

RESOLUTION No. 2002-28

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

WHEREAS, the Font Plat described as a portion of the South one-half (S ½) of Tract 39 in Section 3, Township 51 South, Range 40 East, of "Everglades Sugar and Land Co. Subdivision", according to the plat thereof, as recorded in Plat Book 2, Page 39 of the Public Records of Dade County, Florida, said portion being more particularly described as follows:

Commence at the Southwest corner of said Tract 39; thence N01°51'36"W (Based on "Craven Thompson and Associates Resurvey", as recorded in Miscellaneous Plat Book 6, Page 4, Broward County records) along the West line of said Tract 39, a distance of 40.02 feet to an intersection with a line being parallel with and 40.00 feet North of (as measured at right angles to) the South line of said Tract 39; thence N89°44'24"E along said parallel line a distance of 179.20 feet to the Point of Beginning; thence continue N89°44'24"E along said parallel line a distance of 150.38 feet to an intersection with the East line of said Tract 39; thence continue N01°51'14"W along said East line a distance of 620.65 feet to an intersection with the North line of the South one-half (S ½) of said Tract 39; thence S89°44'10"W along said North line a distance of 97.65 feet; thence S02°59'42"W a distance of 247.49 feet; thence S23°17'04"W a distance of 87.35 feet ; thence S03°44'53"E a distance of 173.36; thence S03°30'18"E a distance of 50.01 feet; thence S00°20'40"E a distance of 70.28 feet to the Point of Beginning. Together with the following described parcel:

A portion of the North one-half (N ½) of Tract 39 in Section 3, Township 51 South, Range 40 East, according to the Plat of the "Everglades Sugar and Land Company Subdivision" as recorded in Plat Book 2, Page 39, of the Public Records of Dade County, Florida, said parcel being more particularly described as follows:

Commence at the East one-quarter (E ¼) Corner of said Section 3, Township 51 South, Range 40 East; thence proceed S89°44'02"W along the North line of the Southeast one-quarter (SE ¼) of said Section 3, for a distance of 1,978.44 feet; thence, proceed S01°51'12"E, along said East line of said Tract 39, for a distance of 631.80 feet to the Point of Beginning; thence continue S01°51'12"E, along said East line, a distance of 29.00 feet to a Point of Intersection with the South line of the North one-half of said Tract 39; thence, proceed S89°44'09"W, along said South line, a distance of 180.01 feet; thence proceed N01°51'12"W a distance of 29.00 feet; thence proceed N89°44'09"E, along a line parallel to the South line of the North one-half of said Tract 39, a distance of 180.01 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Southwest Ranches, Broward County, Florida and containing 87,315 sq. ft. (2.0045 acres) more or less.

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

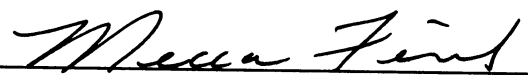
Section 1: The plat designated as the Font Plat, dated February 14, 2002, is hereby approved subject to the following agreed upon conditions:

- 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 local park impact fee will be paid or a Recreational Impact Fee Agreement will be executed by the applicant prior to the second and final signoff of the plat by the Town.

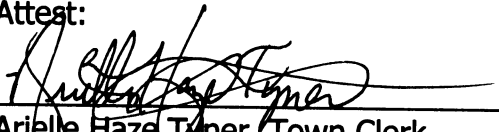
Section 2: The Mayor, Town Administrator and Town Attorney are each authorized to execute said plat.

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 14th day of February, 2002.


Mecca Fink, Mayor

Attest:


Arielle Haze Turner, Town Clerk

Approved as to Form and Correctness:


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

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