

SEE ORB 10878 TA 540 FOR AFF

"I.U.O.E. PLAT"

A PORTION OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.



DESCRIPTION

THE EAST THREE-QUARTERS (E. 3/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4); AND THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4); AND THE SOUTH ONE-HALF (S. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4); AND THE EAST ONE-HALF (E. 1/2) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), LESS RIGHT-OF-WAY FOR COPANS ROAD; AND THE WEST THREE-QUARTERS (W. 3/4) OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST; AND THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That A.F. CHANDLER, DENNIS J. WALTON, JOSEPH R. GAGNE, HARRY SATTLER, DONALD MARRA and JOHN SEPIELLI, COUNTY OF BROWARD as TRUSTEES OF INTERNATIONAL UNION OF OPERATING ENGINEERS, LOCAL # 675, PENSION FUND, trustees of the lands described and shown as included in this plat, have caused said lands to be subdivided and platted as hereon shown, said plat to be known as "I.U.O.E. PLAT". The thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. All utility easements are hereby dedicated to the entities as indicated for purposes as shown. The drainage easement is hereby dedicated to Broward County for drainage purposes only. SEE DEDICATION NOTE.

IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 17th day of October, 1979.

Witness: <i>Joe T. Brunell</i>	Witness: <i>Gene B. Spindel</i>	A. F. Chandler: <i>A. F. Chandler</i>	Trustee.
Witness: <i>Joe T. Brunell</i>	Witness: <i>Gene B. Spindel</i>	Dennis J. Walton: <i>Dennis J. Walton</i>	Trustee.
Witness: <i>Joe T. Brunell</i>	Witness: <i>Gene B. Spindel</i>	Joseph R. Gagne: <i>Joseph R. Gagne</i>	Trustee.
Witness: <i>Joe T. Brunell</i>	Witness: <i>Gene B. Spindel</i>	Harry Sattler: <i>Harry Sattler</i>	Trustee.
Witness: <i>Joe T. Brunell</i>	Witness: <i>Gene B. Spindel</i>	Donald Marra: <i>Donald Marra</i>	Trustee.
Witness: <i>Joe T. Brunell</i>	Witness: <i>Gene B. Spindel</i>	John Sepielli: <i>John Sepielli</i>	Trustee.

ACKNOWLEDGEMENT

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, COUNTY OF BROWARD A.F. Chandler, Dennis J. Walton, Joseph R. Gagne, Harry Sattler, Donald Marra and John Sepielli, as Trustees of International Union of Operating Engineers, Local # 675, Pension Fund, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely voluntarily for uses herein described. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 17th day of October, 1979. My Commission Expires the 7th day of March, 1980. NOTARY PUBLIC: *Sheila G. Brown* STATE OF FLORIDA.

DEDICATION BY MORTGAGE HOLDER

E.W. SMITH, owner and holder of a mortgage on the above described property, recorded in O.R. BOOK 5302, at PAGE 245, Broward County Records, does hereby join in the dedication shown hereon. IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 6th day of Nov., 1979. Witness: *William B. Wepford* E.W. Smith: *E.W. Smith*

ACKNOWLEDGEMENT

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, E.W. Smith, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily for uses herein described. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 6th day of Nov., 1979. My Commission Expires the 11th day of November, 1982. NOTARY PUBLIC: *John M. Hilly* STATE OF FLORIDA.

DEDICATION BY MORTGAGE HOLDER

CARL NAGEL and ANNA MAE NAGEL, his wife, owners and holders of a mortgage on the above described property, recorded in O.R. BOOK 5302, at PAGE 240, Broward County Records, do hereby join in the dedication shown hereon. IN WITNESS WHEREOF: We hereunto set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 2nd day of Nov., 1979. Witness: *Carl Nagel* Witness: *Anna Mae Nagel* ATTY. IN FACT FOR *Carl Nagel*

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Carl Nagel and Anna Mae Nagel, COUNTY OF BROWARD his wife, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily for uses and herein described. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of Nov., 1979. My Commission Expires the 11th day of August, 1982. NOTARY PUBLIC: *John M. Hilly* STATE OF Florida.

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 18 day of October, 1979. By: *Dee G. Crossman*, this 21st day of December, 1979.

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record. By: *Henry P. Cook* HENRY P. COOK Date: 6-18-80, F.L.A. P.E. REG. NO. 12506

BROWARD COUNTY PLANNING AND ADMINISTRATIVE SYSTEMS DIVISION

This plat has been approved and accepted for record. This plat is exempted from compliance with Ordinance 79-1. It is approved for non-residential use. By: *Ken Harris* Director. Date: 1-9-80

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINUTES DIVISION

THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA" approved by the Governor, June 27, 1971. This plat accepted and approved for record by the BOARD OF COUNTY COMMISSIONERS, of Broward County, Florida, this 27 day of December, 1980. GRAHAM W. WATT COUNTY ADMINISTRATOR By: *Margaret G. Hartline* DEPUTY.

BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION

This plat filed for record this 13th day of June, 1980, in BOOK 106 of PLATS, at PAGE 9, "RECORD VERIFIED" GRAHAM W. WATT COUNTY ADMINISTRATOR By: *John M. Hilly* DEPUTY.

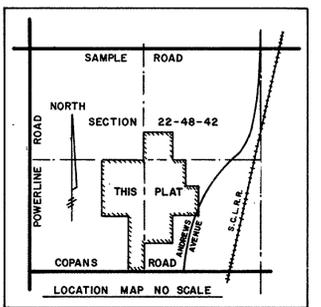
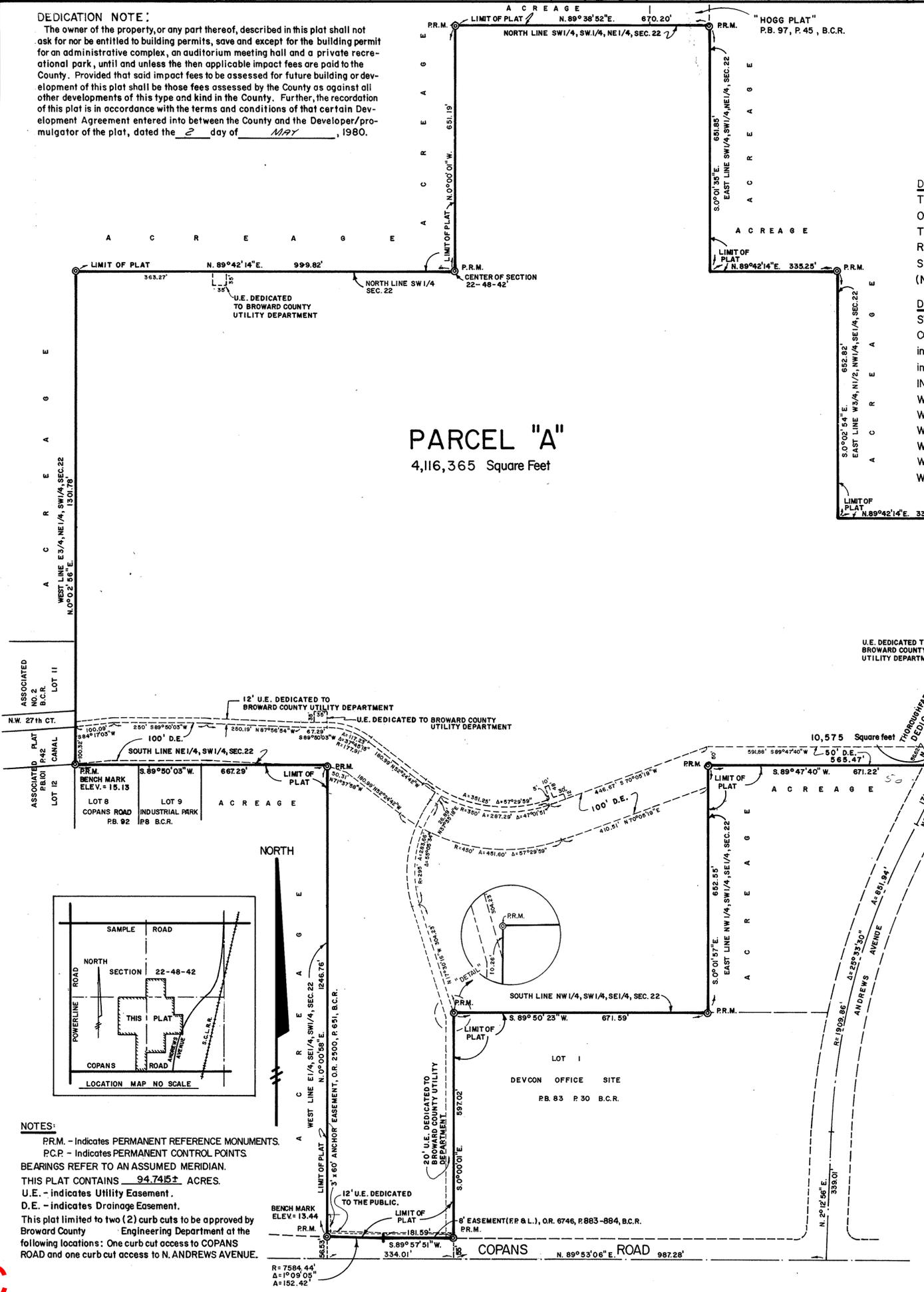
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my COUNTY OF BROWARD responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and meets the minimum requirements established by the Florida Society of Professional Land Surveyors, and further that the PERMANENT REFERENCE MONUMENTS were set in accordance with Section 177.091 of said Chapter 177, on this 2nd day of June, 1980. The BENCH MARKS shown are referenced to N.O.S. VERTICAL DATUM and conform to standards for third order work.

This plat dated at Fort Lauderdale, Florida, this 29 day of Oct., 1979. By: *James M. McLaughlin* James M. McLaughlin Registered Land Surveyor No. 2021, State of Florida.

DEDICATION NOTE:
The owner of the property, or any part thereof, described in this plat shall not ask for nor be entitled to building permits, save and except for the building permit for an administrative complex, an auditorium meeting hall and a private recreational park, until and unless the then applicable impact fees are paid to the County. Provided that said impact fees to be assessed for future building or development of this plat shall be those fees assessed by the County as against all other developments of this type and kind in the County. Further, the recordation of this plat is in accordance with the terms and conditions of that certain Development Agreement entered into between the County and the Developer/promulgator of the plat, dated the 2 day of MAY, 1980.

PARCEL "A"
4,116,365 Square Feet



NOTES:
P.R.M. - Indicates PERMANENT REFERENCE MONUMENTS.
P.C.P. - Indicates PERMANENT CONTROL POINTS
BEARINGS REFER TO AN ASSUMED MERIDIAN.
THIS PLAT CONTAINS 94.745± ACRES.
U.E. - indicates Utility Easement.
D.E. - indicates Drainage Easement.
This plat limited to two (2) curb cuts to be approved by Broward County Engineering Department at the following locations: One curb cut access to COPANS ROAD and one curb cut access to N. ANDREWS AVENUE.