

CFN # 108778257,
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Recorded 08/06/2009 at 12:40 PM

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That JAMES G. FARRIS AND SHIRLEY J. FARRIS, COUNTY OF BROWARD owners of the lands described in and shown as included in this plat, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "FARRIS - MARGATE PLAT", being a replat of a portion of Tract 43, Block 93 and a portion of Tract 5, Block 94, THE PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Pages 45 - 54, Palm Beach County Records, being in Section 30, Township 48 South, Range 42 East, Broward County, Florida.

The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: We hereunto set our hands in the City of PANAMA BEACH, County of BROWARD, State of FLORIDA, this 15TH day of OCTOBER, 2008.

Witness (as to both): M. Alexander Name of witness printed M. ALEXANDER James G. Farris: James G. Farris
Witness (as to both): M. Alexander Name of witness printed M. ALEXANDER Shirley J. Farris: Shirley J. Farris

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 15 day of October, 2008, COUNTY OF BROWARD by James G. Farris and Shirley J. Farris.

They are:

[X] personally known to me or
[] have produced _____, as identification,
and
[X] did take and oath.
[] did not take an oath.

NOTARY PUBLIC Carolyn B. Applegate STATE OF FLORIDA
Name of Notary printed CAROLYN B. APPLGATE



SEAL

CITY OF MARGATE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Margate, Florida, has hereby approved and accepted this plat 15TH day of DECEMBER, 20 08. (City of Margate Planning # P-08)

By: Howard Brown Vice Chairman, this 3rd day of Feb., 20 09.
Morris Lichtenstein, Chairman

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF MARGATE, FLORIDA, in and by RESOLUTION NO. 11-389, adopted by the said City Commission, this 21ST day of January, 20 09.

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 written confirmation from Broward County that all applicable impact fees have been paid or are not due.

By: Pam Donovan Mayor, this 4th day of February, 20 09.
David McLean

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this 28TH day of JULY, 20 09.

By: Ravikant R. Chitru City Engineer, Florida P.E. Registration No. 53835

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this 29TH day of JULY,

20 09. By: Dal M. Dant Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING SERVICES DIVISION

This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. 7/28/09
Professional Surveyor and Mapper (date)
Florida Registration Number: LS 4030

By: Richard Tornese 7/29/09
Director (date)
Professional Engineer
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 20TH day of NOVEMBER, 20 08.

By: L. L. Williams 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 4 day of August, 20 09.

By: B. B. Williams Executive Director 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 County Commissioners of Broward County, Florida, this 14 day of April, 20 09. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: Keith Gray Deputy By: Steve Fitch Mayor - Broward County, Florida.

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

This plat filed for record this 6th day of AUGUST, 20 09, in BOOK 178 of PLATS, at Page 171, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: Mary C. Williams 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, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, 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 20th day of July, 2009. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 7th day of October, 2008.

"FARRIS - MARGATE CORNER PLAT"

A REPLAT OF A PORTION OF TRACT 43, BLOCK 93 AND
A PORTION OF TRACT 5, BLOCK 94,
TOGETHER WITH ADJACENT ROAD RESERVATIONS
"THE PALM BEACH FARMS COMPANY'S PLAT NO. 3"
(PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS),
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF MARGATE, BROWARD COUNTY, FLORIDA
OCTOBER, 2008

SHEET 2 OF 2 SHEETS

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.

PLAT RESTRICTION:

This plat is restricted to 8,500 square feet of Commercial use and 13,000 square feet of Office use. Banks and drive-thru facilities are not permitted. Commercial/retail uses are not permitted in the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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 property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

SURVEYOR'S NOTES:

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 Broward County, Florida.

Reference Bench Mark: Broward County Bench Mark #3008; "X" Cut in the North edge of Southern Bell Manhole on the West side of State Road #7, at the end of Coconut Creek Parkway in front of address #1303 State Road #7.

Bench Mark Elevation = 13.32 (Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown refer to an assumed meridian and assume the North right-of-way line of Coconut Creek Parkway (50 feet North of and parallel with the South line of Section 30-48-42) as South 89°12'00" West, by found monuments as shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by April 14, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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

If Project water lines, sewer lines, drainage and the rock base for internal roads are not installed by April 14, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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.

LEGEND

- P.R.M. - Indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
- NO. - Indicates number
- SQ. FT. - Indicates square feet
- B.M. ELEV. - Indicates Bench Mark Elevation
- L.B. - Indicates Licensed Business Number
- P.B. PG. - Indicates Plat Book & Page
- B.C.R. - Indicates Broward County Records
- ℄ - Indicates centerline of Right-of-way
- O.R., PG., - Indicates Official Record, Page
- P.B.C.R. - Indicates Palm Beach County Records
- P.R.M. NAIL w/McL Cap - Indicates Nail with McLaughlin Engineering Co. Cap
- +++++ - Indicates Non-Vehicular Access Line

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A PORTION OF TRACT 43, BLOCK 93
THE PALM BEACH FARMS COMPANY'S PLAT NO.3
(P.B. 2, PG.'S 45 TO 54, P.B.C.R.)

50' ROAD RESERVATION
(P.B. 2, PG.'S 45 TO 54, P.B.C.R.)
NOW VACATED (O.R. 2822, PG. 992, B.C.R. & O.R. 24084, PG. 198, B.C.R.)

A PORTION OF TRACT 5, BLOCK 94
THE PALM BEACH FARMS COMPANY'S PLAT NO.3
(P.B. 2, PG.'S 45 TO 54, P.B.C.R.)

25' ROAD RESERVATION
(P.B. 2, PG.'S 45 TO 54, P.B.C.R.)
A PORTION OF TRACT 43, BLOCK 93
THE PALM BEACH FARMS COMPANY'S PLAT NO.3
(P.B. 2, PG.'S 45 TO 54, P.B.C.R.)

PARCEL "A"
37,721 SQUARE FEET
0.8660 ± ACRES

ADDITIONAL RIGHT-OF-WAY
DEDICATION BY THIS PLAT
(2,279 SQUARE FEET)

COCONUT CREEK PARKWAY
(HAMMONDVILLE ROAD - FORMER STATE ROAD #814)

LEGAL DESCRIPTION

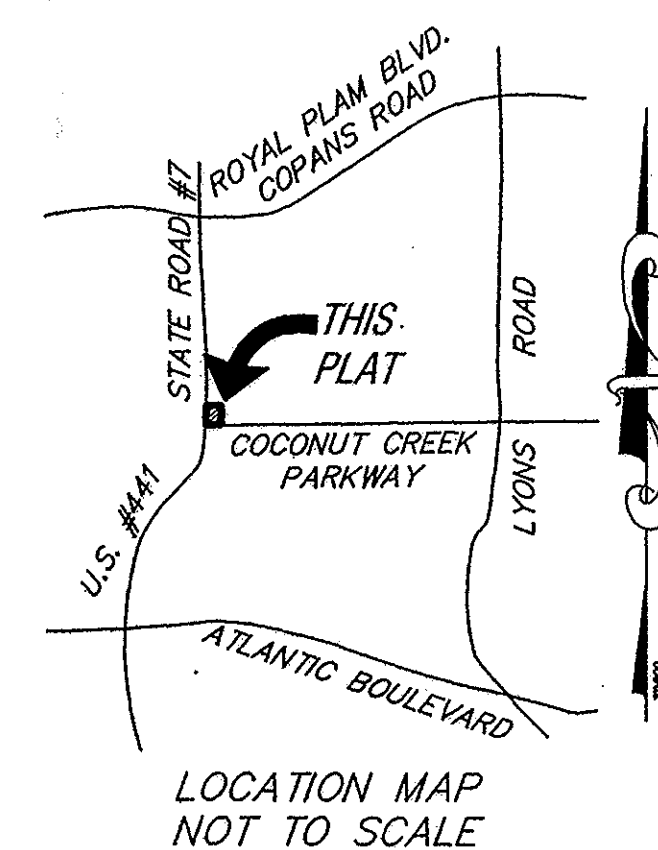
A portion of Tract 43, Block 93; AND a portion of Tract 5, Block 94; AND ALSO adjacent road reservations, All as shown on THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 to 54, of the public records of Palm Beach County, Florida, more fully described as follows:

Commencing at the Southwest corner of Section 30, Township 48 South, Range 42 East, Broward County Florida; thence North 00°41'37" West, on the West line of said Section 30, a distance of 50.00 feet; thence North 89°12'00" East, on a line 50.00 feet North of and parallel with the South line of said Section 30, a distance of 95.51 feet to the Point of Beginning; thence North 00°41'37" West, on the East right-of-way line of State Road #7 (U.S. #441), being a line 95.51 feet East of and parallel with the said West line of Section 30, a distance of 200.00 feet; thence North 89°12'00" East, a distance of 200.00 feet; thence South 00°41'37" East, a distance of 200.00 feet; thence South 89°12'00" West, on the North right-of-way line of Coconut Creek Parkway (Hammondville Road - State Road #814), being a line 50.00 feet North of and parallel with the said South line of Section 30, a distance of 200.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 40,000 square feet or 0.9183 acres more or less.

RIGHT-OF-WAY NOTE:

- 1) Right-of-Way for State Road No. 7 not specifically delineated in R/W Map Book 4, Page 27, B.C.R.
- 1) Right-of-Way for State Road No. 814 not specifically delineated in R/W Map Book 7, Page 50, B.C.R.
- 1) Right-of-Way for State Road No. 7 not specifically delineated in O.R. 6082, Page 312, B.C.R.



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A PORTION OF TRACT 5, BLOCK 94,
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CITY OF MARGATE, BROWARD COUNTY, FLORIDA
OCTOBER, 2008

