



NOVEMBER 2019

# MARQUESA

A REPLAT OF A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE (P.B. 119, PG. 27)  
IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

### LEGAL DESCRIPTION

A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°34'36" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 604.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°34'36" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 548.98 FEET (548.90' PER PLAT) TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 75°22'31" EAST; THENCE ALONG THE EAST AND SOUTH LINES OF SAID PARCEL "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1503.00 FEET AND A CENTRAL ANGLE OF 05°25'00", A DISTANCE OF 142.09 FEET (CENTRAL ANGLE OF 06°50'08" AND A DISTANCE OF 179.31 FEET PER PLAT) TO A POINT OF TANGENCY; THENCE SOUTH 09°12'29" WEST, A DISTANCE OF 240.11 FEET (SOUTH 09°20'17" WEST, A DISTANCE OF 202.91 FEET PER PLAT); THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 44°11'54" WEST, A DISTANCE OF 49.13 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 87°20'17" WEST, A DISTANCE OF 144.45 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 720.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 8.113 ACRES, MORE OR LESS.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TC MC MARGATE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, SAID REPLAT TO BE KNOWN AS "MARQUESA".

- THE RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- THE BUS SHELTER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- THE CANAL MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF MARGATE FOR PROPER PURPOSES.
- THE INGRESS/EGRESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS, LESSEES, AND GUESTS OF THE ADJOINING PARCEL FOR INGRESS AND EGRESS TO AND FROM SAID PARCEL.
- THE OPEN SPACE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ACCESS PURPOSES. ANY IMPROVEMENTS WITHIN THIS EASEMENT ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

IT IS AN EXPRESS PURPOSE OF THIS PLAT TO VACATE THE UTILITY EASEMENTS THAT WERE DEDICATED BY THE UNDERLYING PLAT.

IN WITNESS WHEREOF: TC MC MARGATE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MAURICE CAYON, ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS: \_\_\_\_\_ TC MC MARGATE APARTMENTS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_ MAURICE CAYON  
MANAGER

PRINT NAME: \_\_\_\_\_

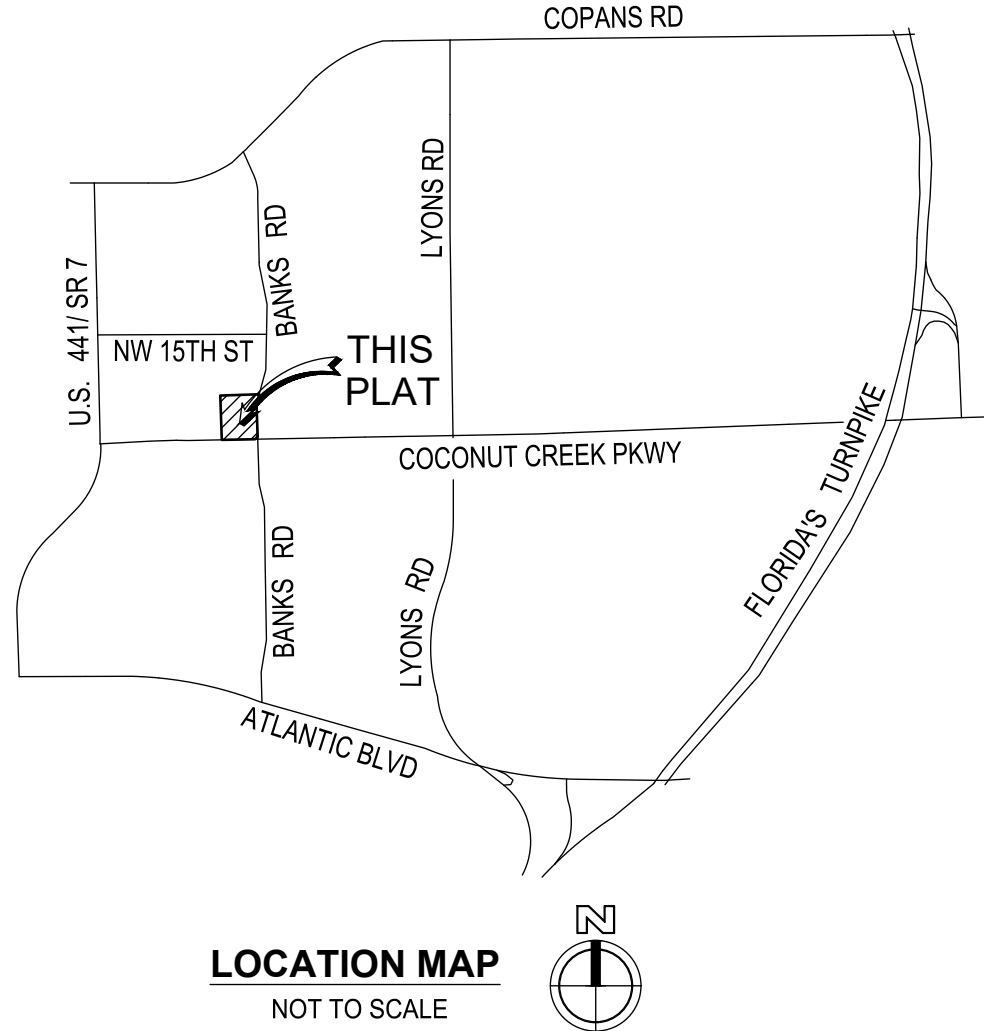
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MAURICE CAYON, AS MANAGER OF TC MC MARGATE APARTMENTS, LLC, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_ NAME: \_\_\_\_\_  
(PRINT NAME):  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_



### CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY THE SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH THE WRITTEN CONFORMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
ANTONIO V. ARSERIO JOSEPH J. KAVANAGH  
MAYOR CITY CLERK

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### CITY ENGINEER'S SIGNATURE:

THIS IS TO CERTIFY: THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
CITY ENGINEER

### CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
CHAIRPERSON

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH REGARD TO THE DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

### BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD. THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH CHAPTER 177, PART 1 FLORIDA STATUTES.

BY: \_\_\_\_\_ DATE \_\_\_\_\_ BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ALEJANDRO S. PEREZ ACTING COUNTY ENGINEER ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER  
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. LS4030  
FLORIDA REGISTRATION NO. 33217

### BROWARD COUNTY FINANCE AND ADMINISTRATION SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR - COUNTY COMMISSION

### BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR/DESIGNEE

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DANIEL C. LAAK DATE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS5118  
STATE OF FLORIDA  
HSQ GROUP, INC.  
1001 YAMATO ROAD, SUITE 105  
BOCA RATON, FL 33431  
CERTIFICATE OF AUTHORIZATION NO. LB7924

TC MC MARGATE APARTMENTS, LLC	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	CITY COMMISSION	CITY ENGINEER	SURVEYOR

A REPLAT OF A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE (P.B. 119, PG. 27)  
IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA



1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 30-58-42 HAVING AN ASSUMED BEARING OF NORTH 88°42'06" EAST.
2. ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.
3. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
4. THIS PLAT IS RESTRICTED TO 220 MID-RISE UNITS.

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

5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 20\_\_\_\_, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
7. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

## ABBREVIATIONS

B.C.R. = BROWARD COUNTY RECORDS  
CONC. = CONCRETE  
D.B. = DEED BOOK  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
FND. = FOUND  
FPL. = FLORIDA POWER LIGHT CO.  
I/R. = IRON ROD  
LB. = LICENSED BUSINESS  
M.M.B. = MISCELLANEOUS MAP BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
(P) = PLAT  
P.B. = PLAT BOOK  
P.B.C.R. = PALM BEACH COUNTY RECORDS  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.C. = PAGE  
PRM. = PERMANENT REFERENCE MONUMENT  
R/W. = RIGHT-OF-WAY  
SF. = SQUARE FEET  
U.E. = UTILITY EASEMENT

PREPARED BY:

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