

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 12 DAY OF 1

ATTEST: ROGER LOESJARLAIS COUNTY ADMINISTRATOR

CITY APPROVALS:

CITY COMMISSION:

CITY ENGINEER:

HENRY P. COOK

FLORIDA P.E. REGISTRATION NO. 12506

MINUTES SECTION

ATTEST: ROGER J. DEBJARLAIS

COUNTY ADMINISTRATOR

PLANNING AND ZONING BOARD:

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBBINGED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY BATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE APPLICABLE SECTIONS OF CHAPTER 81617—8, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REPERIENCE MERILIMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.001 OF SAID CHAPTER 177. SENICHMARKS SHOWN ARE REPERBICED TO THE NATIONAL GEODETIC VERTICAL BATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

SHAM DROTOS & ASSOCIATES. P.A. MICHAEL D. ROSE PROFESSIONAL SURVEYOR AND MAPPEI FLORIDA REGISTRATION NO. 3996 DATE: 07/17/96

SURVEYOR'S PROJECT: NO. 94-0238

COCOMUT CREEK

ENGINEER Buly "

BOARD OF COUNTY COMMISSIONERS

ENGINEER

SURVEYOR

ACKNOWLEDGEMENT

-DEDICATION CONTINUED

IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE,

VACATE AND ABANDON PROM PUBLIC USE THAT PORTION

FARMS COMPANY PLAT No. 3 (PLAT BOOK 2 , PAGES 45 THRIOUGH 54 , PALM GRACH COUNTY RECORDS)
LYING WITHIN THE LIMITS OF THIS PLAT.

PARICEL "H" SHOWN HEREON IS HERE BY BEDICATED TO THE SAVORASS EXCHANGE PROPERTY OWNER'S

AS BOCKATION, A PLANTIDA CORPORATION FOR CANAL

MAINTENANCE OBLIGATION OF SAID CORPORATION.

EASIEMENT PURPOSES AND IS THE PERPETUAL

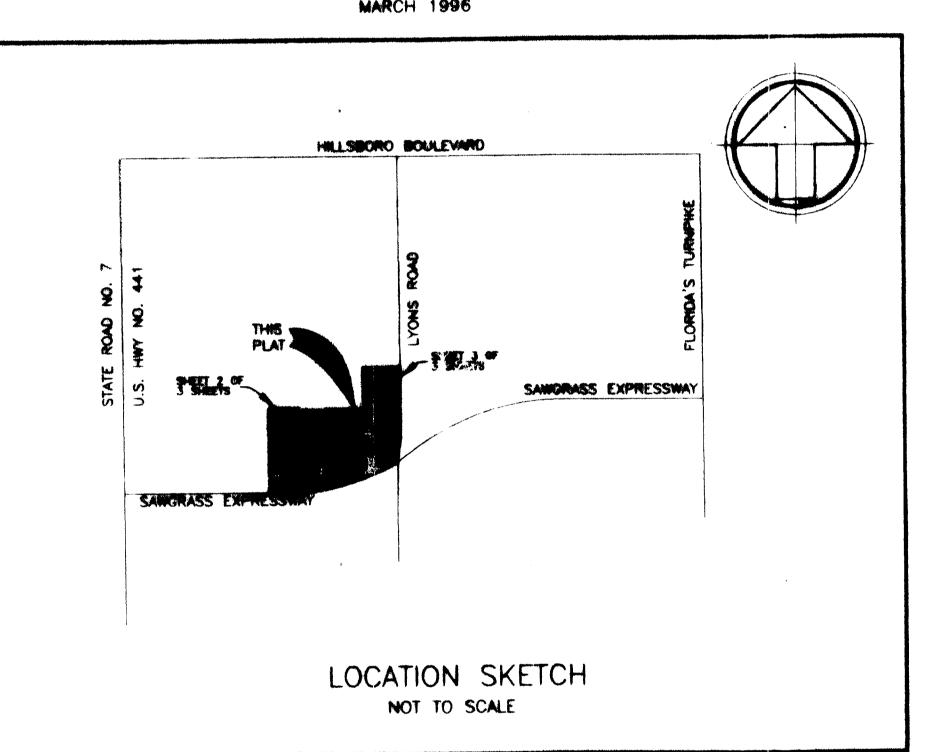
OF THE MINT-OF-WAY AS DEDICATED BY THE PALM SEACH

SURVEYOR

SAWGRASS EXCHANGE PLAT

A REPLAT OF A PORTION OF TRACTS 1.2,3,4,5,6,7,21,22,23.24, 28,29,30 8 31 AND ALL OF TRACTS 18,19 AND 20, BLOCK 86 AND A PORTION OF VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 18 THROUGH 21 AND SAID TRACTS 28 THROUGH 31, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), AND THE VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 6 AND 7. BLOCK 86 AND REGENCY LAKES AT COCONUT CREEK (PB 157, PG 23, BCR), TOGETHER WITH A PORTION OF TRACTS 102 AND 103. BLOCK 85, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), SECTIONS 6 AND 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK. BROWARD COUNTY, FLORIDA.

> PREPARED BY: MICHAEL D. ROSE. PSM



- SURVEY NOTES: # (P.R.M.) INDICATES PERMANENT REFERENCE MONIMENT.

- 4. ELEMATIONS SHOWN HEREON ARE MARED ON THE NATIONAL GEODETIC VERTICAL
- 6. GROSS AREA OF PLATTED LANDS TOTALS 3,400,030.08 SQUARE FEET/78.281 ACRES.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF

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.

INDICATES NON-VEHICULAR ACCESS LINE

A.M. ELEV. INDICATES BENCHMARK ELEVATION

B.C.R. INDICATES BROWARD COUNTY RECORDS

O.R.B. INDICATES OFFICIAL RECORDS BOOK PB.- PG. MDICATES PLAT BOOK - PAGE

PACE, MINICATES PALM MEACH COUNTY RECORDS FPL. INDICATES PLORIDA POWER AND LIGHT

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF BROWARD

DEDICATION:

STATE OF FLORIDA

COUNTY OF BROWARD

PROPER PURPOSES.

A PLONIDA LIMITED MARTHERSHIP

DESCRIPTION

THENCE SOUTH 54"65"06" WEST, 130.03 WEET:

THENCE SOLFHIERLY ALONG THE AND OF SAID CURVE, HAVING A MADIUS OF 3362.84 FEET, A CENTRAL ANGLE OF 01'32'88", AN ARE DISTANCE OF 90.93 FEET;

WHENEY SOUTH AMETOR EAST, 65:72 PEET TO THE POINT OF BEGINNING

KNOW ALL MEN BY THESE PRESENTS: THAT GOV INTERNATIONAL, LTD.

OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS BEING INCLUDED WITHIN THIS

PLAT, HAS CAUSED SAID LANDS TO BE SUMMEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE MINORIM AS SAIDTHES EXCHANGE PLAT, A REPLAT

UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR USES INDICATED.

SAMEDINGS ENCHANCE PROPERTY CHINERS ASSOCIATION, A FLORIDA CORPORATION FOR

PROMES OF MANY SHOWN MERICON ARE DEDICATED IN PER SIMPLE TO THE PUBLIC FOR

THE SANGRASS ASSESSMENT A PLONDA CONFORMIGN, FOR TREE

LANDSCAPE BUPPER PARCEL "E" AND PARCEL "F" SHOWN HEREON ARE DEDICATED TO THE

THE PERPETUAL MAINTENANCE OBLIGATION

THE RIGHT-OF-WINY FOR SAMERASS BOULEVAND DESCRIBED AS PARCEL! IN OFFICIAL RECORDS

AND LANDS LYUNG AND DENNE IN THE CITY OF COCUNUT CREEK BROWNED COUNTY, FLORIDA,

A PLANT ON THE EAST LINE OF SAID

THE PORTOGING INSTRUMENT WAS ACKNOWLEDGED BEFORE HE THIS ZITH DAY OF 190 B. BY ASHOK PRITEL, AS GENERAL PARTNER AND AUTHORIZED AGENT OF GOV INTERMEDIAL LIPD., A PLORIDA LIMITEU PARTNERSHIP WHO IS PERSCHALLY KNOWN TO ME AND DID NOT TAKE AN OWN.

SHOULD THE CONTRACT NAMED OF THE PROPERTY ASHON PATEL, THIS _____ DAY

ME GOV INTERNATIONAL LTD. A FLORIDA LIMITED PARTNERSHIP

AS GENERAL PARTNER AND AUTHORIZED AGENT OF GOV INTERNATIONAL, LTD.

26 MP 96

MEANINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE RIGHT-OF-WAY MAPS OF THE SAWGRASS EXPRESSWAY, AND ARE ASSUMED SENCHMARK DESCRIPTION: BROWNING COUNTY SENCHMARK NO. 2428, RALROAD SPINE IN ASPHALT ENTRANCE TO TRALER PARK, 107+/- NORTH OF THE CENTERLINE OF JOHNSON ROAD, 81'+/- EAST OF THE CENTERLINE OF LYONS ROAD. ELEVATION = 15.880'. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWNED COUNTY, FLORIDA. THIS PLAT IS RESTRICTED AS FOLLOWS: PARCEL "D"-102 SINGLE FAMILY UNITS, PARCEL "C"-100 GARDEN APARTMENTS, PARCELS "A" 8"8" - 317,000 SQUARE FEET OF COMMERCIAL USE. COUNTY COMMISSIONERS.