

Baytree of Inverrary

BEING A REPLAT OF A PORTION OF A 30' RIGHT OF WAY IN SECTION 22 AND A PORTION OF TRACTS 13 & 14 IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, FORT LAUDERDALE TRUCK FARMS, AS RECORDED IN PLAT BOOK 4, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA.

WILLIAMS, HATFIELD & STONER, INC. • CONSULTING ENGINEERS • PLANNERS • SURVEYORS
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 22ND DAY OF January, A.D. 1984, AND RECORDED IN PLAT BOOK 146, PAGE 44, RECORD VERIFIED.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
BY: Carol V. 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 171, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 22ND DAY OF January, 1984.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
BY: Phyllis H. Jones DEPUTY
BY: Paul Davis CHAIRPERSON COUNTY COMMISSION

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook COUNTY SURVEYOR
FLA. REGISTERED SURVEYOR 4429
DATE: 1-12-84

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 27TH DAY OF April, A.D. 1984
BY: James Cook CHAIRMAN
DATE: 8/1/84

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 28 DAY OF April, 1984.

BY: James Cook ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 26 DAY OF April, A.D. 1984.

BY: Paul Davis DIRECTOR

CITY COUNCIL

THIS IS TO CERTIFY THAT Baytree of Inverrary, A REPLAT, HAS BEEN APPROVED FOR RECORD BY THE CITY OF LAUDERHILL, BY ORDINANCE NO. 82-222, ADOPTED THIS 22ND DAY OF April, 1984.

BY: Sam Spivey MAYOR
ATTEST: Quayle Summerville CITY CLERK

CITY ENGINEER

THIS PLAT ENTITLED Baytree of Inverrary, A REPLAT, IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF July, 1984.

BY: Louis V. Martin CITY ENGINEER
FLA. REGISTERED ENGINEER No. 21354
CITY OF LAUDERHILL

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD

I, KEITH R. SANDERS, CERTIFY THAT THIS PLAT IS AN ACCURATE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS SHOWN; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION; AND THAT THE SURVEY DATA SHOWS COMPLIANCE WITH ALL THE REQUIREMENTS OF CHAPTER 171-6 OF THE FLORIDA STATUTES, CODE ELEVATIONS SHOWN HEREON ARE BASED ON N.G.A.D. OF 1929, AND CONFORM TO THIRD ORDER ACCURACY.

BY: Keith R. Sanders
REGISTERED LAND SURVEYOR No. 4375
STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF NEW YORK
BOROUGH OF QUEENS

PLAZA REALTY INVESTORS, INC., A NEW YORK CORPORATION, HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED THEREOF.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX THE CORPORATE SEAL IN THE BOROUGH OF QUEENS, STATE OF NEW YORK, THIS 5 DAY OF April, A.D. 1984.

WITNESS: Plaza Realty Investors, Inc.
A NEW YORK CORPORATION
BY: Albert Gansberg PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
BOROUGH OF QUEENS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, COBERT R. RINGHAM, GENERAL PARTNER, MRS. REALTY PARTNERS, (LIMITED PARTNERSHIP) CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THE EXECUTION OF THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF July, A.D. 1984.

MY COMMISSION EXPIRES THE 31ST DAY OF December, A.D. 1990.
NOTARY PUBLIC, Frederic L. Haggart STATE OF NEW YORK.

DEDICATION

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

KNOW ALL MEN BY THESE PRESENTS: THAT THE BAYTREE OF INVERRARY REALTY PARTNERS, (LIMITED PARTNERSHIP) A PENNSYLVANIA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER, BY: W. O. Ringham, GENERAL PARTNER. THIS 28 DAY OF June, A.D. 1984.

WITNESS: W. O. Ringham
BY: W. O. Ringham GENERAL PARTNER
MRS. REALTY PARTNERS, (LIMITED PARTNERSHIP)
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, W. O. RINGHAM, GENERAL PARTNER, MRS. REALTY PARTNERS, (LIMITED PARTNERSHIP) GENERAL PARTNER OF BAYTREE OF INVERRARY REALTY PARTNERS, (LIMITED PARTNERSHIP) AND HE ACKNOWLEDGED TO AND BEFORE ME THE EXECUTION OF FOREGOING PLAT AND INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF June, A.D. 1984.

MY COMMISSION EXPIRES THE 24 DAY OF April, A.D. 1990.

NOTARY PUBLIC, Frederic L. Haggart STATE OF PENNSYLVANIA.



Baytree of Inverrary

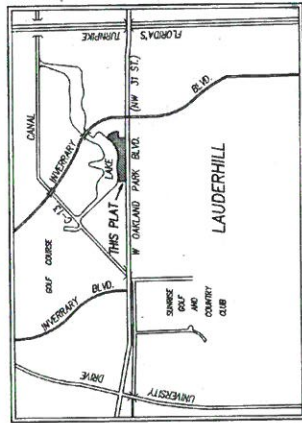
BEING A REPLAT OF A PORTION OF A 30' RIGHT OF WAY IN SECTION 22 AND
A PORTION OF TRACTS 13 & 14 IN SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST, FORT LAUDERDALE TRUCK FARMS,
AS RECORDED IN PLAT BOOK 4, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

WILLIAMS, HATFIELD & STONER, INC. * CONSULTING ENGINEERS * PLANNERS * SURVEYORS
2312 WILTON DRIVE, FORT LAUDERDALE, FLORIDA 33305

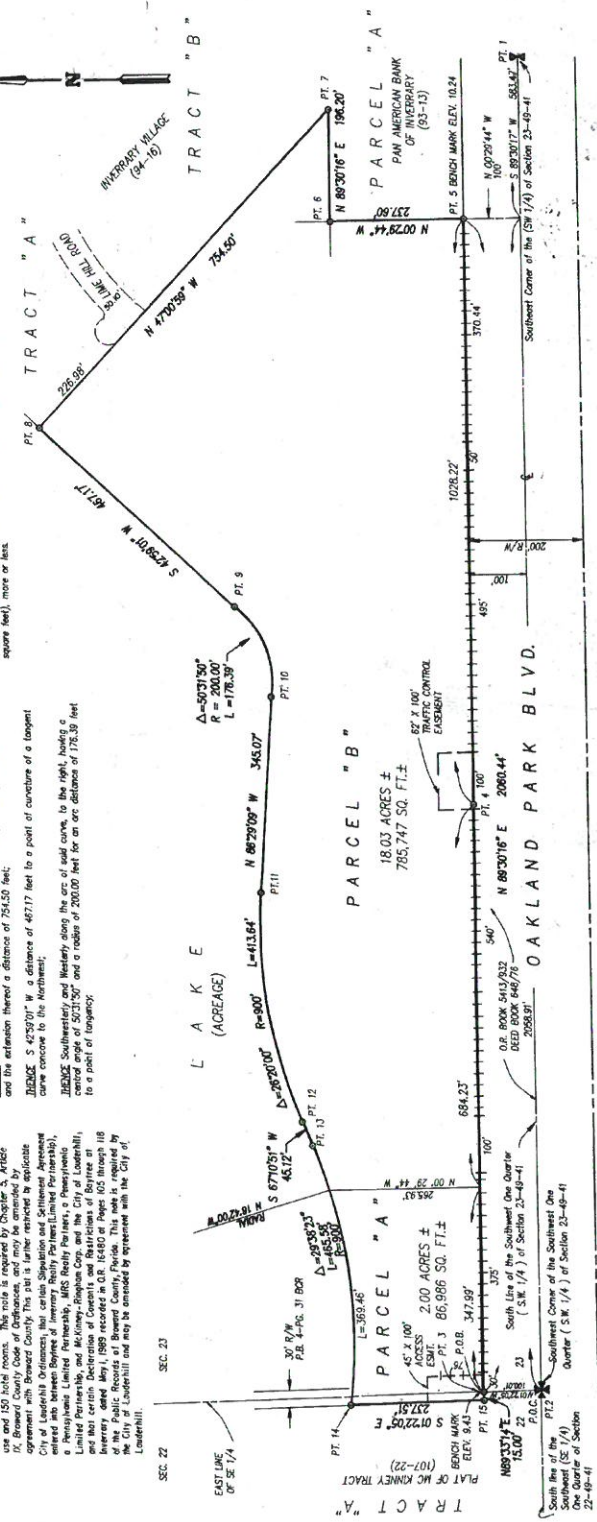
LEGEND

1. Denotes permanent reference monument (M75) unless otherwise noted
2. Denotes pillar limits
3. Denotes concrete non-vehicular access line
4. Denotes concrete vehicular access line
5. P.O.B. Denotes "Point of Beginning"
6. Grid bearings and coordinates shown herein are based on the Florida Coordinate System (NAD 83) as established by Broward County, Florida, and are subject to adjustment by the Florida Department of Transportation, Florida
7. Bench line (B.L.) denotes a line between any existing or proposed concrete vertical datum of 1985 and reference to Broward County Fort Lauderdale near M.E. 73 Avenue station 12.46
8. P.T. denotes coordinates point number
9. MGS Project No. 2210-G, Field Book 814, Page 30
10. The 30 foot right-of-way dedicated by the City of Fort Lauderdale TRUCK FARMS, as recorded in Plat Book 4, Page 31 of the Public Records of Broward County, Florida, is hereby dedicated to the City of Fort Lauderdale and is hereby accepted and recorded.
11. M75 Denotes additional easements that are not recorded on this plat may be found in the Public Records of this county.
12. This plat is to be restricted to 180,000 square feet for commercial use and 150,000 square feet for residential use. This use is required by Chapter 5, Article 17, Broward County Code of Ordinances, and may be amended by the City of Fort Lauderdale. This plat is subject to the easements entered into between Broward County and Inverrary (Limited Partnership), a Pennsylvania Limited Partnership, MRS Realty Partners, a Pennsylvania Limited Partnership, and McKinney-Donohue Corp. and the City of Louisville, Kentucky, as recorded in Plat Book 4, Page 31 of the Public Records of Broward County, Florida. This note is required by the City of Louisville and may be amended by agreement with the City of Louisville.



LOCATION SKETCH
(NOT TO SCALE)

COORDINATE LIST	
PT 1	N 688721.45 E 753374.77
PT 2	N 688721.45 E 753374.77
PT 3	N 688721.45 E 753374.77
PT 4	N 688721.45 E 753374.77
PT 5	N 688721.45 E 753374.77
PT 6	N 688721.45 E 753374.77
PT 7	N 688721.45 E 753374.77
PT 8	N 688721.45 E 753374.77
PT 9	N 688721.45 E 753374.77
PT 10	N 688721.45 E 753374.77
PT 11	N 688721.45 E 753374.77
PT 12	N 688721.45 E 753374.77
PT 13	N 688721.45 E 753374.77
PT 14	N 688721.45 E 753374.77
PT 15	N 688721.45 E 753374.77



South line of the Southwest One Quarter (SE 1/4) of Section 23-49-41

South line of the Southwest One Quarter (SE 1/4) of Section 23-49-41

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- 030-MP-80

