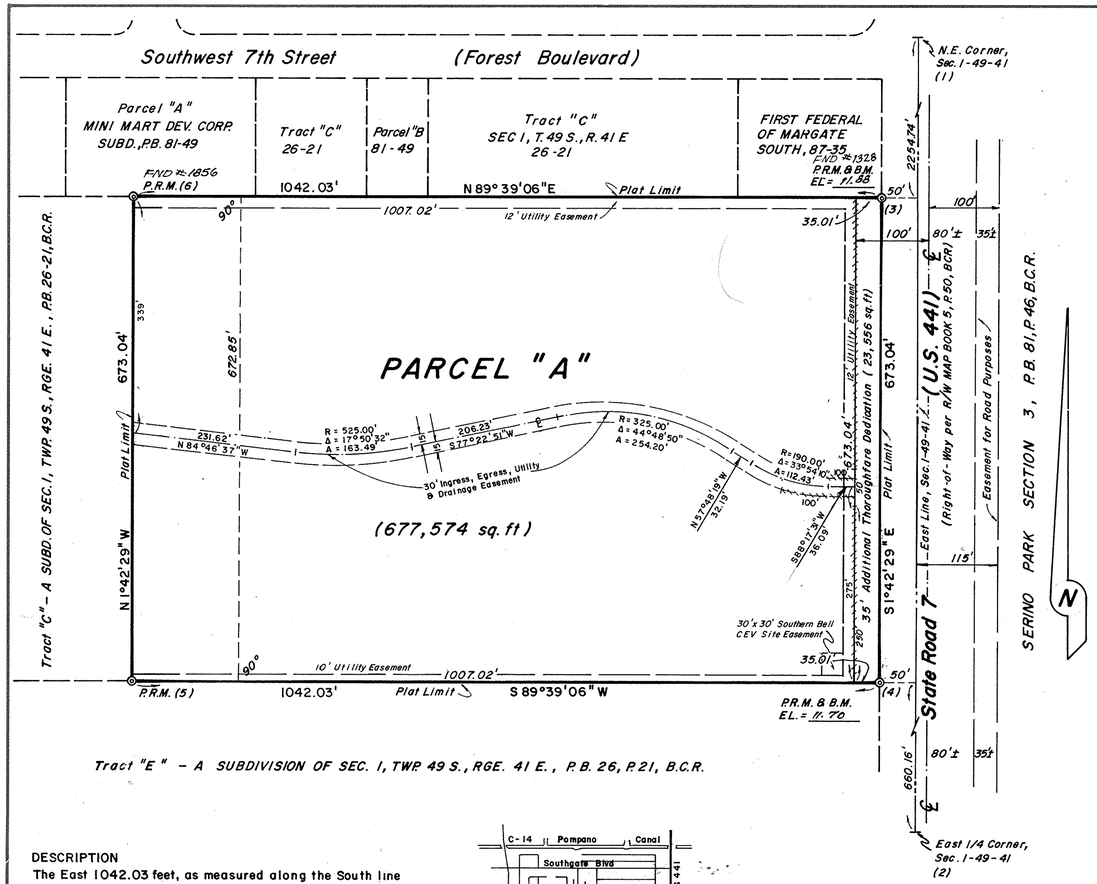
OR BK 12755 PG. 275

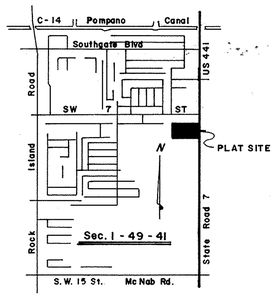


Tract "E" - A SUBDIVISION OF SEC. 1, TWP. 49 S., RGE. 41 E., P.B. 26, P. 21, B.C.R.

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



Location Map - n.t.s.

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

"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

0 100 200 400 600 800 1000

Graphic scale in feet — One inch = one hundred feet

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
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 Ft. Laud., County of Broward, State of Florida, this 10th day of October, 1984.

My commission expires the 20 day of September, 1986. NOTARY PUBLIC Patti Collins 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 25th day of October, 1984.

Witness [signature] Witness: Martha R. Allard San W. Orr, Jr.: [signature] as trustee

Witness [signature] Witness: Martha R. Allard John E. Forester: [signature] 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 25th day of October, 1984.

My commission expires the 28th day of August, 1988. NOTARY PUBLIC Marian A. Marske STATE OF WISCONSIN

CITY CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD SS

THIS IS TO CERTIFY: That this plat of 441 SOUTH, L.T.D., II, 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 28th 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 28th day of March, 1985.

By: [signature] Mayor Attested: Shirley J. Laughman 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 13th day of November, 1984.

By [signature] Chairman

CITY ENGINEER

This plat of "441 SOUTH, L.T.D., II, is approved for record.

By: [signature] Emilio Esteban, Florida P.E. Reg. No. 31945, this 26th day of March, 1985.

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record.

BY: [signature] Henry P. Cook Date: 8-14-85, 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 25th day of April, 1985. By: [signature], this 24th 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 18th 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 16th day of August, 1985, in BOOK 124 of PLATS, at Page 41, 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 10th day of July, 1985. 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 9 day of Oct., 1984. BY: [signature] James M. McLaughlin

Registered Land Surveyor No. 2021, State of Florida.

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

N-4273

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
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 "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'x 30' 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 8th day of July, 1985.

441 SOUTH LTD., II

Witness: Paul Lanesbury Witness: Jean McNally By: Robert W. Buck General Partner

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, 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 8th day of July, 1985.

My commission expires the 19th day of November, 1988. NOTARY PUBLIC Sharon D. Grossman STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD 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'x 30' 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 8th day of July, 1985.

BUCK FAMILY PARTNERSHIP

Witness: Paul Lanesbury Witness: Jean McNally By: Robert W. Buck Partner with Sole Descretion

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, PARTNER WITH SOLE DESCRETION 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 volunarily, 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 8th day of July, 1985.

My commission expires the 19th day of November, 1988. NOTARY PUBLIC Sharon D. Grossman 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

441 South Notary

Seal

Buck Family Notary

Seal