

"CHEVRON ASPHALT PLANT SITE"

A PORTION OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD - BROWARD COUNTY - FLORIDA

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTH-EAST ONE-QUARTER OF SAID SECTION 23, THENCE RUN SOUTH 88°21'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER FOR A DISTANCE OF 141.17 FEET TO A POINT; THENCE RUN SOUTH 00°42'50" EAST FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°42'50" EAST FOR A DISTANCE OF 350.00 FEET TO A POINT; THENCE RUN SOUTH 88°21'40" WEST FOR A DISTANCE OF 697.29 FEET TO A POINT; THENCE RUN NORTH 00°42'50" WEST 350.00 FEET TO A POINT; THENCE RUN NORTH 88°21'40" EAST 697.29 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 5.6019 ACRES MORE OR LESS.

DEDICATION:

STATE OF FLORIDA ss KNOW ALL MEN BY THESE PRESENTS: STEELE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "CHEVRON ASPHALT PLANT SITE". ALL UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF, SAID STEELE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS _____, THIS _____ DAY OF _____, 1989.

STEELE ASSOCIATES, LTD.
A FLORIDA LIMITED PARTNERSHIP

1. _____
2. _____

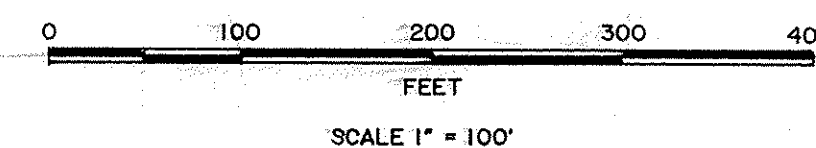
ACKNOWLEDGEMENT: I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY STATE OF FLORIDA ss APPEARED BEFORE ME OF STEELE ASSOCIATES, LTD., COUNTY OF BROWARD A FLORIDA LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING INSTRUMENT AS A PARTNER OF STEELE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS INSTRUMENT AS AN ACT OF THE PARTNERSHIP FOR PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 1989.

MY COMMISSION EXPIRES _____

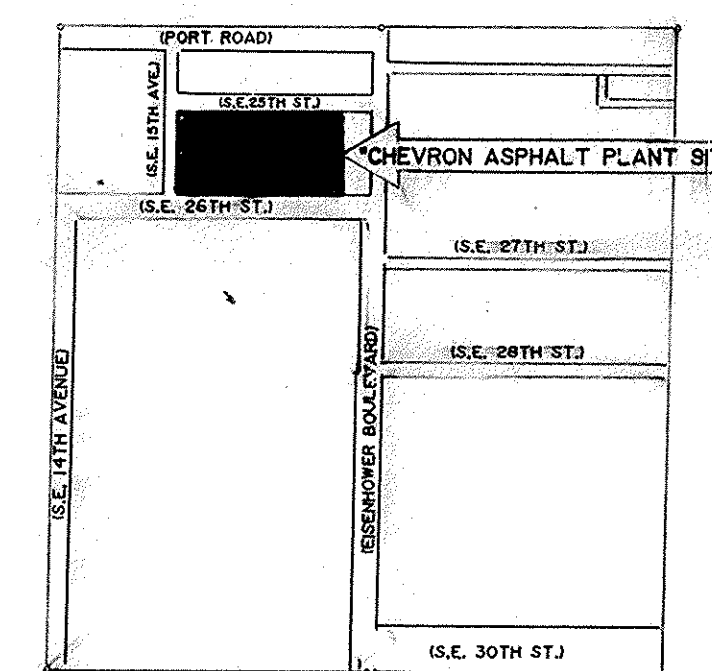
NOTARY PUBLIC
STATE OF FLORIDA

GRAPHIC SCALE



LOCATION MAP

SCALE 1" = 800'



NORTHEAST ONE-QUARTER SECTION 23-50-42

NOTES:

- THIS PLAT IS RESTRICTED TO 90,000 SQUARE FEET 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. THIS PLAT IS WITHIN ZONE C OF THE FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT NOISE EXPOSURE MAP. 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. 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.

NOTES:

- P.M. DENOTES PERMANENT REFERENCE MONUMENTS.
- P.C.P. DENOTES PERMANENT CONTROL POINTS.
- B.M. E.L. DENOTES BENCH MARK ELEVATIONS. THESE ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM, AND ARE BASED ON BROWARD COUNTY BENCH MARK NO. 1858, ELEVATION 9.701 FEET. C & GS BRASS DISC IN PORT EVERGLADES AT U.S. CUSTOMS HOUSE ON TOP OF THE NORTHEAST CORNER OF AN EXTENDED PART OF CONCRETE FOUNDATION 56 FEET SOUTH OF THE CENTERLINE OF SOUTHEAST 24TH STREET (PORT ROAD) AND 10 FEET EAST OF THE CENTER OF THE MAIN ENTRANCE.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

PREPARED BY

PULICE LAND SURVEYORS, INC.

6451 WEST COMMERCIAL BOULEVARD
TAMARAC, FLORIDA 33319

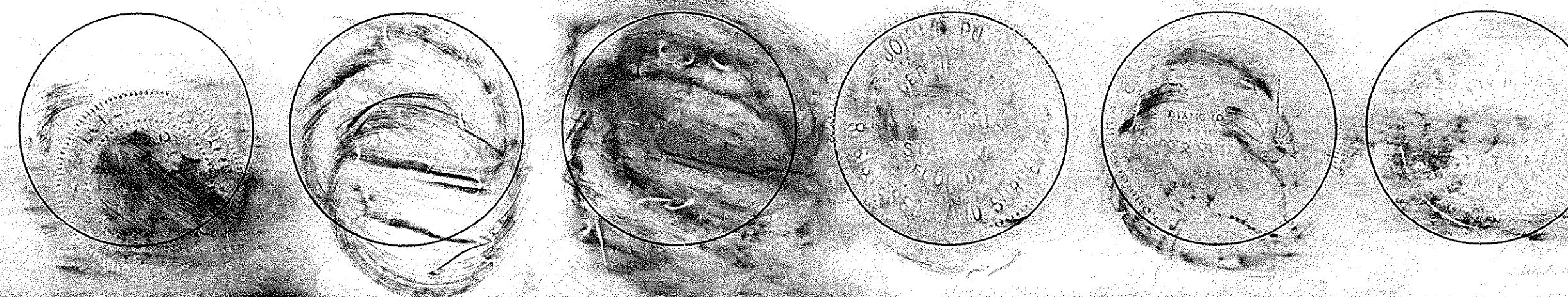
305-721-6768

DEDICATION
ACKNOWLEDGEMENT

SURVEYOR

CITY OF HOLLYWOOD

COUNTY ENGINEER



CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA, BY RESOLUTION NO. 2-23-1989 ADOPTED THIS 12-14 DAY OF DECEMBER, 1989 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:

CITY CLERK

APPROVED:

MAYOR

BY: M. B. B. B.
CITY ENGINEER

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 BY RESOLUTION ADOPTED THIS 23 DAY OF DECEMBER, 1989.

BY: E. H. H.
CHAIRPERSON

DATE
1-23-90

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 23 DAY OF DECEMBER, 1989.

BY: M. B. B. B.
ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY OFFICE OF PLANNING:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 20 DAY OF MARCH, 1990.

BY: D. J. J.
DIRECTOR

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 20 DAY OF DECEMBER, 1989.

ATTEST: L. A. HESTER, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: L. A. H.
CHAIRPERSON, COUNTY COMMISSION

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

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD THIS 23 DAY OF MARCH, 1990 AND RECORDED IN PLAT BOOK 143 AT PAGE 13, RECORD VERIFIED.

ATTEST: L. A. HESTER, COUNTY ADMINISTRATOR

BY: H. M. M.
DEPUTY

BROWARD COUNTY ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORD THIS 21 DAY OF DECEMBER, 1989.

BY: H. P. C.
HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA P.E. REG. #12506

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21, HRS, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE SET THIS 15TH DAY OF DECEMBER, 1989 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCH MARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM AND CONFORM TO STANDARDS FOR THIRD ORDER WORK.

JOHN E. PULICE

FLORIDA REG. LAND SURVEYOR NO. 2691

DATE
9-20-89