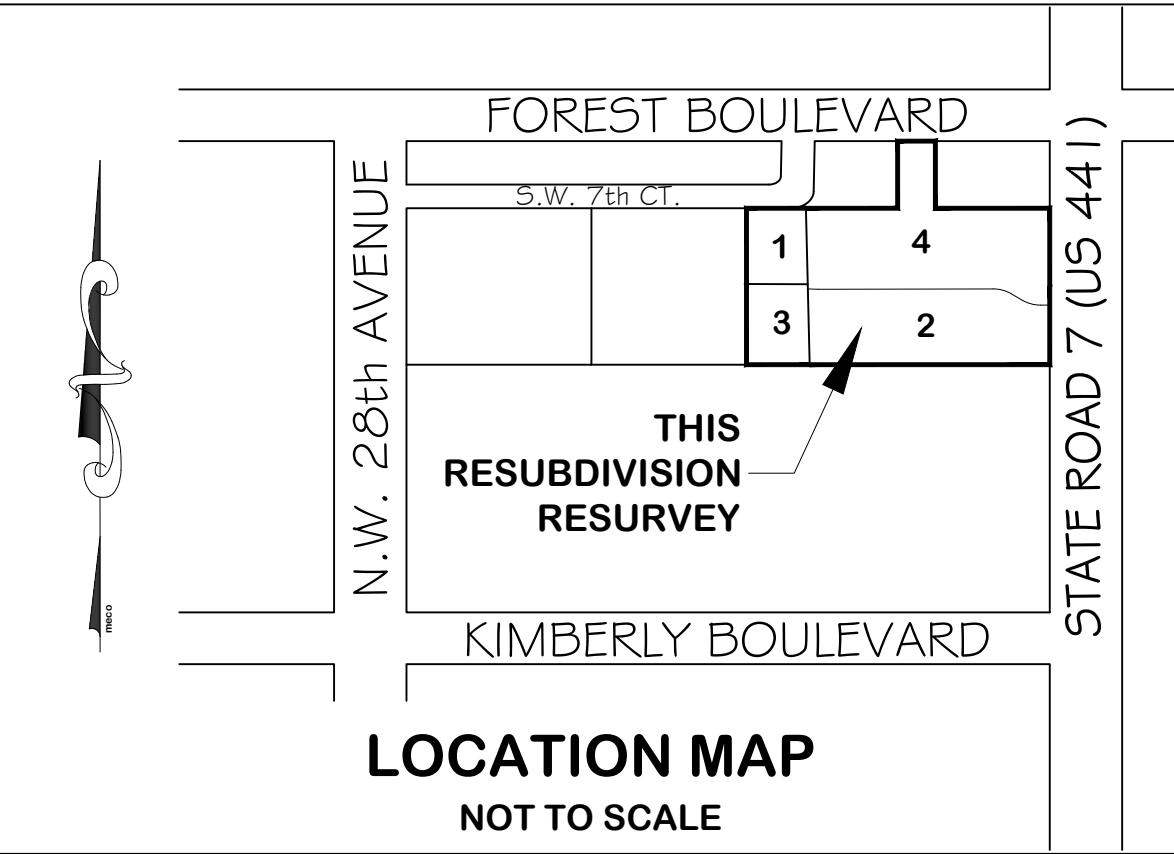
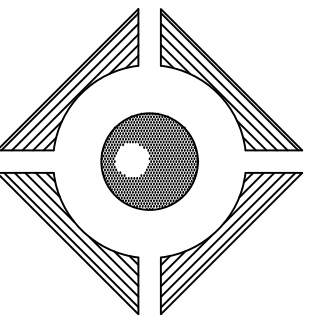


**777 PROPERTIES**  
**A RESUBDIVISION SURVEY OF PARCEL "A", 441 SOUTH,**  
**LTD., II (PLAT BOOK 124, PAGE 41, B.C.R.);**  
**AND THE EAST 265 FEET, PARCEL "A", THE FOREST**  
**(PLAT BOOK 129, PAGE 16, B.C.R.);**  
**AND ALSO PARCEL "B",**  
**MINI MART DEVELOPMENT CORP. SUBDIVISION,**  
**(PLAT BOOK 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



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      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      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      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      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      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

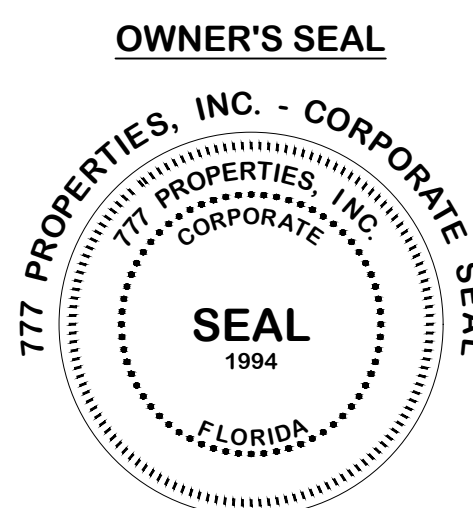
CLERK OF THE CIRCUIT COURT:

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\_\_.

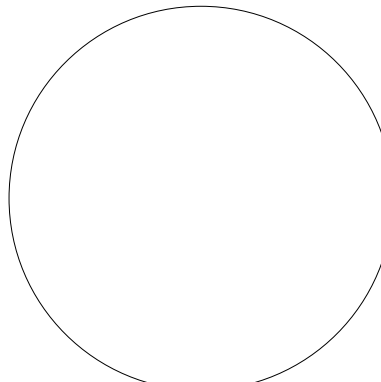
By: \_\_\_\_\_, Name Printed: \_\_\_\_\_, Clerk of the Circuit Court.

SURVEYOR'S CERTIFICATE

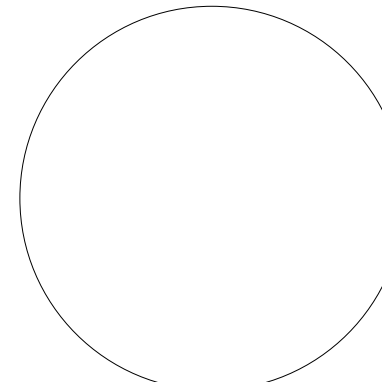
STATE OF FLORIDA      SS      I HEREBY CERTIFY: That the attached Subdivision Resurvey is a true and correct representation of the lands recently surveyed and subdivided under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, 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.



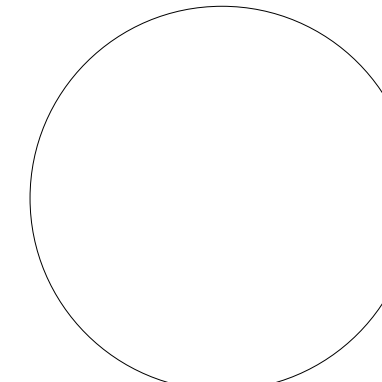
City of Margate Engineer's Seal



City of Margate Corporate Seal



Jerald A. McLaughlin Surveyor's Seal

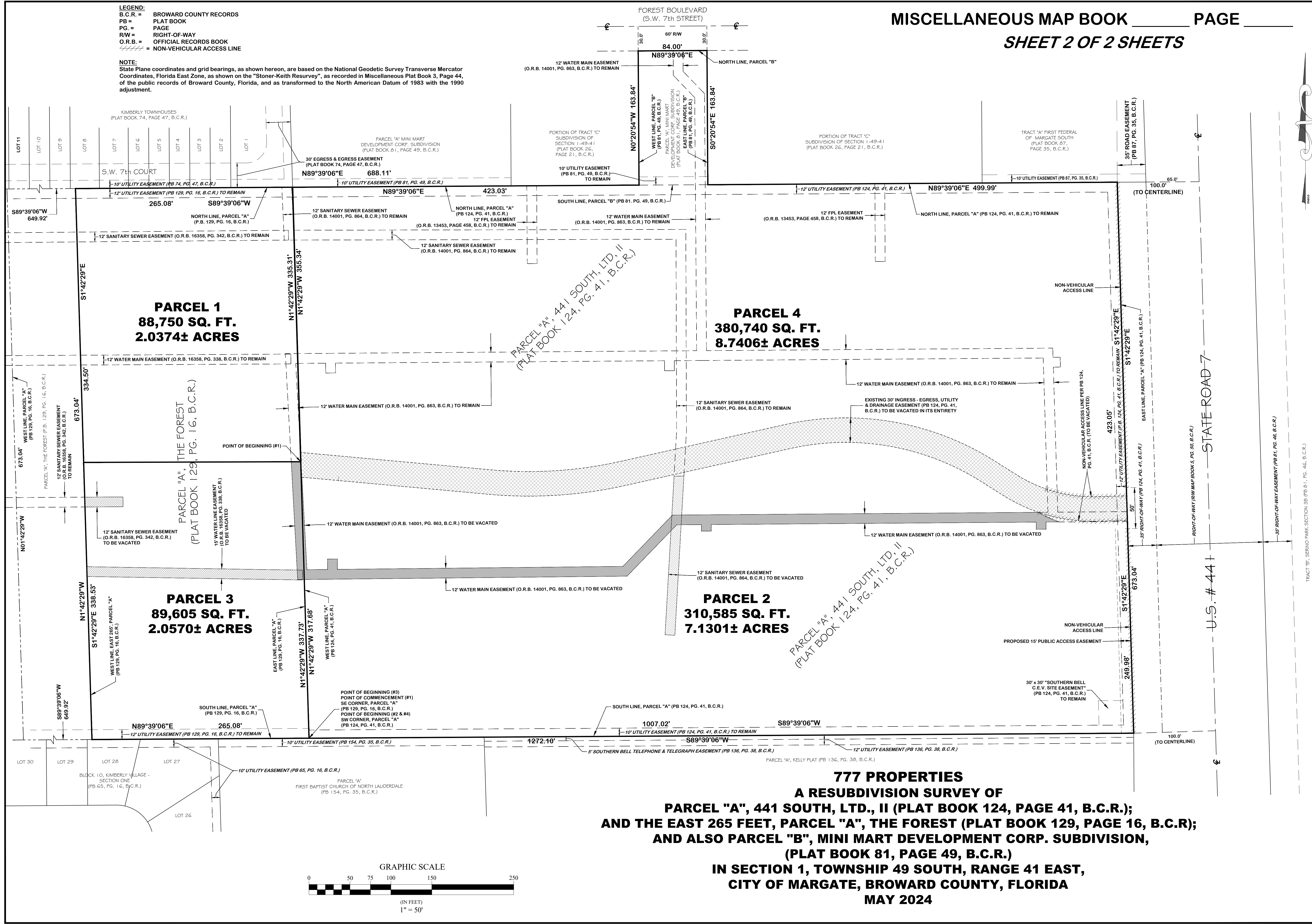


By: \_\_\_\_\_

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

**LEGEND:**  
 B.C.R. = BROWARD COUNTY RECORDS  
 PB = PLAT BOOK  
 PG. = PAGE  
 R/W = RIGHT-OF-WAY  
 O.R.B. = OFFICIAL RECORDS BOOK  
 - - - - - = NON-VEHICULAR ACCESS LINE

**NOTE:**  
 State Plane coordinates and grid bearings, as shown hereon, are based on the National Geodetic Survey Transverse Mercator Coordinates, Florida East Zone, as shown on the "Stoner-Keith Resurvey", as recorded in Miscellaneous Plat Book 3, Page 44, of the public records of Broward County, Florida, and as transformed to the North American Datum of 1983 with the 1990 adjustment.



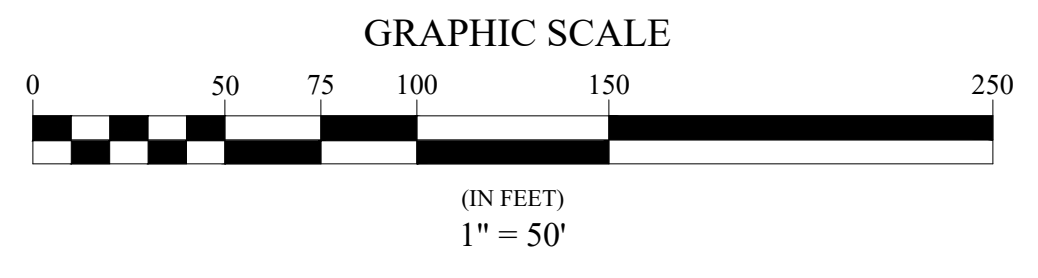
**PARCEL 1**  
 88,750 SQ. FT.  
 2.0374± ACRES

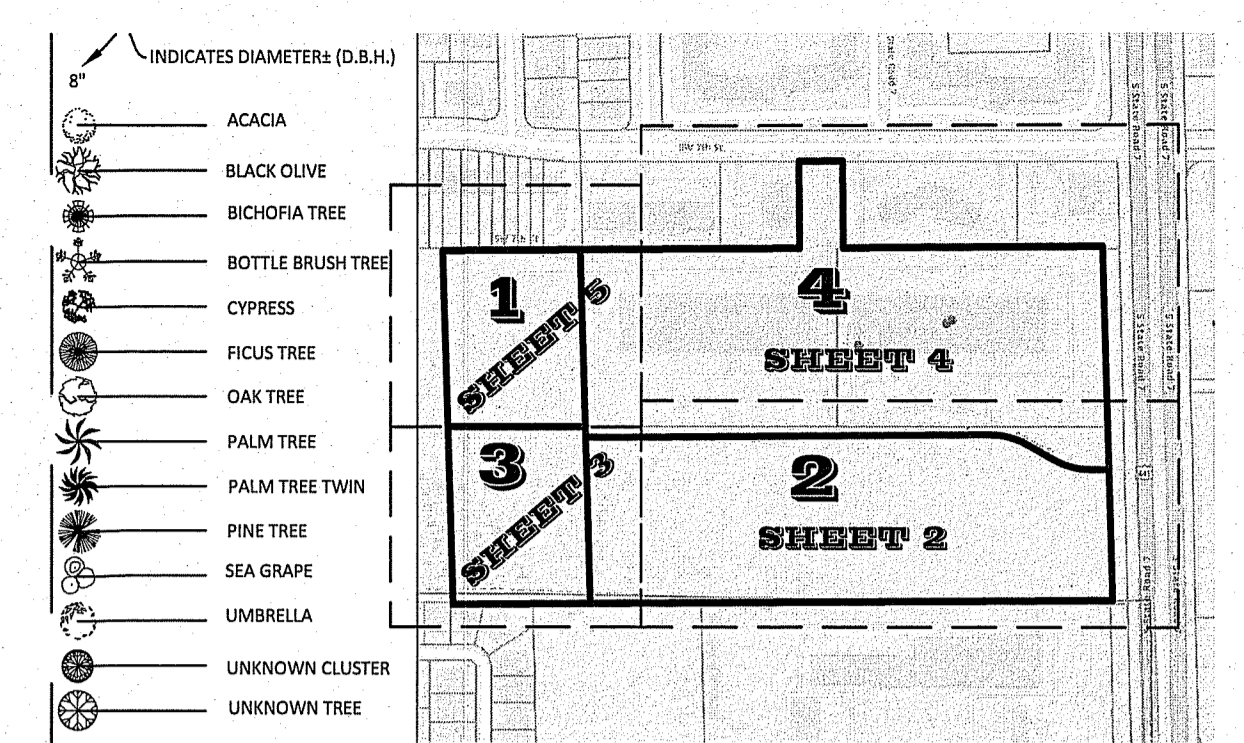
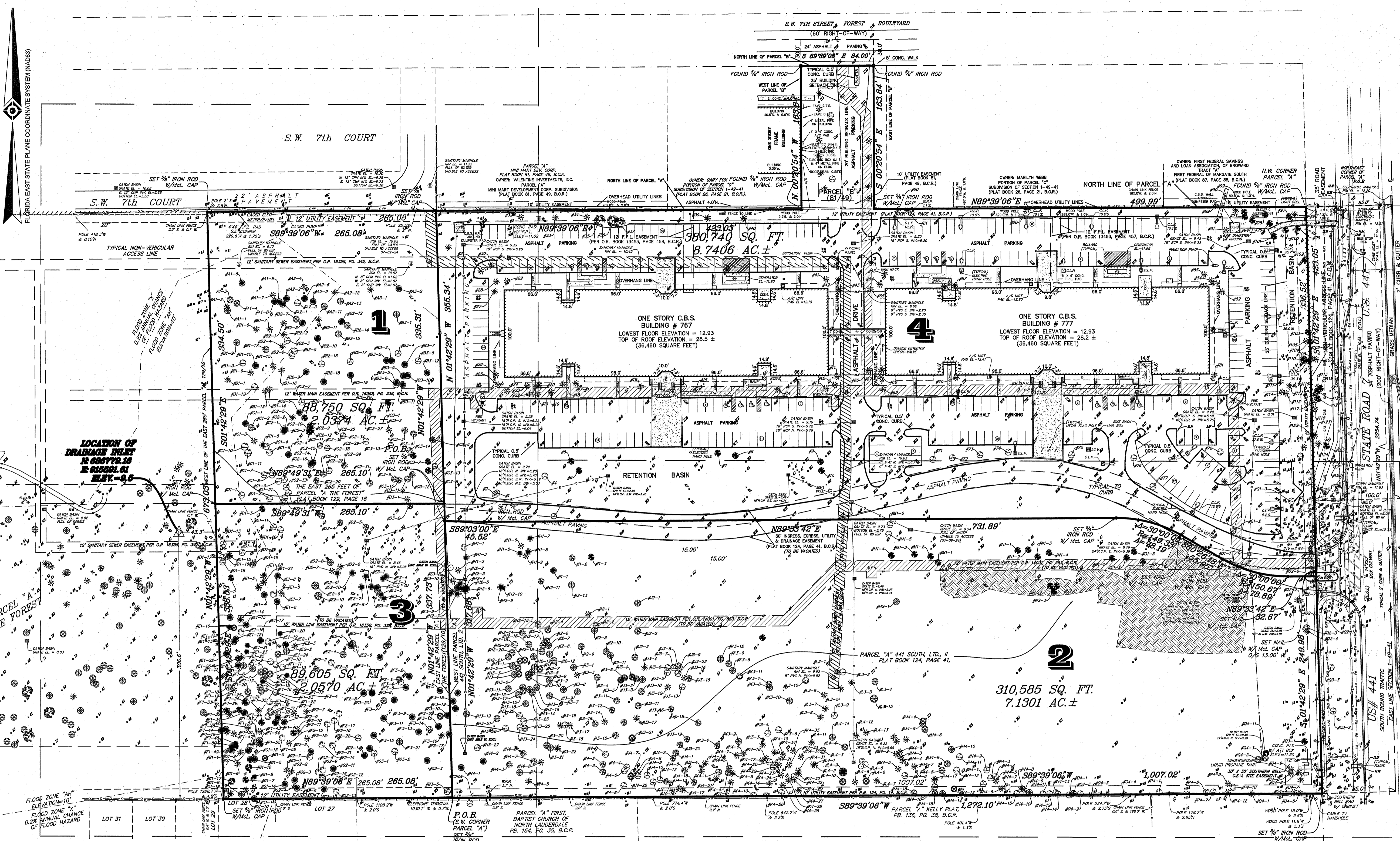
**PARCEL 4**  
 380,740 SQ. FT.  
 8.7406± ACRES

**PARCEL 3**  
 89,605 SQ. FT.  
 2.0570± ACRES

**PARCEL 2**  
 310,585 SQ. FT.  
 7.1301± ACRES

**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**  
**MAY 2024**





VICINITY MAP  
© 2008 DeLorme Street Atlas USA  
NOT TO SCALE

**SURVEY DESCRIPTION:**

OVERALL PARCEL PARCEL "A" 441 SOUTH LTD. II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH THE EAST 285 FEET OF PARCEL "A" THE FOREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, 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, 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 889,881 SQUARE FEET OR 19.9851 ACRES MORE OR LESS.

PARCEL #1 A PORTION OF THE EAST 285.00 FEET (AS MEASURED AT RIGHT ANGLES) OF PARCEL "A", THE FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, 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 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 01°42'29" WEST, ON SAID EAST LINE, A DISTANCE OF 335.31 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°33'42" EAST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 265.08 FEET; THENCE SOUTH 01°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, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°42'29" WEST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 317.88 FEET; THENCE SOUTH 89°33'00" EAST, A DISTANCE OF 45.1 FEET; THENCE NORTH 89°33'42" EAST, A DISTANCE OF 731.89 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 149.33 FEET; THENCE SOUTH 89°33'42" EAST, A DISTANCE OF 55.95 FEET TO A POINT OF TANGENCY; 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 01°42'29" WEST, ON THE EAST 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 285.00 FEET (AS MEASURED AT RIGHT ANGLES) OF PARCEL "A", THE FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, 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 01°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 FEET; THENCE SOUTH 01°42'29" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 265.10 FEET; THENCE SOUTH 89°33'42" EAST, A DISTANCE OF 334.50 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, 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, 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, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°42'29" WEST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 317.88 FEET; THENCE SOUTH 89°33'00" EAST, A DISTANCE OF 45.1 FEET; THENCE NORTH 89°33'42" EAST, A DISTANCE OF 731.89 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 149.33 FEET; THENCE SOUTH 89°33'42" EAST, A DISTANCE OF 55.95 FEET TO A POINT OF TANGENCY; 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 01°42'29" WEST, ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 241 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°33'00" 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.

**TITLE NOTES:**

THERE ARE NO OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAYS OF RECORD AFFECTING THIS PROPERTY PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 7222-644597 DATED MAY 16<sup>TH</sup>, 2023, AT 8:00AM.

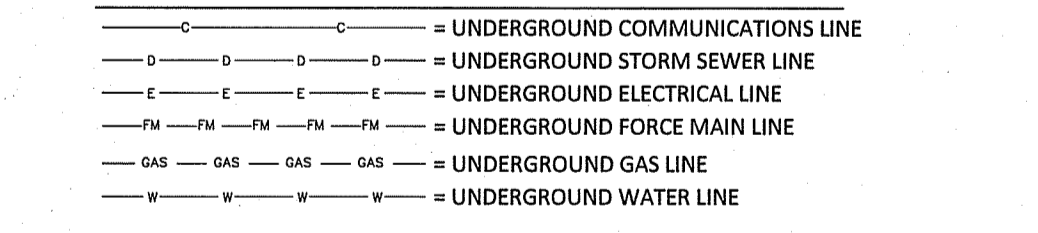
- MATTERS PER PLAT BOOK 124, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTING THIS PROPERTY AND AS SHOWN.
- AGREEMENT PER O.R. BOOK 11868, PAGE 375 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ASSIGNMENTS PER O.R. BOOK 12236, PAGE 200 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; O.R. BOOK 18708, PAGE 902 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; O.R. BOOK 19275, PAGE 960 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND O.R. BOOK 32244, PAGE 1880 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
- EASEMENT PER O.R. BOOK 14001, PAGE 862 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.
- SEWER EASEMENT PER O.R. BOOK 14001, PAGE 864 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.

- LEGEND**
- AKA = ALSO KNOWN AS
  - ALP = ALUMINUM LIGHT POLE
  - AM = AMERICAN LAND TITLE ASSOCIATION
  - B.C.R. = BROWARD COUNTY RECORDS
  - B.F.P. = BACK FLOOD PREVENTOR
  - BU = BULKHEAD
  - BL = BASE LINE
  - B.S. = BOTTOM OF STRUCTURE
  - CA/TX = CABLE TV TERMINAL OR BOX
  - CALC = CALCULATED
  - CBS = CONCRETE, BLOCK AND STUCCO
  - CF = CENTERLINE OF RIGHT-OF-WAY
  - CLL = CHAIN LINK FENCE
  - CLP = CONCRETE LIGHT POLE
  - CMF = CORRUGATED MIDDLE PIPE
  - CP/LP = CONCRETE POWER LIGHT POLE
  - CPC = CONCRETE POWER POLE
  - CO = COMPANY
  - CONC = CONCRETE
  - CO = CLEAN OUT
  - DB = DEED BOOK
  - DESC = DESCRIPTION FROM FORMER DESCRIPTION
  - ELC = ELECTRIC
  - ELV = ELEVATION
  - FK = FIRE HYDRANT
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FLN = FLORIDA INLAND NAVIGATION DISTRICT
  - FKN = FORMERLY KNOWN AS
  - FLP = FLORIDA POWER AND LIGHT CO.
  - GA = GAS VALVE
  - GTA = GREASE TRAP MANHOLE
  - HG = HIGHEST ADJACENT GRADE
  - HI = HAND HOLE
  - ICK = IRRIGATION CONTROL VALVE
  - IN = INVERT
  - LAC = LOWEST ADJACENT GRADE
  - LP = LICENSED BUSINESS
  - LPR = LIQUID PROPANE GAS
  - MAG = MAGNETIC
  - MC = FIELD MEASURE
  - PS = PARKING SPACES
  - MIS = MISCELLANEOUS
  - MLP(L) = METAL LIGHT POLE
  - MOR = MORE OR LESS
  - MON = MONITORING WELL
  - NSD = NATIONAL GEODETIC SURVEY
  - NPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
  - NAD83 = NATIONAL GEODETIC DATUM (1983)
  - NARS = NORTH AMERICAN VERTICAL DATUM (1988)
  - NSID = NORTH SPRINGS IMPROVEMENT DISTRICT
  - NO = NUMBER
  - OR = OFFICIAL RECORDS BOOK
  - OS = OFFSET
  - OU = OVERHEAD UTILITY LINES
  - PC = PAGE
  - PB = PLAT BOOK
  - PL = PROPERTY LINE
  - P.B. = POINT OF BEGINNING
  - P.C. = POINT OF COMMENCEMENT
  - P.R.C. = POINT OF REVERSE CURVE
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - RCP = REINFORCED CONCRETE PIPE
  - R/W = RIGHT-OF-WAY
  - S.B.T. = SOUTHERN BELL TELEPHONE
  - SE = SEWER VALVE
  - SHW = SEASONAL HIGH WATER LINE
  - SPC = STATE PLANE COORDINATE
  - SQ.FT. = SQUARE FEET
  - STL = SURVEY TIE LINE
  - TDB = TOP OF BAFFLE
  - TM = WATER METER
  - WV = WATER VALVE
  - WV = WET FACE OF BULKHEAD
  - WV = WET FACE OF CAP
  - WLP = WOOD STREET LIGHT POLE
  - WLP = WOOD POWER STREET LIGHT POLE
  - WLP = WOOD POWER POLE
  - WV = WITH CONTROL POINT ASSOCIATES CAP L.B. #8137
  - WV = WITH MCLAUGHLIN ENGINEERING CO. CAP L.B. #8137
  - WV = WITH WITNESS CAP # 285
  - WV = HANDICAPPED PARKING SPACE
  - WV = NON-VEHICULAR ACCESS LINE

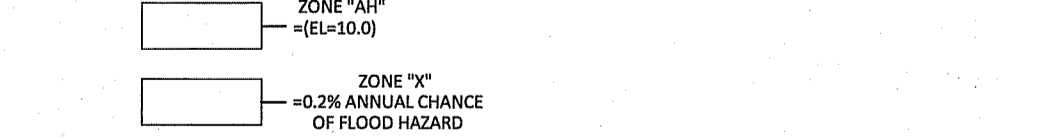
- LEGEND**
- EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - EXIST. BOTTOM OF CURVE ELEVATION
  - SUBSURFACE UTILITY QUALITY LEVEL B
  - CATCH BASIN
  - GATE POST
  - EDGE OF CONC.
  - EDGE OF PAVEMENT
  - EVIDENCE FOUND

- NOTES:**
- PROPERTY KNOWN AS PARCEL "A" THE FOREST, PLAT BOOK 124, PAGE 16, B.C.R., AND PARCEL "A" 441 SOUTH LTD. II, PLAT BOOK 124, PAGE 41, B.C.R., AND PARCEL "B" MINI MART DEVELOPMENT CORP. SUBDIVISION, PLAT BOOK 81, PAGE 49, BROWARD COUNTY, FLORIDA.
  - AREA= 380,740 SQUARE FEET OR 8.7406 ACRES, MORE OR LESS
  - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, L.L.C. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - THIS PROPERTY LIES IN FLOOD ZONES "AH", ELEV.=10.0 AND "X", 0.2% ANNUAL CHANCE OF FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NO. 12011C0355 H, DATED: AUGUST 18, 2014, COMMUNITY PANEL NO. 120407.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT, BENCH MARK # 2086, ELEVATION= 13.522 (NGVD29) CONVERTED TO 12.022 (NAV88).
  - BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (801), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION.
  - THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAP PER ADDITIONAL OR DELATIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**UNDERGROUND UTILITY LINE LEGEND**

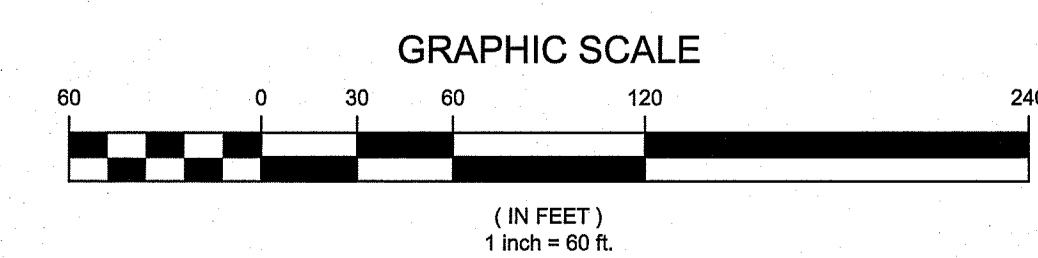


**FLOOD ZONE LEGEND**



**REFERENCES:**

- MAP ENTITLED "THE FOREST", PLAT BOOK 124, PG. 16, "441 SOUTH LTD.", PLAT BOOK 124, PG. 41, & "MINI MART DEVELOPMENT CORP. SUBDIVISION", PLAT BOOK 81, PG. 49, BROWARD COUNTY RECORDS
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 12011C0355 H, DATED AUGUST 18, 2014, COMMUNITY PANEL NO. 120407.



**ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) TO VISIBLE UTILITIES ONLY, 16(NONE APPARENT), 17(NONE APPARENT), 18(NONE APPARENT) OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 7, 2023.

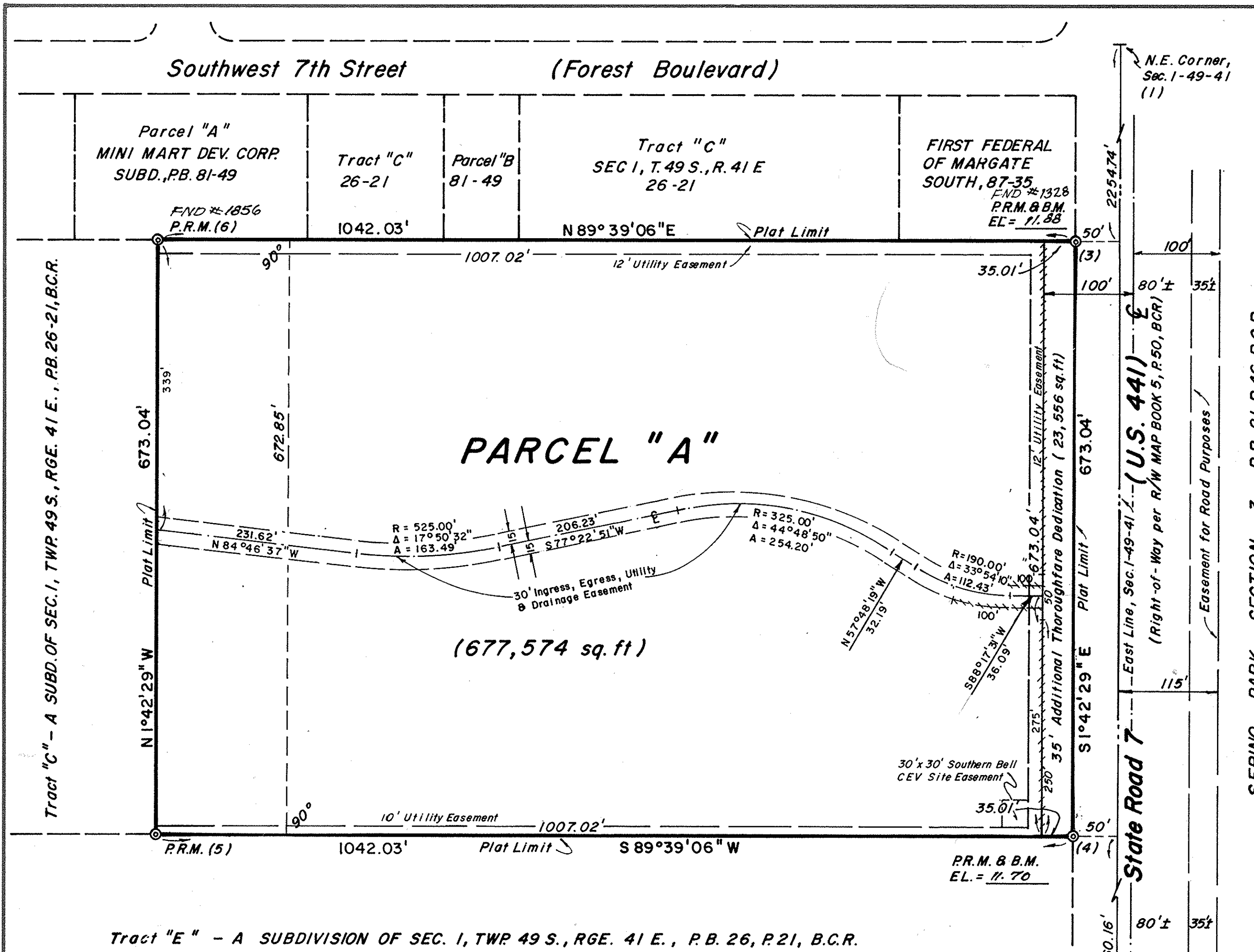
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: 03-23-2024  
FIELD BOOK NO.:  
GPS:  
FIELD BOOK PG.: N/A  
FIELD CREW: J.M./C.A.  
DRAWN: P.V./KT  
REVIEWED: JUST  
APPROVED: JAMPLS  
DATE: 06-12-2024  
SCALE: 1" = 60'  
FILE NO.: 15-230169-00  
DWG. NO.: 1 OF

**ALTA/NSPS LAND TITLE SURVEY**  
**REZ FLORIDA**  
777 SOUTH STATE ROAD 7  
PARCEL "A" & "B"  
CITY OF MARGATE, BROWARD COUNTY  
STATE OF FLORIDA

**CONTROL POINT ASSOCIATES FL, L.L.C.**  
1700 NW 64TH STREET, SUITE 400  
FT. LAUDERDALE, FL 33309  
WWW.CPASURVEY.COM

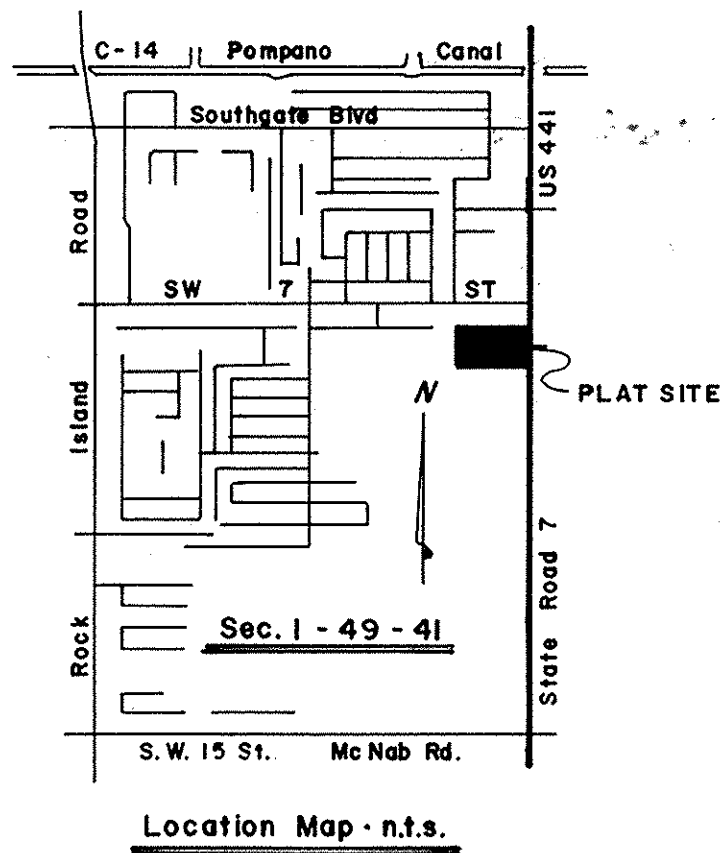
WARREN, N.E. & MCLAUGHLIN, P.L.L.C. REGISTERED PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA  
JERARD A. MCLAUGHLIN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5289  
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137



Tract "E" - A SUBDIVISION OF SEC. 1, TWP 49 S., RGE. 41 E., P.B. 26, P. 21, B.C.R.

**DESCRIPTION**  
The East 1042.03 feet, as measured along the South line of Tract "C", of the South 672.85 feet, as measured at right angles to said South line of Tract "C", "A SUBDIVISION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 41 EAST, Broward County, Florida, according to the plat thereof, recorded in Plat Book 26, Page 21, of the public records of Broward County, Florida.

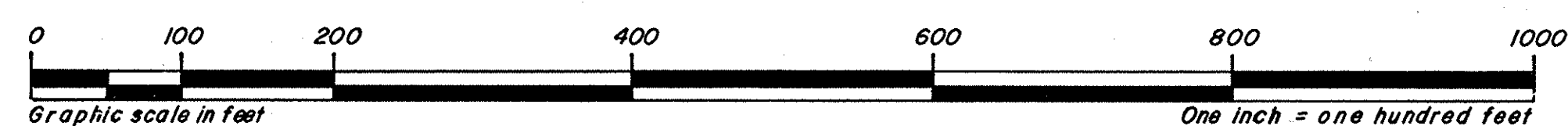
P.R.M. COORDINATE POINT VALUES		
No.	North	East
(1)	689243.650	760678.161
(2)	685657.305	760785.112
(3)	686989.608	760695.358
(4)	686316.868	760715.421
(5)	686310.533	759673.410
(6)	686983.273	759653.347



**NOTES**  
 (1) P.R.M. - indicates Permanent Reference Monument  
 B.M. - indicates Bench Mark  
 ##### - indicates Non-Vehicular Access Line  
 This plat contains .16.0957 acres  
 Coordinates and bearings, as shown, refer to Transverse Mercator Grid System, Florida East Zone, per Misc. P.B. 4, P. 21, B.C.R.  
 This plat is restricted to: 146,000 sq. ft. of office

# "441 SOUTH, LTD., II

A RESUBDIVISION OF A PORTION OF TRACT "C",  
 "A SUBDIVISION OF SECTION 1, TWP 49 S., RGE. 41 E.,  
 BROWARD COUNTY, FLORIDA" ( P.B. 26, P. 21, B.C.R.)  
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA



**DEDICATION OF MORTGAGE HOLDER**  
 FREDERICK W. FISHER, as Trustee of the 1957 MARGARET W. FISHER TRUST, owner and holder of a mortgage on this property, recorded in O.R. BOOK 12192, PAGE 62, Broward County Records, does hereby join in the dedication shown hereon.  
 IN WITNESS WHEREOF: I hereunto set my hand \_\_\_\_\_ in the City of Fort Lauderdale, County of Broward, State of Florida, this 10 day of October, 1984.

Witness: [Signature] Witness: [Signature] Frederick W. Fisher: [Signature] as trustee

**ACKNOWLEDGEMENT**  
 STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and COUNTY OF BROWARD take acknowledgements, FREDERICK W. FISHER, as Trustee of the 1957 MARGARET W. FISHER TRUST, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.  
 WITNESS: My hand and official seal in the City of Ft. Laud., County of Broward, State of Florida, this 10<sup>th</sup> day of October, 1984.  
 My commission expires the 20 day of September, 1986. NOTARY PUBLIC [Signature] STATE OF FLORIDA

**DEDICATION OF MORTGAGE HOLDERS**  
 SAN W. ORR, JR., and JOHN E. FORESTER, as Trustees of the 1957 MARGARET W. FISHER TRUST, owners and holders of a mortgage on this property recorded in O.R. BOOK 12192, PAGE 62, Broward County Records, does hereby join in the dedication shown hereon.  
 IN WITNESS WHEREOF: We hereunto set our hands in the City of Wausau, County of Marathon, State of Wisconsin, this 25<sup>th</sup> day of October, 1984.  
 Witness [Signature] Witness: [Signature] San W. Orr, Jr.: [Signature] as trustee  
 Witness [Signature] Witness: [Signature] John E. Forester: [Signature] as trustee

**ACKNOWLEDGEMENT**  
 STATE OF WISCONSIN SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and COUNTY OF MARATHON take acknowledgements, SAN W. ORR, JR. and JOHN E. FORESTER, as Trustees of the 1957 MARGARET W. FISHER TRUST, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily, for uses and purposes therein expressed.  
 WITNESS: My hand and official seal in the City of Wausau, County of Marathon, State of Wisconsin, this 25<sup>th</sup> day of October, 1984.  
 My commission expires the 28<sup>th</sup> day of August, 1988. NOTARY PUBLIC [Signature] STATE OF WISCONSIN

**CITY CLERK'S CERTIFICATE**  
 STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat of 441 SOUTH, LTD., II, has been approved and accepted for record by the City of COUNTY OF BROWARD Margate, Broward County, Florida, by Resolution duly adopted by the City Commission on the 28<sup>th</sup> day of November, 1984.  
 IN WITNESS WHEREOF: The said City Commission has caused the presents to be attested by its City Clerk and the corporate seal of said City to be affixed, this 28<sup>th</sup> day of March, 1985.  
 By: [Signature] Mayor Attested: [Signature] City Clerk

**CITY PLANNING AND ZONING BOARD**  
 THIS IS TO CERTIFY: That the City Planning and Zoning Board of Margate, Broward County, Florida, has accepted and approved this plat, this 13<sup>th</sup> day of November, 1984.  
 By: [Signature] Chairman

**CITY ENGINEER**  
 This plat of "441 SOUTH, LTD., II, is approved for record.  
 By: [Signature] Emilio Esteban, Florida P.E. Reg. No. 31945, this 26<sup>th</sup> day of March, 1985.

**BROWARD COUNTY ENGINEERING DIVISION**  
 This plat has been approved and accepted for record.  
 By: [Signature] Henry P. Cook Date: 8-19-85, Director, Fla. P.E. Reg. No. 12506

**BROWARD COUNTY PLANNING COUNCIL**  
 THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 25<sup>th</sup> day of April, 1985. By: [Signature], this 24<sup>th</sup> day of May, 1985.

**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 Commissioners of Broward County, Florida, this 18<sup>th</sup> day of June, 1985. F.T. JOHNSON - COUNTY ADMINISTRATOR  
 By: \_\_\_\_\_ Deputy By: \_\_\_\_\_ Chairperson - County Commission

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION**  
 This plat filed for record this 16<sup>th</sup> day of August, 1985, in BOOK 124 of PLATS, at Page 41, record verified F.T. JOHNSON - COUNTY ADMINISTRATOR By: [Signature] Deputy

**SURVEYOR'S CERTIFICATE**  
 STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my COUNTY OF BROWARD responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 10<sup>th</sup> day of July, 1985. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work.

This plat dated at Fort Lauderdale, Florida, this 9 day of Oct, 1984. BY: [Signature] James M. McLaughlin Registered Land Surveyor No. 2021, State of Florida.

OR BK 12192 PG. 275

**NOTES**  
© P.R.M. - indicates Permanent Reference Monument  
B.M. - indicates Bench Mark  
#### - indicates Non Vehicular Access Line  
This plat contains 16.0957 acres  
Coordinates and bearings, as shown, refer to Transverse  
Mercator Grid System, Florida East Zone, per Misc. P.B.  
4, P. 21, B.C.R.  
This plat is restricted to: 146,000 sq.ft. of office

**DEDICATION**

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That 441 SOUTH LTD., II, a Florida general partnership, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "441 SOUTH, LTD., II, being a resubdivision of a portion of Tract "C", A SUBDIVISION OF SECTION 1, TWP 49 S., RGE. 41 E., BROWARD COUNTY, FLORIDA, recorded in Plat Book 26, Page 21, Broward County Records. The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. The utility easements are hereby dedicated to the perpetual use of the public for proper purposes. The 30'x30' Southern Bell C.E.V. Site Easement is hereby dedicated to Southern Bell for proper purposes. The 30' Ingress, Egress, Utility and Drainage Easement is hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 8<sup>th</sup> day of July, 1985.  
441 SOUTH LTD., II  
Witness: Paul Loresky Witness: Jan M. Kelly By: Robert W. Duck General Partner

**ACKNOWLEDGEMENT**

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Robert W. Duck, GENERAL PARTNER of 441 SOUTH LTD., II, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 8<sup>th</sup> day of July, 1985.  
My commission expires the 19<sup>th</sup> day of November, 1988. NOTARY PUBLIC Sharon D. Glassman STATE OF FLORIDA

**DEDICATION**

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That BUCK FAMILY PARTNERSHIP, a Florida Limited Partnership, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "441 SOUTH, LTD., II, being a resubdivision of a portion of Tract "C", A SUBDIVISION OF SECTION 1, TWP 49 S., RGE. 41 E., BROWARD COUNTY, FLORIDA, recorded in Plat Book 26, Page 21, Broward County Records. The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. The utility easements are hereby dedicated to the perpetual use of the public for proper purposes. The 30'x30' Southern Bell C.E.V. Site Easement is hereby dedicated to Southern Bell for proper purposes. The 30' Ingress, Egress, Utility and Drainage Easement is hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 8<sup>th</sup> day of July, 1985.  
BUCK FAMILY PARTNERSHIP  
Witness: Paul Loresky Witness: Jan M. Kelly By: Robert W. Duck Partner with Sole Discretion

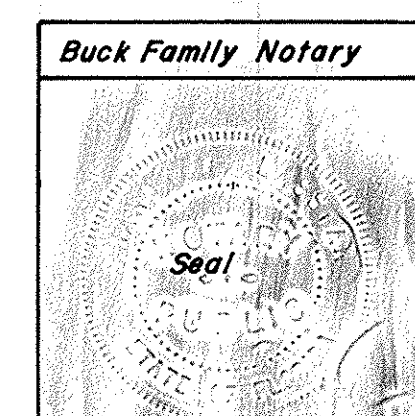
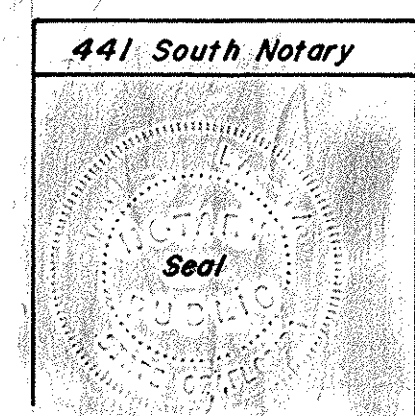
**ACKNOWLEDGEMENT**

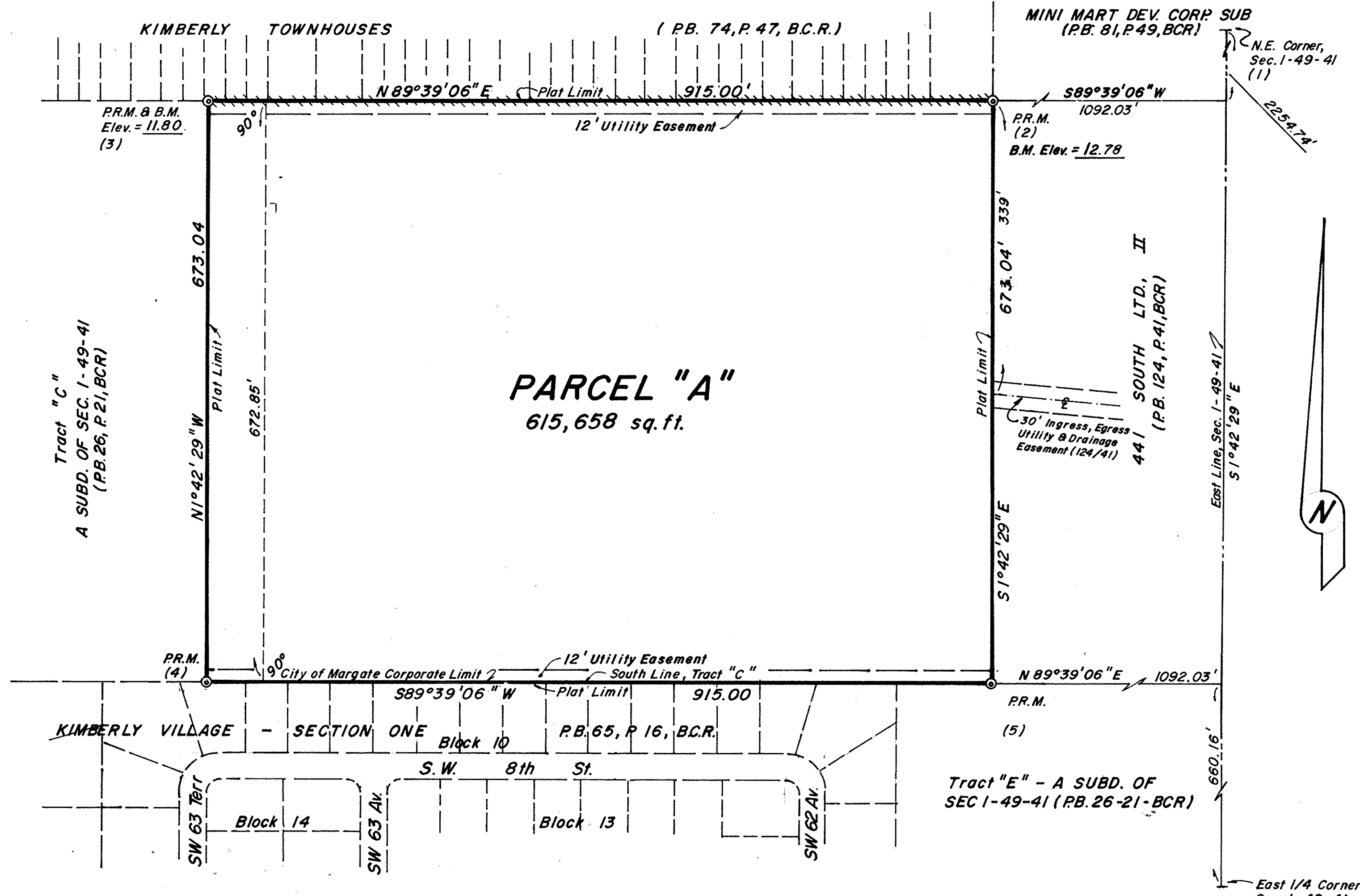
STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, Robert W. Duck, PARTNER WITH SOLE DISCRETION of BUCK FAMILY PARTNERSHIP, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.

WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 8<sup>th</sup> day of July, 1985.  
My commission expires the 19<sup>th</sup> day of November, 1988. NOTARY PUBLIC Sharon D. Glassman STATE OF FLORIDA

# "441 SOUTH, LTD., II"

A RESUBDIVISION OF A PORTION OF TRACT "C",  
"A SUBDIVISION OF SECTION 1, TWP 49 S., RGE. 41 E.,  
BROWARD COUNTY, FLORIDA " ( P. B. 26, P. 21, B.C.R.)  
CITY OF MARGATE, BROWARD COUNTY, FLORIDA





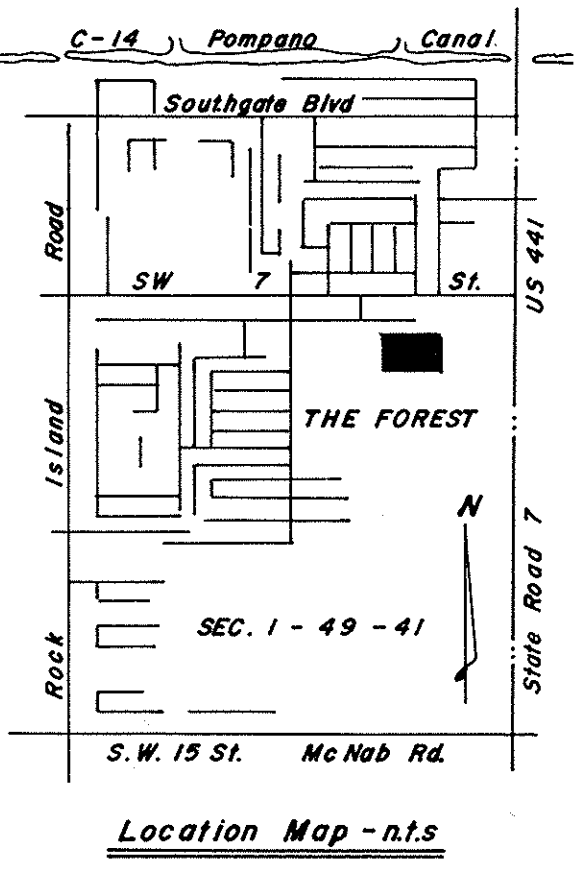
DESCRIPTION

The West 915.00 feet of the East 1957.03 feet, as measured along the South line of Tract "C", of the South 672.85 feet, as measured at right angles to said South line of Tract "C", being a portion of Tract "C", "A SUBDIVISION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA", according to the plat thereof, recorded in Plat Book 26, Page 21, of the public records of Broward County, Florida.

Table with 3 columns: No., North, East. It lists 6 P.R.M. coordinate points with their respective North and East values.

NOTES

© P.R.M. - indicates Permanent Reference Monument
B.M. - indicates Bench Mark
This plat contains 14.1336 acres
Coordinates and bearings, as shown, refer to Transverse Mercator Grid System, Florida East Zone, per Misc. Plat Book 3, Page 44, B.C.R.
##### - indicates Non-Vehicular Access Line
This plat is restricted to 146,000 sqft of Office
Reference Bench Mark: P.R.M. on S.E. Corner of "441 SOUTH LTD. II", P.B. 124, P.41, B.C.R., B.M. EI = 11.70



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That 441 SOUTH LTD., II, a Florida general partnership, owner of the lands COUNTY OF BROWARD described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "THE FOREST", being a resubdivision of a portion of Tract "C", "A SUBDIVISION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA", recorded in Plat Book 26, Page 21, Broward County Records. The utility easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 17th day of January, 1986.
Witness: Sharon D. Jones Witness: Robert W. Buck General Partner 441 SOUTH LTD., II

ACKNOWLEDGEMENT

STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer COUNTY OF BROWARD oaths and take acknowledgements, ROBERT W. BUCK, being a GENERAL PARTNER of 441 SOUTH LTD., II, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed.
WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 17th day of January, 1986. My commission expires the 11th day of April, 1989. NOTARY PUBLIC Sharon D. Jones STATE OF FLORIDA

BROWARD COUNTY OFFICE OF PLANNING

This plat is approved and accepted for record. Date October 29, 1986 By: Elliot Arnold

CITY CLERK'S CERTIFICATE

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat of "THE FOREST", has been approved and accepted for record by the COUNTY OF BROWARD City of Margate, Broward County, Florida, by Resolution duly adopted by the City Commission on the 16th day of APRIL, 1986.

IN WITNESS WHEREOF: The said City Commission has caused these presents to be attested by its City Clerk and the corporate seal of the said City to be affixed, this 22nd day of May, 1986.
By: Bryan P. Jones Mayor Attested: Melvin J. Parker Deputy City Clerk

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Margate, Broward County, Florida, has accepted and approved this plat, this 8th day of April, 1986.
By: Henry W. Buckler Jr. Chairman

CITY ENGINEER

This plat of "THE FOREST", is approved for record
By: Emilio C. Esteban Emilio Esteban, City Engineer, Fla. P.E. Reg. No. 31945, this 19th day of May, 1986.

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record
BY: Robert L. Thompson Robert L. Thompson Date: 10-30-86 County Surveyor, Fla. P.L.S. Reg. No. 3869
BY: Henry P. Cook Henry P. Cook Date: 10-30-86 Director, Fla. P.E. Reg. No. 12506

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 1st day of May, 1986. By: John Stano, this 1st day of May, 1986.

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 Commissioners of Broward County, Florida, this 19th day of AUGUST, 1986. F.T. JOHNSON - COUNTY ADMINISTRATOR
By: Shyllis J. Flanagan Deputy By: Frank C. Johnson Chairperson - County Commission

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

This plat filed for record this 3rd day of November, 1986, in BOOK 129 of PLATS, at Page 16, record verified
F.T. JOHNSON - COUNTY ADMINISTRATOR By: Carole C. Doyle Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my COUNTY OF BROWARD responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 11th day of October, 1986. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work.

McLAUGHLIN ENGINEERING CO.
This plat dated at Fort Lauderdale, Florida, this 10th day of January, 1986. BY: Robert C. McLaughlin Registered Land Surveyor No. 3356, State of Florida.

DEDICATION OF MORTGAGE HOLDER
FREDERICK W. FISHER, as Trustee of the 1957 MARGARET W. FISHER TRUST, owner and holder of a mortgage on this property, recorded in O.R. BOOK 12192, PAGE 62, Broward County Records, does hereby join in the dedication shown hereon, but not for the purpose of releasing the mortgage.
IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 4th day of March, 1986.
Witness: Sharon D. Jones Witness: Jeffrey A. Wyatt Frederick W. Fisher: Frederick W. Fisher as Trustee

ACKNOWLEDGEMENT
STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take COUNTY OF BROWARD acknowledgements, FREDERICK W. FISHER, as Trustee of the 1957 MARGARET W. FISHER TRUST, to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 4th day of March, 1986. My commission expires the 19th day of November, 1988. NOTARY PUBLIC Sharon D. Jones STATE OF FLORIDA

DEDICATION OF MORTGAGE HOLDER
SAN W. ORR, JR. and JOHN E. FORESTER, as Trustees of the 1957 MARGARET W. FISHER TRUST, owners and holders of a mortgage on this property recorded in O.R. BOOK 12192, PAGE 62, Broward County Records, do hereby join in the dedication shown hereon, but not for the purpose of releasing the mortgage.
IN WITNESS WHEREOF: We hereunto set our hands in the City of Wausau, County of Marathon, State of Wisconsin, this 26th day of February, 1986.
Witness: Donna Jack as to both San W. Orr, Jr. as Trustee
Witness: Julie A. Wilcox as to both John E. Forester as Trustee

ACKNOWLEDGEMENT
STATE OF WISCONSIN SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take COUNTY OF MARATHON acknowledgements, SAN W. ORR, JR. and JOHN E. FORESTER, as Trustees of the 1957 MARGARET W. FISHER TRUST, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Wausau, County of Marathon, State of Wisconsin, this 26th day of February, 1986. My commission expires the 31 day of Dec., 1989. NOTARY PUBLIC Camille D. Dubois STATE OF WISCONSIN

"THE FOREST"
A RESUBDIVISION OF A PORTION OF TRACT "C"
"A SUBDIVISION OF SECTION 1, TWP 49 S., RGE 41 E.,
BROWARD COUNTY, FLORIDA" (P.B. 26, P. 21, B.C.R.)
CITY OF MARGATE, BROWARD COUNTY, FLORIDA



Notary seals for Robert C. McLaughlin (441 So. Ltd, II Notary), Fisher Notary, Orr/Forester Notary, and City Engineer. Each seal includes the name and a circular emblem.

O.R. 13869 P. 220