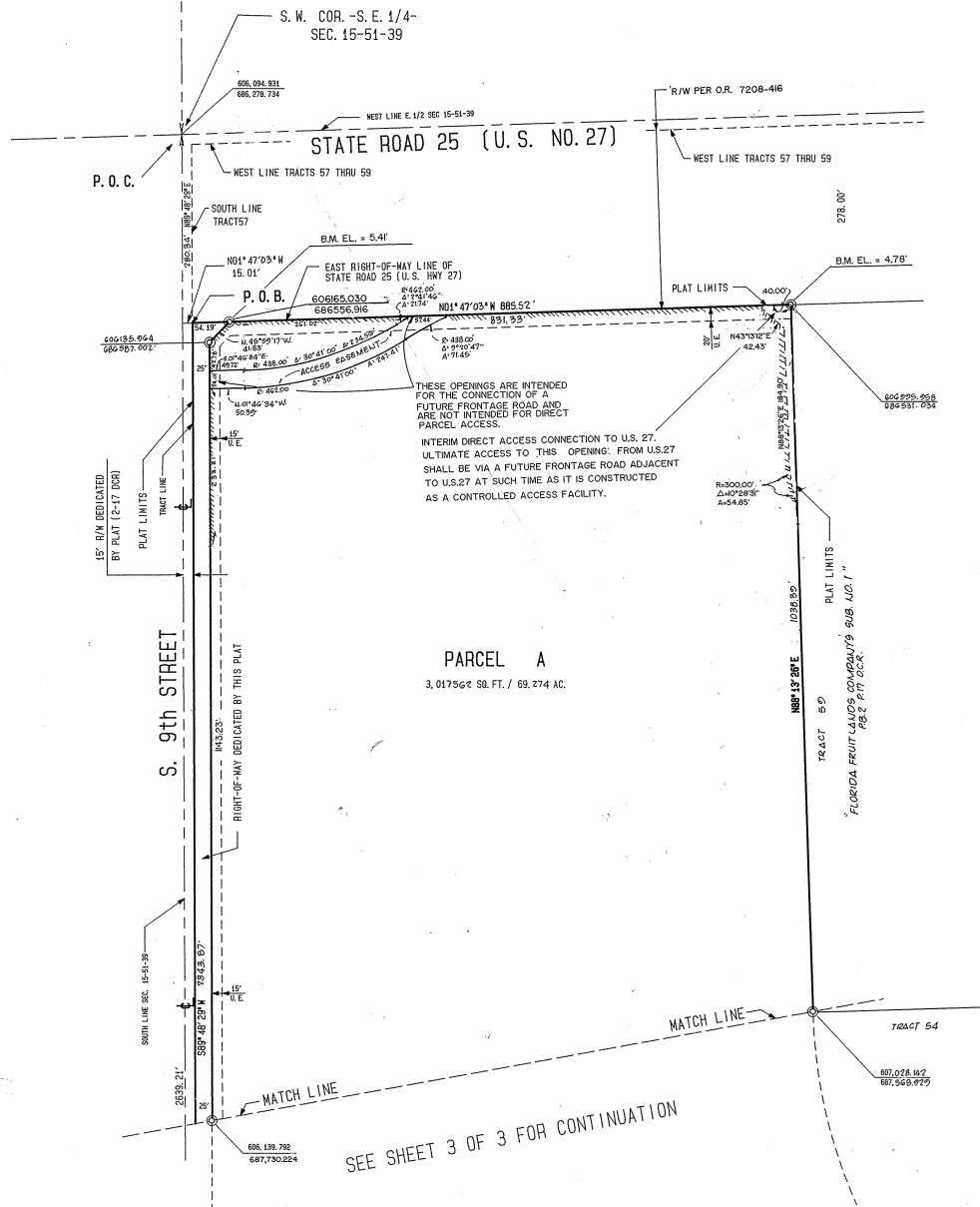


This instrument prepared by:
BERRY & CALVIN
SURVEYORS - ENGINEERS
704 WOOD BOULEVARD SUITE 120
HOLLYWOOD, FLORIDA 33020

CHAMBERS PLAT II

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.



SEE SHEET 3 OF 3 FOR CONTINUATION

A CHAMBER PLAT II

A portion of Tracts 49 through 59 Inclusive of Section 15, Township 51 South, Range 39 East "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" according to the Plat thereof as recorded in Plat Book 2 of Page 17 of the Public Records of Dade 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 86050-2511; thence Northwesterly along the said East right-of-way line the following two (2) courses: (1) N01°47'03"W a distance of 886.52 feet; thence N89°13'26"E a distance of 1038.39 feet to a point on the arc of a 750.00 foot radius curve concave to the Northwest; thence Northwesterly along the arc of said curve to the left, having a central angle of 89°23'55" for an arc distance of 1157.14 feet to a point of tangency; thence N07°10'29"W a distance of 861.22 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 line a distance of 531.30 feet to a point on a line 15.00 feet West of and parallel with the East line of the Southeast one-quarter (SE 1/4) of said Section 15; thence S01°46'21"E along said parallel line a distance of 2525.40 feet to a point on a line 15.00 feet North of and parallel with the South line of the Southeast one-quarter (SE 1/4) of said Section 15; thence S89°48'29"W along said parallel line a distance of 2343.67 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Pembroke Pines, Broward County, Florida, containing 3,139,519 square feet (72.0734 acres) more or less.

SURVEYOR'S NOTES

- P. O. B. INDICATES POINT OF BEGINNING
- ⊙ 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 - 75.000 SQ. FT. / 1.704 AC.
- R/W INDICATES RIGHT-OF-WAY

8642166 AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC TRANSVERSE MERCATOR PROJECTION - FLORIDA EAST ZONE, ACCORDING TO THE CRAVEN, THOMPSON AND ASSOCIATES, 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 RECORDS BOOK 1864 AT PAGE 336 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS PLAT IS RESTRICTED TO 29 DETACHED SINGLE FAMILY HOMES AND IS SUBJECT TO MEETING RESTRICTIONS CONTAINED WITHIN THE 1989 BROWARD COUNTY LAND USE PLAN REGARDING RESIDENTIAL DEVELOPMENT WITHIN THE AREAS DESIGNATED "AGRICULTURAL".

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 THEREO 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.

