

COCO GATE

BEING A REPLAT OF A PORTION OF TRACT 43, BLOCK 93, A PORTION OF TRACT 5, BLOCK 94, AND A PORTION OF THE 25.00 FOOT ROAD RESERVATION, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA
(APRIL 2025)

PLAT BOOK PAGE

SHEET 1 OF 4

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD }ss

KNOW ALL MEN BY THESE PRESENTS: THAT COCOGATE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, AS OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS COCOGATE. THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN.

PARCEL "C", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE STATE IN FEE SIMPLE FOR PROPER PURPOSES.

PARCEL "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE STATE IN FEE SIMPLE FOR PROPER PURPOSES.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS DAY OF , 20 , A.D.

WITNESS
PRINT NAME
WITNESS
PRINT NAME

COCO GATE PARTNERS, LTD.
BY: MICHAEL RAHAEL, TITLE

ACKNOWLEDGMENT:

STATE OF }
COUNTY OF }ss

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS: MICHAEL RAHAEL, AS OF COCOGATE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AND RESPECTIVELY AS IDENTIFICATION, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID TRUST FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF , 20 , A.D.

NOTARY PUBLIC - STATE OF NOTARY SEAL

PRINTED NAME OF ACKNOWLEDGER COMMISSION NUMBER MY COMMISSION EXPIRES:

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA }
COUNTY OF }ss

POWER FINANCIAL CREDIT UNION, A FLORIDA STATE CHARTERED CREDIT UNION, AS SUCCESSOR BY MERGER WITH TRANSCAPITAL BANK, OWNER AND HOLDER OF A MORTGAGE ON THIS PROPERTY, RECORDED IN INSTRUMENT NUMBER 120030346, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND DOES HEREBY JOIN IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS DAY OF , 20 , A.D.

POWER FINANCIAL CREDIT UNION, A
FLORIDA STATE CHARTERED CREDIT UNION

OFFICER: NAME: PRINTED TITLE:
WITNESS: NAME: PRINTED
WITNESS: NAME: PRINTED

ACKNOWLEDGMENT:

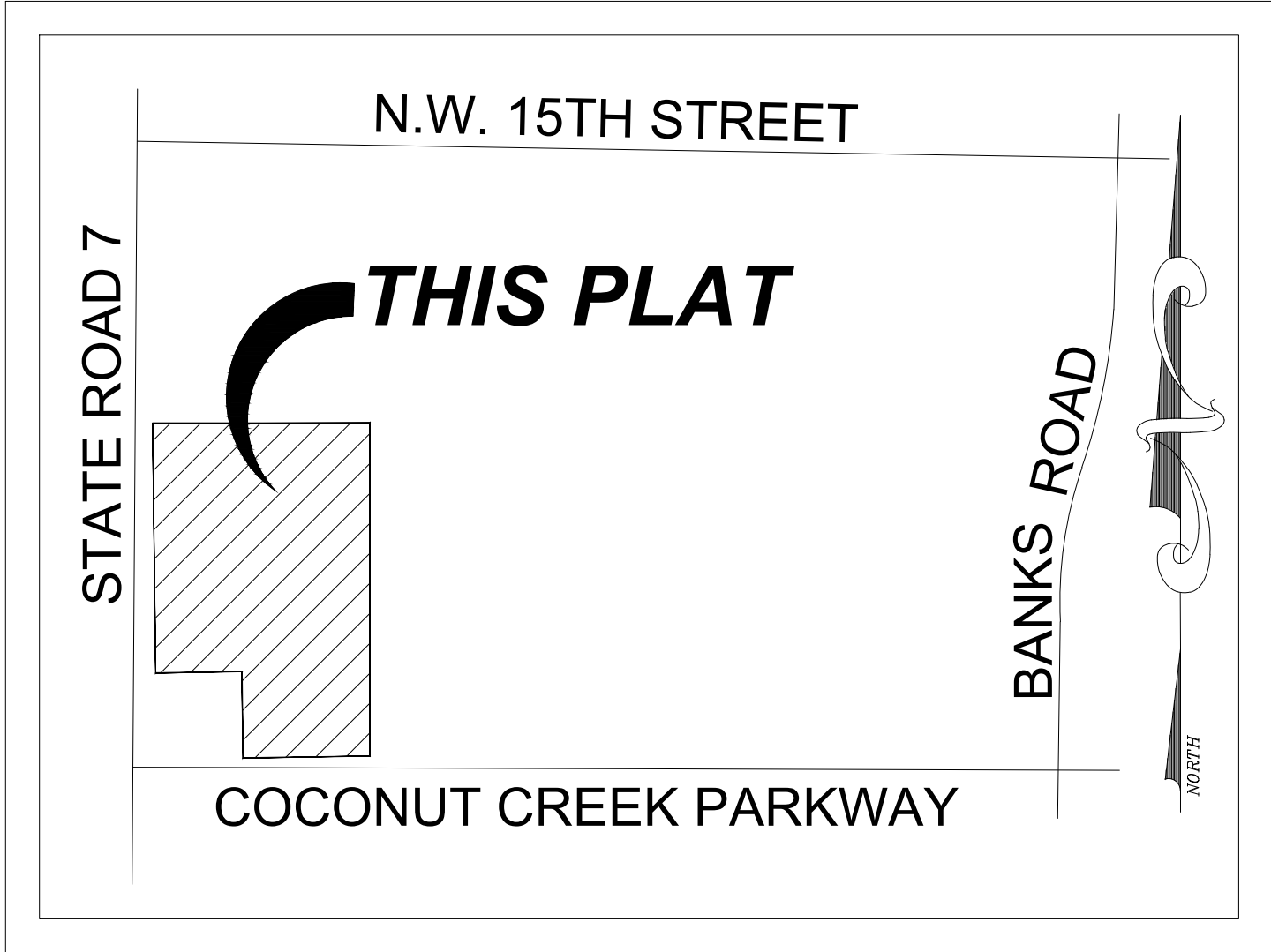
STATE OF }
COUNTY OF }ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 20 BY BEING THE OF POWER FINANCIAL CREDIT UNION, A FLORIDA STATE CHARTERED CREDIT UNION ON BEHALF OF THE COMPANY.

HE/SHE IS
() PERSONALLY KNOWN TO ME
() OR HAS PRODUCED AS IDENTIFICATION,
AND
() DID TAKE AN OATH
() DID NOT TAKE AN OATH

NOTARY PUBLIC - STATE OF NOTARY SEAL

PRINTED NAME OF ACKNOWLEDGER COMMISSION NUMBER MY COMMISSION EXPIRES:



LOCATION MAP - NOT TO SCALE

LEGAL DESCRIPTION

A PART OF TRACT 43, BLOCK 93, AND TRACT 5, BLOCK 94, PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 43, BLOCK 93, PALM BEACH FARMS CO., PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS, OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID TRACT 43 FOR 479 FEET MORE OR LESS; THENCE SOUTHERLY ALONG A LINE 660 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 43 AND ITS SOUTHERLY EXTENSION THEREOF, 772.31 FEET MORE OR LESS; THENCE WESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, 293.98 FEET MORE OR LESS; THENCE NORTHERLY ALONG A LINE 175 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT 5, BLOCK 94 OF SAID PALM BEACH FARMS CO., AND ITS NORTHERLY EXTENSION AND THE WEST LINE OF SAID TRACT 43 FOR 200.00 FEET; THENCE WESTERLY ALONG A LINE 200.00 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD, 200.00 FEET; THENCE NORTHERLY ALONG A LINE 25 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 43 FOR 579.26 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 43; THENCE EASTERLY 25 FEET TO THE POINT OF BEGINNING.

THE AFOREMENTIONED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

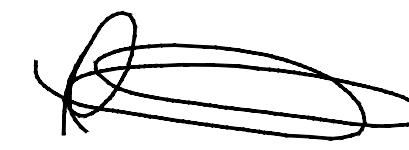
A PORTION OF TRACT 43, BLOCK 93, A PORTION OF TRACT 5, BLOCK 94, AND A PORTION OF THE ADJACENT 25.00 FOOT ROAD RESERVATION, PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

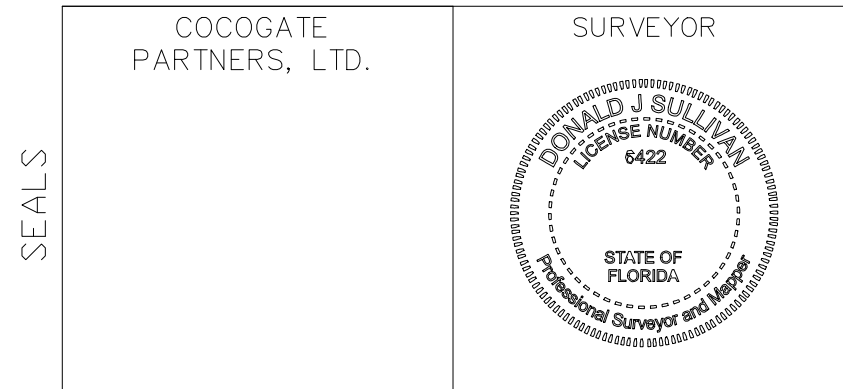
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 43; THENCE SOUTH 89°12'00" EAST ALONG THE NORTH LINE OF SAID TRACT 43, A DISTANCE OF 479.00 FEET TO THE NORTHWEST CORNER OF THE PLAT OF SCOTTY'S HOME IMPROVEMENT CENTER OF MARGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°51'00" WEST, A DISTANCE OF 772.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COCONUT CREEK PARKWAY, WITH A PORTION OF THE LAST CALL BEING ALONG THE WEST LINE OF SAID PLAT OF SCOTTY'S HOME IMPROVEMENT CENTER OF MARGATE, AND ALONG THE WEST PLAT LIMITS OF THE PLAT NORRIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 83, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 90°00'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 293.95 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF "FARRIS - MARGATE CORNER PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 171 AND 172, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°06'23" EAST ALONG THE EAST PLAT LIMITS OF SAID PLAT, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE NORTH 90°00'00" WEST ALONG THE NORTH PLAT LIMITS OF SAID PLAT, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT LYING AND BEING ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE AFORESAID TRACT 43; THENCE NORTH 00°06'23" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 579.30 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 43; THENCE SOUTH 89°12'00" EAST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 347,103 SQUARE FEET (7.97 ACRES) MORE OR LESS.

SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, AND WITH THE APPLICABLE SECTIONS OF 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS DAY OF , 2024.

 06/10/2025
DONALD J. SULLIVAN, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6422
DJS SURVEYORS, INC.
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FLORIDA 33498
CERTIFICATE OF AUTHORIZATION No. LB 7870



COCOGATE

BEING A REPLAT OF A PORTION OF TRACT 43, BLOCK 93, A PORTION OF TRACT 5, BLOCK 94, AND A PORTION OF THE 25.00 FOOT ROAD RESERVATION, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA
(APRIL 2025)

PREPARED BY:
DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
4171 W HILLSBORO BLVD., SUITE 2
COCONUT CREEK, FL 33073
PH. 561.883.0470, FAX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS ____ DAY OF _____, 20____, A.D.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20____ A.D.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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 COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS ____ DAY OF _____, 20____, A.D.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ DATE _____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7280

BY: _____ DATE _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40283

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20____, A.D.

BY: _____
DIRECTOR/DESIGNEE

CITY OF MARGATE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: THAT THE CITY AND PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS ____ DAY OF _____, 20____ A.D.

BY: _____
CATHERINE YARDLEY, VICE CHAIRPERSON

CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, IN AND BY RESOLUTION NO. _____, ADOPTED BY SAID COMMISSION ON THIS ____ DAY OF _____, 20____ A.D.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO ON THIS ____ DAY OF _____, 20____ A.D..

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: _____
JENNIFER JOHNSON, CITY CLERK

BY: _____
TOMMY RUZZANO, MAYOR

CITY ENGINEER

THIS PLAT HS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20____ A.D.

BY: _____
JENNA MARTINETTI
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 69035

SEALS	COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY COMMISSION	CITY ENGINEER	CITY COMMISSION

COCO GATE

PREPARED BY:
DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
4171 W HILLSBORO BLVD., SUITE 2
COCONUT CREEK, FL 33073
PH. 561.883.0470, FAX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870

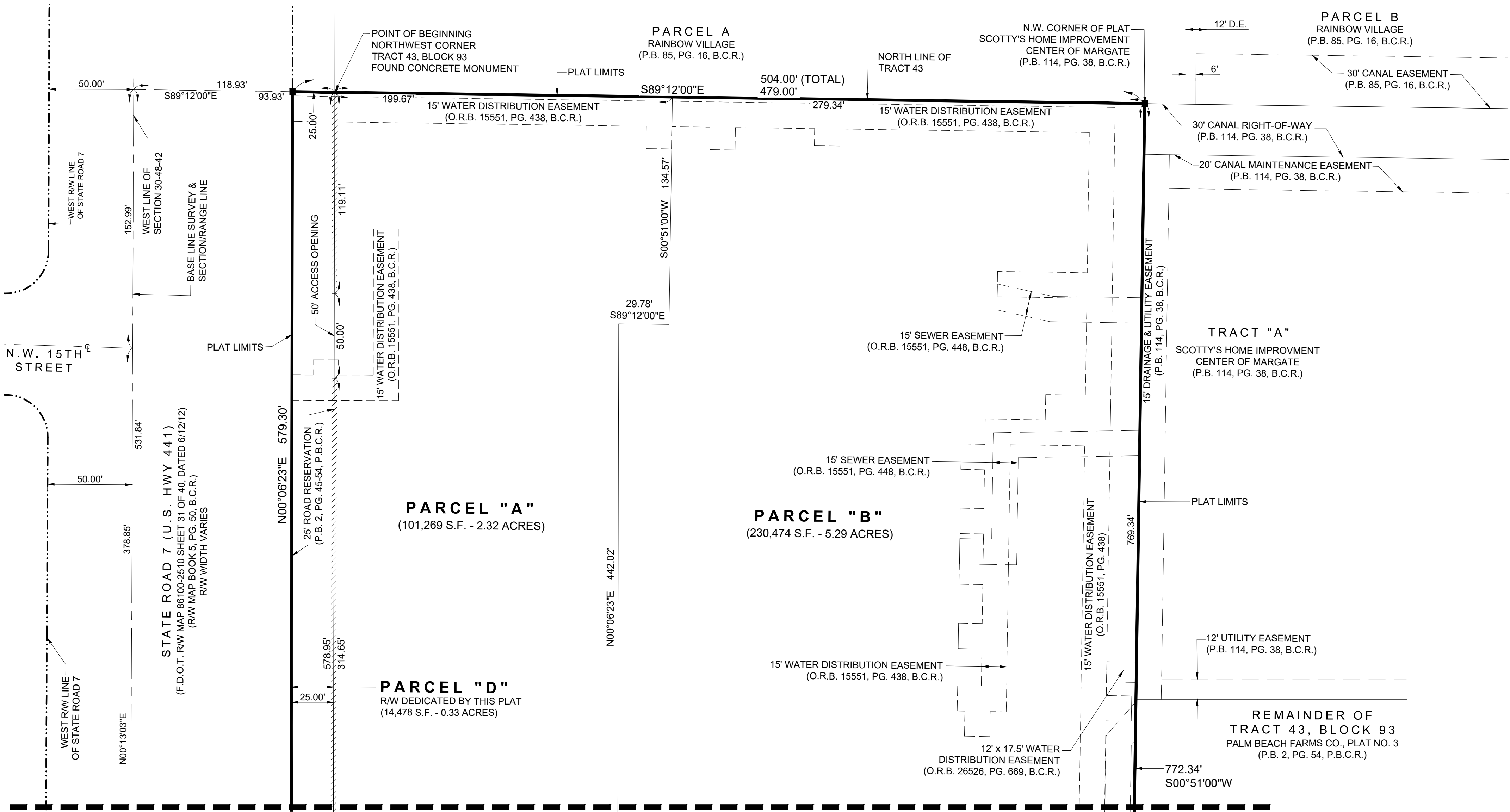
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SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA
(APRIL 2025)

PLAT NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- GROSS AREA OF PLATTED LANDS IS 347,103 SQUARE FEET (7.97 ACRES), MORE OR LESS.
- BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE NORTH LINE OF TRACT 43, BLOCK 93, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF S 89°12'00" E.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- PARCEL "A" IS RESTRICTED TO 30,000 SQUARE FEET OF RETAIL AND PARCEL "B" IS RESTRICTED TO 300 MID-RISE DWELLING UNITS.

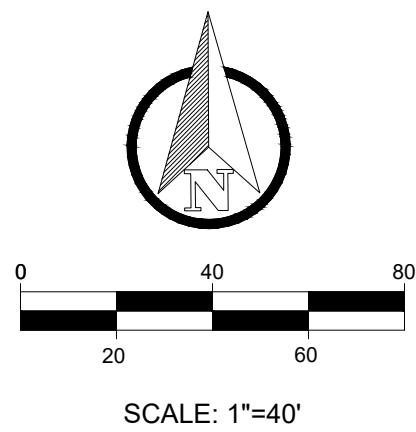
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.11, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE AND SIMILAR UTILITIES SHALL BE INSTALLED UNDERGROUND.



SURVEY NOTES:

- B.C.R. DENOTES BROWARD COUNTY RECORDS
- (C) DENOTES CALCULATED
- C.M.E. DENOTES CANAL MAINTENANCE EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- F.D.O.T. DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- INSTR# DENOTES INSTRUMENT NUMBER
- LB DENOTES LICENSED BUSINESS
- (M) DENOTES MEASURED
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- R/W DENOTES RIGHT-OF-WAY
- S.F. DENOTES SQUARE FEET
- CL DENOTES CENTERLINE
- NON-VEHICULAR ACCESS LINE DENOTES NON-VEHICULAR ACCESS LINE
- DENOTES SET 4"x 4"x 24" CONCRETE MONUMENT STAMPED "PRM PSM 6422"



COCO GATE

PLAT BOOK ____ PAGE ____

PREPARED BY:
DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
4171 W HILLSBORO BLVD., SUITE 2
COCONUT CREEK, FL 33073
PH. 561.883.0470, FAX. 561.883.0480
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(APRIL 2025)

SHEET 4 OF 4

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- GROSS AREA OF PLATTED LANDS IS 347,103 SQUARE FEET (7.97 ACRES), MORE OR LESS.
- BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE NORTH LINE OF TRACT 43, BLOCK 93, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF S 89°12'00" E.

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ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE AND SIMILAR UTILITIES SHALL BE INSTALLED UNDERGROUND.

SURVEY NOTES:

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MATCH LINE SHEET 4 OF 4

