

RESOLUTION No. 2002-9

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE JAMES B. PIRTLE PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the James B. Pirtle Plat described as a portion of the East One Half of the East One Half of Tracts 57 and 58 of Section 35, Township 50 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida.

Said lands situate, lying and being in Broward County, Florida.

Subject to easements, restrictions, reservations of record and taxes for the year 1989 and subsequent years.

Together with all that portion of Tract 56 in Section 35, Township 50 South, Range 40 East, according to the Florida Fruit Lands Co. Subdivision No. 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, lying within the West 333 feet of the South one-half (S ½) of the Southeast one-quarter (SE ¼) of the Southeast one-quarter (SE ¼) of Section 35, said lands situate, lying and being in Broward County, Florida.

Subject to taxes for the year 1997 and to easements, restrictions, reservations and limitations of record.

Total area of lands shown hereon = 304629± square feet (6.993± acres)

All the above being more particularly described as follows:

A portion of the East half (E ½) of the East half (E ½) of Tracts 57 and 58, and a portion of the West 333.00 feet of Tract 56, all in Section 35, Township 50 South, Range 40 East, of "Florida Fruit Lands Company's Subdivision No. 2", according to the plat thereof as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, said portions described as follows:

Commence at the Southeast corner of said Section 35; thence along the South line of the Southeast quarter (SE ¼) of said Section 35, South 89°43'58" West 1319.52 feet to the Southwest corner of said Tract 56; thence along the West line of said Tract 56, North 01°46'29" West 15.01 feet to the point of beginning; thence continue along said West line North 01°46'58" West 40.01 feet to the North right of way line of Stirling Road as described in Official Record Book 6197, Page 20 of the Public Records of

Broward County, Florida; thence along said North right of way line, South 89°43'58" West 329.88 feet to the West line of the East half (E ½) of the East half (E ½) of said Tracts 57 and 58; thence along said West line, North 01°46'36" West 605.42 feet to the North line of said Tract 58; thence along said North line, North 89°43'46" East 329.90 feet to the Northeast corner of said Tract 58; thence along the East line of said Tract 58, South 01°46'29" East 330.23 feet to the Southeast corner of said Tract 58, also being the Northwest corner of said Tract 56; thence along the North line of said Tract 56, North 89°43'52" East 33.12 feet to a line parallel with and 333.00 feet East of the West line of said Tract 56; thence along said parallel line, South 01°46'29" East 315.23 feet to the North line of a 15 foot right of way as shown on said plat of "Florida Fruit Lands Company's Subdivision No. 2"; thence along said right of way line, parallel with and 15.00 feet North of said South line of the Southeast quarter (SE ¼), South 89°43'58" West 333.12 feet to the point of beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 304,629 square feet (6.993 acres) more or less.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1: The plat designated as the James B. Pirtle Plat, dated December 13, 2001, is hereby approved subject to the following agreed upon conditions:

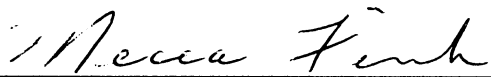
- a. That there is sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be denied by the Town.
- b. That a Recreational Impact Fee Agreement will be executed and paid by the applicant prior to the second and final signoff of the plat by the Town.
- c. That the Town will amend the plat to dedicate a roadway and drainage easement over the existing 55-foot road easement along the south side of Lot 3 for Stirling Road, and a 10-foot utility easement along the north limits of the 55-foot roadway and drainage easement within Lot 3, and along the north right-of-way line of Stirling Road within Lot 2.
- d. That all drainage issues will be addressed prior to the issuance of any building

permit.

Section 2: The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.


Section 3: This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 13th day of December 2001.




Mecca Fink, Mayor

Attest:



Arielle Haze Tyner, Town Clerk

Approved as to Form and Correctness:



Gary A. Poliakoff, J. D., Town Attorney
685412_1.DOC

CORRECTIVE RESOLUTION No. 2002-9

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING THE JAMES B. PIRTLE PLAT; AND AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO EXECUTE SAID PLAT; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the James B. Pirtle Plat described as a portion of the East One Half of the East One Half of Tracts 57 and 58 of Section 35, Township 50 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida.

Said lands situate, lying and being in Broward County, Florida.

Subject to easements, restrictions, reservations of record and taxes for the year 1989 and subsequent years.

Together with all that portion of Tract 56 in Section 35, Township 50 South, Range 40 East, according to the Florida Fruit Lands Co. Subdivision No. 1, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, lying within the West 333 feet of the South one-half (S $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 35, said lands situate, lying and being in Broward County, Florida.

Subject to taxes for the year 1997 and to easements, restrictions, reservations and limitations of record.

Total area of lands shown hereon = 304629 \pm square feet (6.993 \pm acres)

All the above being more particularly described as follows:

A portion of the East half (E $\frac{1}{2}$) of the East half (E $\frac{1}{2}$) of Tracts 57 and 58, and a portion of the West 333.00 feet of Tract 56, all in Section 35, Township 50 South, Range 40 East, of "Florida Fruit Lands Company's Subdivision No. 2", according to the plat thereof as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, said portions described as follows:

Commence at the Southeast corner of said Section 35; thence along the South line of the Southeast quarter (SE $\frac{1}{4}$) of said Section 35, South 89°43'58" West 1319.52 feet to the Southwest corner of said Tract 56; thence along the West line of said Tract 56, North 01°46'29" West 15.01 feet to the point of beginning; thence continue along said West line North 01°46'58" West 40.01 feet to the North right of way line of Stirling Road as described in Official Record Book 6197, Page 20 of the Public Records of Broward County, Florida; thence along said North right of way line, South 89°43'58" West 329.88 feet to the West line of the East half (E $\frac{1}{2}$) of the East half (E $\frac{1}{2}$) of said Tracts 57 and 58; thence along said West line, North 01°46'36" West 605.42 feet to the North line of said Tract 58; thence along said North line, North 89°43'46" East

329.90 feet to the Northeast corner of said Tract 58; thence along the East line of said Tract 58, South 01°46'29" East 330.23 feet to the Southeast corner of said Tract 58, also being the Northwest corner of said Tract 56; thence along the North line of said Tract 56, North 89°43'52" East 33.12 feet to a line parallel with and 333.00 feet East of the West line of said Tract 56; thence along said parallel line, South 01°46'29" East 315.23 feet to the North line of a 15 foot right of way as shown on said plat of "Florida Fruit Lands Company's Subdivision No. 2"; thence along said right of way line, parallel with and 15.00 feet North of said South line of the Southeast quarter (SE ¼), South 89°43'58" West 333.12 feet to the point of beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 304,629 square feet (6.993 acres) more or less.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

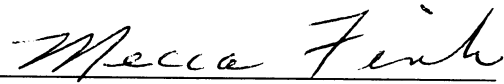
Section 1: The plat designated as the James B. Pirtle Plat, dated December 13, 2001, is hereby approved subject to the following agreed upon conditions:

- a. That there is sufficient capacity of the regional roadway network as determined by Broward County. In the event that sufficient capacity is not met, then the plat shall be denied by the Town.
- b. That a Recreational Impact Fee Agreement will be executed and paid by the applicant prior to the second and final signoff of the plat by the Town.
- c. That the Town will amend the plat to dedicate a roadway and drainage easement over the existing 55-foot road easement along the south side of Lot 3 for Stirling Road, and a 10-foot utility easement along the north limits of the 55-foot roadway and drainage easement within Lot 3, and along the north right-of-way line of Stirling Road within Lot 2.
- d. That all drainage issues will be addressed prior to the issuance of any building permit.
- e. That the applicant will bond the requirements for the roadway improvements for SW 127th Avenue prior to the issuance of any building permits*

Section 2: The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.


Section 3: This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, Florida, this 13th day of December 2001. **CORRECTED** this 1st Day of April 2002.




Mecca Fink, Mayor

Attest:



Anielle Haze Tyner, Town Clerk

Approved as to Form and Correctness:



Gary A. Poliakoff, J. D., Town Attorney

*Due to a scrivener's error the underlined language was inadvertently left out of the originally executed Resolution