

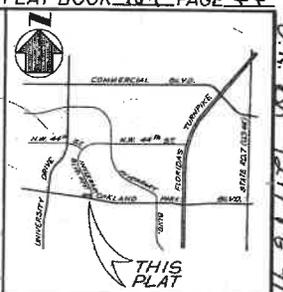
CITY SHOPPES

A REPLAT OF A PORTION OF TRACTS 13 AND 14, "FORT LAUDERDALE TRUCK FARMS" (4-31 B.C.R.)
IN SECTION 22, TOWNSHIP 49 SOUTH, RANGE 41 EAST,
LAUDERHILL, BROWARD COUNTY, FLORIDA

PREPARED BY
KEYSTONE ENGINEERING INC.
6301 N.W. 9TH AVE. SUITE 8
FT. LAUDERDALE, FLORIDA

ACKNOWLEDGEMENT

I, Richard P. Ashley, Notary Public - State of Florida of Large
Notary Public - State of Florida of Large
My commission expires: June 14, 1981



INVERRARY 32 SECTION TWO
(P.B. 99-31)

TRACT "B"
INVERRARY 32
SECTION ONE
(P.B. 94-FB-40)

DESCRIPTION

A Replat of portions of Tracts 13 and 14, "Fort Lauderdale Truck Farms" (4-31 B.C.R.) in Section 22, Township 49 South, Range 41 East, being more particularly described as follows:

Commence at the Southwest Corner of Section 22, Township 49 South, Range 41 East, and run on an assumed Bearing of N0°53'15" W along the West line of said Section 22, for 160.545 feet to Point of Intersection with the North Right-of-Way line of Oakland Park Boulevard shown on that Plat "Oakland Park Boulevard R/W Extension" recorded in Plat Book 77 of Page 17 of the Public Records of Broward County, Florida; Thence run S89°55'01" E along the said North Right-of-Way line of Oakland Park Boulevard for 457.768 feet to a Point of Curvature; Thence continue along the said North Right-of-Way line of Oakland Park Boulevard being a Circular Curve to the Right and Concave to the South having a Radius of 200.22 feet and a Central Angle of 5°30'14" for an Arc distance of 19.310 feet to a Point of Tangency; Thence continue along the North Right-of-Way line of Oakland Park Boulevard S79°24'47" E for 392.91 feet to the Point of Beginning; Thence continue along the said North Right-of-Way line of Oakland Park Boulevard S79°24'47" E for 1074.61 feet to a Point of Curvature; Thence run along a Circular Curve to the Left and Concave to the Northwest having a Central Angle of 100°31'11" and a Radius of 25.00 feet for an Arc distance of 43.86 feet to a Point of Tangency; Thence run N0°04'02" E for 222.66 feet to Point of Curvature; Thence run along a Circular Curve to the Left and Concave to the West having a Radius of 152.00 feet and a Central Angle of 10°38'43" for an Arc distance of 291.63 feet to Point, said Point Bearing N79°05'19" E from the Radius Point of the last described Curve, the last three curves being coincident with the West Right-of-Way line of Inverrary 32 Section Two as shown on that certain Plat "City of Lauderdale Hill Section Two" recorded in Plat Book 82 of Page 20 of the Public Records of Broward County, Florida; Thence run N89°55'58" W along the South Line and Westerly Extension of Inverrary 32 Section One according to the Plat thereon recorded in Plat Book 94 of Page 40 of the Public Records of Broward County, Florida for 1063.94 feet; Thence run S0°53'15" E along a line parallel with said 1070.83 feet End of as measured at Right Angles to the West line of said Section 22 for 340.94 feet to the Point of Beginning, containing 10.970 Acres more or less, said lands lying and being in Lauderdale Hill, Broward County, Florida.

ACREAGE TABULATION

- 1) Gross Acreage = 10.970 or 477.653
- 2) Right-of-Way Dedication Acreage = 0.015 or 658
- 3) Net Acreage = 10.955 or 477.185

SCHOOL IMPACT FEE - ORDINANCE 79-1

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

By: [Signature] 10/20/80
Director of Broward County Office of Planning Date

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 Easements are dedicated to the Public for proper purposes. The thoroughfares as shown are dedicated to 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.L.C. Corporation, a Broward corporation, Partner
Witness: [Signature] By: [Signature]
as to both as to both
Witness: [Signature] Attest: [Signature]
as to both as to both
By: M.L.I. Partners, Inc., a Florida limited partnership, Partner
By: Nelson Land Investors Corp., a Florida corp., general partner
Witness: [Signature] By: [Signature]
as to both as to both
Witness: [Signature] Attest: [Signature]
as to both as to both
Bruce B. Litterer, Secretary

ACKNOWLEDGEMENT

I, Richard P. Ashley, Notary Public - State of Florida of Large
Notary Public - State of Florida of Large
My commission expires: June 14, 1981

Witness my signature and official seal at Fort Lauderdale in the County of Broward and State of Florida this day and year last aforesaid.
Witness my signature and official seal at Fort Lauderdale in the County of Broward and State of Florida this day and year last aforesaid.
My commission expires: June 14, 1981

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 22 day of May, A.D. 1979.

BROWARD COUNTY ENGINEERING DIVISION

This Plat was approved and accepted for Record.
By: [Signature] By: [Signature]
Henry F. Cook, Director
Flo. Reg. No. 12506
Bruce S. Skaggs, County Engineer
F.S.F. License No. 2342

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION

This is to certify that this Plat complies with the County of Broward's provisions of Chapter 177, Florida Statutes and was accepted for Record by the Planning Commission of Broward County, Florida, this 15 day of May, A.D. 1980.
Attest: [Signature], County Administrator

BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION

This Plat was filed for Record this 20 day of February, A.D. 1980, and Recorded in Plat Book 107 of Page 44 of the Public Records of Broward County, Florida.
Graham W. Wall, County Administrator

CITY COUNCIL

This Plat was approved by the City Council of the City of Lauderdale Hill, Broward County, Florida, in and by ordinance passed and adopted this 22 day of May, A.D. 1979.

CITY ENGINEER APPROVAL

This Plat was approved by the City Engineer of the City of Lauderdale Hill, Broward County, Florida, this 22 day of May, A.D. 1979.

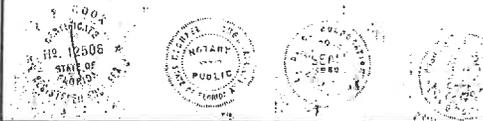
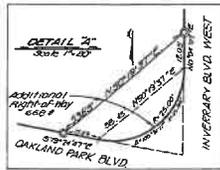
SURVEYORS CERTIFICATE

I hereby certify that this Plat "City Shoppes", a replat of portions of Tracts 13 and 14, "Fort Lauderdale Truck Farms" (4-31 B.C.R.) in Section 22, Township 49 South, Range 41 East, is a correct representation of a survey made under my responsible direction and supervision and that (P.B.) Permanent Reference Monuments have been set and that (P.R.M.) Permanent Control Points have been set and further that the Plat complies with all requirements of Chapter 177, Florida Statutes. I further certify that 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. Keltner
Registered Professional Land Surveyor No. 1612
State of Florida

NOTES

- 1) Indicates Permanent Reference Monuments
- 2) Indicates Permanent Control Point
- 3) Indicates coordinates
- 4) Coordinates shown hereon are based on the Florida East Coast State Plane System and are based on the Southwest Corner of said Section 22, Township 49 South, Range 41 East being X=666,105.614; Y=745,453,786 as shown on Stoner/Keith Resurvey of Township 49 South, Range 41 East, (Misc. Plat Book 3 of Page 14, Broward County Records) Broward County, Florida.
- 5) Bearings shown hereon are based on assumed Meridian.
- 6) Indicates Bench Mark Elevation
- 7) Bench Marks shown refer to N.O.S. Datum (M.S.L.).
- 8) Bench Mark Elevations shown were established using 3rd Order Procedures from Bench Mark to wit: 2" Square, cut in S.V.V. Corner of Bridge Crossing C-13 Canal @ Oakland Park Blvd, E.L. = 10.30
- 9) D.E. Indicates Drainage Easement
- 10) U.E. Indicates Utility Easement



Storage
Room.

X-Ray
Room.

Storage
Room.

Exam
Room.

Laundry
Room.

Doctor
office.

Exercise
Room.

Bathroom

waiting
Room.

Front
Entrance.