

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.

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



## DEDICATION

STATE OF FLORIDA      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  
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.      DEDICATION NOTE

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

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 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 A. Brown      STATE OF FLORIDA.

W. E. 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 6<sup>th</sup> day of Nov., 1979.

Witness: James S. Davis      Witness: William A. Wapikoff      E. W. Smith: E. W. Smith

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 acknowledgments; E.W. Smith, to me  
COUNTY OF BROWARD      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 6<sup>th</sup> day of June, 1979.  
My Commission Expires the 1<sup>st</sup> day of November, 1982.      NOTARY PUBLIC: James M. Nalley      STATE OF FLORIDA.

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 have set our hands in the City of Fort Lauderdale, County of Broward, State of Florida, this 24th day of June, 1979.

Witness: [Signature] Witness: Carl Nagel Witness: [Signature] Anna Mae Nagel, Notary ATTY. IN FACT FOR

STATE OF FLORIDA )  
 )  
 COUNTY OF BROWARD )  
 )  
 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,  
 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  
 for the uses and herein described. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 5<sup>th</sup> day of Nov., 1979.  
 Commission Expires the 11<sup>th</sup> day of August, 1982. NOTARY PUBLIC: [Signature] STATE OF Florida

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: Dick E. Grossman, Mayor, this 21<sup>st</sup> day of December, 1979.

This plat has been approved and accepted for record.

BY: Henry P. Cook HENRY P. COOK Date: 6-18-80, FLA. P.E. REG. NO. 12506

*This plan 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: K. J. Jones Director. Date: 1-9-80

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, 1988. GRAHAM W. WATT COUNTY ADMINISTRATOR BY: Margaret P. Martins DEPUTY.

This plat filed for record this 13<sup>th</sup> day of June, 1980, in BOOK 106 of PLATS, at PAGE 9, "RECORD VERIFIED"  
 GRAHAM W. WATT COUNTY ADMINISTRATOR BY: Maie M. Hallen DEPUTY.

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 2<sup>nd</sup> day of JUNE, 1980. The BENCH MARKS shown are referenced to N.O.S. VERTICAL DATUM  
and conform to standards for third order work.

McLAUGHLIN ENGINEERING CO.  
This plat dated at Fort Lauderdale, Florida, this 22 day of OCT, 1979. BY: [Signature] James M. McLaughlin  
Registered Land Surveyor No. 2021, State of Florida.

**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.

PREPARED BY: Mc LAUGHLIN ENGINEERING CO

400 N.E. 3rd AVENUE

FORT LAUDERDALE

FLORIDA 33301

**DRC**  
PZ23-12000034  
12/06/2023

**DRC**  
PZ23-12000034  
04/17/2024