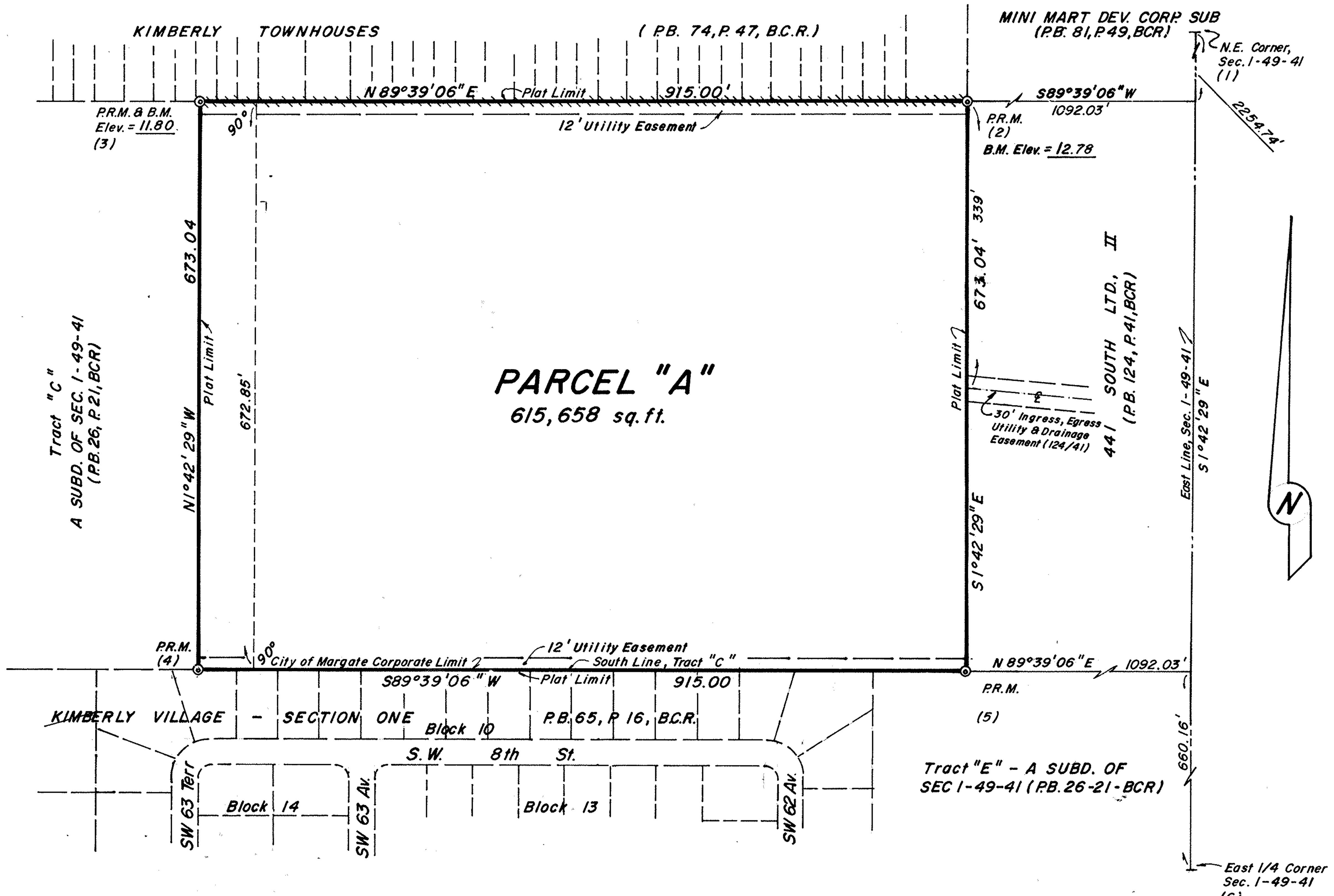
O.R. 13869 Pg 220



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.

P.R.M. COORDINATE POINT VALUES

No.	North	East
(1)	689243.650	760678.161
(2)	686983.273	759653.347
(3)	686977.710	758738.364
(4)	686304.969	758758.425
(5)	686310.532	759673.408
(6)	685657.305	760785.112

NOTES

◎ P.R.M. - indicates Permanent Reference Monument

B.M. - indicates Bench Mark

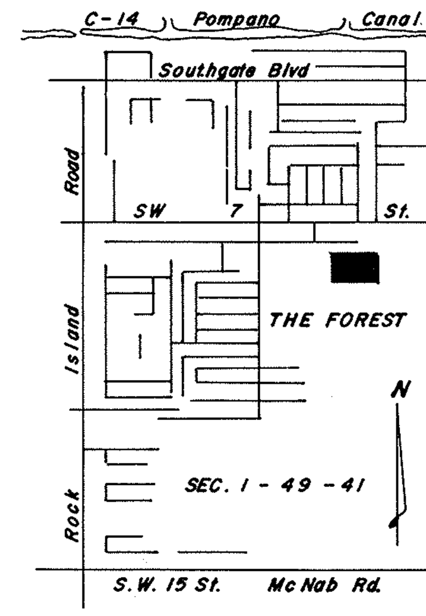
This plat contains 14.1336 acres

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 sq ft 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. El = 11.70



Location Map - n.t.s

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD 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 "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. Gomes Witness: [signature] Robert W. Buck: Robert W. Buck General Partner 441 SOUTH LTD., II

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD 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. 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, 1988. NOTARY PUBLIC Sharon D. Gomes STATE OF FLORIDA

BROWARD COUNTY OFFICE OF PLANNING

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

CITY CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD SS

THIS IS TO CERTIFY: That this plat of "THE FOREST", has been approved and accepted for record by the 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: [signature] Mayor Attested: Marine J. Parkes 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: Harry W. Boukle Sr. 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 Stunz, this 1 day of July, 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 19 day of AUGUST, 1986. F.T. JOHNSON - COUNTY ADMINISTRATOR

By Phyllis J. Flanagan Deputy By: Howard C. Forman VICE 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
COUNTY OF BROWARD SS

I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my 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 12th day of January, 1986. BY: Robert C. McLaughlin 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. Glassman Witness: Jeffery A. Wyatt Frederick W. Fisher: Frederick W. Fisher as Trustee

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and 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 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. Glassman 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 Hack as to both San W. Orr, Jr. [signature] as Trustee

Witness Julie A. Williams as to both John E. Forester John E. Forester as Trustee

ACKNOWLEDGEMENT

STATE OF WISCONSIN
COUNTY OF MARATHON SS

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and 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 26th day of February, 1986. My commission expires the 31 day of Dec., 1989. NOTARY PUBLIC × Ann M. DuBore 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

0 100 250 500 750 1000

Graphic scale in feet — one inch = one hundred feet

Robert C. McLaughlin	441 So. Ltd., II Notary	Fisher Notary	Orr / Forester Notary	City Engineer
(Seal)	(Seal)	(Seal)	(Seal)	(Seal)

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301

Ref Dwg. No. AA-1084

P-1247