

OR. BK 9217 PG. 394

# COMMERCIAL BOULEVARD SHOPPES NO. 2

A REPLAT OF A PORTION OF TRACTS 1, 2, 3 AND 4, FORT LAUDERDALE TRUCK FARMS (4-31 B.C.R.)  
A SUBDIVISION OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 41 EAST,  
LAUDERHILL, BROWARD COUNTY, FLORIDA

PREPARED BY  
KEYSTONE ENGINEERING INC.  
6301 N.W. 9TH AVE. SUITE B  
FT. LAUDERDALE, FLORIDA  
ORDER NO. 46145-E

### DEDICATION

Know all men by these presents: That City Planned Communities, a Florida general partnership, has caused said lands to be subdivided in the manner shown. The utility and drainage easements are dedicated to the public for proper purposes. The additional thoroughfares are hereby dedicated to the perpetual use of the public in fee simple.

In Witness whereof, City Planned Communities, has caused these presents to be signed in its name this 20 day of February 1980.

City Planned Communities,  
a Florida general partnership  
By: L. D. C. Corporation, a Delaware Corp., Partner  
Witness as to both: Michael A. Shuman  
Witness as to both: Richard P. Astley  
Witness as to both: Herbert Sadkin  
Witness as to both: Deane M. Duella

### DESCRIPTION

A portion of Tracts, 1, 2, 3, and 4, of "Fort Lauderdale Truck Farms" subdivision of Section 15, Township 49 South, Range 41 East, according to the Plat thereof recorded in Plat Book 4 at Page 31 of the Public Records of Broward County, Florida, being more particularly described as follows;

Commence at the Northwest corner of Section 15, Township 49 South, Range 41 East and run on an assumed Bearing of S89°56'13"E along the North line of said Section 15, for 1105.03 feet; thence run S 0°58'06"E along the Northerly extension of and the East line of Tract A, Cand U Shopping Center Addition according to the Plat thereof recorded in Plat Book 100 at Page 45 of the Public Records of Broward County, Florida for 53.01 feet to the Point of Beginning; thence continue S 0°58'06"E along the said East line of Tract A, Cand U Shopping Center Addition for 297.05 feet; thence run S 89°56'13"E along a line parallel with and 350.00 feet South of as measured at Right Angles to the North line of said Section 15 for 4160.26 feet; thence run N 0°59'48"W along a line parallel with and 15.00 feet West of as measured at Right Angles to the East line of Section 15, for 297.05 feet; thence run N 89°56'13"W along a line parallel with and 53.00 feet South of as measured at Right Angles to the North line of said Section 15 for 4160.11 feet to the Point of Beginning, containing 28.365 Acres more or less and lying and being in Lauderhill, Broward County, Florida.

### ACKNOWLEDGEMENT

State of Florida } I hereby certify that on this 20<sup>th</sup> day of February 1980, before me personally County of Broward } ss appeared Stanley Rosenthal and Richard P. Astley, respectively as President and Secretary of L.D.C. Corporation, a Delaware corporation, which corporation is a partner of City Planned Communities, a Florida general partnership, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed there to the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal at LAUDERHILL in the County of Broward and State of Florida the day and year last aforesaid.  
My commission expires: June 14, 1981  
Michael A. Shuman  
Notary Public - State of Florida at Large

### ACKNOWLEDGEMENT

State of Florida } I hereby certify that on this 20<sup>th</sup> day of February 1980, before me County of Broward } ss personally appeared Herbert Sadkin and Bruce Litwer, respectively, as Vice President and Secretary of Nelson Land Investors Corp., a Florida corporation, a general partner of NLI Partners LTD, a Florida limited partnership which limited partnership is a Partner of City Planned Communities, a Florida general partnership, to me known to be the persons who signed the foregoing instrument as such officers, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Fort Lauderdale in the County of Broward and State of Florida the day and year last aforesaid.  
My Commission expires: June 14, 1981  
Deane M. Duella  
Notary Public  
State of Florida at Large

### SCHOOL IMPACT FEE - ORDINANCE 79-1

This Plat is exempted from compliance with Ordinance 79-1. It is approved for non-residential use.

By: W. Standish date: 10/20/80  
Director of Broward County Office of Planning

### BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approved this Plat with regard to the Dedication of Right-of-Way for trafficways by resolution duly adopted this 24 day of May A.D. 1979.

Arthur J. Rosenberg 2-26-79

### BROWARD COUNTY ENGINEERING DIVISION

This Plat was approved and accepted for Record.

By: Henry P. Cook 10-30-80 Director Fla. P.E. Reg. No. 12506  
By: Bruce S. Staskiew 10-29-80 County Surveyor F.S.P.L.S. Reg. No. 2942

### BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION

State of Florida } This is to certify that this Plat complies with the provisions of Chapter County of Broward } ss 177 Florida Statutes and was accepted for Record by the Board of Commissioners of Broward County, Florida, this 15 day of January A.D. 1980.

Graham W. Watt, County Administrator  
By: Harold Johnson Chairman - County Commission  
By: Margaret A. Nesters Deputy

### BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION

This Plat was filed for Record this 31<sup>st</sup> day of October A.D. 1980, and Recorded in Plat Book 107 at Page 43 of the Public Records of Broward County, Florida.

Graham W. Watt, County Administrator  
By: Maxim Blane Deputy

### CITY COUNCIL

This Plat was approved by the City Council of the City of Lauderhill, Broward County, Florida, in and by ordinance passed and adopted this 29 day of May A.D. 1979.

Attested: Muriel Trombley City Clerk  
James J. ... Mayor

### CITY ENGINEER APPROVAL

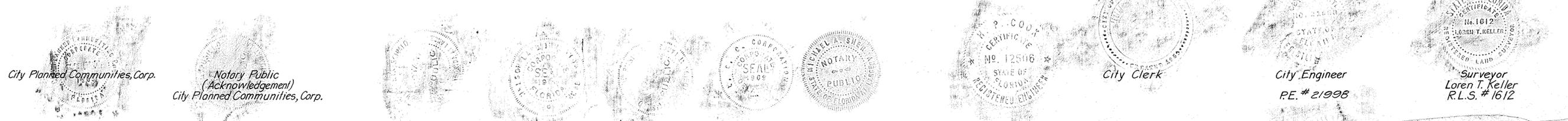
This Plat was approved by the City Engineer of the City of Lauderhill, Broward County, Florida this 27<sup>th</sup> day of June A.D. 1979.

By: Neal B. Jenov  
Neal B. Jenov  
Reg. Engineer No. 21998  
State of Florida

### SURVEYORS CERTIFICATE

I hereby certify this Plat "Commercial Boulevard Shoppes No. 2" a replat of a portion of Tracts 1, 2, 3, and 4, Fort Lauderdale Truck Farms (4-31 B.C.R.) a subdivision of Section 15, Township 49 South, Range 41 East, is a correct representation of a survey made under my responsible direction and supervision and that (P.R.M.'s) Permanent Reference Monuments have been set and (P.C.P.'s) Permanent Control Points have been set and further that the Plat complies with all requirements of Chapter 177, Florida Statutes. I further certify this Plat meets the minimum requirements established by the Florida Society of Professional Land Surveyors and that Bench Marks shown were established using 3rd Order Procedures. See Note No. 8.

Keystone Engineering, Inc.  
Date: 7-6-79  
Loren T. Keller  
Loren T. Keller  
Reg. Land Surveyor No. 1612  
State of Florida



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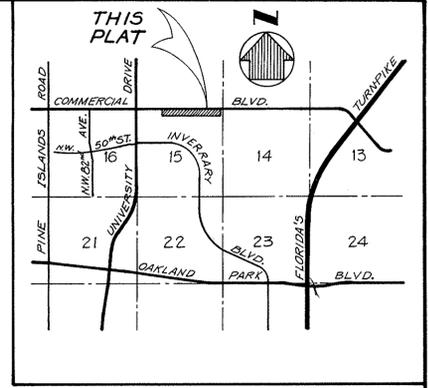
**NOTES**

- 1) • Indicates Permanent Control Points (P.C.P.)
- 2) ⊙ Indicates Permanent Reference Monuments (P.R.M.)
- 3)  $\frac{746,232.74}{746,232.74}$  Indicates Coordinate
- 4) Coordinates shown hereon are based on the Florida East Coast State Plane System and are based on the Northwest Corner of said Section 15, Township 49 South, Range 41 East, being X = 676,669.735; Y = 745,186.716 as shown on Stoner/Keith Resurvey of Township 49 South, Range 41 East, (Misc. Plat Book 3 of Page 44, Broward County Records) Broward County, Florida.
- 5) Bearings shown hereon are based on assumed Meridian.
- 6)  $\frac{676,217.505}{746,232.74}$  - Indicates Bench Mark Elevation.
- 7) Bench Marks shown refer to N.G.V.D. (M.S.L.)
- 8) Bench Mark Elevations shown were established using 3rd Order Procedures from Bench Mark to wit: Bronze Disc centerline 57th Street 83 feet East centerline University Drive El. = 11.65.
- 9) Total Road R/W dedication is 1,622 or 72,392.364 sq. ft.
- 10) U.E. Indicates Utility Easement.
- 11) D.E. Indicates Drainage Easement.
- 12) Bearings shown hereon do not relate to coordinates shown hereon.
- 13)  $\phi$  indicates square footage.
- 14) % indicates OFF SET.

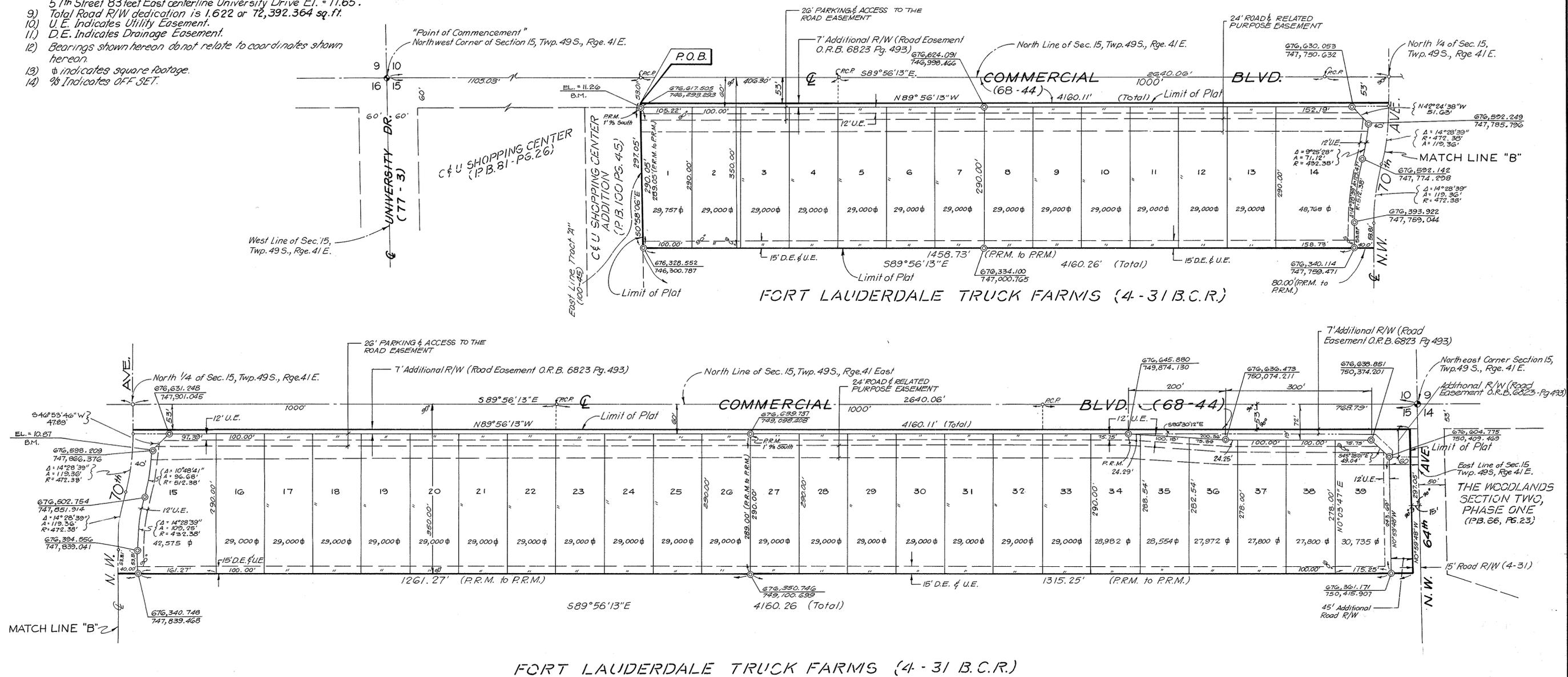
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GRAPHIC SCALE IN FEET  
 1" = 100'



**SHEET 2 OF 2 SHEETS**



Access Drives Shall Be a Minimum of 300 feet Center to Center.

**ACREAGE TABULATION**

Gross Acreage = 28.365 or 1,235,579 #  
 Right of Way Dedication Acreage = 1.662 or 72,392.364 #  
 Net Acreage = 26.703 or 1,163,187 #