

AMENDED 19315/957

AMENDED 43278/295

AMENDED
45398/703

AMENDED
46114/13

AMENDED
46153/1886

AMENDED
47989/1475

THIS INSTRUMENT WAS PREPARED BY
RON CAHILL AND ASSOCIATES, INC.
6047 KIMBERLY BOULEVARD, BAY-X
NORTH LAUDERDALE, FLORIDA

LEGAL DESCRIPTION

ALL OF TRACTS 28, 33, 40, 44 AND 45, THE EAST FIVE ACRES OF TRACT 41 AND A PORTION OF THE EAST 150 FEET OF TRACT 43, BLOCK 93; AND PORTIONS OF TRACTS 3, 4, AND 5, BLOCK 94; AND CERTAIN VACATED ROAD RIGHTS-OF-WAY ABUTTING THE AFORESAID TRACTS; ALL OF THE AFOREMENTIONED LYING WITHIN THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO.3 AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THENCE N. 88°46'12"E. ALONG THE CENTERLINE OF HAMMOND-VILLE ROAD 1098.70 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF A LINE 150.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 43, BLOCK 93; THENCE N. 00°22'24"W. ALONG SAID LINE 50.01 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 00°22'24"W. ALONG SAID LINE FOR 765.22 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 43, THENCE N. 89°34'36"E. ALONG THE NORTH LINE OF SAID TRACTS 43 AND 44, FOR 809.72 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST FIVE ACRES OF SAID TRACT 41, THENCE N. 00°22'24"W. ALONG THE WEST LINE OF THE EAST FIVE ACRES OF SAID TRACT 41 FOR 645.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 41, THENCE N. 89°34'36"E. ALONG SAID LINE FOR 345.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF TRACT 33, BLOCK 93; THENCE N. 00°22'24"W. ALONG A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF TRACTS 33 AND 28, BLOCK 93, FOR 1380.00 FEET TO THE POINT OF INTERSECTION WITH A LINE 150.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 28, BLOCK 93, THENCE N. 89°34'36"E. ALONG SAID LINE FOR 675.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 28, THENCE S. 00°22'24"E. ALONG SAID LINE AND THE EAST LINE OF SAID TRACTS 28, 33, 40 AND 45 BLOCK 93, AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 45, FOR 2764.46 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, THENCE S. 88°46'12"W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD FOR 1829.92 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN BROWARD COUNTY, FLORIDA. CONTAINING 68.089 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA S.S. KNOW ALL MEN BY THESE PRESENTS; THAT
COUNTY OF BROWARD DAVID J. MEARS

OWNER OF THE LANDS DESCRIBED HEREON HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED, AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS, CENTRAL PARK OF COMMERCE, A RESUBDIVISION OF OF TRACTS 28, 33, 40, 44, 45 AND A PORTION OF TRACT 41, BLOCK 93 AND A PORTION OF TRACTS 3, 4 AND 5 BLOCK 94, PALM BEACH FARMS COMPANY PLAT NO.3 PLAT BOOK 2, PAGE 54, PALM BEACH COUNTY RECORDS, AND HEREBY DEDICATES

1. THE PUBLIC THOROUGHFARES SHOWN HEREON AS BANKS ROAD, N.W. 15th STREET, AND N.W. 17th STREET AND COCONUT CREEK PARKWAY, ARE HEREBY DEDICATED TO THE PUBLIC IN FEE SIMPLE FOR PROPER PURPOSES
2. THE CANAL AND 20' CANAL MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE MARGATE WATERWAY ASSOC., INC.
3. THE UTILITY EASEMENTS, FLOWAGE EASEMENTS AND THE FORCE MAIN EASEMENTS SHOWN ARE HEREBY DEDICATED TO PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
4. ALL EASEMENTS AND ROAD RIGHT-OF-WAYS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ARE VACATED.

IN WITNESS WHEREOF: DAVID J. MEARS HAS HEREUNTO SET HIS HAND
THIS 28 DAY OF DECEMBER A.D. 1983 AT BROWARD COUNTY, FLORIDA.

WITNESS: David J. Mears

BY: David J. Mears
DAVID J. MEARS

WITNESS: Ronald G. Cahill, Sr.

CENTRAL PARK OF COMMERCE

A RESUBDIVISION OF TRACTS 28, 33, 40, 44, 45 AND A PORTION OF TRACT 41, BLOCK 93, AND A PORTION OF TRACTS 3, 4 AND 5 BLOCK 94, AND A PORTION OF CERTAIN VACATED RIGHT-OF-WAYS ABUTTING SAID TRACTS, ALL LYING WITHIN THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO.3" AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

CITY OF MARGATE

BROWARD COUNTY

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT
STATE OF FLORIDA S.S.
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED EDWARD V. KLEIN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE PRESIDENT OF FIRST AMERICAN BANK AND TRUST, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF December 1983

MY COMMISSION EXPIRES September 7, 1987

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY,
COUNTY OF BROWARD PERSONALLY APPEARED BEFORE ME, AN
OFFICER DULY AUTHORIZED TO ADMINISTER
OATHS AND TAKE ACKNOWLEDGEMENTS, DAVID J. MEARS

WHO ACKNOWLEDGED BEFORE ME THE EXECUTION OF THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF December 1983

MY COMMISSION EXPIRES 9/7/87 John Zureck
NOTARY PUBLIC

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11354 PAGE 433 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: MARGATE REALTY CORPORATION, A FLORIDA CORPORATION, THROUGH ITS LAWFULLY APPOINTED ATTORNEY-IN-FACT PETER R. HARRISON HAS HEREUNTO SET HIS HAND AND SEAL THIS 21 DAY OF DECEMBER A.D. 1983 AT FORT LAUDERDALE, FLORIDA

WITNESS (1) Diana L. Rose

(2) Emily J. Mearns

Peter R. Harrison
PETER R. HARRISON
ATTORNEY-IN-FACT FOR
MARGATE REALTY CORPORATION

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S. I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY
COUNTY OF BROWARD APPEARED BEFORE ME, AN OFFICER DULY
AUTHORIZED TO ADMINISTER OATHS AND TAKE
ACKNOWLEDGEMENTS, PETER R. HARRISON, ATTORNEY-IN-FACT FOR
MARGATE REALTY CORPORATION, TO ME WELL KNOWN TO BE THE PERSON
DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION
FOR THE PURPOSES AND USES EXPRESSED THEREIN

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF December 1983

MY COMMISSION EXPIRES 10/16/86 Carissa Wright
NOTARY PUBLIC

DEDICATION OF MORTGAGE HOLDER

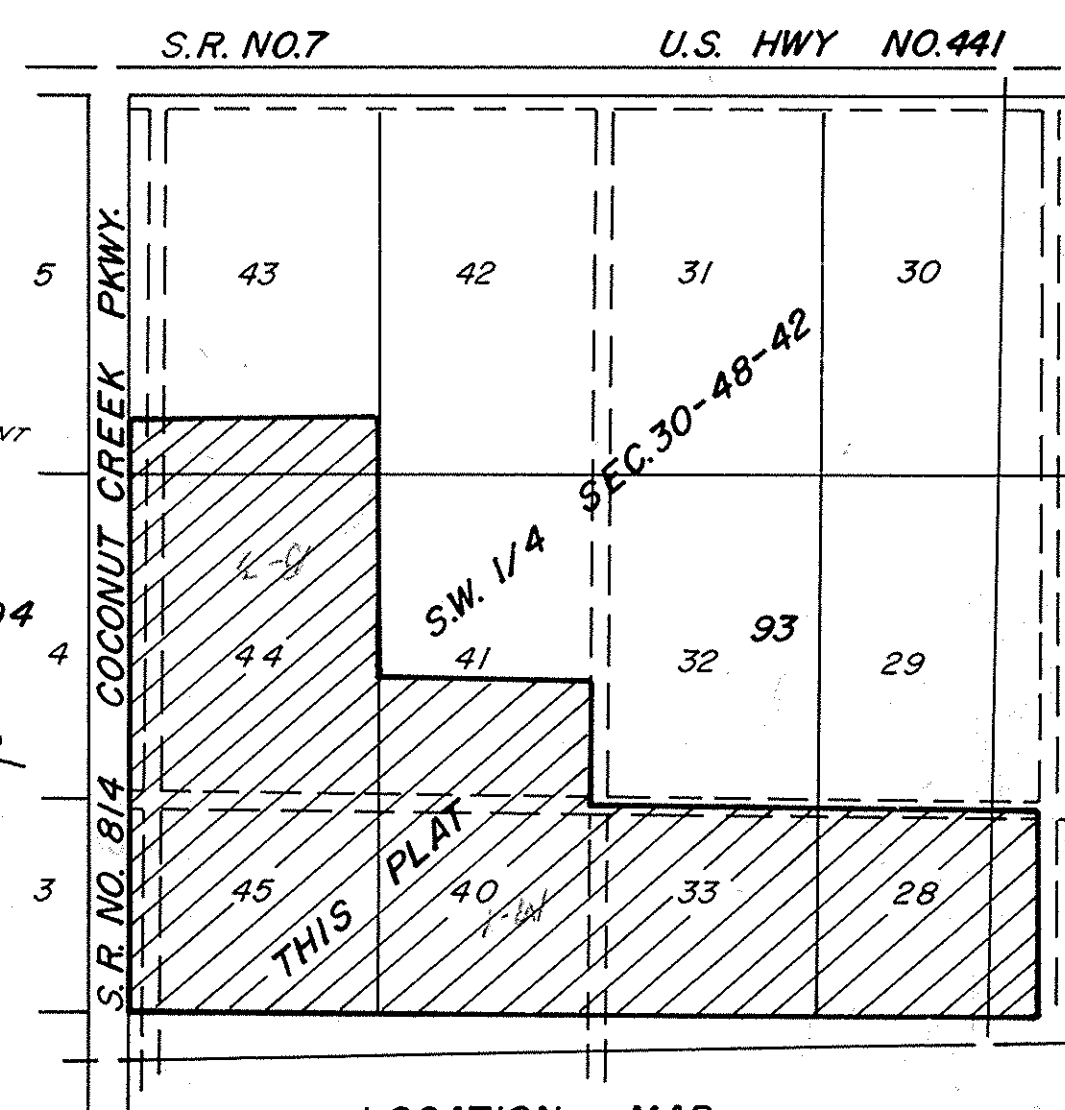
STATE OF FLORIDA S.S.
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOKS 11361, PAGE 510 AND 11448, PAGE 760, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIRST AMERICAN BANK AND TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28 DAY OF December 1983

WITNESS

Edward V. Klein
EDWARD V. KLEIN
VICE PRESIDENT



CITY OF MARGATE

CITY COUNCIL APPROVAL: THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE "CITY OF MARGATE" FLORIDA IN AND BY RESOLUTION ADOPTED BY SAID COUNCIL ON THE 17th DAY OF August A.D. 1983

IN WITNESS WHEREOF THE SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CLERK AND THE CORPORATE SEAL TO BE AFFIXED THIS 28th DAY OF December A.D. 1983

THIS PLAT IS APPROVED Shirley Baughman CITY CLERK

Shirley Baughman MAYOR Emil C. Esteban CITY ENGINEER
EMIL C. ESTEBAN P.E. No. 31945

CITY PLANNING AND ZONING BOARD

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD BY THE "CITY OF MARGATE" PLANNING AND ZONING BOARD THIS 12th DAY OF July A.D. 1983

James Baughman
CHAIRMAN

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT-OF-WAY FOR TRAFFIC WAYS BY RESOLUTION DULY ADOPTED THIS 27th DAY OF October A.D. 1983

BY: John Harris DATE 1/26/84

BROWARD COUNTY FINANCE AND ADMINIST. SERVICES DEPT., 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 COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 3rd DAY OF JANUARY A.D. 1984

F.T. JOHNSON
COUNTY ADMINISTRATOR

BY: Mildred U. Connors DEPUTY

BY: Trish E. Grossman
CHAIRMAN- COUNTY COMMISSION

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD

BY: Henry P. Cook 3-27-84
HENRY P. COOK, DIRECTOR
FLORIDA P.E. NO. 12506

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

THIS INSTRUMENT FILED FOR RECORD THIS 30th DAY OF MARCH A.D. 1984 AND RECORDED IN PLAT BOOK 119 PAGE 27

"RECORD VERIFIED"

F.T. JOHNSON
COUNTY ADMINISTRATOR

STATE OF FLORIDA, COUNTY OF BROWARD
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, THAT THE SURVEY COMPLIES WITH THE APPLICABLE REQUIREMENTS OF PART I OF CHAPTER 177, FLORIDA STATUTES,

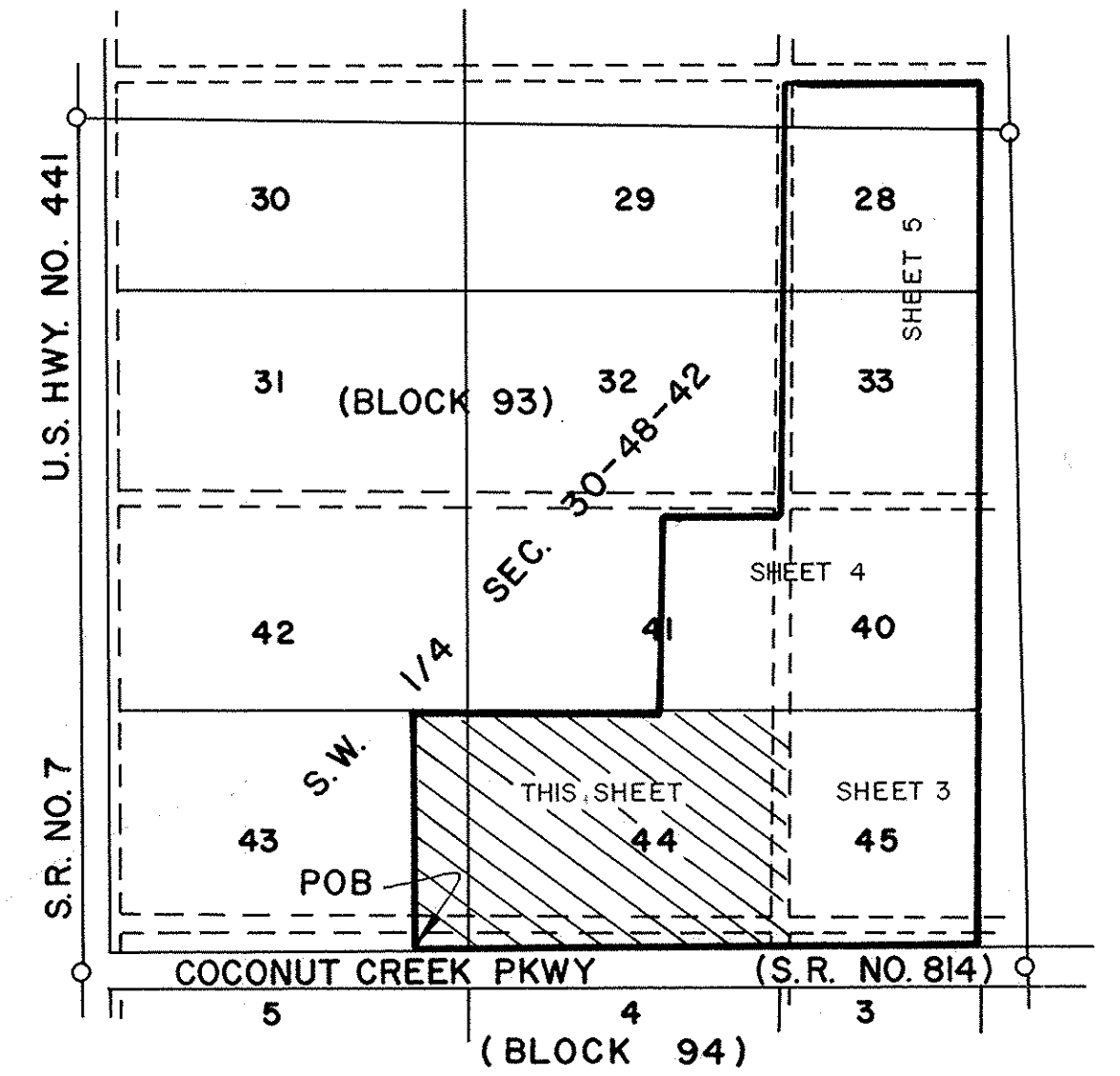
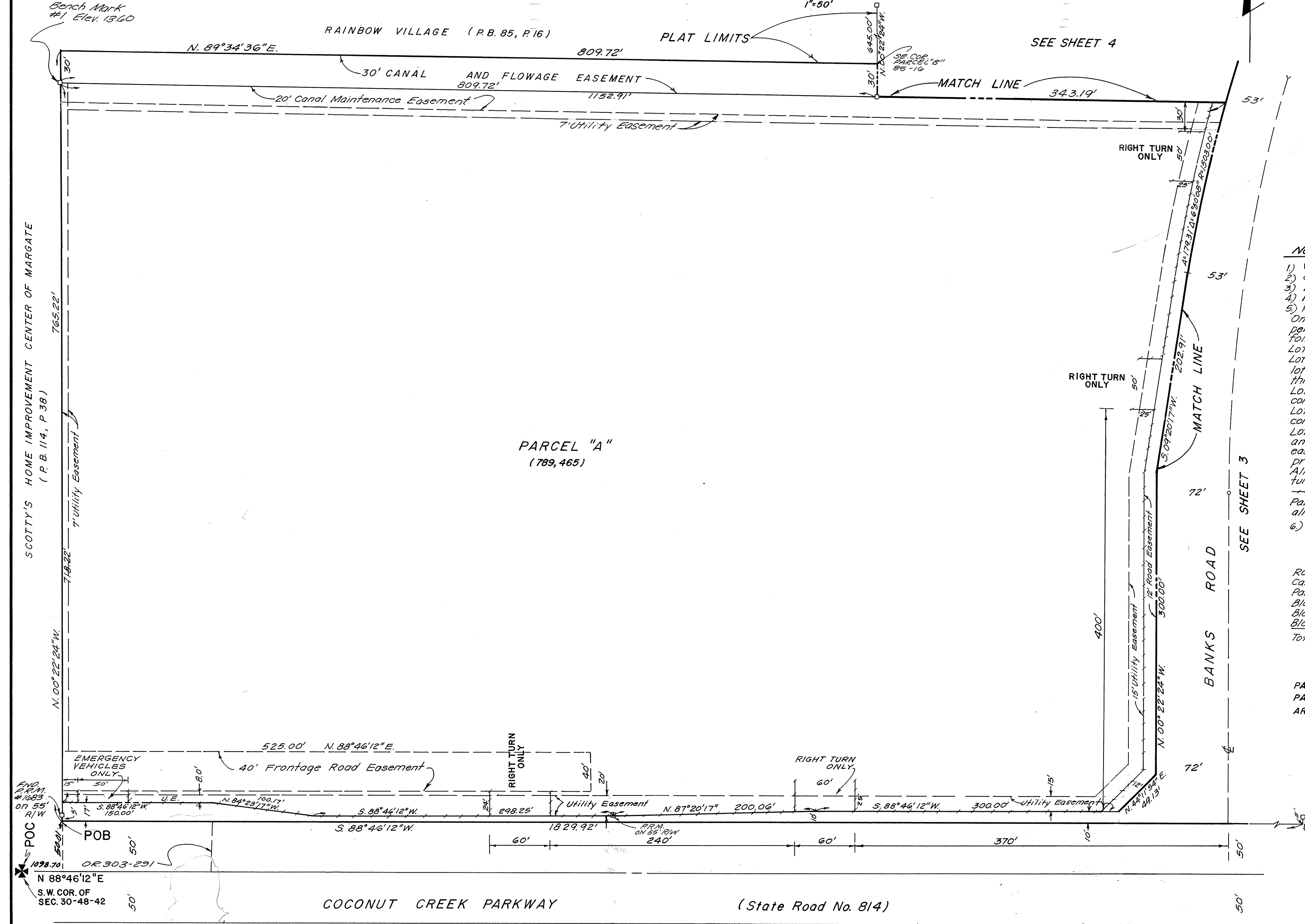
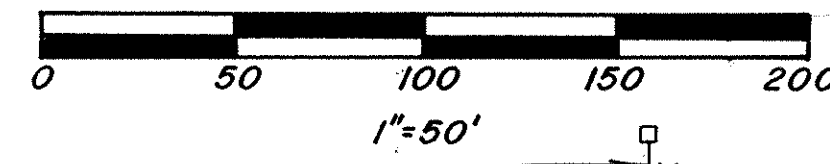
AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THE 15 DAY OF FEBRUARY, 1984, BENCH MARKS SHOWN ARE BASED ON N.G.V.D. AND CONFORM TO STANDARDS FOR THIRD ORDER WORK, PERMANENT CONTROL POINTS WILL BE SET IN COMPLIANCE WITH SAID SECTION 177.091

Ronald G. Cahill, Sr.
RONALD G. CAHILL, SR.
R.L.S. No. 3526
STATE OF FLORIDA

PREPARED BY
RON CAHILL & ASSOCIATES INC
6043 KIMBERLY BLVD. NORTH LAUDERDALE, FL.

CENTRAL PARK OF COMMERCE

A RESUBDIVISION OF TRACTS 28, 33, 40, 44, 45 AND A PORTION OF TRACT 44/43 BLOCK 93 AND A PORTION OF TRACTS 3, 4 AND 5 BLOCK 94 AND A PORTION OF CERTAIN VACATED RIGHT-OF-WAYS ABUTTING SAID TRACTS, ALL LYING WITHIN THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO 3" AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST. CITY OF MARGATE BROWARD COUNTY FLORIDA



LOCATION MAP
NOT TO SCALE

NOTES

- 1) P.R.M. indicates Permanent Reference Monument
 - 2) P.C.P. indicates Permanent Control Point
 - 3) Bearings are based on Assumed Datum.
 - 4) P.O.C. indicates Point of Commencement.
 - 5) P.O.B. indicates Point of Beginning.
- One point of ingress and egress to Banks Road will be permitted across the non-vehicular access line at the following locations:
Lot 1, Block 1, within 150' North of the South Lot line
Lots 1 & 2, Block 2, within 25' North of and 125' South of the common lot line, a 50' wide by 50' deep easement will be required of this turnout.
Lots 5 & 6, Block 2, within 25' South of and 175' North of the common Lot line.
Lots 1 & 2, Block 3, within 25' North of and 110' South of the common Lot line.
Lots 7 & 8, Block 3, within 25' South of the common Lot line and the North line of Lot 3, a 50' wide by a 50' deep easement will be required at this turnout to the North property line.
All turnouts shall be 50' wide and restricted to right turn only.
--- Indicates non vehicular access line
Parcels "A" and "B" as shown hereon are zoned B-3, all Lots North of Parcels "A" and "B" are zoned M-1.
6) (129,030) indicates square footage of Parcel or Lot.

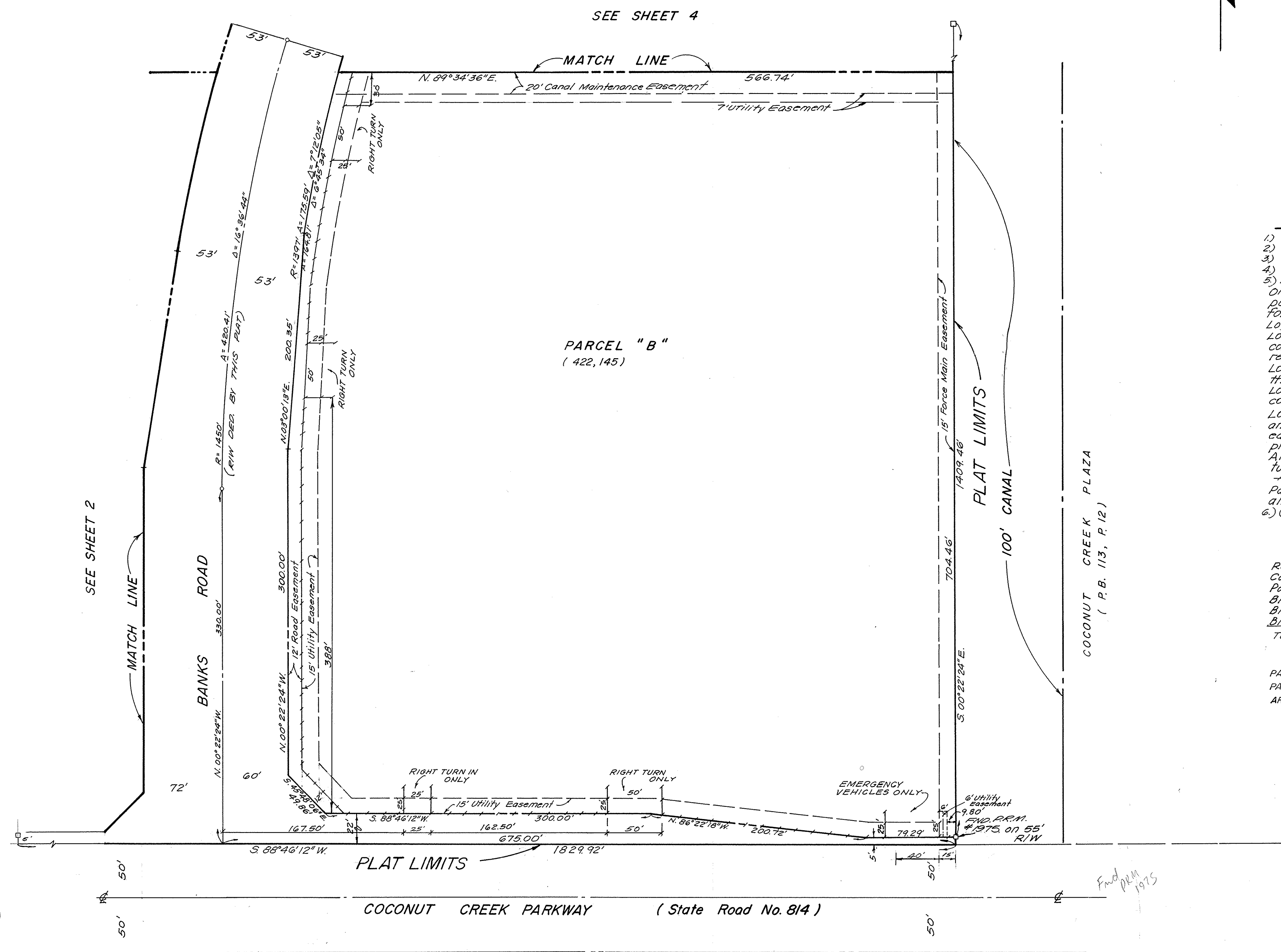
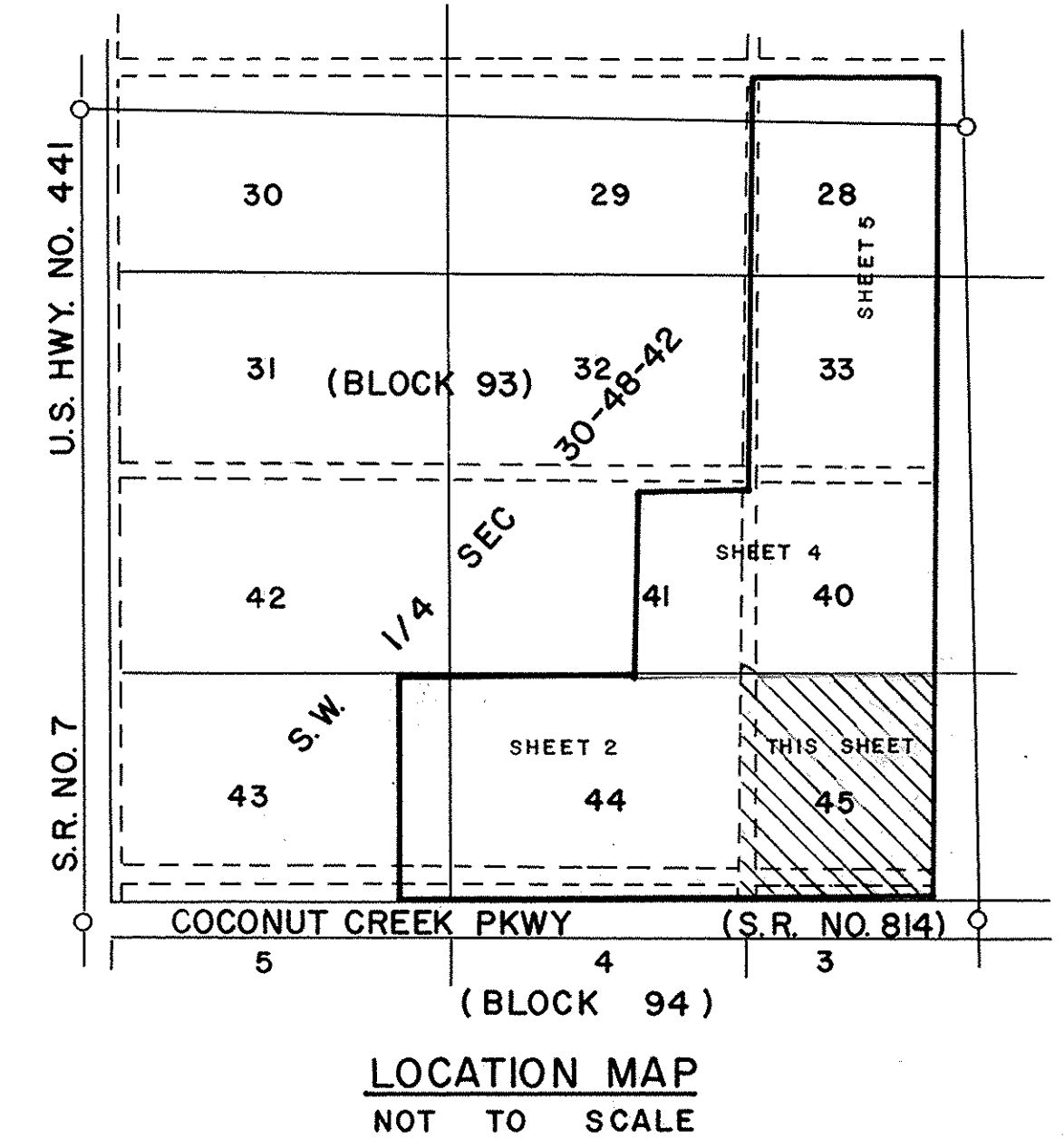
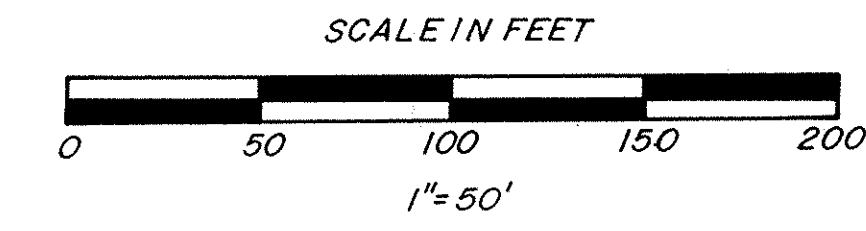
	Sq. Ft.	Acres
Road R/W	384,838	8.95
Canal R/W	255,284	5.86
Parcels "A" thru "E"	1,252,735	28.76
Block 1	209,461	4.81
Block 2	508,532	11.67
Block 3	350,129	8.04
Total This Plat	2,965,979	68.09

PARCEL "A" IS RESTRICTED TO 179,500 SQ. FT. OF SHOPPING CENTER, PARCEL "B" TO 110,000 SQ. FT. OF OFFICE BLDG. AND THE REMAINING AREA TO 300,000 SQ. FT. OF WAREHOUSE USE ONLY

PREPARED BY
RON CAHILL & ASSOCIATES INC
6043 KIMBERLY BLVD. NORTH LAUDERDALE, FL.

CENTRAL PARK OF COMMERCE

A RESUBDIVISION OF TRACTS 28, 33, 40, 44, 45 AND A PORTION OF TRACT 41, BLOCK 93 AND A PORTION OF TRACTS 3, 4 AND 5 BLOCK 94, AND A PORTION OF CERTAIN VACATED RIGHT-OF-WAYS ABUTTING SAID TRACTS, ALL LYING WITHIN THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST. CITY OF MARGATE BROWARD COUNTY FLORIDA



- NOTES**
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 - 4) P.O.C. indicates Point of Commencement
 - 5) P.O.B. indicates Point of Beginning
- One point of ingress and egress to Banks Road will be permitted across the non-vehicular access line at the following locations:
- Lot 1, Block 1, within 150' North of the South Lot line
 - Lots 1 & 2, Block 2, within 25' North of and 125' South of the common lot line, a 50' wide by 50' deep easement will be required of this turnout.
 - Lots 5 & 6, Block 2, within 25' South of and 175' North of the common lot line
 - Lots 1 & 2, Block 3, within 25' North of and 110' South of the common lot line
 - Lots 7 & 8, Block 3, within 25' South of the common lot line and the North line of Lot 8, a 50' wide by a 50' deep easement will be required at this turnout to the North property line.
- All turnouts shall be 50' wide and restricted to right turn only.
- indicates non vehicular access line
- Parcels "A" and "B" as shown hereon are zoned B-3, all Lots North of Parcels "A" and "B" are zoned M-1.
- 6) (422,145) indicates square footage of Parcel or Lot.

	Sq. Ft.	Acres
Road R/W	389,838	8.95
Canal R/W	255,284	5.86
Parcels "A" thru "E"	1,252,735	28.74
Block 1	209,461	4.81
Block 2	508,532	11.67
Block 3	350,129	8.04
Total This Plat	2,965,979	68.09

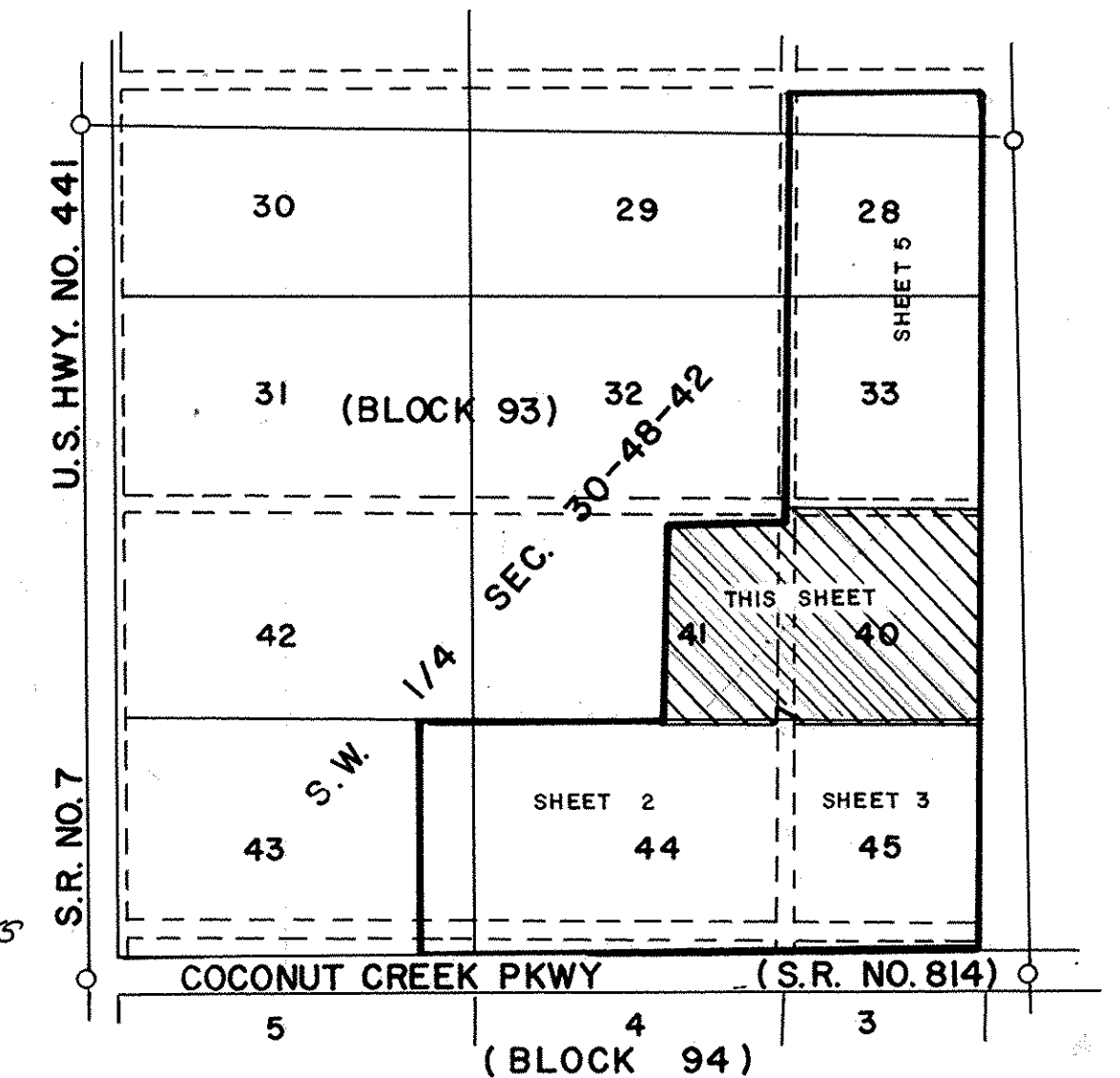
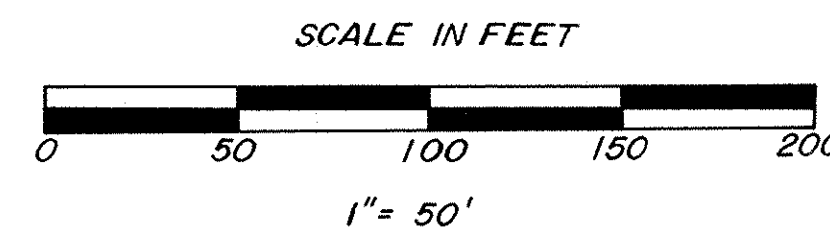
PARCEL "A" IS RESTRICTED TO 179,500 SQ.FT OF SHOPPING CENTER, PARCEL "B" TO 110,000 SQ.FT OF OFFICE BLDG. AND THE REMAINING AREA TO 300,000 SQ.FT. OF WAREHOUSE USE ONLY

End
P.C.M.
10/15

PREPARED BY
RON CAHILL & ASSOCIATES INC
6043 KIMBERLY BLVD. NORTH LAUDERDALE, FL.

CENTRAL PARK OF COMMERCE

A RESUBDIVISION OF TRACTS 28,33,40,44,45 AND A PORTION OF TRACT 41/43 BLOCK 93 AND A PORTION OF TRACTS 3, 4 AND 5 BLOCK 94, AND A PORTION OF CERTAIN VACATED RIGHT-OF-WAYS ABUTTING SAID TRACTS, ALL LYING WITHIN THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST. CITY OF MARGATE BROWARD COUNTY FLORIDA



LOCATION MAP
NOT TO SCALE

NOTES

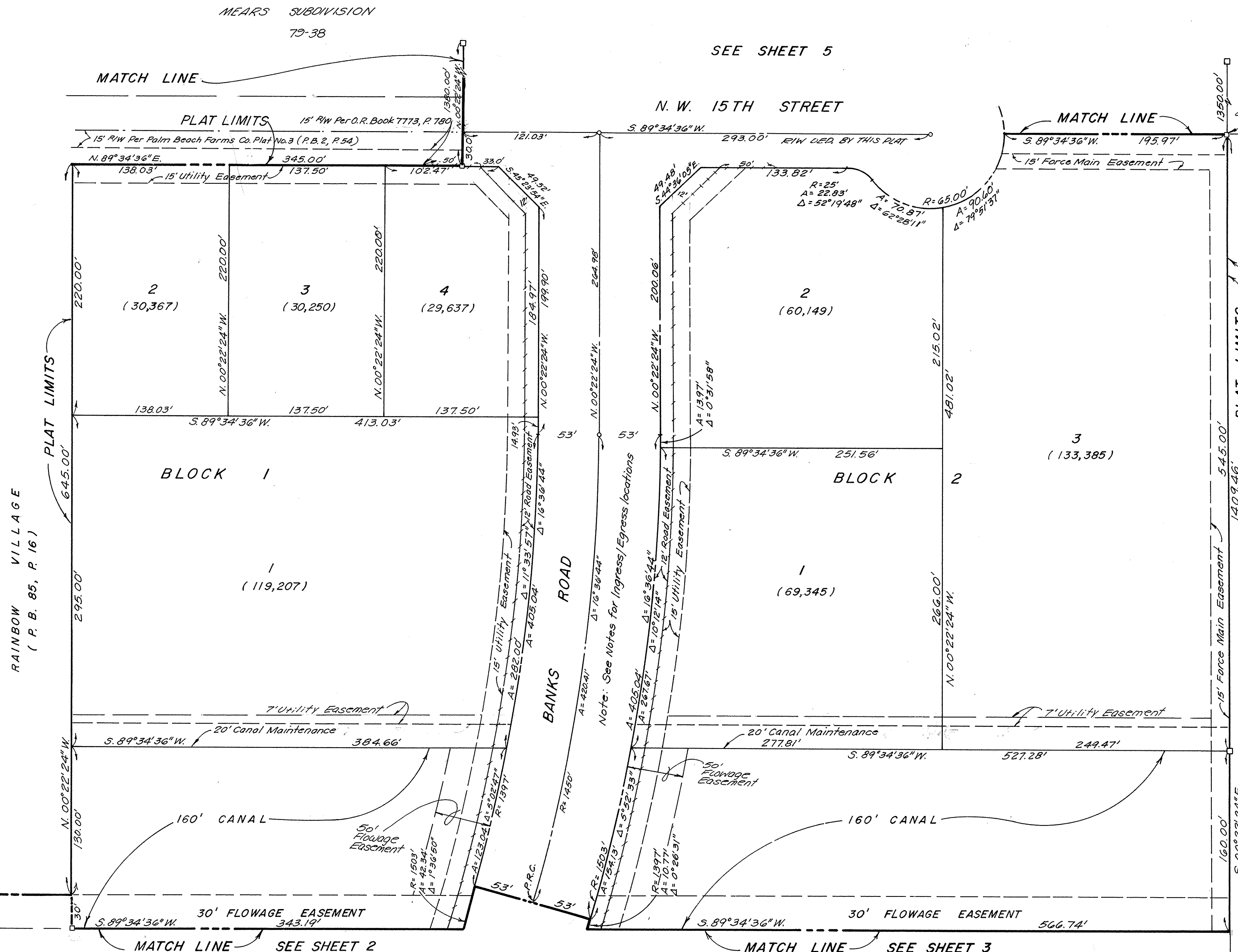
- 1) P.R.M. indicates Permanent Reference Monument
- 2) P.C.P. indicates Permanent Control Point
- 3) Bearings are based on Assumed Datum
- 4) P.O.C. indicates Point of Commencement
- 5) P.O.B. indicates Point of Beginning
- 6) (1/2 S. 1/4) indicates Square, 1/2 of 1/4 of Lot.
- 7) One point of ingress and egress to Banks Road will be permitted across the non-vehicular access line at the following locations:
Lot 1, Block 1, within 150' North of the South Lot line.
Lots 1 & 2, Block 2, within 25' North of and 125' South of the common lot line, a 50' wide by 50' deep easement will be required of this turnout.
Lots 5 & 6, Block 2, within 25' South of and 175' North of the common Lot line.
Lots 1 & 2, Block 3, within 25' North of and 110' South of the common Lot line.
Lots 7 & 8, Block 3, within 25' South of the common Lot line and the North line of Lot 8, a 50' wide by a 50' deep easement will be required at this turnout to the North property line.
All turnouts shall be 50' wide and restricted to right turn only.
- 8) Indicates non-vehicular access line Parcels "A" and "B" as shown hereon are zoned B-3, all Lots North of Parcels "A" and "B" are zoned M-1.

	Sq. Ft.	Acres
Road R/W	389,838	8.95
Canal R/W	255,284	5.86
Parcels "A" thru "E"	1,252,735	28.76
Block 1	209,461	4.81
Block 2	508,532	11.67
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Total This Plat	2,965,979	68.09

PARCEL "A" IS RESTRICTED TO 179,500 SQ. FT. OF SHOPPING CENTER
PARCEL "B" TO 110,000 SQ. FT. OF OFFICE BLDG AND THE REMAINING
AREA TO 300,000 SQ. FT. OF WAREHOUSE USE ONLY

PALM BEACH FARMS CO. PLAT NO. 3
2-54 P.B.R.

COCONUT CREEK PLAZA
(P.B. 113, P. 12)



CENTRAL PARK OF COMMERCE

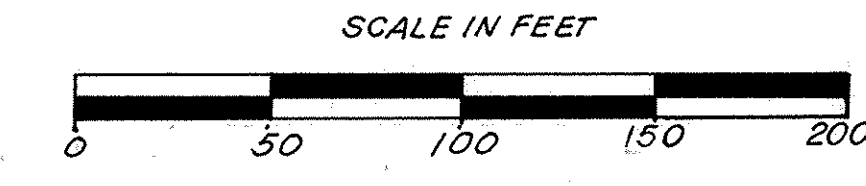
NOTES

- 1) P.R.M. indicates Permanent Reference Monument
- 2) o Indicates (P.C.P) Permanent Control Point
- 3) Bearings are based on Assumed Datum
- 4) P.O.C. indicates Point of Commencement
- 5) P.B. indicates Point of Beginning
- 6) (21,56) indicates square footage of Parcel / Lot.

One point of ingress and egress to Banks Road will be permitted across the non-vehicular access line at the following locations:
Lot 1, Block 1, within 150' North of the South lot line.
Lots 1 & 2, Block 2, within 25' North of and 125' South of the common Lot line, a 50' wide by 50' deep easement will be required at this turnout.
Lots 5 & 6, Block 2, within 25' South of and 175' North of the common Lot line.
Lots 1 & 2, Block 3, within 25' North of and 110' South of the common Lot line.
Lots 7 & 8, Block 3, within 25' South of the common Lot line and the North line of Lot 6, a 50' wide by 50' deep easement will be required at this turnout to the North property line.
All turnouts shall be 50' wide and restricted to right turn only.
----- Indicates non vehicular access line
Parcels "A" and "B" as shown hereon are zoned B-3, all lots North of Parcels "A" and "B" are zoned M-1.

A RESUBDIVISION OF TRACTS 28,33,40,44,45 AND A PORTION OF TRACT 41, BLOCK 93 AND A PORTION OF TRACTS 3, 4 AND 5 BLOCK 94, AND A PORTION OF CERTAIN VACATED RIGHT-OF-WAYS ABUTTING SAID TRACTS, ALL LYING WITHIN THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

CITY OF MARGATE BROWARD COUNTY FLORIDA



1"=50'

	Sq. Ft.	Acres
Road R/W	389,838	8.95
Canal R/W	255,284	5.86
Parcels "A" thru "E"	1,252,735	28.76
Block 1	208,461	4.81
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