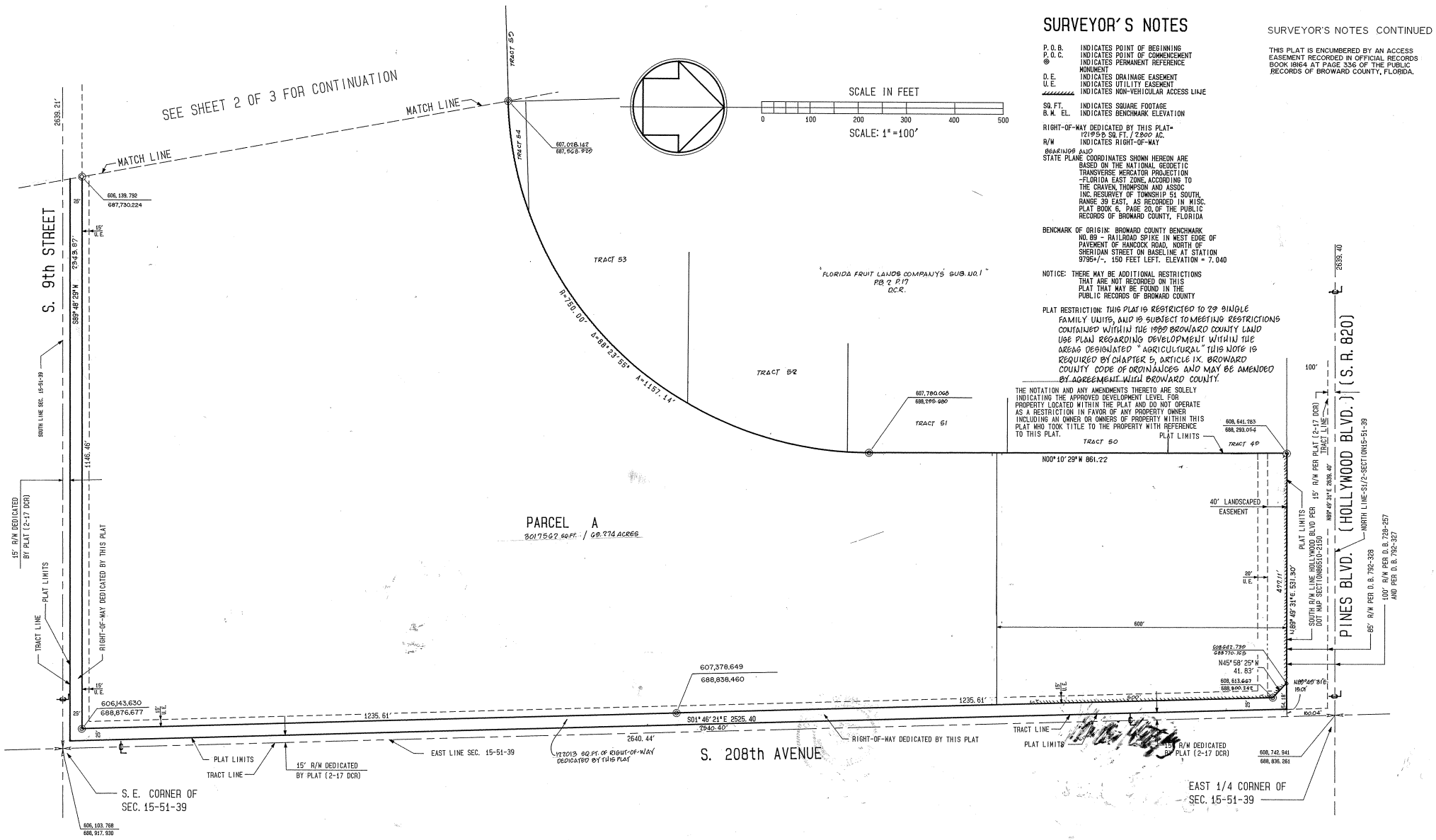
This instrument prepared by:
BERRY & CALVIN
SURVEYORS - ENGINEERS
2 OAKWOOD BOULEVARD - SUITE 120
HOLLYWOOD, FLORIDA -33020

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.



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= 121958 SQ.FT. / 2.800 AC.
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 MISC. 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

PLAT RESTRICTION: THIS PLAT IS RESTRICTED TO 29 SINGLE FAMILY UNITS, AND IS SUBJECT TO MEETING RESTRICTIONS CONTAINED WITHIN THE 1989 BROWARD COUNTY LAND USE PLAN REGARDING 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 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.

SURVEYOR'S NOTES CONTINUED

THIS PLAT IS ENCUMBERED BY AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 18164 AT PAGE 336 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.