

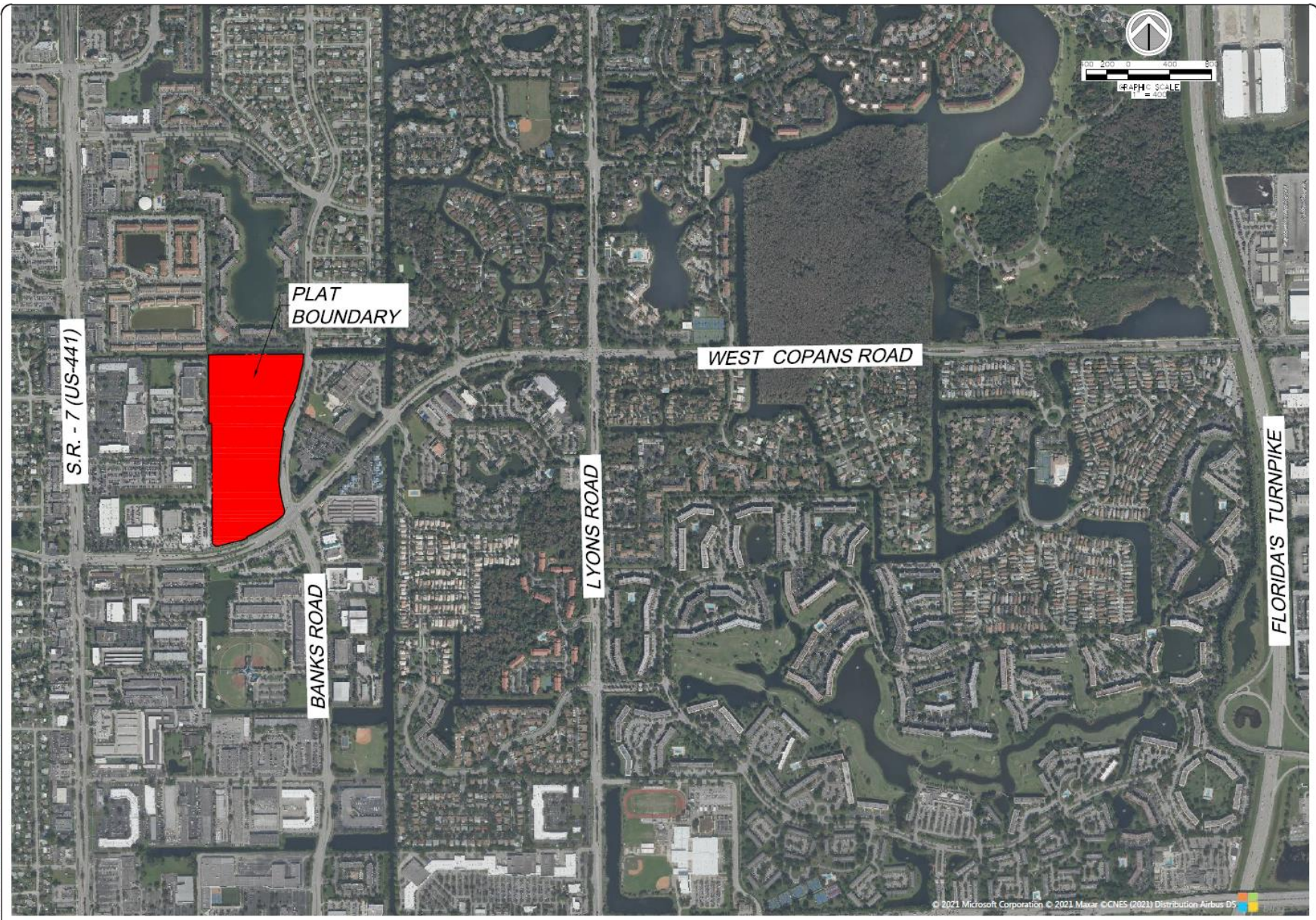
FIRSTGATE COMMERCE CENTER

Re-subdivision Survey / Plat Note Amendment

CITY OF MARGATE, FL



Aerial Location Map



4777 N.W. 14th Blvd., Suite 402
 www.sun-tech.com
 Sun-Tech Engineering, Inc.
 407.591.7100
 407.591.7101
 407.591.7102

NO.	DATE	REVISIONS

DATE: 10/15/2020
 SCALE: 1"=400'
 DESIGNED BY: M.G.
 DRAWN BY: M.A.S.
 JOB #: 19-3870

PROFESSIONAL ENGINEER
 LICENSE No. 58986
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 Date: August 31, 2021

The User has been digitally signed
 and recorded by
 CLEOFORD R. LOFTAL, P.E.
 on the date indicated on the seal.
 The photocopies of this document are
 not considered signed or recorded and
 the signature must be verified on any
 electronic copies.

FIRSTGATE COMMERCE CENTER
 CITY OF MARIETTA
 FLORIDA
 LOCATION MAP

SHEET No.
 LOC

FILE: I:\Projects\19-3870\19-3870-100\19-3870-100.dwg
 PLOT DATE: 10/15/2020 2:48 PM BY: M.A.S.
 C:\Users\m.as\OneDrive\

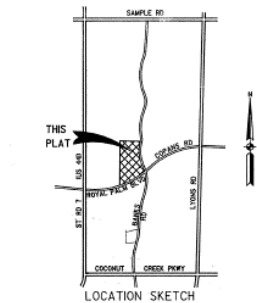
© 2021 Microsoft Corporation. © 2021 Maxar. © CNES (2021) Distribution Airbus DS

"SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93, "PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS

6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
NOVEMBER 1986



DESCRIPTION

A PORTION OF TRACT 5, BLOCK 93, OF THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF "CORAL GATE SECTION THREE," AS RECORDED IN PLAT BOOK 98, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°25'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5; AND THE POINT OF BEGINNING; THENCE NORTH 89°37'18" EAST, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 93.09 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 89°36'16" WEST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1296, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 126.4 FEET, A CENTRAL ANGLE OF 27°09'03", AN ARC DISTANCE OF 506.69 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 22°51'14" WEST, A DISTANCE OF 5.86 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 188.63 FEET, A CENTRAL ANGLE OF 06°49'39", AN ARC DISTANCE OF 17.03 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 89°36'16" WEST; THENCE ALONG SAID NON-RADIAL LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TRACT 5, SOUTH 89°36'16" WEST, A DISTANCE OF 740.8 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5; THENCE ALONG SAID LINE NORTH 00°25'00" WEST, A DISTANCE OF 66.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF TRACTS 8 AND 17, BLOCK 93, OF SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3," AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF A VACATED 30.00 FOOT ROADWAY AS RECORDED IN OFFICIAL RECORDS BOOK 1406, PAGE 556, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF "CORAL GATE SECTION THREE," AS RECORDED IN PLAT BOOK 98, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°25'00" EAST, A DISTANCE OF 79.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 89°36'16" EAST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'16" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 78.16 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 27°09'03" EAST FROM THE LAST DESCRIBED POINT; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1296, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE WESTERLY AND SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 188.63 FEET, A CENTRAL ANGLE OF 15°24'07", AN ARC DISTANCE OF 399.36 FEET; THENCE SOUTH 09°14'47" WEST, A DISTANCE OF 104.79 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, AND WHOSE RADIUS POINT BEARS NORTH 06°27'30" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 188.63 FEET, A CENTRAL ANGLE OF 02°50'58" AN ARC DISTANCE OF 338.81 FEET; THENCE SOUTH 02°00'58" WEST, A DISTANCE OF 40.61 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, AND WHOSE RADIUS POINT BEARS NORTH 49°30'20" WEST, FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 8539 PAGE 802 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 32°31'33" AN ARC DISTANCE OF 78.26 FEET; THENCE NORTH 00°23'00" WEST, 25 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACTS 8 AND 17, A DISTANCE OF 196.37 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, ALL OF THE ABOVE CONTAINING 29.491 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD }
I, IRVING J. SHERMAN, }
THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH }
THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS }
SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SHERMAN PLAT," A REPLAT, }
EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. }
RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FREE SIMPLE. }
IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED }
THIS 16TH DAY OF JANUARY, A.D. 1987.

Witness: *Irving J. Sherman*
BY: IRVING J. SHERMAN
Witness: *Loraine Sherman*

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF BROWARD }
I, IRVING J. SHERMAN, }
TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED }
THE FOREGOING INSTRUMENT AS OWNER OF THE LANDS DESCRIBED HEREON AND }
WHO HAS ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT }
AS OWNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID }
OWNER.

WITNESS MY HAND AND SEAL THIS 16TH DAY OF JANUARY, 1987.
MY COMMISSION EXPIRES: 8-9-87
Maria L. Barco
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 218H-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MARKINGS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.08 OF SAID CHAPTER 177.
THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED: MARCH 3, 1980
KEITH AND SCHNARS, P.A.
Thomas Gene Lunsford
BY: THOMAS GENE LUNSFORD
PROFESSIONAL LAND SURVEYOR #4466
STATE OF FLORIDA
(FOR THE FIRM)

MARGATE CITY CLERK'S CERTIFICATE

STATE OF FLORIDA }
COUNTY OF BROWARD }
THIS IS TO CERTIFY THAT THIS PLAT OF "SHERMAN PLAT," A REPLAT, HAS BEEN }
APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF THE }
CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS }
14TH DAY OF OCTOBER, A.D. 1987. IN WITNESS WHEREOF THE SAID CITY COMMISSION }
HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE }
CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 18TH DAY OF SEPT }
A.D. 1987.

Witness: *Shirley J. Laughman*
MAYOR

MARGATE CITY ENGINEER

THIS PLAT OF "SHERMAN PLAT," A REPLAT, IS APPROVED FOR RECORDING.
DATE: 9-6-89
BY: *Emilio C. Esteban*
CITY ENGINEER
EMILIO C. ESTEBAN
F.L.A. P.E., REG. #3945

MARGATE 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 6TH DAY OF OCTOBER, A.D. 1987.

BY: *Robert W. Wick*
VICE-CHAIRMAN

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *David J. Howell* 6-19-90
DIRECTOR DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Henry P. Cook* 6-19-90
HENRY P. COOK - DIRECTOR DATE
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 31ST DAY OF August, A.D. 1989.

BY: *Jim Coen* 10/19/89
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 19TH DAY OF June, A.D. 1990.

BY: *Robert W. Wick*
ADMINISTRATOR 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 BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 27TH DAY OF September, A.D. 1987.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
BY: *Walter* DEPUTY
CHAIRPERSON - COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 29TH DAY OF June, A.D. 1990, AND RECORDED IN PLAT BOOK 144, PAGE 26, RECORD VERIFIED.

ATTEST: L.A. HESTER COUNTY ADMINISTRATOR
BY: *Holly Malgoune* DEPUTY

SEALS	CITY ENGINEER	NOTARY DEDICATION	CITY OF MARGATE	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	CHECKED BY	DATE
							PRELIMINARY CHECK	ATOMIC 11-28-86
							ENGR. DEPT.	
							FIELD ENTRY SURVEY	WIL ARDRELL 3-3-87
							CALCULATIONS	LAZOWSKI 11-86
							PLANNING DEPT.	LAURIA 3-30
							PRINT SET	WHITE 1-14-89
							FINAL CHECK	LUNSFORD 3-13-90
							Q&A/20,63/SHERMAN/DGN	1990

O.R.B. 17546 79 267

"SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93,
"PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS
OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

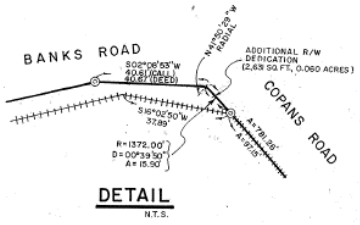
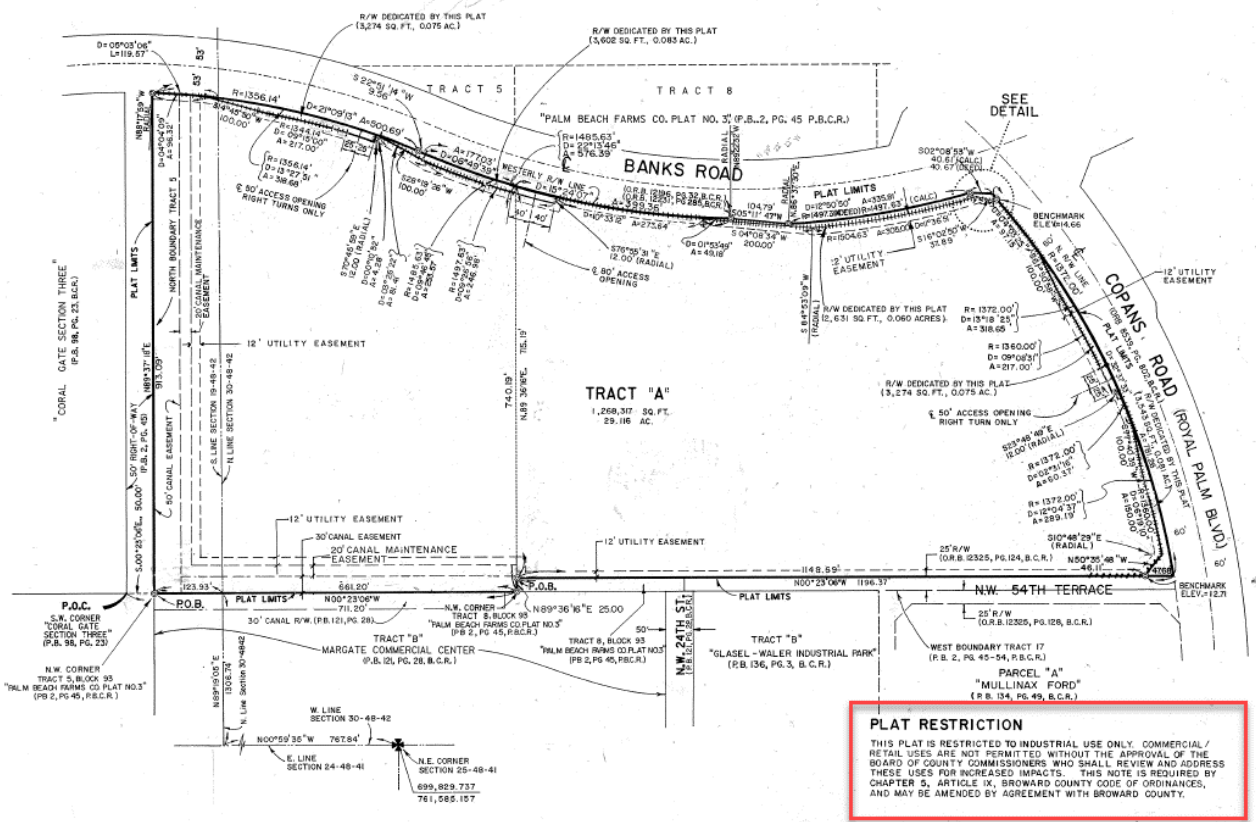


PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-8686
NOVEMBER, 1986

LEGEND

A	ARC LENGTH	P.B.C.R.	PALM BEACH COUNTY RECORDS
B.C.R.	BROWARD COUNTY RECORDS	P.B.	PLAT BOOK
(CALC.)	CALCULATED	R.O.B.	POINT OF BEGINNING
D	CENTRAL ANGLE	P.O.C.	POINT OF COMMENCEMENT
ELEV.	ELEVATION	R	RADIUS
N.T.S.	NOT TO SCALE	R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK		

Plat Sheet 2



AREA TABULATION

TRACT A	1,268.37	SQ. FT.	29.116	ACRES
R/W DEDICATION	16,324	SQ. FT.	0.375	ACRES
TOTAL	1,284,641	SQ. FT.	29.491	ACRES

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- SURVEY NOTES:**
- ① INDICATES SET PERMANENT REFERENCE MONUMENT
 - SURVEY DATA IN FIELD BOOK A-22.
 - BEARINGS SHOWN HEREON ARE BASED ON STONER/KEITH RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, & ALL OF TOWNSHIP 49 SOUTH, RANGE 41 EAST, AS RECORDED IN MIC PLAT BOOK 3, PAGE 44, BROWARD COUNTY PUBLIC RECORDS, RELATIVE TO FLORIDA COORDINATE SYSTEM (EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION).
 - INDICATES NON-VEHICULAR ACCESS LINE.
 - BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPT., BRASS DISC IN NORTH HEADWALL OF COLONIES OF MARGATE BOULEVARD 1/4 MILE WEST OF STATE ROAD 7, ELEV=12.370.
 - P.O.C. INDICATES POINT OF COMMENCEMENT.
 - P.O.B. INDICATES POINT OF BEGINNING.

PLAT RESTRICTION
THIS PLAT IS RESTRICTED TO INDUSTRIAL USE ONLY. COMMERCIAL / RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

FR 5355 NORTHWEST 24 STREET

A SUBDIVISION RESURVEY OF A PORTION OF TRACT "A", "SHERMAN PLAT", RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA (NOVEMBER, 2020)

MISCELLANEOUS MAP BOOK _____ PAGE _____

SHEET 1 OF 1

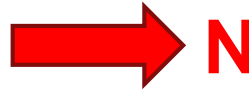
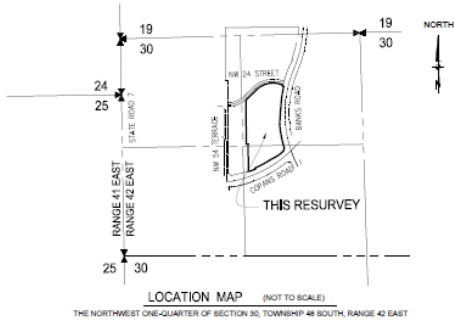
5

LEGAL DESCRIPTION

A portion Tract "A", "SHERMAN PLAT", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at an easterly corner of said Tract "A", said point being an intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 26983, page 600, of the Public Record of Broward County, Florida, with the westerly Right-of-Way line of Banks Road, as shown said Plat, said point being on the arc of a non-tangent curve with a radial line through said point bearing North 78°52'31" West, thence southerly along said westerly Right-of-Way line the following four (4) courses and distances, thence southerly along the arc of said curve being concave to the southwest, having a radius of 1485.63 feet, a central angle of 1°03'31", an arc distance of 273.94 feet, thence South 4°03'25" West, 200.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 84°53'10" East), thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 1504.63 feet, a central angle of 1°11'58", an arc distance of 305.00 feet, thence South 10°12'50" West, 37.89 feet to a point on the northerly Right-of-Way line of Copans Road, as shown on said Plat, said point being on the arc of a non-tangent curve with a radial line through said point bearing South 47°10'58" East, thence westerly along said northerly Right-of-Way line the following six (6) courses and distances, thence southerly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 4°32'57", an arc distance of 67.15 feet, thence South 81°50'58" West, 100.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 52°57'19" East), thence southerly along the arc of said curve being concave to the northwest, having a radius of 1360.00 feet, a central angle of 9°08'31", an arc distance of 217.00 feet, thence radial to the next curve, South 23°48'49" East, 12.00 feet to a point on the arc of a non-tangent curve, thence westerly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 2°31'18", an arc distance of 60.37 feet, thence South 77°40'59" West, 30.42 feet, thence North 00°36'06" West, 337.97 feet, thence South 89°23'54" West, 22.51 feet, thence North 00°36'06" West, 549.44 feet to a point on the abutted southerly Right-of-Way line of S.W. 24th Street, said point being on the arc of a non-tangent curve with a radial line through said point bearing South 40°40'30" East, thence along said southerly Right-of-Way line the following six (6) courses and distances, thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 350.00 feet, a central angle of 4°20'52", an arc distance of 26.56 feet, thence tangent to said curve, North 45°34'53" East, 152.44 feet to a point on the arc of a tangent curve, thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 300.00 feet, a central angle of 5°01'44", an arc distance of 309.07 feet, thence tangent to said curve, South 75°23'41" East, 35.53 feet, thence South 57°23'41" East, 21.21 feet, thence South 78°55'31" East, 12.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 405,267 square feet, 9.3087 acres, more or less.



DEDICATION

STATE OF FLORIDA } 88
COUNTY OF BROWARD }
KNOW ALL MEN BY THESE PRESENTS: THAT FR 5355 NORTHWEST 24 STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN HEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS
_____ WE HERETOGETHER SET OUR HAND AND SEAL THIS _____ DAY OF _____, 2020, A.D.

WITNESS _____
FR 5355 NORTHWEST 24 STREET, LLC
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME _____
BY: CHRIS WILLSON

WITNESS _____ AS _____

PRINT NAME _____

ACKNOWLEDGMENT:

STATE OF _____ } 88
COUNTY OF _____ }
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS _____ OF FR 5355 NORTHWEST 24 STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT HEREBE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020, A.D.

NOTARY PUBLIC - STATE OF _____ SEAL

PRINTED NAME OF ACKNOWLEDGER _____

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

CLERK OF COURT CERTIFICATION

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 _____ ON THIS _____ DAY OF _____, 2020, A.D.

CLERK OF THE CIRCUIT COURT
BROWARD COUNTY, FLORIDA

CITY OF MARGATE

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 SUBDIVISION RESURVEY THIS _____ DAY OF _____, 20____, A.D.

BY: _____

RICHARD ZUCCHINI, CHAIRMAN

CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD

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 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 TO BE AFFIXED HERETO ON THIS _____ DAY OF _____, 20____, A.D.

BY: _____ CITY CLERK - JOSEPH J. KAVANAGH

BY: _____ MAYOR - ARLENE R. SCHWARTZ

CITY ENGINEER

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

BY: _____ CITY ENGINEER - CURT A. KEYSER, P.E.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION RESURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT THE SURVEY DATA COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF S-17, FLORIDA ADMINISTRATIVE CODE.

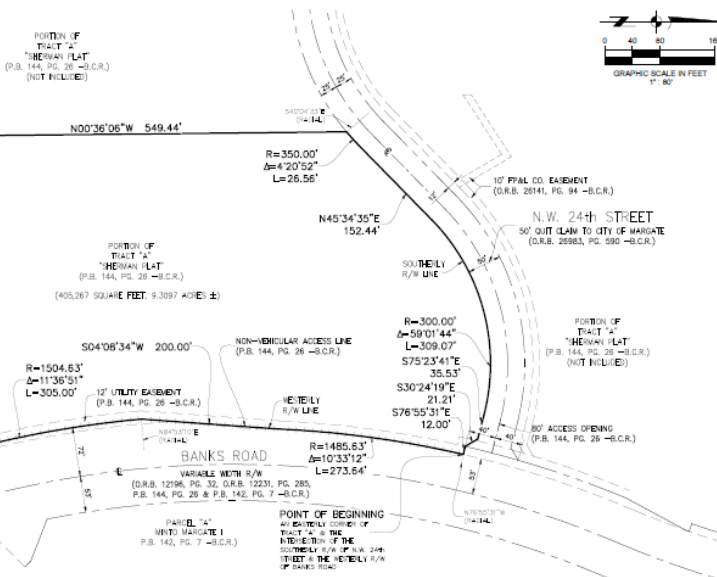
DONALD L. COOPER, P.S.M. DATE _____

PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA REGISTRATION NO. 6089

SUN-TECH ENGINEERING, INC.

CERTIFICATE OF AUTHORIZATION No. LB 7019



KEY TO ABBREVIATIONS

- B.C.R. = Broward County Public Records
- E. = Certificate
- F.P.C. CO. = Florida Power & Light Company
- ID. = Identification
- R. = Radius
- A. = Central Angle
- L. = Arc Length
- LB. = Licensed Business
- O.R.B. = Official Records Book
- P.B. = Plat Book
- P.C. = Page
- PSM = Professional Surveyor & Mapper
- R/W = Right-of-Way

NOTES

1. Measurements shown hereon are expressed in feet and decimal parts thereof.
2. This drawing is not valid without the signature and original related seal of a Florida Licensed Surveyor and Mapper.
3. The undersigned has not done a search of the public records for this site. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the resurveying surveyor and are not shown hereon.
4. The bearings shown hereon are based on the record Plat and are relative to a southerly line of Tract "A", (Northerly Right-of-Way line of Copans Road, bearing South 61°50'58" West.

PREPARED BY:



4577 Hob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #1979/LB 7019
Phone (954) 777-3123
Fax (954) 777-1114

CITY ENGINEER	CITY OF MARGATE	SURVEYOR
CURT A. KEYSER, P.E. SEAL	SEAL	DONALD L. COOPER, PSM SEAL

SHERMAN PLAT NOTE HISTORY**ORIGINAL PLAT NOTE APPROVED JUNE 29, 1990:**

This Plat Is Restricted To Industrial Use Only. Commercial/Retail Uses Are Not Permitted Without The Approval Of The Board Of County Commissioners Who Shall Review And Address These Uses For Increased Impacts

PLAT NOTE AMENDED ON MAY 7, 1996 TO:

71,705 Square Feet Of Automobile Dealership.

PLAT NOTE AMENDED ON DECEMBER 17 1996 TO:

71,705 Square Feet Of Automobile Dealership Use And A Fire Station

PROPOSED PLAT NOTE AMENDMENT:

71,705 Square Feet Of Automobile Dealership Use And A Fire Station On Parcel A And 135,000 Square Feet Of Industrial Development On Parcel B



4877 N.W. 141st Street, Suite 100
Davie, FL 33320
www.sun-tech.com
Certificate of Registration No. 12016
Professional Engineer
FL 0541773114

STE Sun-Tech
ENGINEERS, INC.
REGISTERED PROFESSIONAL ENGINEERS

REVISIONS	
NO.	DATE

FIRSTGATE COMMERCE CENTER
FLORIDA
PARCEL "A" & PARCEL "B"

DATE: 10/15/2020
SCALE: 1"=400'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 10-3070

SEAL
CLIFFORD R. LEVITAN, P.E.
No. 54890
STATE OF FLORIDA
Professional Engineer
Exp. Date August 31, 2021
This Seal has been digitally signed and recorded by CLIFFORD R. LEVITAN, P.E. on 10/15/2020 at 10:58 AM. If the signature in this document is not the signature of the registered professional engineer, the signature must be verified on any electronic system.

SHEET NO.
A-B

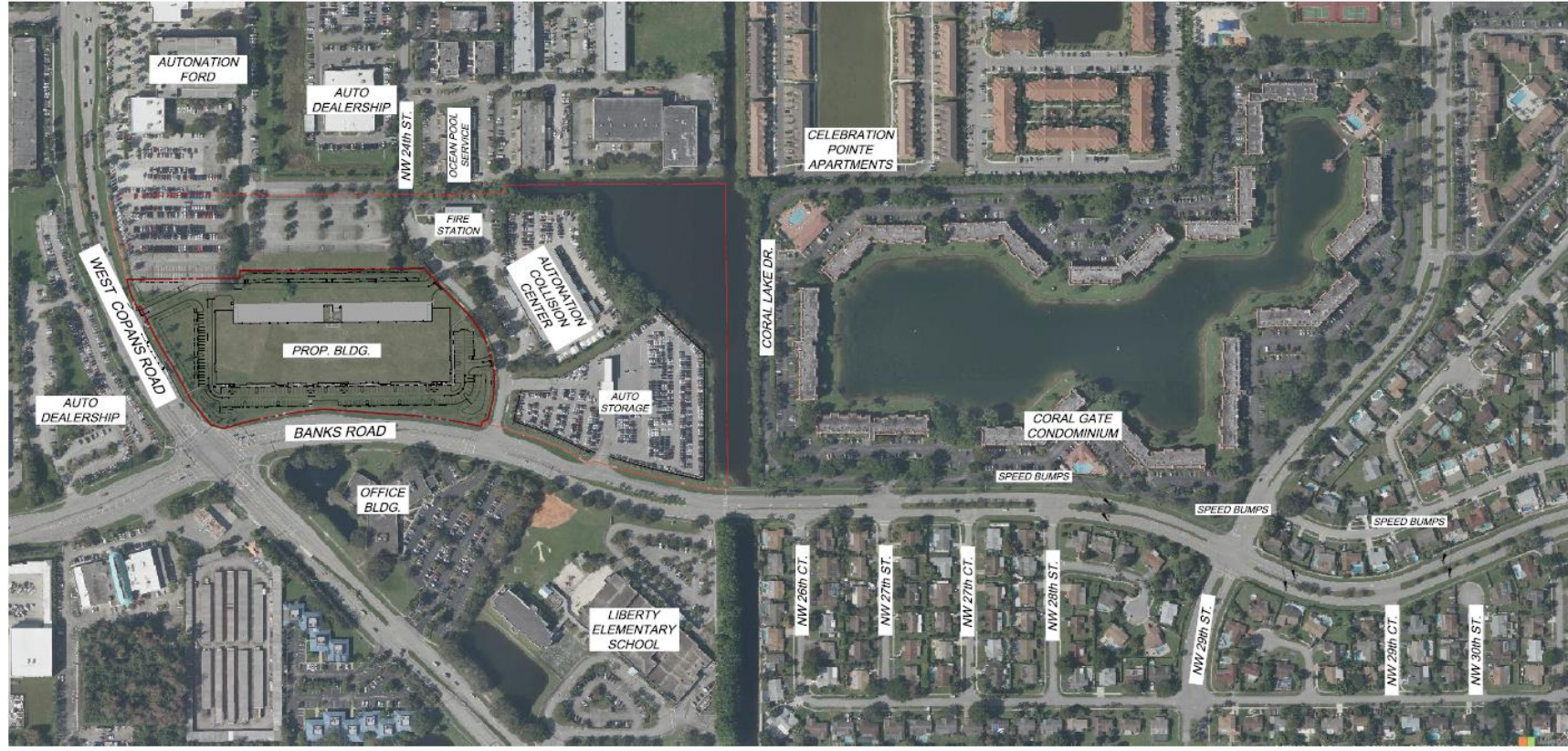
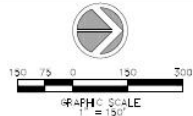
Aerial map showing Parcel A & Parcel B

Original Sherman Plat: 29.491 acres

Proposed Parcel "A": 19.8129 acres

Proposed Parcel "B": 9.3036 acres

Vicinity Map 2



PROJECT: 10/15/2010 10:00 AM
 DATE: 10/15/2010 10:00 AM
 TIME: 10:00 AM
 USER: [unclear]

4677 N.W. 14th St., Suite 101
 Sunrise, FL 33325
 www.sun-tech.com
 Copyright © 2010, 2007, 2005, 2003
 Sun-Tech Engineering, Inc.
 ALL RIGHTS RESERVED

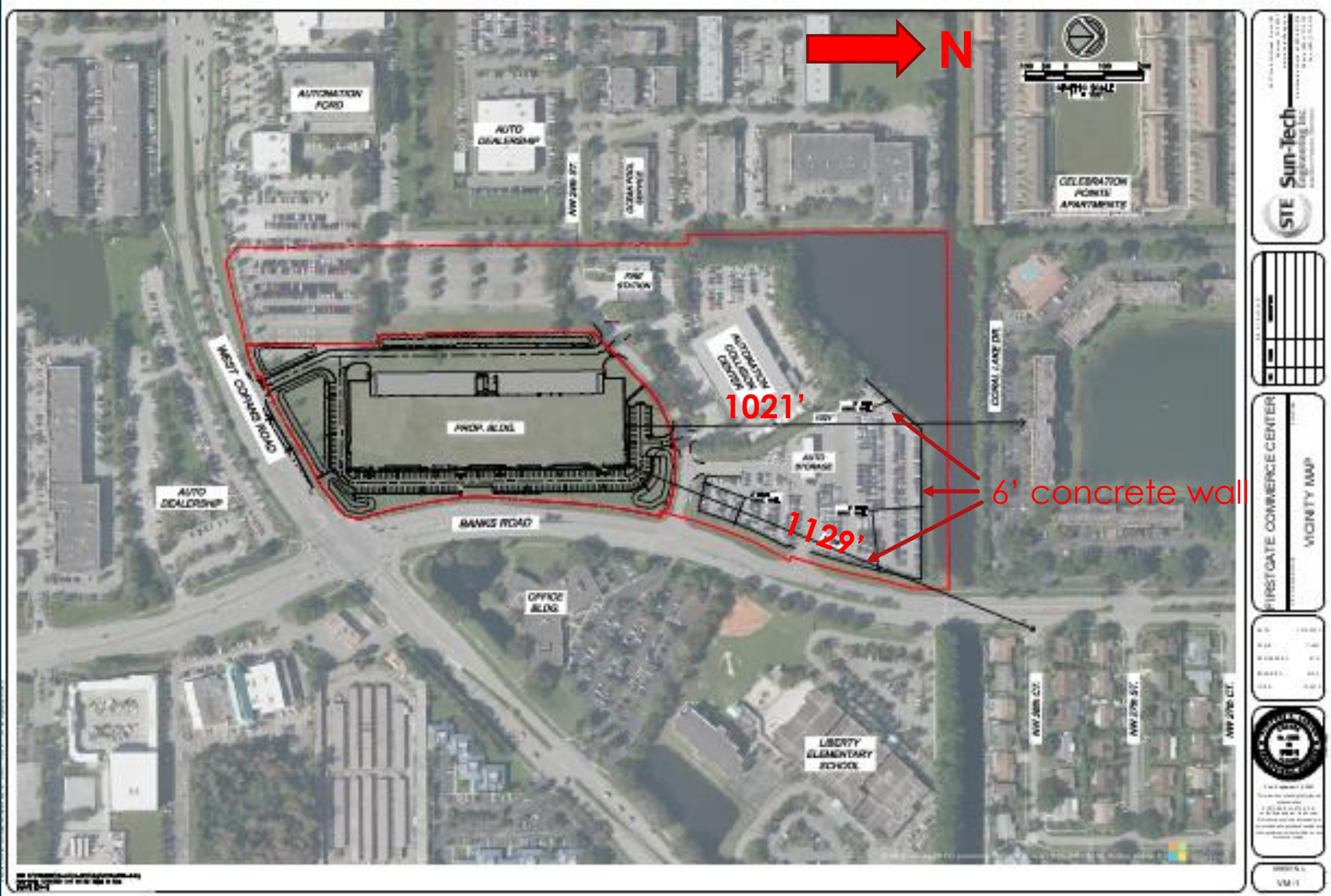
NO.	DATE	REVISIONS

FIRSTGATE COMMERCE CENTER
 FLORIDA
 CITY OF MIAMI-GIS
VICINITY MAP

DATE: 10/15/2010
 SCALE: 1"=150'
 DESIGNED BY: M.G.
 DRAWN BY: M.A.S.
 JOB #: 10-3070

DATE: September 13, 2001
 This has been digitally signed and certified by CLIFFORD S. LOUKAN, P.E. and the data subject to the seal. Photocopies of this document are not considered signed and certified and the signature must be verified on any electronic copies.

SHEET NO.
 VM-2



Distances from residential buildings

1021'

1129'

6' concrete wall

NO GUARANTEE OF ACCURACY OR COMPLETENESS FOR ANY PURPOSES. THIS IS AN AERIAL PHOTOGRAPHIC MAP AND NOT A LEGAL DOCUMENT. THE INFORMATION IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

STE Sun-Tech
Engineering, Inc.

FIRSTGATE COMMERCE CENTER
VICINITY MAP

SCALE 1" = 100'

DATE: 10/20/2011

PROJECT: 10-10-11-001

DESIGNER: J. S. [unreadable]

CHECKER: J. S. [unreadable]

DATE: 10/20/2011

SCALE: 1" = 100'

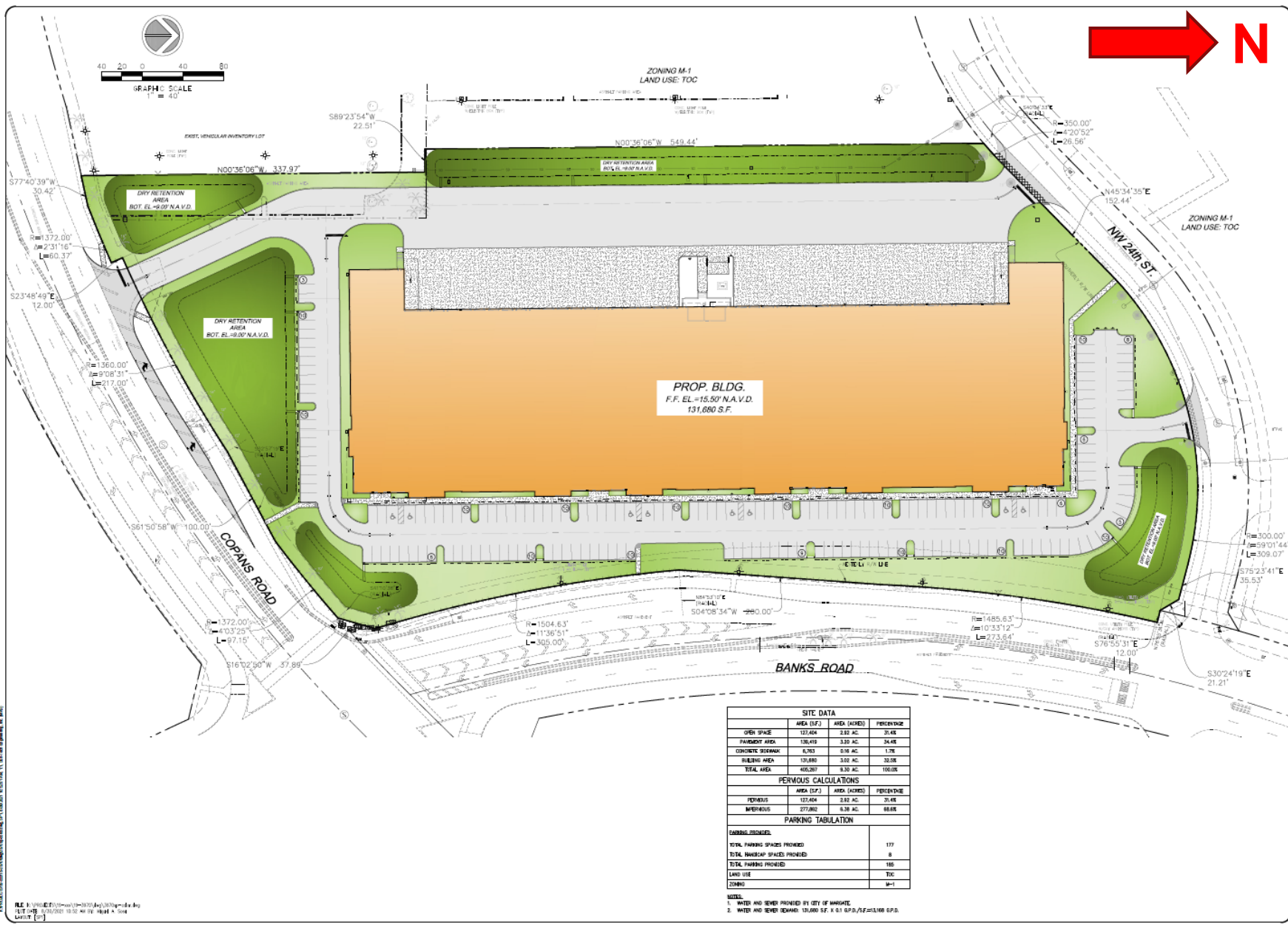
PROJECT: 10-10-11-001

DESIGNER: J. S. [unreadable]

CHECKER: J. S. [unreadable]


DATE: 10/20/2011

Colored Site Plan



SITE DATA			
	AREA (SQ.)	AREA (ACRES)	PERCENTAGE
OPEN SPACE	127,464	2.92 AC.	31.4%
PAVEMENT AREA	136,419	3.12 AC.	34.4%
CONCRETE SIDEWALK	8,763	0.20 AC.	1.7%
PAVING AREA	135,886	3.12 AC.	32.8%
TOTAL AREA	405,207	9.30 AC.	100.0%
PERVIOUS CALCULATIONS			
	AREA (SQ.)	AREA (ACRES)	PERCENTIVE
PERVIOUS	127,464	2.92 AC.	31.4%
IMPERVIOUS	277,882	6.38 AC.	68.6%
PARKING TABULATION			
CARBON FOOTPRINT			
TOTAL PARKING SPACES PROVIDED	177		
TOTAL MINIMUM SPACES PROVIDED	8		
TOTAL PARKING PROVIDED	185		
LAND USE	TOC		
ZONING	M-1		

NOTES:
 1. WATER AND SEWER PROVIDED BY CITY OF MIAMI-GISLE.
 2. WATER AND SEWER DEPICTED 15,000 SF. X 6" DIP. (F/2) 15" DIA. S.P.D.




STE Sun-Tech Engineering Inc.
 4877 N.W. 141 Street, Suite 300
 Sunrise, FL 33325
 www.sun-techeng.com
 Certificate of Authority #00072327010
 Professional Engineer
 P.E. #0541772314

REVISIONS	
NO.	DATE

FIRSTGATE COMMERCE CENTER
 CITY OF MIAMI-GISLE
COLORED SITE PLAN

DATE:	JAN 2020
SCALE:	1"=40'
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	18-2870



Date: August 30, 2021
 This has been digitally signed and certified by:
 CLIFFORD B. LOUJIAN, P.E.
 on the date indicated to the west.
 If the document of this document was
 and contains digital signatures and
 the signature must be verified on any
 electronic copies.

SHEET NO.
SP1

FILE: S:\2018\18-2870\18-2870.dwg
 PLOT DATE: 8/30/2021 10:50 AM BY: M. G. S.
 LAYOUT: [SP1]

Colored Elevations

ELEVATIONS



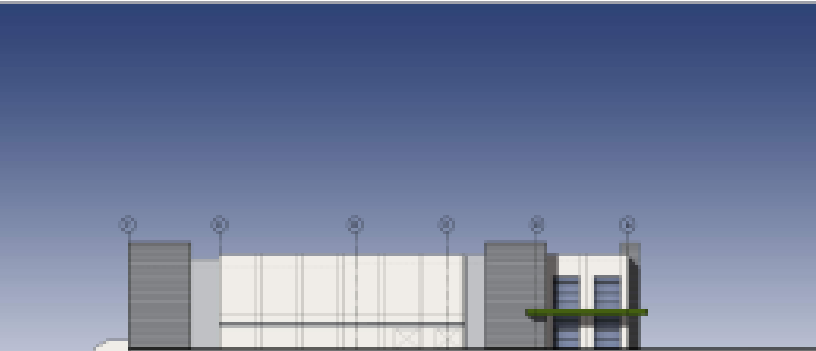
EAST ELEVATION East Elevation



WEST ELEVATION West Elevation



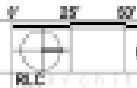
NORTH ELEVATION North Elevation



SOUTH ELEVATION South Elevation



FIRST GATE
MARGATE, FLORIDA



04.16.20

Renderings

13



Renderings

14



Fiscal Impact Analysis

Table A
Summary of Annual Revenues
All Taxing Authorities

Light Industrial Warehouse								
Source of Revenue	City of Margate	Broward County	School Board of Broward County	South Florida Water Management District	Florida Inland Navigation District	Children's Services Council of Broward County	North Broward Hospital District	Totals
Recurring Revenues								
Property Taxes	\$ 157,860	\$ 116,004	\$ 132,233	\$ 5,474	\$ 655	\$ 9,615	\$ 26,131	\$ 447,972
Fire Assessments	5,267	-	-	-	-	-	-	\$ 5,267
Franchise and Utility Taxes	16,408	-	-	-	-	-	-	\$ 16,408
Stormwater	7,573	-	-	-	-	-	-	\$ 7,573
Intergovernmental	-	-	-	-	-	-	-	\$ -
Utility System Profit	25,723	-	-	-	-	-	-	\$ 25,723
Business Tax	494	-	-	-	-	-	-	\$ 494
Totals	\$ 213,325	\$ 116,004	\$ 132,233	\$ 5,474	\$ 655	\$ 9,615	\$ 26,131	\$ 503,437

Fiscal Impact Analysis

One-Time City Fees

The City levies certain fees on new development to help pay for the costs of impact to services. These fees are estimated to total \$1,599,219 and are detailed below:

One -Time Fee	Basis	Total Fee
Police Impact Fee	993.53 1000 sf industrial	\$ 130,828
Fire EMS Impact Fee	822.76 1000 sf industrial	108,341
Building Permit Fees	2.50% project costs	279,820
Water Impact Fee	1790 per ERC	630,230
Sewer Impact Fee	1920 per ERC	450,000
Total One-Time Fees		\$ 1,599,219

