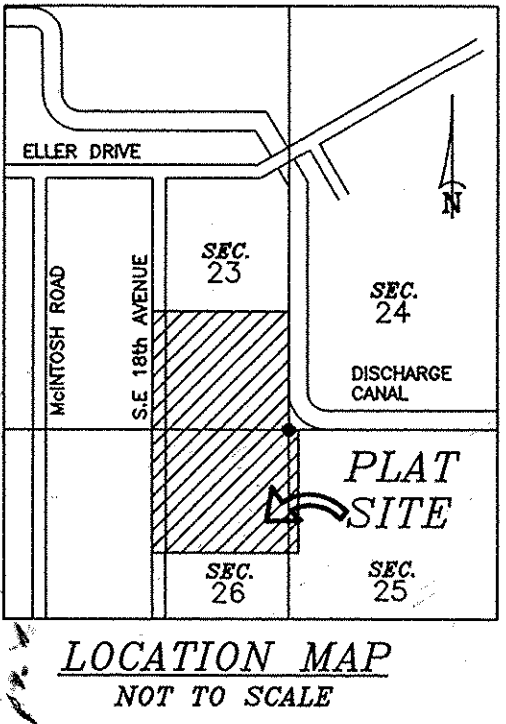


# PORT EVERGLADES PLAT No. 12

A REPLAT OF A PORTION OF "THE LAKE MABLE SECTION OF HOLLYWOOD", (PLAT BOOK 9, PAGE 39), LYING IN SECTIONS 25 & 26; AND A PORTION OF SECTION 23, ALL IN TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA  
DECEMBER, 1990



OR Book 30454 PG 533

### CITY COMMISSION

This is to certify that this Plat was approved and accepted for record by the City Commission of Hollywood, Florida, by Resolution No. R-91-33 adopted this 6th day of MARCH 1991, 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shown on this plat were accepted in the name of said City, and all previous Plats of this land are cancelled and superceded.

Approved: *W. B. ...* City Engineer  
Approved: *...* Mayor  
Attest: *Maria I. Lombardi* City Clerk

### BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

This Plat is approved and accepted for record.  
*Elliot ...* 3-5-93  
Director Date

### BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approved this Plat subject to its compliance with dedication of Rights-of-Way for trafficways this 24th day of January, 1991.

*...* 5/23/91  
Chairperson Date

This Plat complies with the Approval of the Broward County Planning Council of the above date and is approved and accepted for record this 4th day of March, 1993.

*Elizabeth ...*  
By Administrator of Designee

### BROWARD COUNTY ENGINEERING DIVISION

This Plat has been approved and accepted for record. By *Henry P. Cook* 3-5-93  
Henry P. Cook Date  
Director of Engineering  
Florida P.E. Reg. No. 12506  
By *Emilio V. Lufrio* 3-4-93  
Emilio V. Lufrio Date  
County Surveyor  
Florida P.L.S. Reg. No. 4429

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

This Instrument was filed for record this 16 day of March 1993, and recorded in Plat Book 153, Page 31, record verified.

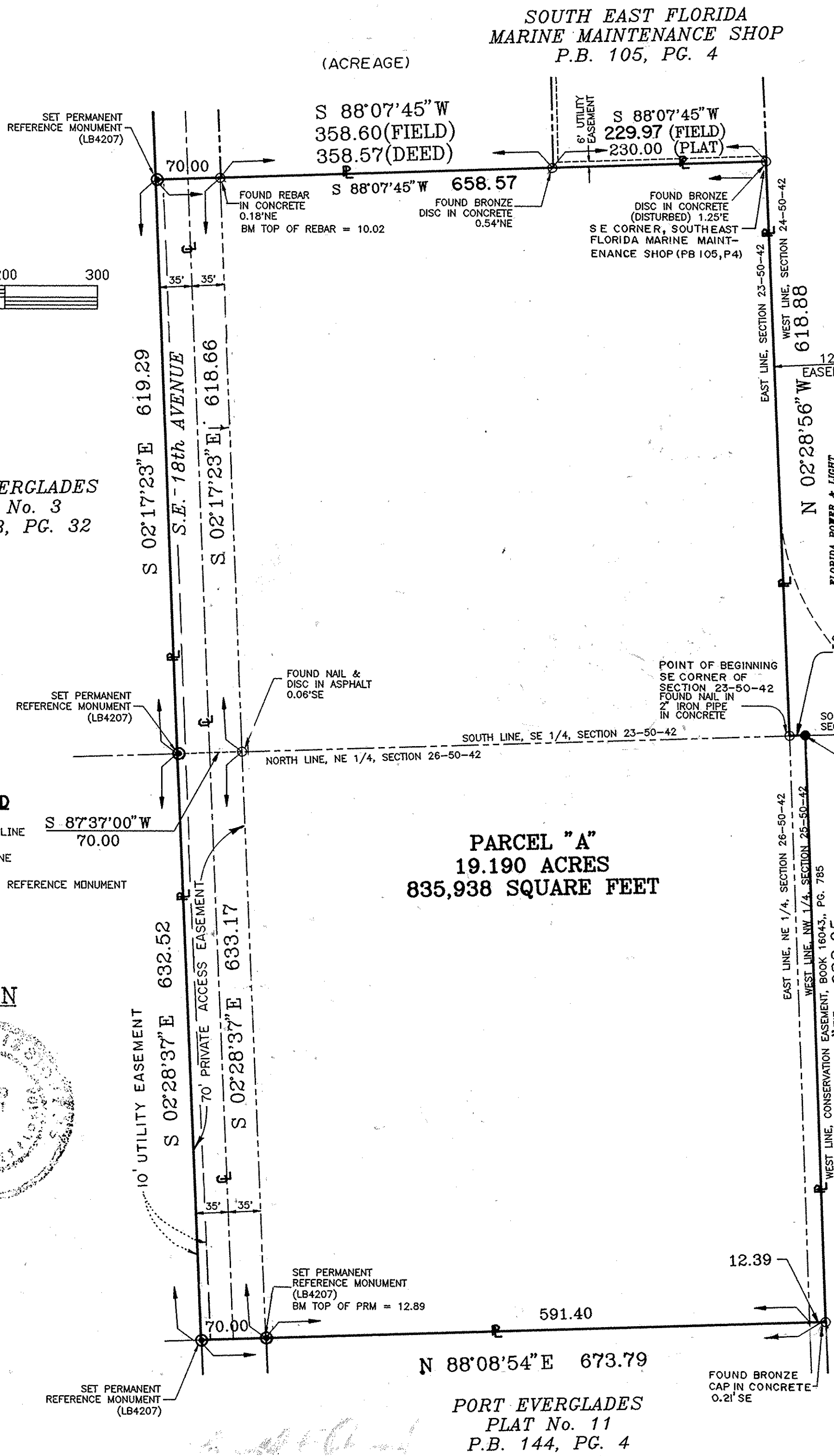
Attest: B. Jack Osterholt County Administrator  
*Madeleine ...* Deputy

### 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 Commissioners of Broward County, Florida, This 17th day of SEPTEMBER, 1991

Attest: B. Jack Osterholt County Administrator  
*Mary Anne ...* Deputy  
*...* Chair - County Commission

**WEIDENER SURVEYING AND MAPPING PA**  
10418 N.W. 31st Terrace Miami, Florida 33172  
(305) 599-6381



**SURVEYORS' CERTIFICATE**  
THIS IS TO CERTIFY THAT THE ATTACHED PLAT ENTITLED PORT EVERGLADES PLAT No. 12 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, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 117.091 OF SAID CHAPTER 177. 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.

*Margarita Weidener*  
**MARGARITA WEIDENER PLS No. 2953**

### REFERENCES

- 1) South Port Area - Control Map, by Williams, Hatfield & Stoner, Inc., Dated 11/19/87.
- 2) SOUTH EAST FLORIDA MARINE SHOP, Plat Book 105, Page 4.
- 3) PORT EVERGLADES PLAT No. 3, Plat Book 108, Page 32.
- 4) PORT EVERGLADES PLAT No. 4, Plat Book 126, Page 20.
- 5) PORT EVERGLADES PLAT No. 11, Plat Book 144, Page 4.
- 6) LAKE MABLE SECTION OF HOLLYWOOD, Plat Book 9, Page 39.
- 7) PORT EVERGLADES PLAT No. 7, Plat Book 145, Page 21.

PORT EVERGLADES  
PLAT No. 7  
P.B. 145, PG. 21

LAKE MABLE SECTION OF HOLLYWOOD  
P.B. 9, PG. 39

CONSERVATION EASEMENT  
BOOK 16043, PG. 785

### NOTES

- 1) Horizontal Control is the North line of NE 1/4, of Section 26, Township 50 South, Range 42 East, bearing N 88°06'30"E as per the Florida State Plane Coordinate System, East Zone, North American Datum of 1927, as per Reference No. 1.
- 2) Assumed bearings shown hereon refer to the Florida State Plane Coordinate System, East Zone, the property shown hereon is the same as the legal description.
- 3) This survey does not reflect easements and other matters of record which may appear in an abstract of title.
- 4) Vertical control is Mean Low Water Datum. Broward County Benchmark # P-3, box cut at N.W. corner of W. end of retaining wall at N.E. corner of bridge & access road. Elevation = 12.49'.
- 5) This Plat is located within Zone A of the Fort Lauderdale-Hollywood International Airport Noise Exposure Map. Any structures within this Plat must comply with Section IV D.I.f. development review requirements, of Broward County Land Use Plan, regarding hazards to air navigation. The maximum building height is restricted to 160 Feet above mean sea level.
- 6) This Plat is restricted to Industrial Use Only. 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. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.
- 7) Notice: There may be additional restrictions that are not recorded on this Plat and may be found in the Public Records of this County.
- 8) 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.

### LEGAL DESCRIPTION

A portion of THE LAKE MABLE SECTION OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 9 at Page 39, of the Public Records of Broward County, Florida, and a portion of Section 23, Township 50 South, Range 42 East, all lying in The City of Hollywood, Broward County, Florida. Being more particularly described as follows:

Begin at the Southeast corner of aforementioned Section 23 and proceed N 2° 28' 56" W along the East line of the Southeast 1/4 of said Section 23, also being the West line of PORT EVERGLADES PLAT NUMBER 7, as recorded in Plat Book 145 at Page 21, of the Public Records of Broward County, Florida 618.88 feet to the Southeast corner of SOUTH EAST FLORIDA MARINE MAINTENANCE SHOP according to the Plat thereof as recorded in Plat Book 105 at Page 4, of the Public Records of Broward County, Florida; thence S 88° 07' 45" W, along the South line of said SOUTH EAST FLORIDA MARINE MAINTENANCE SHOP Plat, 229.97 feet (230.00 feet by said plat) to the Southwest corner of said SOUTH EAST FLORIDA MARINE MAINTENANCE SHOP Plat; thence continue S 88° 07' 45" W 428.60 feet to the intersect with the East line of PORT EVERGLADES PLAT NUMBER THREE as recorded in Plat Book 108, at Page 32, of the Public Records of Broward County, Florida; thence S 2° 17' 23" E along the said East line of PORT EVERGLADES PLAT NUMBER THREE 619.29 feet to the intersect with the South line of the Southeast 1/4 of aforementioned Section 23; thence S 2° 28' 37" E continuing along the East line of PORT EVERGLADES PLAT NUMBER THREE, 632.52 feet to the intersect with the North line of PORT EVERGLADES PLAT NUMBER 11, as recorded in Plat Book 144 at Page 4 of the Public Records of Broward County, Florida; thence N 88° 08' 54" E, along the said North line of PORT EVERGLADES PLAT NUMBER 11, 661.40 feet to intersect with the Southeast 1/4 of Section 26, Township 50, South, Range 42 East; thence continue N 88° 08' 54" E, 12.39 feet to the intersect with the West line of a conservation easement recorded in Book 16043, at Page 785, of the Public Records of Broward County, Florida; thence N 2° 07' 40" W, along the West line of said conservation easement, 633.05 feet to the intersect with the North line of the Section 25, said point also being the Northwest corner of the aforementioned conservation easement; thence S 88° 25' 55" W, along the North line of the Northwest 1/4 of said Section 25, 17.00 feet to the Point of Beginning. Said lands containing 19.190 Acres (835,938 S.F.) more or less.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Port Everglades Authority, a public corporation, organized and existing under the laws of the State of Florida, is the owner in Fee Simple of the lands shown and described hereon and has caused the said lands to be subdivided and platted in the manner shown hereon and to be known as PORT EVERGLADES PLAT NO. 12, a replat.

All Easements shown on this plat are hereby dedicated to the perpetual use of the public for proper purposes.

In witness whereof Port Everglades Authority, a public corporation, has caused these presents to be signed by its officers and the corporate seal affixed thereto this 8th day of May, 1991

*James Kane* Witness (as to both)  
*James Kane* James Kane, Chair  
*James J. O'Brien* Witness (as to both)  
*James J. O'Brien* James J. O'Brien, Port Director

### ACKNOWLEDGEMENT

State of Florida I hereby certify: that on this day personally  
County of Broward SS appeared before me James Kane and  
James J. O'Brien  
Chair and Port Director

respectively of Port Everglades Authority, a public corporation, organized and existing under the laws of the State of Florida, 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 Hollywood, Broward County, Florida, this 8th day of May, 1991

My Commission Expires 11-7-92  
*Ruth Corby* Notary Public - State of Florida

