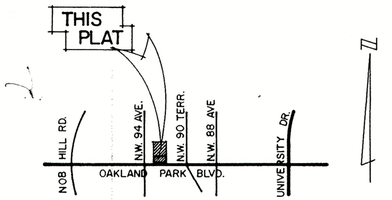
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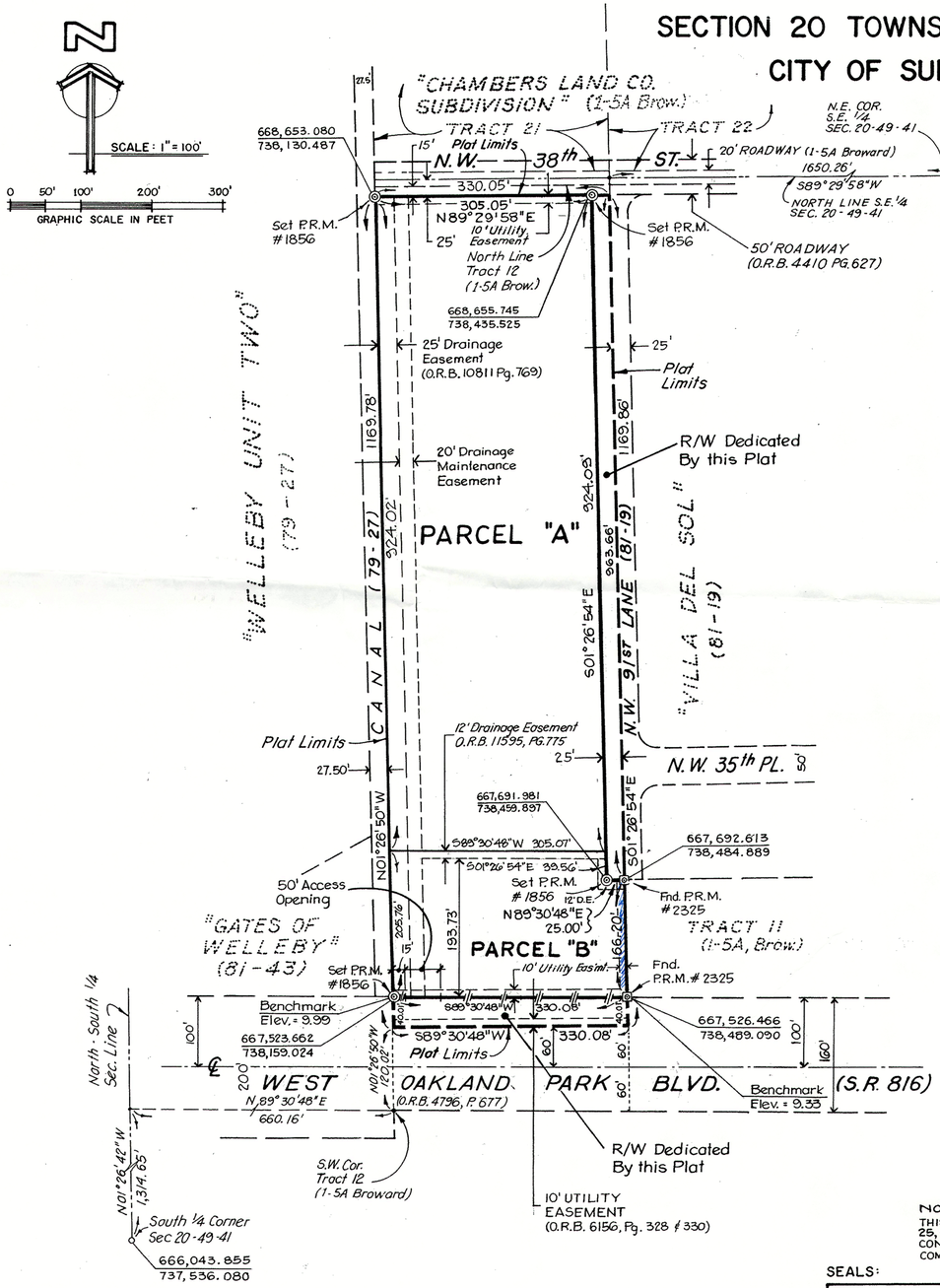
THE BEN ASH PLAT

A REPLAT OF A PORTION OF CHAMBERS LAND COMPANY SUBDIVISION OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 20 TOWNSHIP 49 SOUTH, RANGE 41 EAST (1-5A BROWARD) CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

PREPARED BY
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
1115 NORTHEAST 4TH AVENUE
FORT LAUDERDALE, FLORIDA
(305) 763-3843



LOCATION SKETCH
N.T.S.



AREA TABULATION

PARCEL "A"	281,854 SQ.FT.	6.4705 ACRES
PARCEL "B"	66,917 SQ.FT.	1.5362 ACRES
R/W DEDICATED	37,294 SQ.FT.	0.8561 ACRES
TOTAL	386,065 SQ.FT.	8.8628 ACRES

DESCRIPTION

A PARCEL OF LAND IN TRACT 12 OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 49 SOUTH, RANGE 41 EAST, OF CHAMBERS LAND COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 5A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT 12 LESS THE NORTH 15 FEET THEREOF (AS MEASURED AT RIGHT ANGLES) AND LESS THE SOUTH 120 FEET. SAID LANDS SITUATE IN SUNRISE, BROWARD COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS: THAT PAUL B. ASH AND EUGENIA D. ASH, AS TRUSTEES OF THE OWNER'S OF THE LAND DESCRIBED AND SHOWN HEREON AS BEING INCLUDED WITH THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON TO BE KNOWN AS "THE BEN ASH PLAT", EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR USES INDICATED. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE

A REPLAT

IN WITNESS WHEREOF, THE TRUSTEES HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 8th DAY OF FEBRUARY, A.D., 1984.

WITNESS (AS TO BOTH)
WITNESS (AS TO BOTH)

PAUL B. ASH
EUGENIA D. ASH

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS
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, PAUL B. ASH AND EUGENIA D. ASH, AS TRUSTEES OF THE OWNERS AND THAT THEY EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY, FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL IN THE CITY OF FORT LAUDERDALE, COUNTY OF BROWARD, STATE OF FLORIDA, THIS 8th DAY OF FEB A.D., 1984.

MY COMMISSION EXPIRES: 8/9/87 NOTARY PUBLIC
STATE OF FLORIDA

SURVEY NOTES

1. ◎ P.R.M. INDICATES PERMANENT REFERENCE MONUMENT AND IS A 6" DIA. X 24" CONCRETE MONUMENT SET WITH BRASS DISC STAMPED K.S. NO. 1856.
2. ◙ P.R.M. INDICATES PERMANENT REFERENCE MONUMENT AND IS A 4" SQUARE X 24" CONCRETE MONUMENT FOUND WITH BRASS DISC STAMPED K.S. NO. 2325.
3. SURVEY DATA IN FIELD BOOK 148, PAGES 40 THROUGH 43.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE LAND SURVEYOR.
5. ——//——//—— INDICATES NON-VEHICULAR ACCESS LINE.
6. COORDINATES AND BEARINGS SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
7. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCH MARK SUPPLIED BY: 'STATE ROAD DEPT. BRASS DISC IN GUARD RAIL, BRIDGE OVER C-13 CANAL NORTH BOUND UNIVERSITY DRIVE ELEV. = 13.80.

NOTE:
THIS PLAT IS RESTRICTED TO: PARCEL "A" - 64 TOWNHOUSE/UNITS, PARCEL "B" - 25,000 SQ. FT. OF COMMERCIAL, SERVICE STATION, FAST FOOD RESTAURANT AND CONVENIENCE STORES NOT PERMITTED WITHOUT APPROVAL OF THE COUNTY COMMISSION.
MULTI-FAMILY

SEALS:

CITY COMMISSION | CITY ENGINEER | COUNTY ENGINEER | NOTARY | SURVEYOR

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED FOR RECORD.

BY: Henry C. Cook 6-21-85
HENRY P. COOK DATE
DIRECTOR
FLORIDA, P.E., REG. NO. 12506

~~COUNTY SURVEYOR~~ ~~DATE~~
~~FLA. P.L.S. REG. NO.~~

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAYS BY RESOLUTION DULY APPROVED THIS 2nd DAY OF OCTOBER, A.D., 1985.

BY: John Stilmar

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 25th DAY OF June, A.D. 1985, AND RECORDED IN PLAT BOOK 124, PAGE 15, RECORD VERIFIED.

ATTEST: F. T. JOHNSON
COUNTY ADMINISTRATOR

BY: Carole C. Doyle
DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 1ST DAY OF MAY, A.D., 1984.

ATTEST: F. T. JOHNSON
COUNTY ADMINISTRATOR

BY: Mildred V. Cavanaugh
DEPUTY

BY:
CHAIRPERSON-COUNTY COMMISSION

CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA IN AND BY RESOLUTION PASSED AND ADOPTED THIS 27 DAY OF SEPTEMBER, A.D., 1983, AND IN ACCEPTING THIS PLAT ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY CANCELLED AND SUPERCEDED.

BY: COUNCIL PRESIDENT
ATTEST: CITY CLERK

CITY ENGINEER

THIS PLAT WAS APPROVED BY THE CITY ENGINEER OF SUNRISE, BROWARD COUNTY, FLORIDA, THIS 20 DAY OF FEBRUARY, A.D., 1984.

BY: CITY ENGINEER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET OR FOUND AS INDICATED HEREON; THAT THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND BROWARD COUNTY ORDINANCE 81-16. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929 AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

DATED Feb 16th 1984

KEITH AND SCHNARS, P. A.

BY: WILLIAM V. KEITH
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 1856

I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 19th day of July 2023
County Administrator
By
Deputy Clerk

DWG. No. 10590-C