

CITY CLERK'S CERTIFICATE

STATE OF FLORIDA } SS THIS IS TO CERTIFY: That this Plat, "ORIOLE
COUNTY OF BROWARD } GOLF AND TENNIS CLUB SECTION TWO,"
has been approved and accepted for Record by the City of
MARGATE, Florida, by Resolution adopted by the City Council,
the 6th day of December, 1972.

IN WITNESS WHEREOF: The said Council has
caused these presents to be attested by its Clerk, and the Corporate Seal
of said City to be affixed this 4th day of Jan. 1973.

BROWARD COUNTY, FLORIDA,
AREA PLANNING BOARD

THIS IS TO CERTIFY: That the Broward County
Area Planning Board approved this Plat with regard to Dedication
of Rights-of-Way for Traffic Ways by Resolution this 23 day of AUGUST,
1972.

DEDICATION BY MORTGAGEE

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS: That
COUNTY OF BROWARD } M. JACK HERMAN, Trustee; Owner
and holder of a certain Mortgage recorded in O.R. Book 3910,
Page 730, does hereby consent to and join in the making and filing
for Record, of the attached Plat, and to the Dedication of Thoroughfares,
Canals, Easements shown thereon.

IN WITNESS WHEREOF: The undersigned
Trustee, has hereunto set his hand and seal, this 4th day of October, 1972.

ACKNOWLEDGEMENT

I HEREBY CERTIFY: That on this day personally
appeared before me, an officer duly authorized by law to administer oaths
and take acknowledgements, M. JACK HERMAN, Trustee, and he acknowledged
to me, the execution of the foregoing Instrument of Dedication for the purposes
therein expressed.

WITNESS: My hand and official seal at MARGATE,
FLORIDA, this 4th day of October, 1972.

My Commission Expires March 14, 1973
Mary Adeline Newlin
NOTARY PUBLIC, STATE OF FLORIDA

DEDICATION BY MORTGAGEE

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS: That
COUNTY OF BROWARD } CHARLES MARQUESE, Trustee; Owner
and Holder of a certain Mortgage recorded in O.R. Book 3910,
Page 730, does hereby consent to and join in the making and filing
for Record of the attached Plat, and to the Dedication of the Thoroughfares,
Canals, Easements as shown thereon.

IN WITNESS WHEREOF: The undersigned
Trustee, has set his hand and seal, this 4th day of OCTOBER, 1972.

John R. Cronin
WITNESS
Charles Marquese
CHARLES MARQUESE, Trustee

ACKNOWLEDGEMENT

I HEREBY CERTIFY: That on this day
personally appeared before me, an officer duly authorized by law to
administer oaths and take acknowledgements, CHARLES MARQUESE,
Trustee, and he acknowledged to me, the execution of the foregoing
Instrument of Dedication for the purposes therein expressed.

WITNESS: My hand and official seal at
MARGATE, FLORIDA, this 4th day of October, 1972.

My Commission Expires March 14, 1973
Mary Adeline Newlin
NOTARY PUBLIC STATE OF FLORIDA

CITY ENGINEER'S SIGNATURE

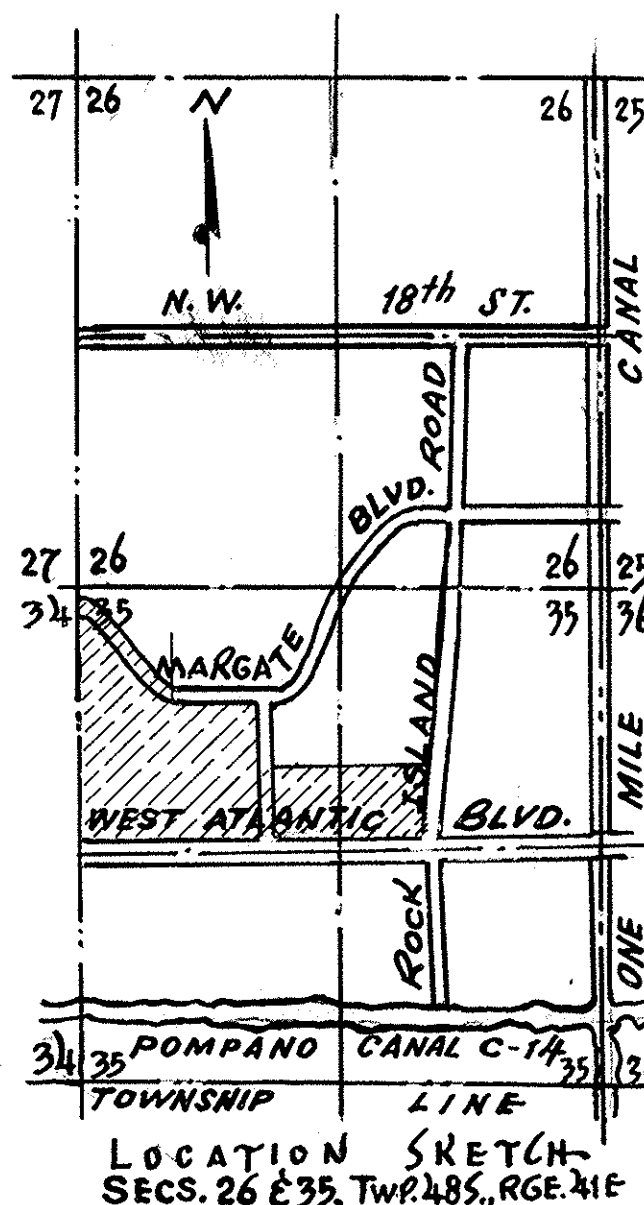
This Plat, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO," is approved
and accepted for Record, this 4 day of January, 1973.

Fernando C. Crespo
FERNANDO C. CRESPO P.E.
REG. ENG. NO. 16797
STATE OF FLORIDA

"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

SCALE
IN FEET
0 50 100 150 200 250 300 350 400 450 500 550 600
1" = 150'

AUGUST, 1972
McLAUGHLIN ENGINEERING CO.,
400 North East 3rd Ave.,
FORT LAUDERDALE, FLORIDA



DESCRIPTION

A portion of Section 35, Township 48 South, Range 41 East, Broward County Florida, described as follows: Commencing at the North West Corner of said Section 35 run S 0°03'23" W along the West boundary of said Section 35 a distance of 186.60 feet to the Point of Beginning. Thence S 89°56'37" E a distance of 15.94 feet to the Point of Curve of a curve to the right having a Radius of 770.05 feet and Central Angle of 39°51'40"; thence Southeasterly along the Arc of said Curve a distance of 535.73 feet to the Point of Tangent; thence S 50°04'37" E a distance of 725.16 feet to the Point of Curve of a curve to the left having a Radius of 670.33 feet; thence Southeasterly along the Arc of said curve, through a Central Angle of 4°12'48", a distance of 49.29 feet to a point on the West boundary of "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", recorded in Plat Book 75, Page 34, Public Records of Broward County, Florida; thence S 0°22'34" E along said West boundary a distance of 126.71 feet to a point on a Curve concave Northeastly having a Radius of 776.33 feet, a tangent line from which bears S 59°48'42" E; thence Southeasterly and Easterly along the South boundary of said "ORIOLE GOLF AND TENNIS CLUB SECTION ONE" the following three courses and distances: Southeast-erly along the arc of said curve of 776.33 foot radius, through a central angle of 29°48'45", a distance of 403.95 feet to the Point of Tangent; thence S 89°37'27" E, a distance of 667.03 feet to the Point of Curve of a curve to the left having a radius of 769.01 feet; thence Easterly along the arc of said curve, through a Central Angle of 1°11'54", a distance of 16.08 feet to the Point of Reverse Curve of a curve to the right having a Radius of 25 feet and Point of Termination of the said three courses and distances; thence Southeasterly along the arc of said curve, through a Central Angle of 91°52'56", a distance of 40.09 feet to the Point of Tangent, said Point being on the West R/W Line of N. W. 76th AVENUE; thence S 10°33'55" W along the said R/W Line, a distance of 745.33 feet to the S.W. Corner of "PARADISE GARDENS, SECTION 4", recorded in Plat Book 76, Page 8, Public Records of Broward County, Florida; thence S 89°41'21" E, a distance of 1,629.56 feet to the S.E. Corner of said "PARADISE GARDENS, SECTION FOUR", said Corner being on the West R/W Line of ROCK ISLAND ROAD, and on a Curve having a Radius of 2,367.68 feet, a tangent line from which bears S 7°49'21" W; thence Southerly along said curve and said West R/W Line, through a Central Angle of 9°28'59", a distance of 391.88 feet to the Point of Tan-gent; thence S 1°39'38" E along the said West R/W Line, a distance of 531.67 feet to a Point on the North R/W Line of WEST ATLANTIC BOULEVARD (LYONS ROAD), said Point being 4.58 feet North of the East-West quarter Line of aforementioned SECTION 35; thence N 88°56'25" W along said North R/W Line a distance of 3,822.27 feet to a point on the West boundary of said SECTION 35 that is 14.92 feet South of the West 1/4 Corner thereof; thence N 0°03'23" E along the said West boundary a distance of 2,542.48 feet to the POINT OF BEGINNING.

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of MARGATE,
FLORIDA, accepted and approved this Plat, this 3 day of Jan., 1973.

Chairman

DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BROWARD }

That ORIOLE HOMES CORP, a
Florida Corporation, Owner of the lands described
and shown as included in this Plat, has caused said lands
to be subdivided and platted as shown; said Plat to be known
as "ORIOLE GOLF AND TENNIS CLUB SECTION TWO"

All Thoroughfares and Canals are
hereby dedicated to the perpetual use of the public, in fee simple.
All Easements are hereby dedicated to the perpetual use of the
public, for purposes as indicated.

IN WITNESS WHEREOF: ORIOLE
HOMES CORP, has caused this Dedication to be signed in its
name by its President, E. E. Hubshman, and Secretary,
Harry A. Levy, this 4th day of October, 1972, in the City
of Margate, County of Broward, State of Florida.

ORIOLE HOMES CORP
WITNESS: Randolph R. Howell
E. E. HUBSHMAN
HARRY A. LEVY
HARRY A. LEVY
SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS I HEREBY CERTIFY: That on this day personally
COUNTY OF BROWARD } appeared before me, an officer duly authorized

by law, to administer oaths and take acknowledgements, E. E. Hubshman,
and Harry A. Levy, President and Secretary, respectively, of
ORIOLE HOMES, CORP, and they acknowledged before me,
that they executed the foregoing Dedication as such Officers of
said Corporation.

WITNESS: My hand and official seal in the
City of Margate, County of Broward, State of Florida this 4th day of
October, 1972.

My Commission Expires March 14, 1973
Mary Adeline Newlin
NOTARY PUBLIC, STATE OF FLORIDA

COUNTY COMPTROLLER CERTIFICATES

STATE OF FLORIDA } SS I HEREBY CERTIFY: That this Plat "ORIOLE GOLF
COUNTY OF BROWARD } AND TENNIS CLUB SECTION TWO", complies with the provisions
of an "Act to regulate the making and filing for record of Maps and
Plats in the State of Florida," approved by the Governor, June 27th 1971.

This Plat accepted for Record by the Board of
Commissioners of Broward County, Florida, this 9th day of Jan., 1973

JACK WHEELER
COUNTY COMPTROLLER
This Instrument filed for Record this 30 day of
January, 1973, and recorded in Book 78, of Plats at Page 21

"Record Verified."
JACK WHEELER
COUNTY COMPTROLLER

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA } SS WE HEREBY CERTIFY: That this Plat "ORIOLE
COUNTY OF BROWARD } GOLF AND TENNIS CLUB SECTION TWO", is a correct and true
representation of a Survey made by us, and that Permanent Reference
Monuments, (P. R. M.'s.), have been set as indicated.

Dated at Fort Lauderdale, Florida, this 7
day of SEPT, 1972.

COUNTY ENGINEERS SIGNATURE

This Plat, "ORIOLE GOLF AND TENNIS CLUB SECTION
TWO", is approved and accepted this 26th day of Jan., 1973

John M. Geronzi
John M. Geronzi, P.E. Reg. No. 6895
State of Florida

"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

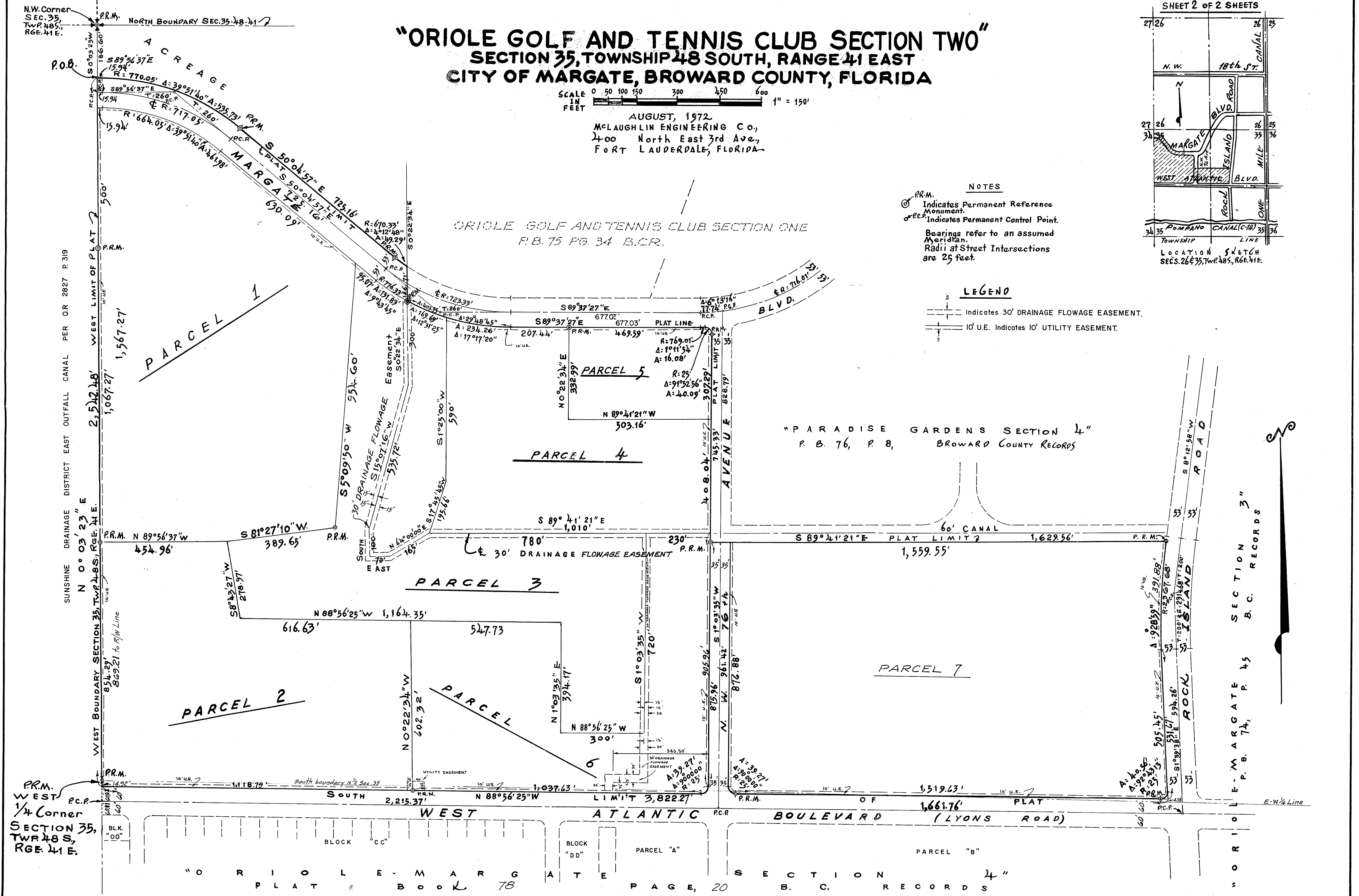
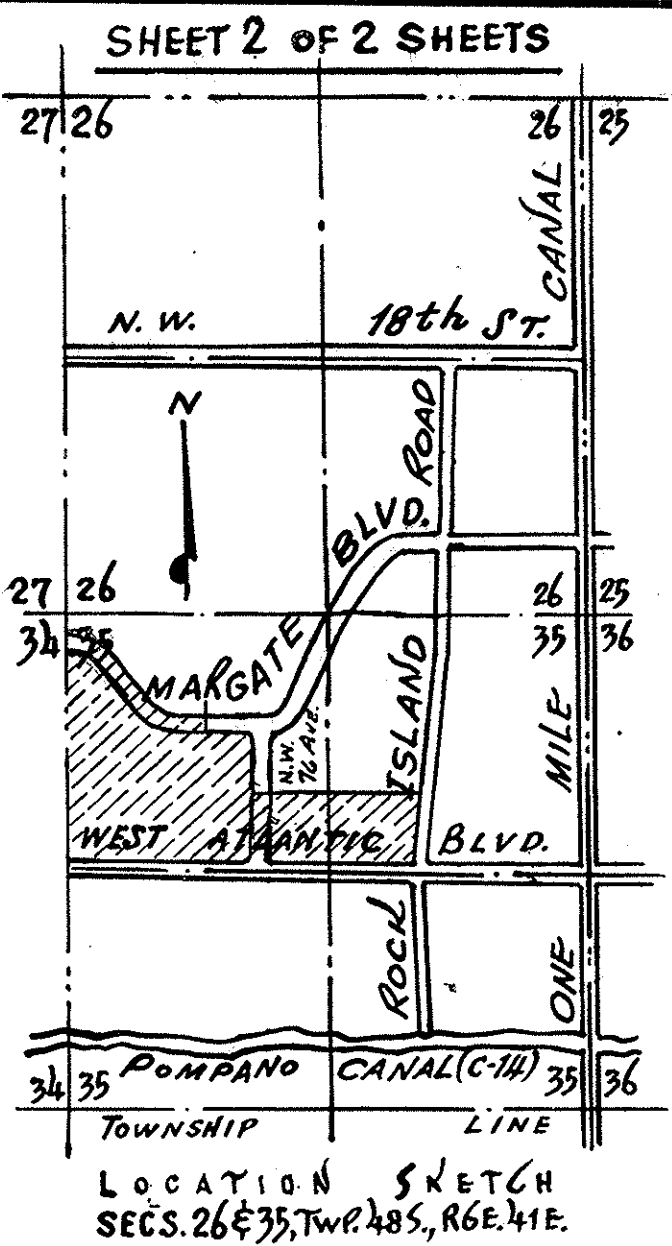
SCALE IN FEET 0 50 100 150 200 250 300 350 400 450 500 550 600 1" = 150'

AUGUST, 1972
McLAUGHLIN ENGINEERING CO.,
400 North East 3rd Ave.,
FORT LAUDERDALE, FLORIDA

ORIOLE GOLF AND TENNIS CLUB SECTION ONE
P.B. 75 PG. 34 B.C.R.

NOTES
P.R.M. Indicates Permanent Reference Monument.
P.C.P. Indicates Permanent Control Point.
Bearings refer to an assumed Meridian.
Radii at Street Intersections are 25 feet.

LEGEND
--- Indicates 30' DRAINAGE FLOWAGE EASEMENT.
--- 10' U.E. Indicates 10' UTILITY EASEMENT.



PARCEL 2

PARCEL 4

PARCEL 5

PARCEL 7

"PARADISE GARDENS SECTION 4"
P. B. 76, P. 8, BROWARD COUNTY RECORDS

SECTION 3
B. C. RECORDS

SECTION 4
B. C. RECORDS