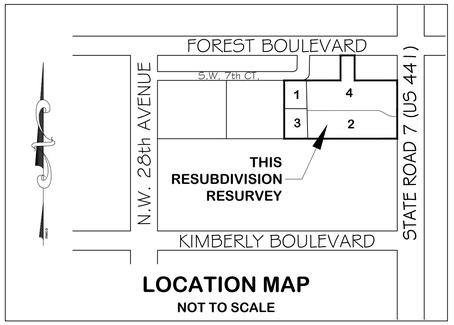
MISCELLANEOUS MAP BOOK _____ PAGE _____

SHEET 1 OF 2 SHEETS

777 PROPERTIES
A RESUBDIVISION SURVEY OF PARCEL "A", 441 SOUTH, LTD., II (PLAT BOOK 124, PAGE 41, B.C.R.); AND THE EAST 265 FEET, PARCEL "A", THE FOREST (PLAT BOOK 129, PAGE 16, B.C.R); AND ALSO PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, (PLAT BOOK 81, PAGE 49, B.C.R.) IN SECTION 1, TOWNSHIP 49 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA
APRIL 2024

PREPARED BY:
CONTROL POINT ASSOCIATES FL, LLC (LB 8137)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309-1801



LOCATION MAP
NOT TO SCALE

OVERALL SITE:

Parcel "A", *441 SOUTH LTD., II*, according to the Plat thereof, as recorded in Plat Book 124, at Page 41, of the Public Records of Broward County, Florida.
TOGETHER WITH the East 265 feet of Parcel "A", *THE FOREST*, according to the Plat thereof, as recorded in Plat Book 129, at Page 16, of the Public Records of Broward County, Florida.
AND TOGETHER WITH Parcel "B", *MINI MART DEVELOPMENT CORP. SUBDIVISION*, according to the Plat thereof, as recorded in Plat Book 81, at Page 49, of the Public Records of Broward County, Florida.
Said lands situate lying and being in the City of Margate, Broward County, Florida, and containing 869,681 square feet or 19.9651 acres, more or less.

PARCEL #1:
A portion of the East 265.00 feet (as measured at right angles) of Parcel "A", *THE FOREST*, according to the Plat thereof, as recorded in Plat Book 129, at Page 16, of the Public Records of Broward County, Florida, more fully described as follows:
Commencing at the Southeast corner of said Parcel "A"; thence North 01°42'29" West, on the East line of said Parcel "A", a distance of 337.73 feet to the Point of Beginning; thence continuing North 1°42'29" West, on said East line, a distance of 335.31 feet to the Northeast corner of said Parcel "A"; thence South 89°39'06" West, on the North line of said Parcel "A", a distance of 265.08 feet; thence South 1°42'29" East, on a line 265.00 feet West of and parallel with (as measured at right angles) the East line of said Parcel "A", a distance of 334.50 feet; thence North 89°49'31" East, a distance of 265.10 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 88,750 square feet or 2.0374 acres, more or less.

PARCEL #2:
A portion of Parcel "A", *441 SOUTH, LTD., II*, according to the Plat thereof, as recorded in Plat Book 124, at Page 16, of the Public Records of Broward County, Florida, more fully described as follows:
Beginning at the Southwest corner of said Parcel "A"; thence North 1°42'29" West, on the West line of said Parcel "A", a distance of 317.68 feet; thence South 89°03'00" East, a distance of 45.52 feet; thence North 89°33'42" East, a distance of 731.89 feet to a point of curvature; thence Easterly on said curve to the right, with a radius of 149.33 feet, a central angle of 30°00'00", an arc distance of 78.19 feet to a point of tangency; thence South 60°26'18" East, a distance of 55.95 feet to a point of curvature; thence Easterly on said curve to the left, with a radius of 150.67 feet, a central angle of 30°00'00", an arc distance of 78.89 feet to a point of tangency; thence North 89°33'42" East, a distance of 32.67 feet; thence South 1°42'29" East, on the East line of said Parcel "A", a distance of 249.98 feet to the Southeast corner of said Parcel "A"; thence South 89°39'06" West, on the South line of said Parcel "A", a distance of 1007.02 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 310,585 square feet or 7.1301 acres, more or less.

PARCEL #3:
A portion of the East 265.00 feet (as measured at right angles) of Parcel "A", *THE FOREST*, according to the Plat thereof, as recorded in Plat Book 129, at Page 16, of the Public Records of Broward County, Florida, more fully described as follows:
Beginning at the Southeast corner of said Parcel "A"; thence North 1°42'29" West, on the East line of said Parcel "A", a distance of 337.73 feet; thence South 89°49'31" West, a distance of 265.10 feet; thence South 1°42'29" East, on the West line of the said East 265.00 feet of Parcel "A", a distance of 338.53 feet; thence North 89°39'06" East, on the South line of said Parcel "A", a distance of 265.08 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 89,605 square feet or 2.0570 acres, more or less.

PARCEL #4:
All of Parcel "A", *441 SOUTH LTD., II*, according to the Plat thereof, as recorded in Plat Book 124, at Page 16, of the Public Records of Broward County, Florida; TOGETHER WITH All of Parcel "B", *MINI MART* DEVELOPMENT CORP. SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 81, at Page 49, of the Public Records of Broward County, Florida.
LESS:
A portion of Parcel "A", *441 SOUTH, LTD., II*, according to the Plat thereof, as recorded in Plat Book 124, at Page 16, of the Public Records of Broward County, Florida, more fully described as follows:
Beginning at the Southwest corner of said Parcel "A"; thence North 1°42'29" West, on the West line of said Parcel "A", a distance of 317.68 feet; thence South 89°03'00" East, a distance of 45.52 feet; thence North 89°33'42" East, a distance of 731.89 feet to a point of curvature; thence Easterly on said curve to the right, with a radius of 149.33 feet, a central angle of 30°00'00", an arc distance of 78.19 feet to a point of tangency; thence South 60°26'18" East, a distance of 55.95 feet to a point of curvature; thence Easterly on said curve to the left, with a radius of 150.67 feet, a central angle of 30°00'00", an arc distance of 78.89 feet to a point of tangency; thence North 89°33'42" East, a distance of 32.67 feet; thence South 1°42'29" East, on the East line of said Parcel "A", a distance of 249.98 feet to the Southeast corner of said Parcel "A"; thence South 89°39'06" West, on the South line of said Parcel "A", a distance of 1007.02 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 380,740 square feet or 8.7406 acres, more or less.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: That 777 PROPERTIES, INC., a Florida Corporation, owner of the lands described in and shown as included in this Subdivision Resurvey, has caused said lands to be Resubdivided as shown hereon, to be known as 777 PROPERTIES.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Margate, County of Broward, State of Florida, this _____ day of _____ , 202___.

777 PROPERTIES, INC., a Florida Corporation

Officer: _____ Name of Officer printed: Michael Shooster Title: President

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

The foregoing instrument was acknowledged before me this ____ day of _____, 202___,
by Michael Shooster, being the President of 777 PROPERTIES, INC., a Florida Corporation, on behalf of said Corporation.

He is
[ ] personally known to me or
[ ] has produced _____ , as identification,
and
[ ] did take an oath.
[ ] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

NOTARY SEAL

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: That 767 BUILDING, LLC., a Florida limited liability company, by its Manager 777 PROPERTIES, INC. by Michael Shooster its President, owner of the lands described in and shown as included in this Subdivision Resurvey, has caused said lands to be Resubdivided as shown hereon, to be known as 777 PROPERTIES.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Margate, County of Broward, State of Florida, this _____ day of _____ , 202___.

767 BUILDING, LLC, a Florida limited liability Company, by its Manager, 777 PROPERTIES, INC., a Florida corporation

Officer: _____ Name of Officer printed: Michael Shooster Title: President

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

The foregoing instrument was acknowledged before me this ____ day of _____, 202___,
by Michael Shooster, being the President of 777 PROPERTIES, INC., a Florida Corporation, being the Manager of 767 BUILDING, LLC, a Florida limited liability company, on behalf of said Company.

He is
[ ] personally known to me or
[ ] has produced _____ , as identification,
and
[ ] did take an oath.
[ ] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

NOTARY SEAL

CITY OF MARGATE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: That the City Planning and Zoning Board of the City of Margate, Florida, has hereby approved and accepted this Subdivision Resurvey this _____ day of _____, 202____.

By: _____ Name Printed: _____ Chairman, this _____ day of _____ , 202____.

CITY OF MARGATE CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD SS

THIS IS TO CERTIFY: That this Subdivision Resurvey has been accepted and approved for record by the CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, in and by RESOLUTION NO. _____, adopted by the City Commission, this _____ day of _____, 202___.

By: _____ Tommy Ruzzano, Mayor, this _____ day of _____ , 202____.

Attest: _____ Jennifer M. Johnson, City Clerk, this _____ day of _____ , 202____.

CITY OF MARGATE ENGINEER'S SIGNATURE

This Subdivision Resurvey is approved and accepted for record this _____ day of _____ , 202___.

By: _____, Curt A. Keyser, City Engineer, Florida Professional Engineer Registration No. 51407

CLERK OF THE CIRCUIT COURT:

Filed for Record in the Office of the Clerk of the Circuit Court for the County of Broward, State of Florida, in Miscellaneous Map Book _____, Page _____ this _____ day of _____ , 202___.

By: _____, Name Printed: _____, Clerk of the Circuit Court.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: That the attached Subdivision Resurvey is a true and correct representation of the lands recently surveyed and subdivided under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and complies with the applicable sections of Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE. This Subdivision Resurvey dated at Fort Lauderdale, Florida, this 19th day of April, 2024.

Digitally signed by Jerald A McLaughlin
Date: 2024.05.02 09:54:16 -04'00'

By: _____

Jerald A. McLaughlin
Professional Surveyor And Mapper No. LS5269
State of Florida.
for CONTROL POINT ASSOCIATES FL, LLC. (LB 8137)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309-1801

OWNER'S SEAL

777 PROPERTIES, INC. - CORPORATE SEAL
777 PROPERTIES, INC. CORPORATE
SEAL
1994
FLORIDA

OWNER'S SEAL

767 BUILDING, LLC - COMPANY SEAL
767 BUILDING, LLC LIMITED LIABILITY COMPANY
SEAL
2004
FLORIDA

City of Margate
Engineer's Seal

City of Margate
Corporate Seal

Jerald A. McLaughlin
Surveyor's Seal