 1st DAY OF AUGUST
A.D., 1989.

[Signature]
WITNESS AS TO BOTH

[Signature]
WITNESS AS TO BOTH

TCW LAND FUND I HOLDING COMPANY,
A CALIFORNIA CORPORATION

[Signature]
ASSISTANT VICE-PRESIDENT

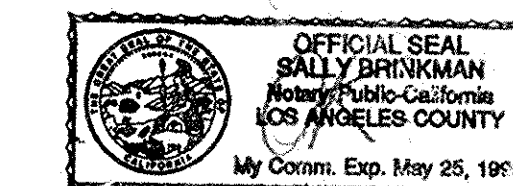
[Signature]
ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

STATE OF CALIFORNIA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY
COUNTY OF LOS ANGELES APPEARED BEFORE ME, RICHARD R. LICHTENMAN, PRESIDENT,
AND STANTON H. BARROW, SECRETARY, RESPECTIVELY, ASSISTANT VICE
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

[Signature]
NOTARY PUBLIC
STATE OF CALIFORNIA



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

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.

[Signature]
WITNESS AS TO BOTH

[Signature]
WITNESS AS TO BOTH

[Signature]
JAMES E. HERTZ
PRESIDENT

[Signature]
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 INSTRU-
MENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF
TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, AND THAT THEY AFFIXED
THERE TO 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

[Signature]
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. R-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: [Signature]
CITY CLERK

APPROVED: [Signature]
MAYOR

APPROVED: [Signature]
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: [Signature]
DENNIS M. BEALE
REGISTERED LAND SURVEYOR NO. 3606
STATE OF FLORIDA

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

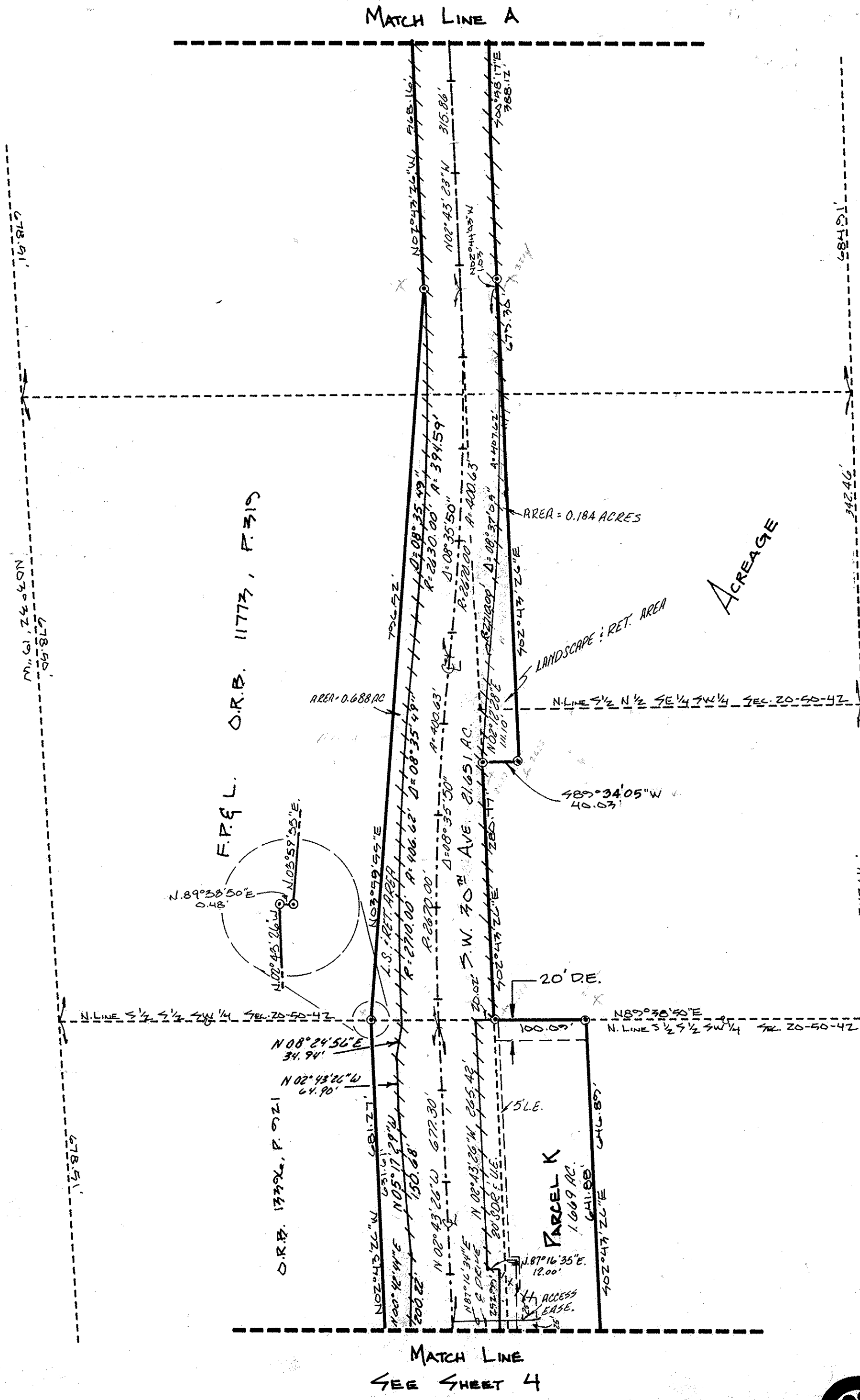
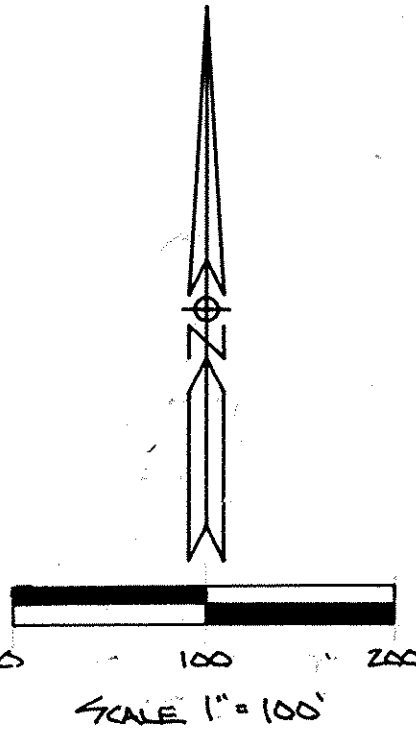
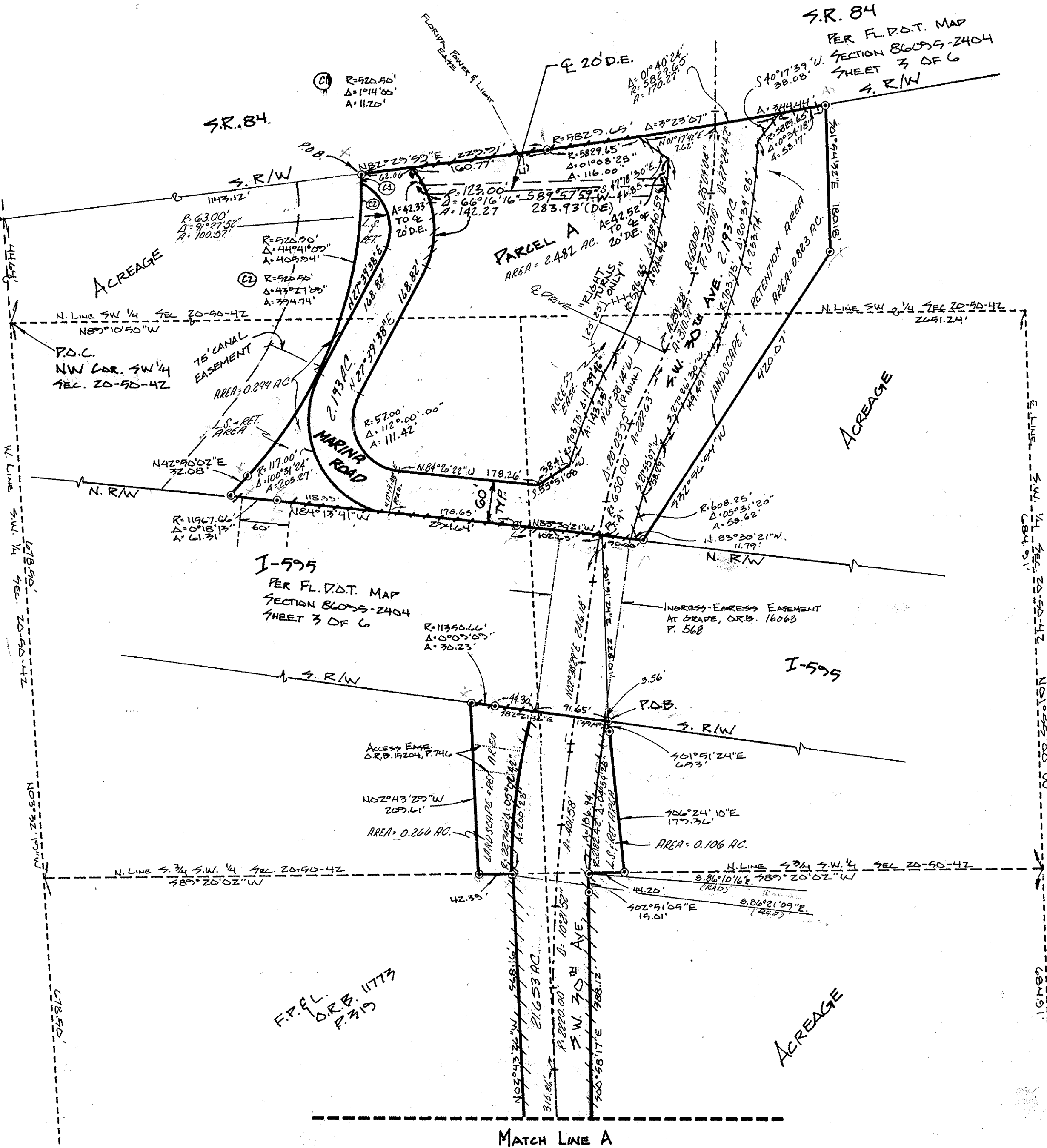
1. THE BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS.
2. THE DISTANCES SHOWN HEREON ARE BASED ON A FRACTIONAL BREAKDOWN OF A RESURVEY OF THE SOUTHEAST ONE QUARTER (S.E. 1/4) OF SECTION 19, THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF SECTION 20, ALL OF SECTION 29, AND THE EAST ONE HALF (E. 1/2) OF SECTION 30, ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST.
3. THE "SURVEY TIE LINE" SHOWN HEREON IS A TRAVERSE CONNECTING POINTS ON THE NORTH MEAN HIGH WATER LINE OF DANIA CUT-OFF CANAL.
4. 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 ON 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.
5. PRM DENOTES FOUND PERMANENT REFERENCE MONUMENT.
6. ○ DENOTES FOUND P.M.
7. ○ DENOTES FOUND IRON PIPE.
8. ● DENOTES FOUND IRON ROD.
9. --- DENOTES NON-VEHICULAR ACCESS LINE.
10. O/S DENOTES OFFSET.
11. L.S. AND RET. AREA DENOTES LANDSCAPE AND RETENTION AREA.
12. D.E. DENOTES DRAINAGE EASEMENT.
13. L.E. DENOTES LANDSCAPE EASEMENT.
14. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
15. S.D.R. & U.E. DENOTES SIDEWALK, DRAINAGE, RETENTION & UTILITY EASEMENT.
16. T.P.A. DENOTES TREE PRESERVATION AREA AS RECORDED IN THE FORM OF A CONSERVATION COVENANT RECORDED IN OFFICIAL RECORDS BOOK 18603 PAGE 943.
17. W.M.A. DENOTES WATER MANAGEMENT AREA.
18. 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

19. 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.
20. 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.
21. NO BUILDING PERMIT FOR ANY CONSTRUCTION WITHIN THE CLEAR ZONE ON THE PLATTED PROPERTY MAY BE OBTAINED BEFORE APRIL 15, 1990.
22. B.M. DENOTES BENCH MARK ELEVATION.
23. EL. DENOTES ELEVATION.
24. THE ELEVATIONS SHOWN HEREON ARE BASED ON:
A. 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.
B. 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

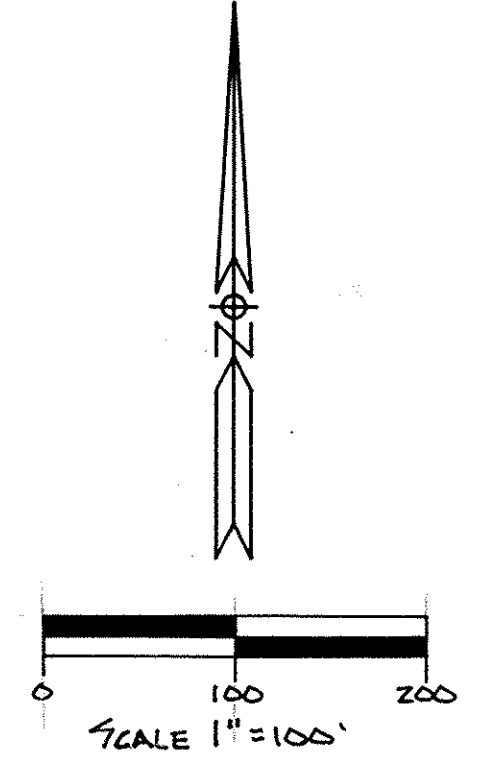
- PLAT LIMIT/W.M.A.
- MATCH LINE
- T.P.A. (TREE PRES. AREA)
- CENTERLINE
- EASEMENT LINES



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

1. THE BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS.
2. 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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5. PRM DENOTES FOUND PERMANENT REFERENCE MONUMENT.
6. (X) DENOTES FOUND PRM.
7. (O) DENOTES FOUND IRON PIPE.
8. (●) DENOTES FOUND IRON ROD.
9. +++ DENOTES NON-VEHICULAR ACCESS LINE.
10. O/S DENOTES OFFSET.
11. L.S. AND RET. AREA DENOTES LANDSCAPE AND RETENTION AREA.
12. D.E. DENOTES DRAINAGE EASEMENT.
13. L.E. DENOTES LANDSCAPE EASEMENT.
14. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
15. S.D.R. & U.E. DENOTES SIDEWALK, DRAINAGE, RETENTION & UTILITY EASEMENT.

SURVEY NOTES CONTINUED

16. T.P.A. DENOTES TREE PRESERVATION AREA AS RECORDED IN THE FORM OF A CONSERVATION COVENANT RECORDED IN OFFICIAL RECORDS BOOK 16603 PAGE 943.
17. W.M.A. DENOTES WATER MANAGEMENT AREA.
18. ALL RECORDING INFORMATION SHOWN AND OR MENTIONED REGARDING THIS PLAT IS IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
19. 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.
20. 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.
21. THE ELEVATIONS SHOWN HEREON ARE BASED ON:
A. 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.
B. 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. = 26.83.

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'

Lot 4, Bk 2, P.B. 2, P.32, D.C.R.
SAC 87

LINE SYMBOL TABLE

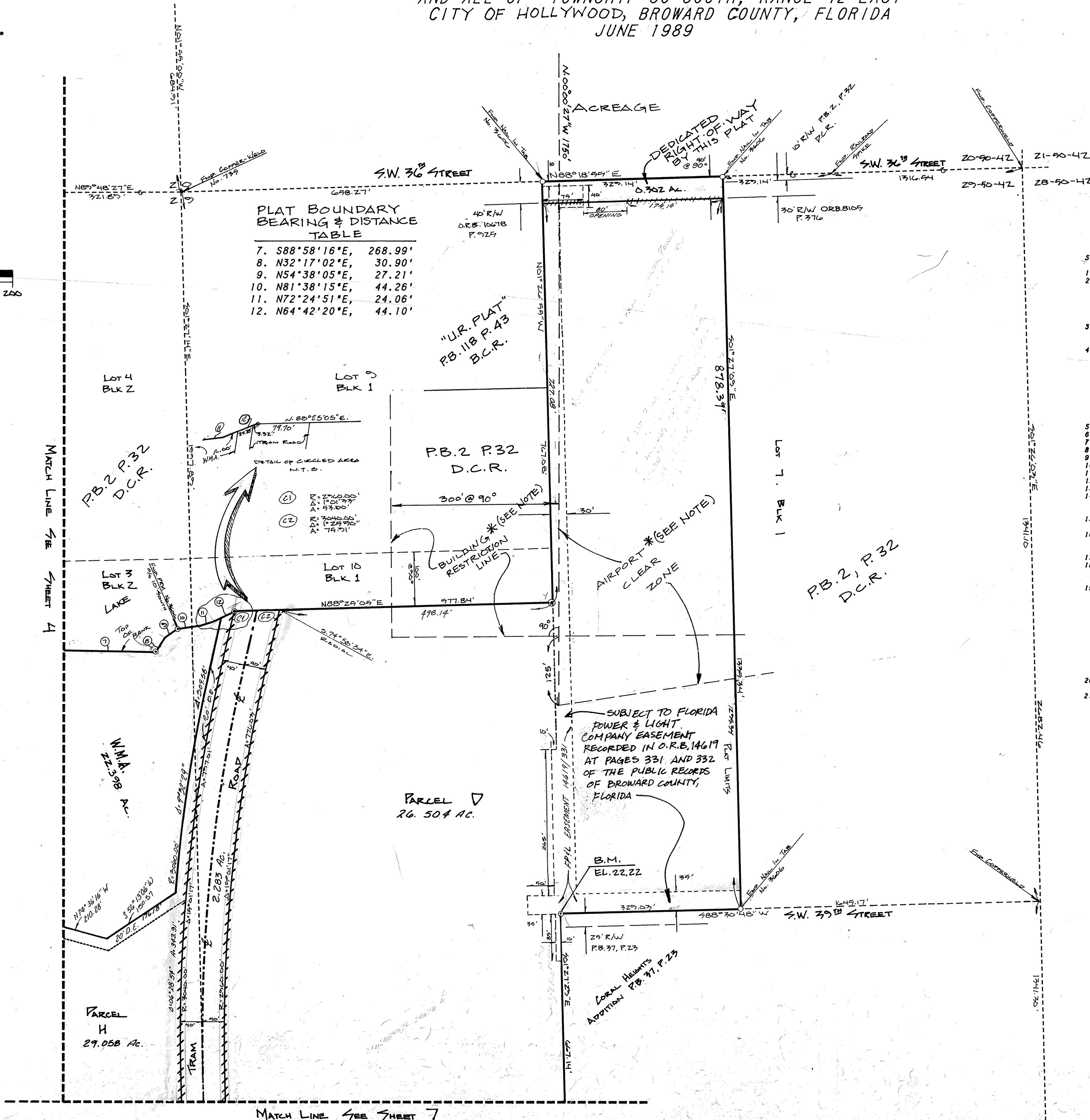
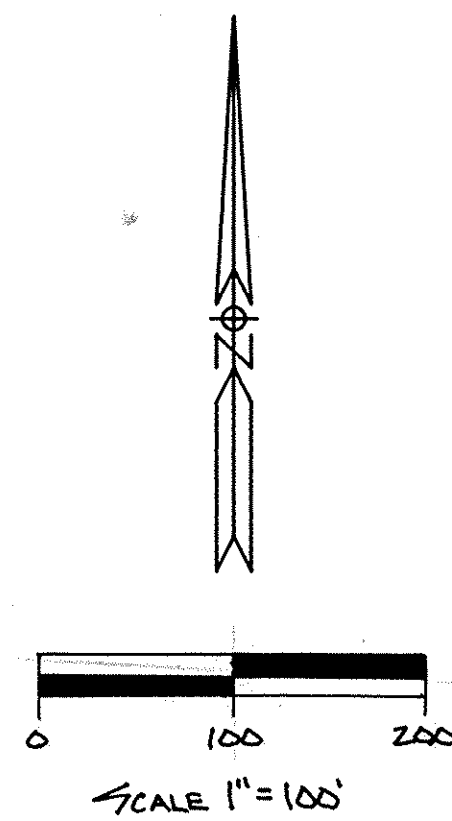
——	PLAT LIMIT/W.M.A.
---	MATCH LINE
- - - -	T.P.A. (TREE PRES. AREA)
.....	CENTERLINE
----	EASEMENT LINE



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

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AND ALL OF TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
JUNE 1989



PLAT BOUNDARY
BEARING & DISTANCE
TABLE

7.	S88°58'16"E,	268.99'
8.	N32°17'02"E,	30.90'
9.	N54°38'05"E,	27.21'
10.	N81°38'15"E,	44.26'
11.	N72°24'51"E,	24.06'
12.	N64°42'20"E,	44.10'

LINE SYMBOL TABLE

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

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5. PRM DENOTES FOUND PERMANENT REFERENCE MONUMENT.
6. @ DENOTES FOUND PRM.
7. O DENOTES FOUND IRON PIPE.
8. ● DENOTES FOUND IRON ROD.
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20. BM DENOTES BENCH MARK ELEVATION.
21. THE ELEVATIONS SHOWN HEREON ARE BASED ON:
A. 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.
B. 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. = 28.83.

* NOTE: THE BUILDING RESTRICTION LINE AND THE AIRPORT CLEAR ZONE ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.



PREPARED BY:
CRAVEN THOMPSON & ASSOCIATES INC.

SURVEYORS ENGINEERS PLANNERS
5901 N.W. 31ST AVENUE FORT LAUDERDALE FLORIDA 33309
DATED: 22 June 89 DRAWN BY: J. NOLTING

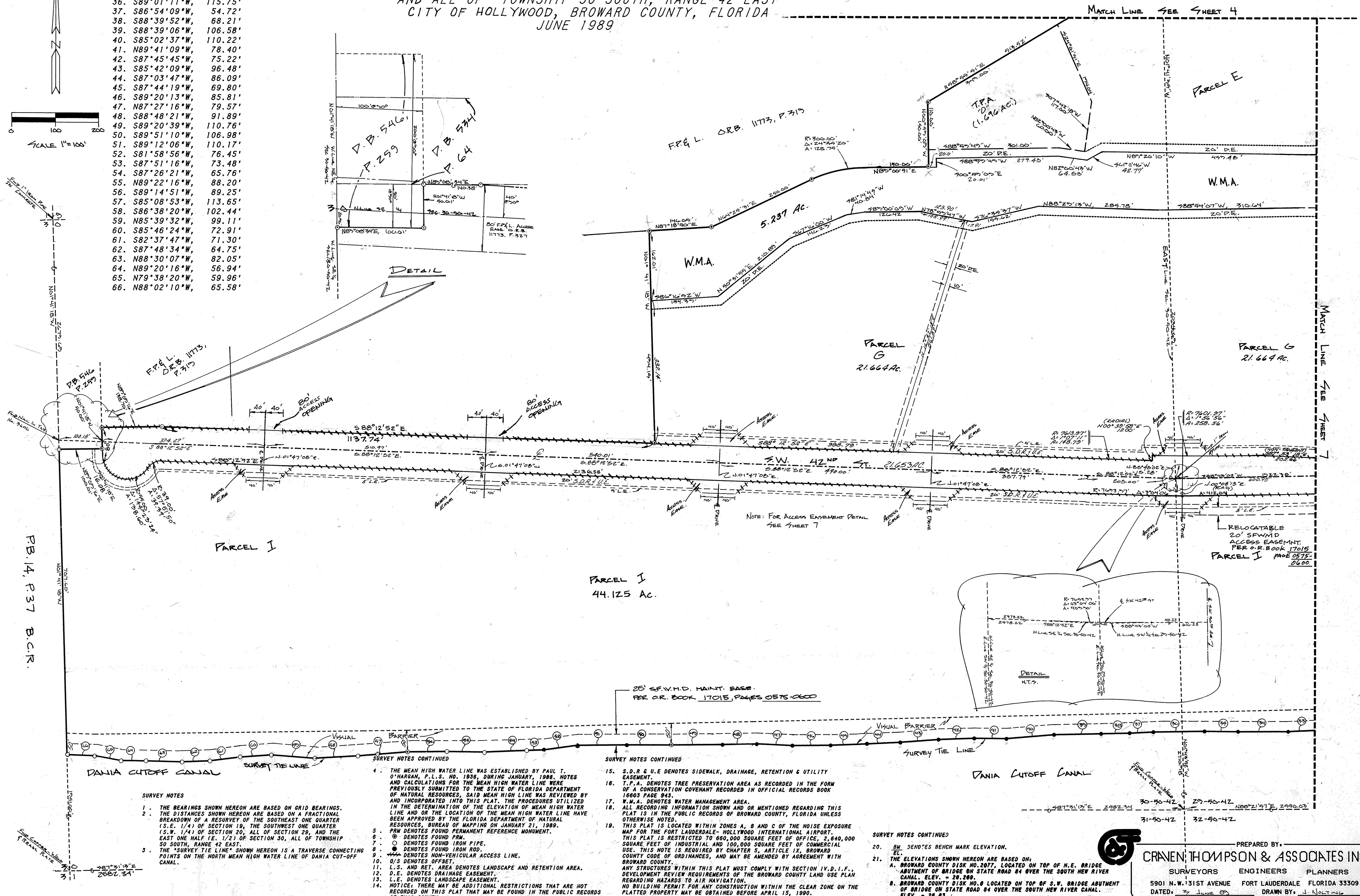
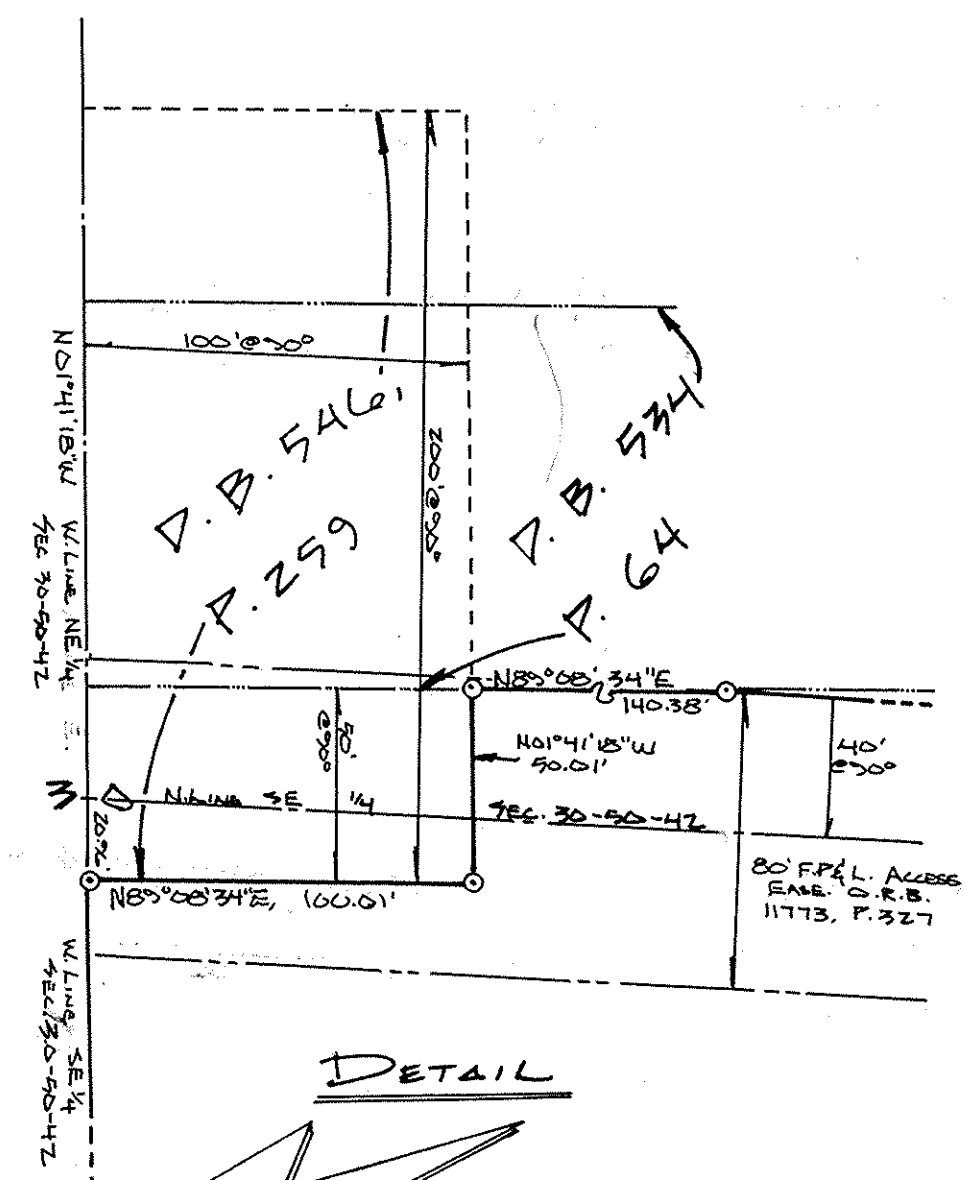
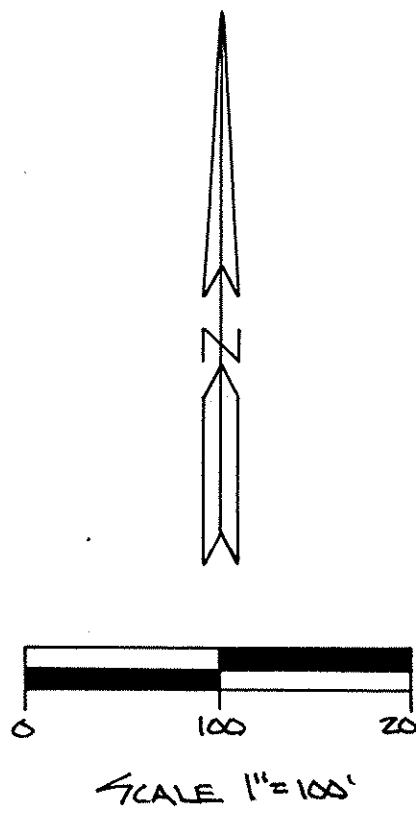
PORT 95 COMMERCE PARK

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

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'



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

SURVEY NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON GRID BEARINGS.
2. 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.
3. THE "SURVEY TIE LINE" SHOWN HEREON IS A TRAVERSE CONNECTING POINTS ON THE NORTH MEAN HIGH WATER LINE OF DANIA CUT-OFF CANAL.

4. 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 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.
5. PRM DENOTES FOUND PERMANENT REFERENCE MONUMENT.
6. ○ DENOTES FOUND PRM.
7. ○ DENOTES FOUND IRON PIPE.
8. ○ DENOTES FOUND IRON ROD.
9. ○ DENOTES NON-VEHICULAR ACCESS LINE.
10. O/S DENOTES OFFSET.
11. L.S. AND RET. AREA DENOTES LANDSCAPE AND RETENTION AREA.
12. D.E. DENOTES DRAINAGE EASEMENT.
13. L.E. DENOTES LANDSCAPE EASEMENT.
14. 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

15. S.D.R. & U.E. DENOTES SIDEWALK, DRAINAGE, RETENTION & UTILITY EASEMENT.
16. T.P.A. DENOTES TREE PRESERVATION AREA AS RECORDED IN THE FORM OF A CONSERVATION COVENANT RECORDED IN OFFICIAL RECORDS BOOK 16603 PAGE 943.
17. W.M.A. DENOTES WATER MANAGEMENT AREA.
18. ALL RECORDING INFORMATION SHOWN AND OR MENTIONED REGARDING THIS PLAT IS IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
19. 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

20. B.M. DENOTES BENCH MARK ELEVATION.
21. THE ELEVATIONS SHOWN HEREON ARE BASED ON:
A. 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. = 26.289.
B. 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. = 26.65.



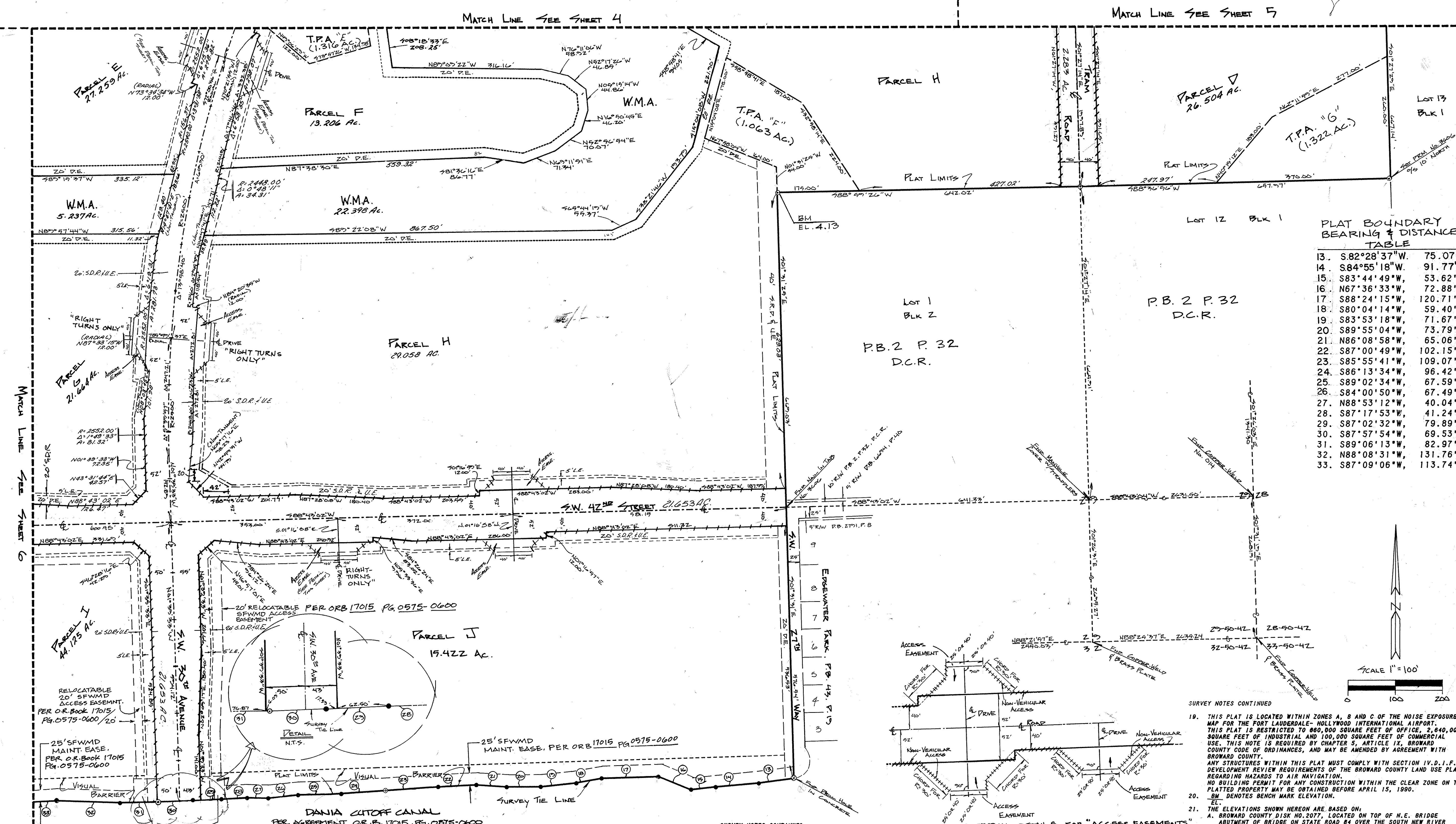
PREPARED BY:
CRAVEN THOMPSON & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
5901 N.W. 131ST AVENUE FORT LAUDERDALE FLORIDA 33309
DATED: 2 June 89 DRAWN BY: J. NOLTING

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

LINE SYMBOL TABLE

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



PLAT BOUNDARY BEARING & DISTANCE TABLE

13.	S.82°28'37\"W.	75.07'
14.	S.84°55'18\"W.	91.77'
15.	S.83°44'49\"W.	53.62'
16.	N.67°36'33\"W.	72.88'
17.	S.88°24'15\"W.	120.71'
18.	S.80°04'14\"W.	59.40'
19.	S.83°53'18\"W.	71.67'
20.	S.89°55'04\"W.	73.79'
21.	N.86°08'58\"W.	65.06'
22.	S.87°00'49\"W.	102.15'
23.	S.85°55'41\"W.	109.07'
24.	S.86°13'34\"W.	96.42'
25.	S.89°02'34\"W.	67.59'
26.	S.84°00'50\"W.	67.49'
27.	N.88°53'12\"W.	40.04'
28.	S.87°17'53\"W.	41.24'
29.	S.87°02'32\"W.	79.89'
30.	S.87°57'54\"W.	69.53'
31.	S.89°06'13\"W.	82.97'
32.	N.88°08'31\"W.	131.76'
33.	S.87°09'06\"W.	113.74'

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 CUTOFF CANAL.

SURVEY NOTES CONTINUED

- 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.
- FO DENOTES FOUND PIPE.
- FO DENOTES FOUND IRON PIPE.
- FO DENOTES FOUND IRON ROD.
- FO DENOTES NON-VEHICULAR ACCESS LINE.
- FO DENOTES OFFSET.

SURVEY NOTES CONTINUED

- 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.
- 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.

TYPICAL DETAILS FOR \"ACCESS EASEMENTS\" (APPLIES TO ALL ACCESS EASEMENTS SHOWN ON 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: J. MONTGOMERY