

THIS INSTRUMENT PREPARED BY
ISHMAEL S. MOHAMED, P.L.S.
C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
2200 PARK CENTRAL BLVD. N., SUITE 100,
POMPANO BEACH, FLORIDA, 33064
(305) 974-2200 FAX (305) 973-2686
DATED: MAY, 1989. DRAWN BY: C.C.L.

KENSINGTON SQUARE

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 48 SOUTH,
RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS, that FLORIDA NATIONAL PROPERTIES, INC., a Florida
COUNTY OF BROWARD } corporation, owner of the land described and shown as included in this Plat, has
caused said land to be subdivided and platted as shown herein, said Plat to be known as KENSINGTON SQUARE.
The Roadway Easements shown herein are hereby granted in perpetuity to the public
for roadway and related purposes.
All Utility Easements shown herein, except the North Springs Improvement District
Utility Easement, are hereby granted in perpetuity to the public for utility purposes,
including cable television companies, for use by entities having authority to provide
for the construction, installation, maintenance and operation of utility or cable
television services.

The North Springs Improvement District Utility Easement shown herein is hereby granted to North Springs Improvement District for utility purposes.

IN WITNESS WHEREOF, FLORIDA NATIONAL PROPERTIES, INC., has caused this Dedication to be signed by its duly authorized officers and its Corporate Seal affixed hereto.

By: Eleana A. Oberheim Florida National Properties, Inc.
Witness (as to both) W. Buntmeyer - President
Attest: A. N. Malanos
Witness (as to both) A. N. Malanos - Secretary

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD }
The foregoing Dedication was acknowledged before me this 17th day of May, 1989
by W. BUNTEMEYER, President, and A. N. MALANOS, Secretary, of FLORIDA NATIONAL PROPERTIES,
INC., a Florida corporation, on behalf of the corporation.

Eleana A. Oberheim
Notary Public - State of Florida

My Commission Expires: 1991

NORTH SPRINGS IMPROVEMENT DISTRICT:

THIS IS TO CERTIFY that NORTH SPRINGS IMPROVEMENT DISTRICT approved this Plat and does hereby accept the North Springs Improvement District Utility Easement and acknowledges acceptance of drainage from the lands described and shown as included in this Plat.

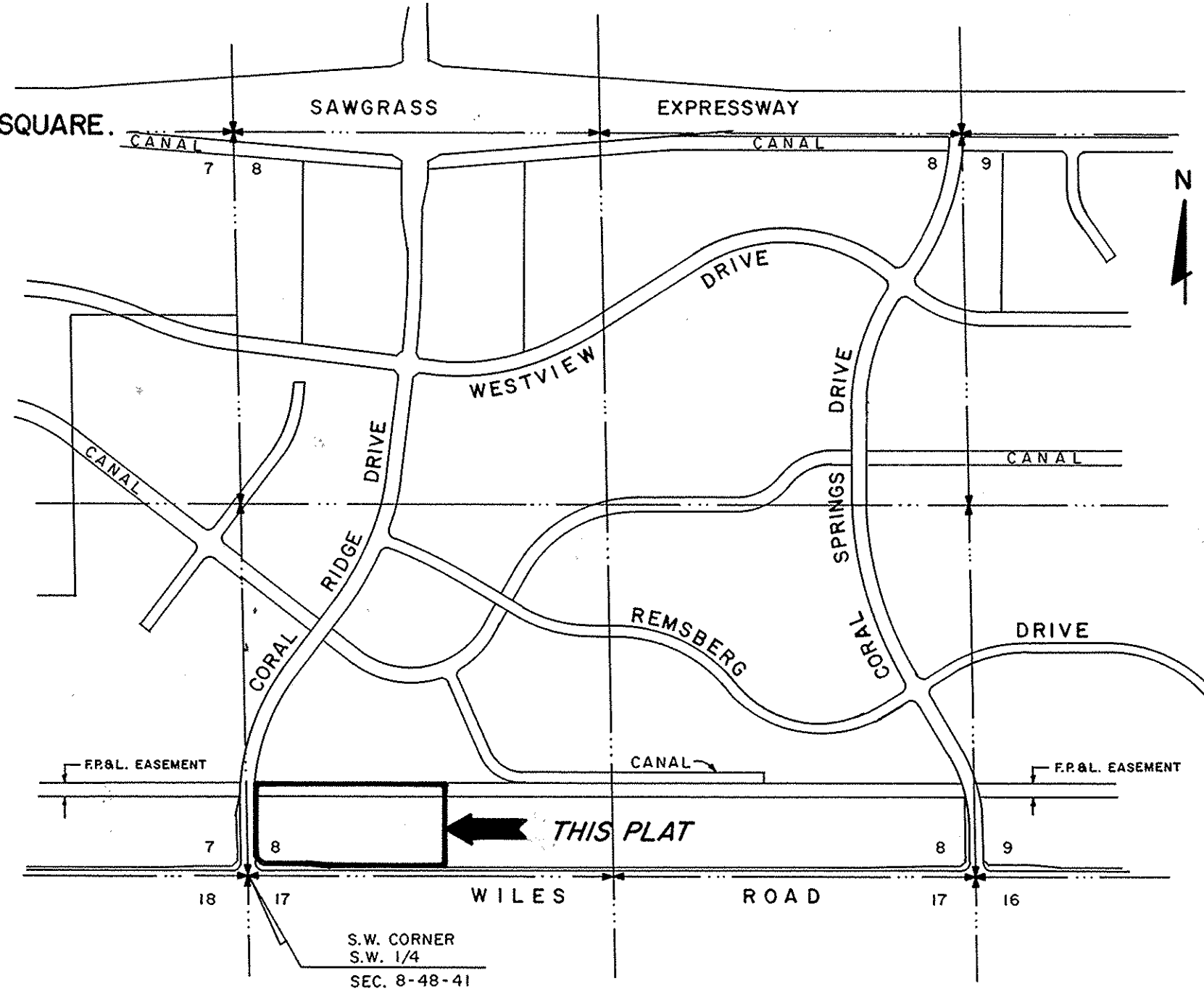
By: Thomas L. Grossjung North Springs Improvement District
Witness (as to both) Thomas L. Grossjung - President
Attest: Philip E. Ritchie
Witness (as to both) Philip E. Ritchie - Secretary

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA }
COUNTY OF BROWARD }
I HEREBY CERTIFY that the attached Plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Florida Statutes, and with the applicable sections of Chapter 21 HH-6, Florida Administrative Code. The PERMANENT REFERENCE MONUMENTS (P.R.M.'s) were set in accordance with Section 177.091 of said Chapter 177, on this 17th day of May, 1989. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) of 1929 in conformity with standards adopted by the National Ocean Survey for third order control standards.

6/5/89
DATE

Ishmael S. Mohamed
Ishmael S. Mohamed
Registered Land Surveyor
Florida Registration No. 2464



LOCATION SKETCH

N.T.S.

LEGAL DESCRIPTION:

A portion of the Southwest Quarter (SW 1/4) of Section 8, Township 48 South, Range 41 East, Broward County, Florida, described as follows:

Commencing at the southwest corner of said Southwest Quarter (SW 1/4); thence South 89°25'52" East, along the south line of said Southwest Quarter (SW 1/4), a distance of 1411.99 feet; thence North 00°34'08" East, a distance of 58.00 feet to the POINT OF BEGINNING on the north Right of Way line of the additional Right of Way for Wiles Road as described in Official Record Book 14536 at Page 965 of the Public Records of said Broward County; thence North 89°25'52" West, along said north Right of Way line, a distance of 820.11 feet; thence North 84°34'21" West, along said north Right of Way line, a distance of 200.72 feet; thence North 89°25'52" West, along said north Right of Way line, a distance of 300.00 feet; thence North 45°15'09" West, along said north Right of Way line, a distance of 48.78 feet to the east Right of Way line of the additional Right of Way for Coral Ridge Drive as described in said Official Record Book 14536 at Page 965; thence North 01°04'27" West, along said east Right of Way line, a distance of 300.00 feet; thence North 00°48'33" West, along said east Right of Way line, a distance of 200.00 feet to a point on the east Right of Way line of Coral Ridge Drive as described in Official Record Book 5739 at Page 643 of said Public Records, said point being on a curve concave to the southeast having a radius of 1584.02 feet and to said point a radial line bears North 85°20'26" West; thence northerly, along said curve on said east Right of Way line, through a central angle of 01°51'31", a distance of 51.38 feet to the north line of the Florida Power and Light Company Easement as described in Official Record Book 3815 at Page 615 of said Public Records on the south line of KENSINGTON, according to the plat thereof, recorded in Plat Book 146 at Page 39 of said Public Records; thence South 89°25'52" East, along said south line, a distance of 1364.01 feet; thence South 00°34'08" West, a distance of 602.00 feet to the POINT OF BEGINNING.

Said land being in the City of Coral Springs, Broward County, Florida.

Containing 18.637 Acres, more or less.

691 FEB -8 PM 4:24

PLAT BOOK 147, PAGE 4
SHEET 1 OF 2 SHEETS

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY that the BROWARD COUNTY PLANNING COUNCIL approved this Plat subject to its compliance with dedication of Rights of Way for Trafficways this 31st day of August, 1989.

By: Jan Cook 10/19/89
Chairperson DATE

This Plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted for record this 5th day of February, 1991.

By: Pat M. Ross
Administrator or Designee

BROWARD COUNTY ENGINEERING DIVISION

This Plat is hereby approved and accepted for record.

By: Darwin W. Townsend 10/19/89
Asst. Dir. of Engineering Date
FL. P.E. Reg. No. 23174

By: Emilio V. Luffio 10/19/89
County Surveyor Date
FL. P.L.S. Reg. No. 4429

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

STATE OF FLORIDA }
COUNTY OF BROWARD }
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 COUNTY COMMISSIONERS of BROWARD COUNTY, FLORIDA, this 26th day of September, 1989.

Attest: L. A. HESTER
County Administrator

By: Thomas L. Grossjung Deputy
By: Philip E. Ritchie Chairperson - County Commission

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

STATE OF FLORIDA }
COUNTY OF BROWARD }
This Plat was filed for record this 8th day of February, 1991 and recorded in Plat Book 147, Page 4. Record Verified.

Attest: L. A. HESTER
County Administrator

By: Carole C. Doyle
Deputy

CITY ENGINEER

This Plat is hereby approved this 8th day of September, 1989.

By: Noel J. Chin
Noel J. Chin - City Engineer
Florida P.E. Reg. No. 26963

CITY COMMISSION

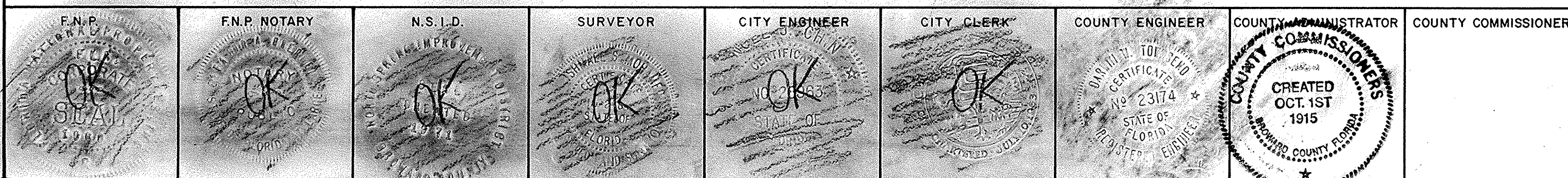
STATE OF FLORIDA }
COUNTY OF BROWARD }
THIS IS TO CERTIFY that this Plat has been accepted and approved for recording by the CITY COMMISSION of the City of Coral Springs, Florida, and the City of Coral Springs does hereby accept the Utility Easements as shown herein, in and by resolution duly adopted by said CITY COMMISSION on this 5th day of September, 1989. IN WITNESS WHEREOF, the said CITY COMMISSION has caused these presents to be attested by its City Clerk and the Corporate Seal of said City to be affixed this 5th day of September, 1989.

By: Jonda K. Joseph
Jonda K. Joseph
City Clerk

BROWARD COUNTY OFFICE OF PLANNING

This Plat is hereby approved and accepted for record.

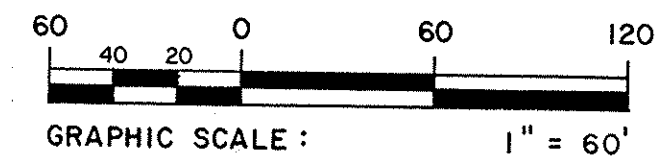
By: Donald L. Kuyper 2-5-91
Director DATE



THIS INSTRUMENT PREPARED BY
ISHMAEL S. MOHAMED, P.L.S.
C.C.L. CONSULTANTS, INC.
ENGINEERS, SURVEYORS & PLANNERS
2200 PARK CENTRAL BLVD. N., SUITE 100,
POMPANO BEACH, FLORIDA, 33064
(305) 974-2200 FAX (305) 973-2686
DATED: MAY, 1989. DRAWN BY: C.C.L.

KENSINGTON SQUARE

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 48 SOUTH,
RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.



SURVEYOR'S NOTES:

- 1) The bearings and coordinates as shown on this Plat are relative to State Plane Coordinates as shown on STONER/KEITH RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, & ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, as recorded in Miscellaneous Plat Book 3 at Page 44 of the Public Records of Broward County, Florida.
- 2) City of Coral Springs Bench Mark: BMW-32, PK Nail in N.W. edge, Westerly gutter 42'± from centerline of Wiles Road at intersection of N.W. 112 Avenue. Elevation = 14.08
- 3) ----- Indicates Non-Vehicular Access Line.
- 4) ⊙ Denotes Set Permanent Reference Monuments. (P.R.M.'s)
- 5) S.F. Denotes Square Feet.
- 6) U.E. Denotes Utility Easement.
- 7) N.S.I.D. Denotes North Springs Improvement District.
- 8) NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County. Further, there may be additional restrictions that may be found in the municipal records of the City of Coral Springs.
- 9) This Plat has been reviewed by Broward County and is restricted to commercial development.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County. Only the owner or owners of the property subject to a change in the development level as a result of such agreement shall be a party or parties to the amendment agreement. By this note, Florida National Properties, Inc. does not intend to create any rights in any owner or owners of property within this Plat.

