

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°23'06" 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 913.09 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 88°17'59" 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 12196, 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 1356.14 FEET, A CENTRAL ANGLE OF 21°09'13", AN ARC DISTANCE OF 500.69 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 22°51'14" WEST, A DISTANCE OF 9.56 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 1485.63 FEET, A CENTRAL ANGLE OF 06°49'39", AN ARC DISTANCE OF 177.03 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 740.19 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5; THENCE ALONG SAID LINE NORTH 00°23'06" WEST, A DISTANCE OF 661.20 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°23'06" EAST, A DISTANCE OF 71.20 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 715.19 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 73°58'26" 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 12196, 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 1485.63 FEET, A CENTRAL ANGLE OF 15°24'07", AN ARC DISTANCE OF 399.36 FEET; THENCE SOUTH 05°11'47" 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 86°37'30" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1497.63 FEET, A CENTRAL ANGLE OF 12°50'50", AN ARC DISTANCE OF 335.81 FEET; THENCE SOUTH 02°08'53" 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 41°50'29" 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 1372.00 FEET, A CENTRAL ANGLE OF 32°37'33" AN ARC DISTANCE OF 781.26 FEET; THENCE NORTH 00°23'06" WEST, 25 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACTS 8 AND 17, A DISTANCE OF 1196.37 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.

"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

DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } IRVING J. SHERMAN
THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH
THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED 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 FEE SIMPLE.
IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 16 DAY OF JAN. A.D. 1987.

WITNESS:
Irving J. Sherman
WITNESS:
Thomas Gene Lunsford

BY: IRVING J. SHERMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } 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
THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT
AS OWNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID
OWNER.

WITNESS MY HAND AND SEAL THIS 16 DAY OF JAN. A.D. 1987.

MY COMMISSION EXPIRES: 8-9-87

Maria C. Garcia
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 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED MARCH 3, 1990

KEITH AND SCHNARS, P.A.

Thomas Gene Lunsford
BY: THOMAS GENE LUNSFORD
PROFESSIONAL LAND SURVEYOR #4646
STATE OF FLORIDA
(FOR THE FIRM)

THIS PLAT HAS BEEN AMENDED:

SEE O.R. BOOK 252 24 PG 168

THIS PLAT HAS BEEN AMENDED:

SEE O.R. BOOK 26133 PG 634

THIS PLAT HAS BEEN AMENDED:

SEE O.R. BOOK 26221 PG 880

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD,

BY: Daniel J. Knell
DIRECTOR

6-19-90
DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook
HENRY P. COOK - DIRECTOR
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING

6-19-90
DATE

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: Dan Cook
CHAIRPERSON

10/19/89
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 13th DAY OF June, A.D. 1990.

BY: Peter M. Ross
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 12th DAY OF September, A.D. 1989.

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR

BY: Marilyn McNeil
DEPUTY
CHAIRPERSON - COUNTY COMMISSION

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

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

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR

BY: Kathy Miligiano
DEPUTY

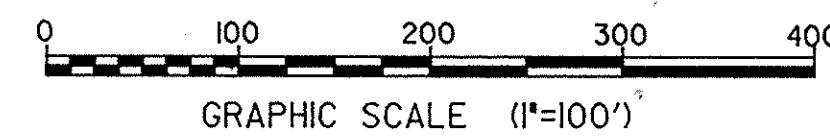
SEALS		CITY ENGINEER	NOTARY DEDICATION	CITY OF MARGATE	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	CHECKED BY	DATE
								PRELIMINARY CHECK	AZOWICK 11-18-86
								ENGR. DEPT.	
								FIELD BNDY SURVEY	VAN ARSDELL 3-3-87
								CALCULATIONS	AZOWICK 11-86
								PLANNING DEPT.	LAURIA 3-90
								PRM'S SET	WHITE 9-14-89
								FINAL CHECK	LUNSFORD 3-13-90
								QSAH20, JS SHERMAN.DGN	11920

"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
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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	P.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		

DETAIL

N.T.S.

AREA TABULATION

TRACT A	1,268,317	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 MISC. 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.

