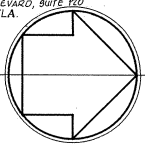


This instrument prepared by:  
**BERRY & CALVIN**  
SURVEYORS - ENGINEERS  
2640 WOOD BOULEVARD, SUITE 100  
HOLLYWOOD, FLA.



SCALE IN FEET

SCALE: 1" = 100'

### SURVEYOR'S NOTES

- P. O. B. INDICATES POINT OF BEGINNING
  - P. O. C. INDICATES POINT OF COMMENCEMENT
  - ⊙ INDICATES PERMANENT REFERENCE MONUMENT
  - D. E. INDICATES DRAINAGE EASEMENT
  - U.E. INDICATES UTILITY EASEMENT
  - INDICATES NON-VEHICULAR ACCESS LINE
  - SQ. FT. INDICATES SQUARE FOOTAGE
  - B. M. EL. INDICATES BENCHMARK ELEVATION
- RIGHT-OF-WAY DEDICATED BY THIS PLAT=200 SQ. FT.  
R/W INDICATES RIGHT-OF-WAY

**BEARINGS AND**  
STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC TRANSVERSE MERCATOR PROJECTION - FLORIDA EAST ZONE, ACCORDING TO THE CRAVEN, THOMPSON AND ASSOC. INC. RESURVEY OF TOWNSHIP 51 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**BENCHMARK OF ORIGIN:** BROWARD COUNTY BENCHMARK NO. 89 - RAILROAD SPIKE IN WEST EDGE OF PAVEMENT OF HANCOCK ROAD, NORTH OF SHERIDAN STREET ON BASELINE AT STATION 9795+/-, 150 FEET LEFT, ELEVATION = 7.040

**NOTICE:** THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY. THIS PLAT IS ENCUMBERED BY AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 16164 AT PAGE 336 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**THIS PLAT IS RESTRICTED TO:**  
 PARCEL A: 280,000 SQUARE FEET OF COMMERCIAL  
 PARCEL B: NO DEVELOPMENT  
 PARCEL C: 80,000 SQUARE FEET OF OFFICE USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

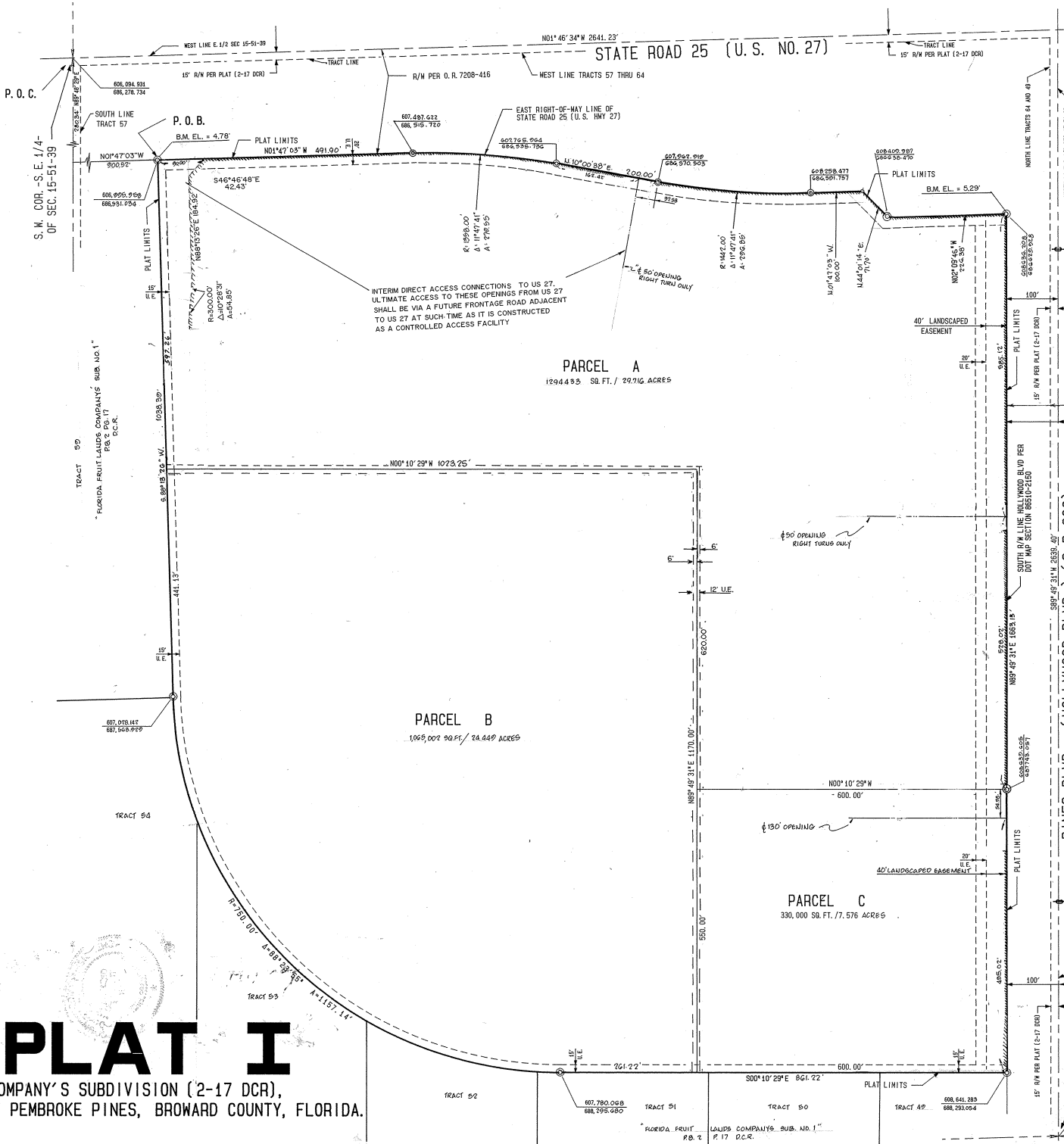
THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

#### DESCRIPTION

1/4 portion of Tracts 49 through 54 and 59 through 64, Inclusive of Section 15, Township 51 South, Range 39 East according to the plat thereof of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" as recorded in Plat Book 2 at Page 17 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the South one-quarter (S 1/4) corner of said Section 15; thence N89°48'29"E along the South line of the Southeast one-quarter (SE 1/4) of said Section 15 a distance of 280.34 feet to a point on the East right-of-way line of State Road 25 (U.S. 27) per State of Florida Department of Transportation Right of Way Map Section 86060-2511; thence Northerly along the said East right-of-way line the following eight (8) courses: (1) N01°47'03"W a distance of 508.59 feet to the POINT OF BEGINNING; (2) continue N01°47'03"W a distance of 491.90 feet to a point on the arc of a 1358.00 foot radius curve concave to the East; (3) Northerly along the arc of said curve to the right, having a central angle of 11°47'44" for an arc distance of 278.25 feet to a point of tangency; (4) N10°00'38"E a distance of 200.00 feet to a point of curvature of a 1442.00 foot radius curve concave to the West; (5) Northerly along the arc of said curve to the left, having a central angle of 11°47'44" for an arc distance of 296.85 feet to a point of tangency; (6) N01°47'03"W a distance of 100.00 feet; (7) N44°01'41"E a distance of 71.70 feet; (8) N02°09'45"W a distance of 226.38 feet to a point on a line 100.00 feet South of and parallel with the North line of the Southeast one-quarter (SE 1/4) of said Section 15; thence N89°48'29"E along said parallel a distance of 1663.13 feet; thence S00°10'29"E a distance of 861.22 feet to a point of curvature of a 750.00 foot radius curve concave to the Northwest; thence Southwesterly along the arc of said curve to the right, having a central angle of 80°23'50" for an arc distance of 1157.14 feet to a point of tangency; thence S89°13'20"W a distance of 1038.39 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Peabroke Pines, Broward County, Florida, containing 2,889,435 square feet (61.7409 acres) more or less.



# CHAMBERS PLAT I

A REPLAT OF A PORTION OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION (2-17 DCR), SECTION 15, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.