



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Plat Amendment

5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use):

03-10-15 P03:37 IN

03-10-15 P03:37 IN

Project Name Peppertree Plaza		DRC # 04-15-01
Address Southeast corner of Sample Road and State Road 7		
Acreage 30.7 acres	Folio Number 484219240010-15 and 484219240010-16	Paid: \$500.00
Existing Use Shopping Center		
Legal Description All of Tract A of the Peppertree Plaza		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
See attached.

Agent/Contact Name Dennis D. Mele, Esq., Greenspoon Marder, P.A.	
Address 200 East Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301	
Phone Number (954) 527-2409	Fax Number (954) 333-4009
Email Address dennis.mele@gmlaw.com	

Property Owner Name LSREF3 Peppertree, LLC	
Address 2240 N.W. 19th Street, Suite 801, Boca Raton, FL 33431	
Phone Number (561) 989-7220	Fax Number (561) 988-2178
Email Address donstiller@woolbright.net	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 ½ of the Margate City Code.

Property Owner's Signature

Agent Maria Naeffeld, for Property owner

Date

3-9-15

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: AMORALES 3/02/15 00 Receipt no: 81845

Type	SvcCd	Description	Amount
EQ		ECDV MISCELLANEOUS	
	Qty	1.00	\$500.00

LSREF3 PEPPERTREE (O/P) LLC
2240 NW 19TH STREET, STE 801
BOCA RATON, FL 33431
RE: PLAT AMENDMENT
PEPPERTREE PLAZA

Tender detail
CK Ref#: 121000248 \$500.00
Total tendered: \$500.00
Total payment: \$500.00

Trans date: 3/11/15 Time: 9:40:52

HAVE A GREAT DAY!



888.491.1120
www.gmlaw.com

From the desk of:
Marla Neufeld, Esq.
Trade Centre South, Suite 700
100 W. Cypress Creek Road
Fort Lauderdale, Florida 33309-2140
Phone: 954.491.1120
Fax: 954.771.9264
Direct Phone: 954.761.2929
Direct Fax: 954.333.4129
Email: marla.neufeld@gmlaw.com

March 9, 2015

Sent Via Hand Delivery

Andrew Pinney
Associate Planner
Economic Development Department
City of Margate
5790 Margate BLVD
Margate, FL 33063

Re: Stockbridge Palm Lakes Plaza, LLC ("Applicant") – Plat Note Amendment Application

Dear Andrew:

Enclosed please find the following documents in support of the Applicant's Plat Note Amendment Application to the City of Margate:

1. Plat Note Amendment Application and Narrative
2. Application Fee in the amount of \$500
3. Sign Bond in the amount of \$150
4. Three original surveys
5. Three copies of the plat
6. CD of the above items

Please let me know if you need anything else regarding this matter and I would appreciate you letting me know when whether this matter can be placed on the DRC's next agenda.

Very truly yours,

GREENSPOON MARDER, P.A.

/s Marla Neufeld, Esq.
For the Firm

April 7, 2015

NARRATIVE

Application for Plat Note Amendment Peppertree Plaza Plat (103-MP-86)

The Peppertree Plaza Plat ("Plat") is generally located at the southeast corner of Sample Road and State Road 7 in the City of Margate. The Plat was approved by the Broward County Commission on June 16, 1987 for 277,000 square feet of commercial use.

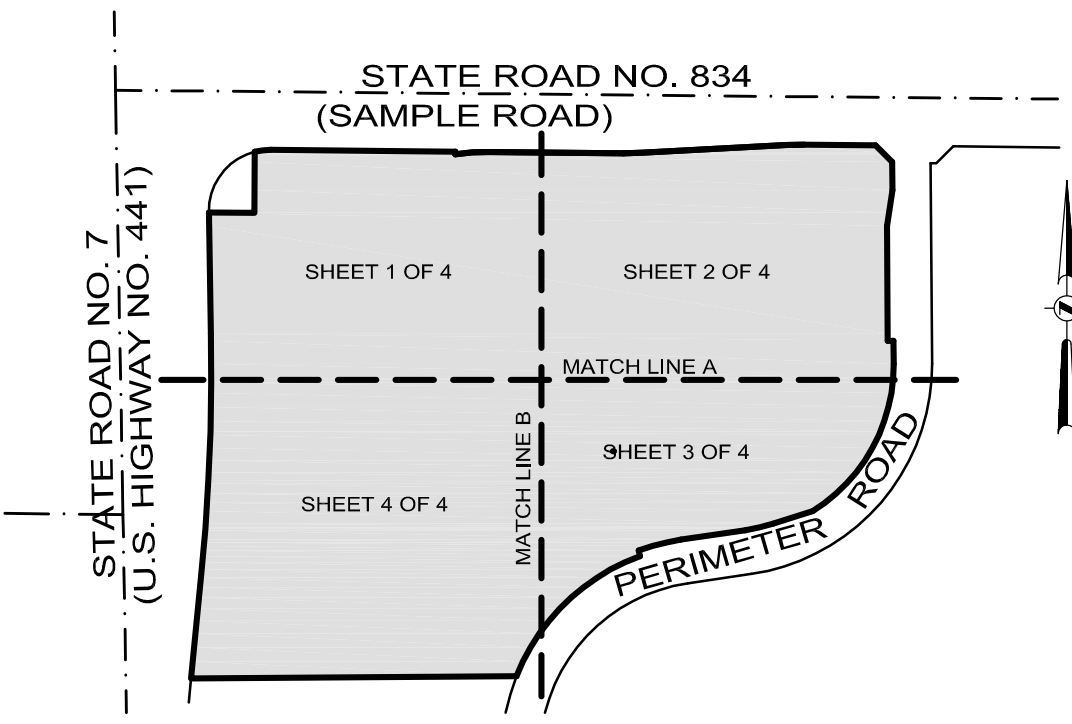
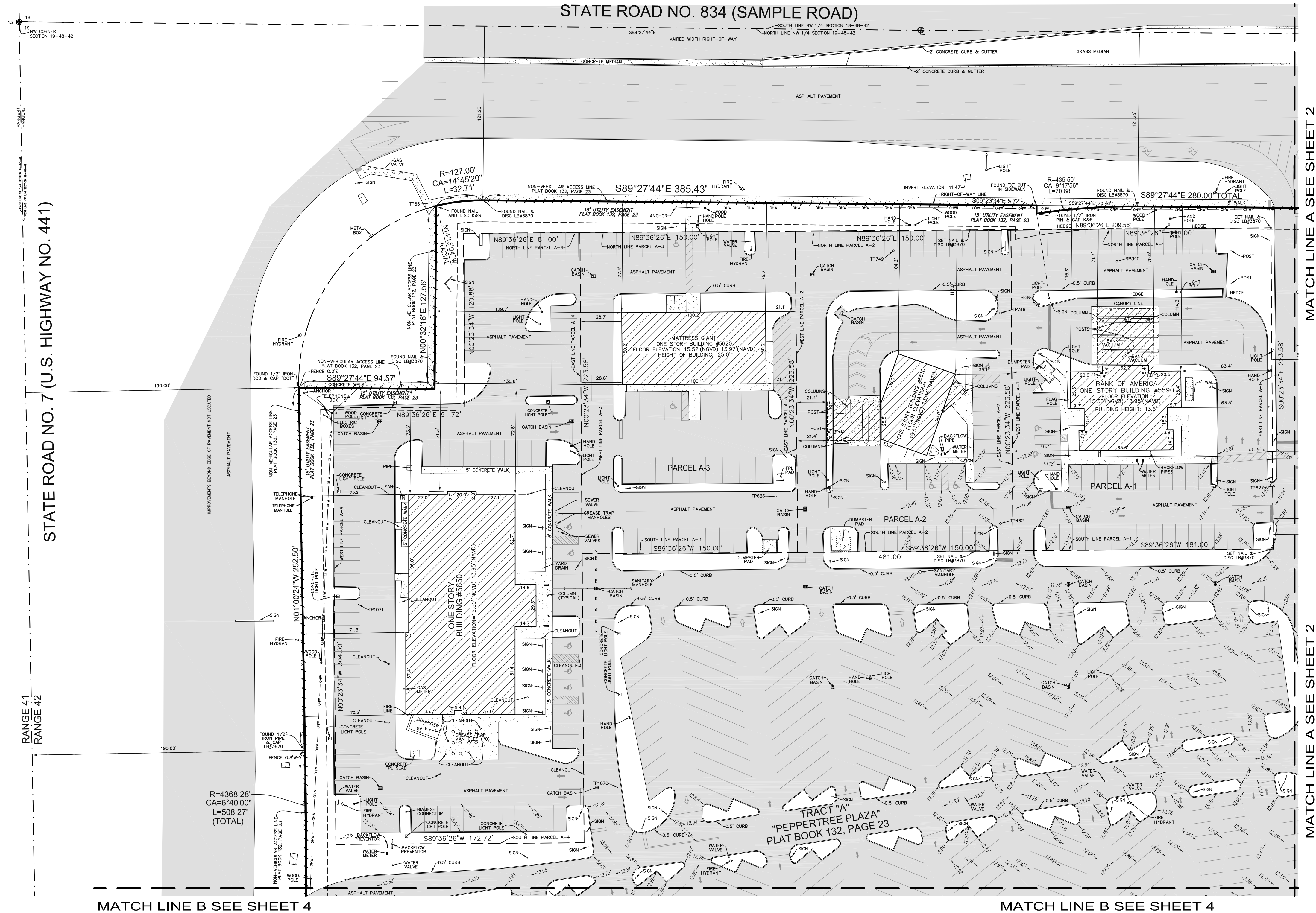
The Applicant is proposing to renovate the Peppertree Plaza shopping center and add square footage. The Applicant is requesting that the note on the Plat be amended as follows:

Parcel A-1 is restricted to 5,600 square feet of bank with drive-thru (5,485 square feet existing, 115 proposed);
Parcel A-2 is restricted to 3,500 square feet of fast food restaurant (3,433 square feet existing, 67 proposed);
Parcel A-3 is restricted to 5,100 square feet of commercial (5,023 square feet existing, 77 proposed);
Parcel A-4 is restricted to 12,000 square feet of restaurant (11,922 square feet existing, 78 proposed); and
Parcel A-5 is restricted to 270,000 square feet of commercial use (248,047 square feet existing, 21,953 square feet proposed).

This restriction acknowledges that a 6,364 square foot free standing bank with drive-thru on Parcel A-1 complies with the plat note. However, for the purposes of future impact fee assessment and concurrency review for Parcel A-1, Parcel A-1 is vested for commercial use. No other free standing banks or drive-thru bank facilities are permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	OVERHEAD WIRES
	UNDERGROUND GAS LINE
	NON-VEHICULAR ACCESS LINE
	CENTERLINE
	RADIUS
	CENTRAL ANGLE
	ARC LENGTH
	FLORIDA POWER & LIGHT
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT FOR FIELD INFORMATION ONLY



LEGAL DESCRIPTION:
ALL OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

- NOTES:**
- THIS SITE CONTAINS 1,331,461 SQUARE FEET (30.5661 ACRES).
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: 2731, ELEVATION: 13.410'
 - FLOOD ZONE: AH & X; BASE FLOOD ELEVATION: 14 FEET & NONE; PANEL #120047 0165H; MAP DATE: 08/18/14
 - THIS SITE LIES IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON THE NORTH LINE OF THE NW 1/4 OF SECTION 19-48-42 BEING S89°27'44"E AS SHOWN ON THE PLAT OF "PEPPERTREE PLAZA", PLAT BOOK 132, PAGE 23, BROWARD COUNTY RECORDS.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4 INCLUSIVE.

SHEET 1 OF 4

5		
4		
3		
2		
1		
NO.	REVISIONS	BY

PEPPERTREE PLAZA
SAMPLE ROAD AND STATE ROAD NO. 7
MARGATE, BROWARD COUNTY
FLORIDA 33073

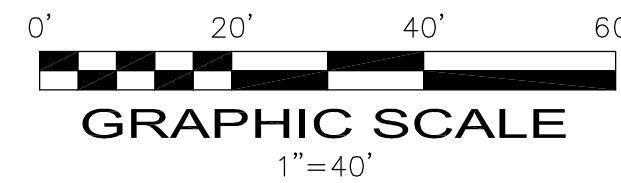
BOUNDARY SURVEY

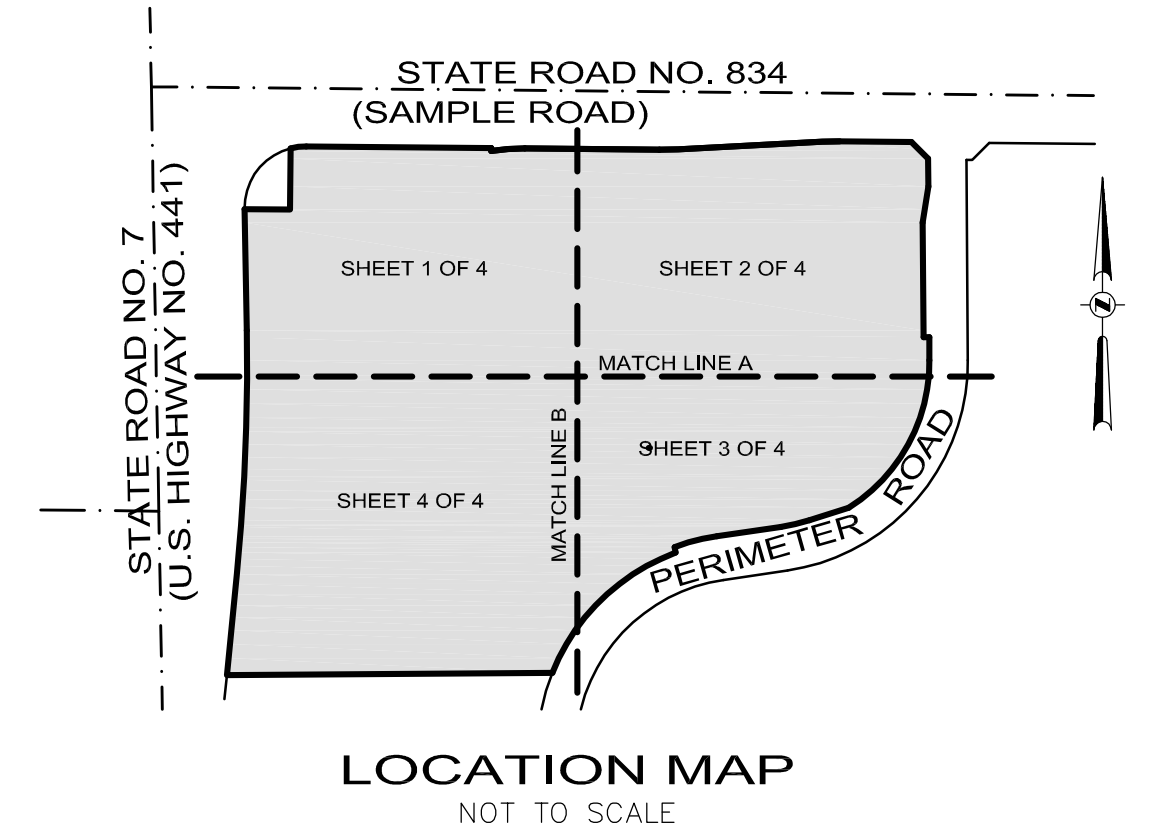
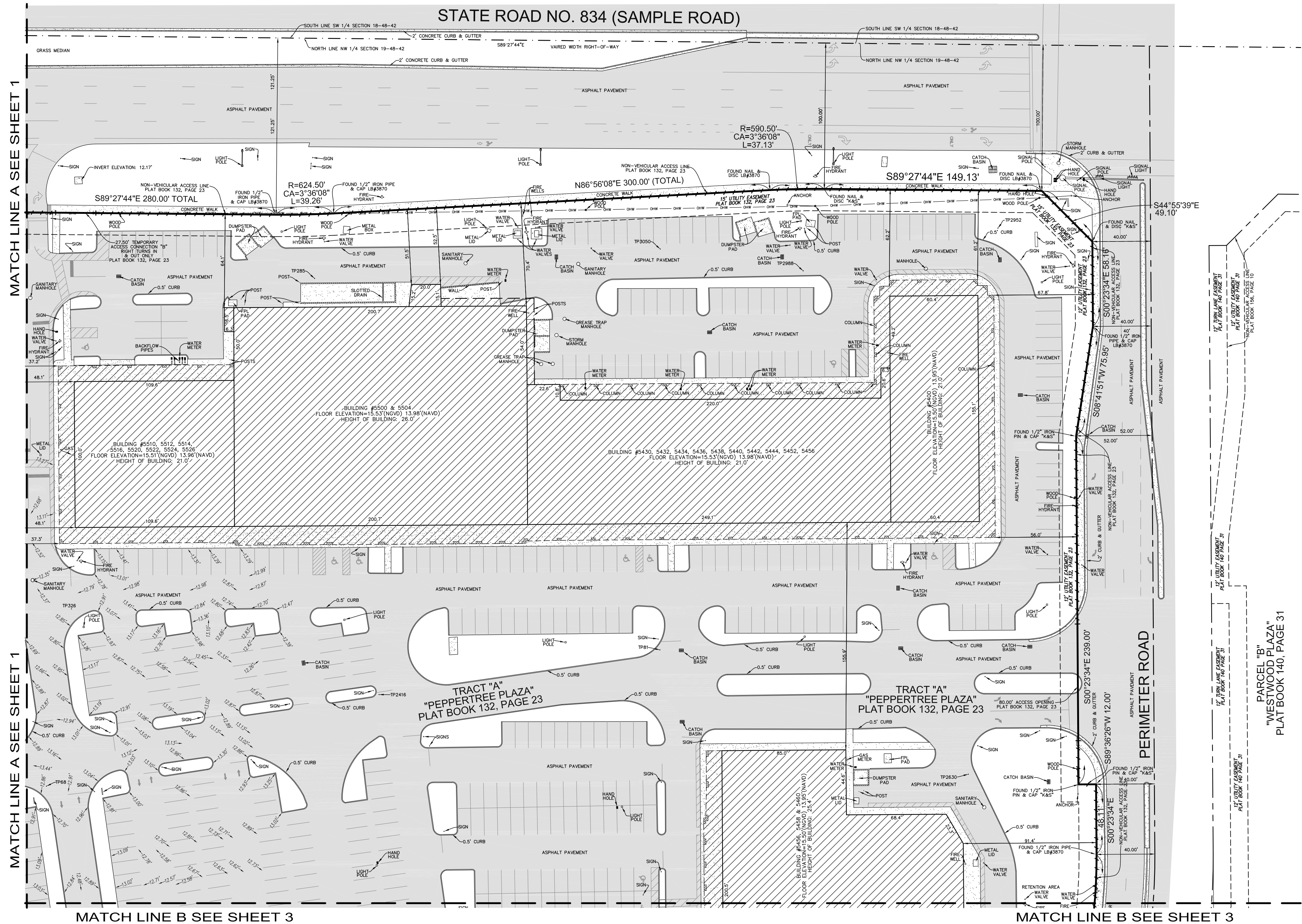
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 02/10/15

FILE: THOMAS ENGINEERING GROUP
ORDER NO.: 58566



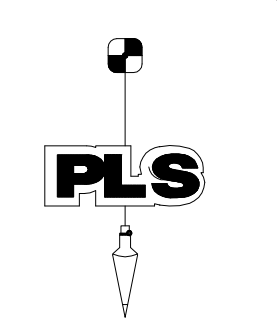


- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - OVERHEAD WIRES
 - UNDERGROUND GAS LINE
 - NON-VEHICULAR ACCESS LINE
 - CENTERLINE
 - RADIUS
 - C.A. CENTRAL ANGLE
 - L ARC LENGTH
 - FPL FLORIDA POWER & LIGHT
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT FOR FIELD INFORMATION ONLY

SHEET 2 OF 4

PEPPERTREE PLAZA
SAMPLE ROAD AND STATE ROAD NO. 7
MARGATE, BROWARD COUNTY
FLORIDA 33073

BOUNDARY SURVEY



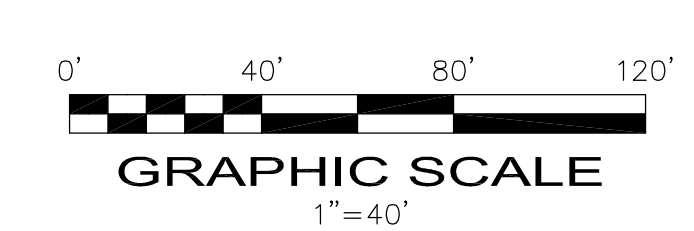
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

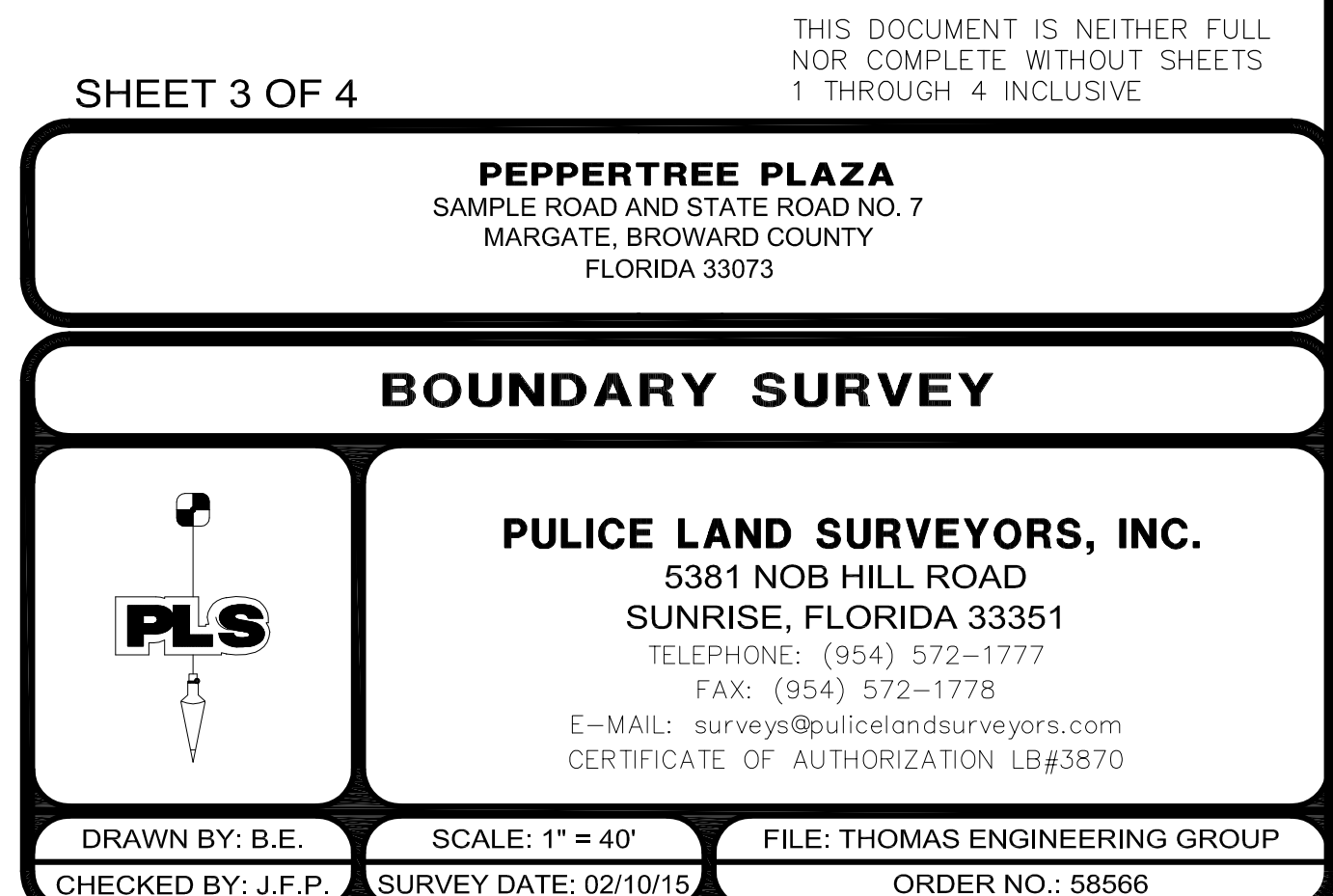
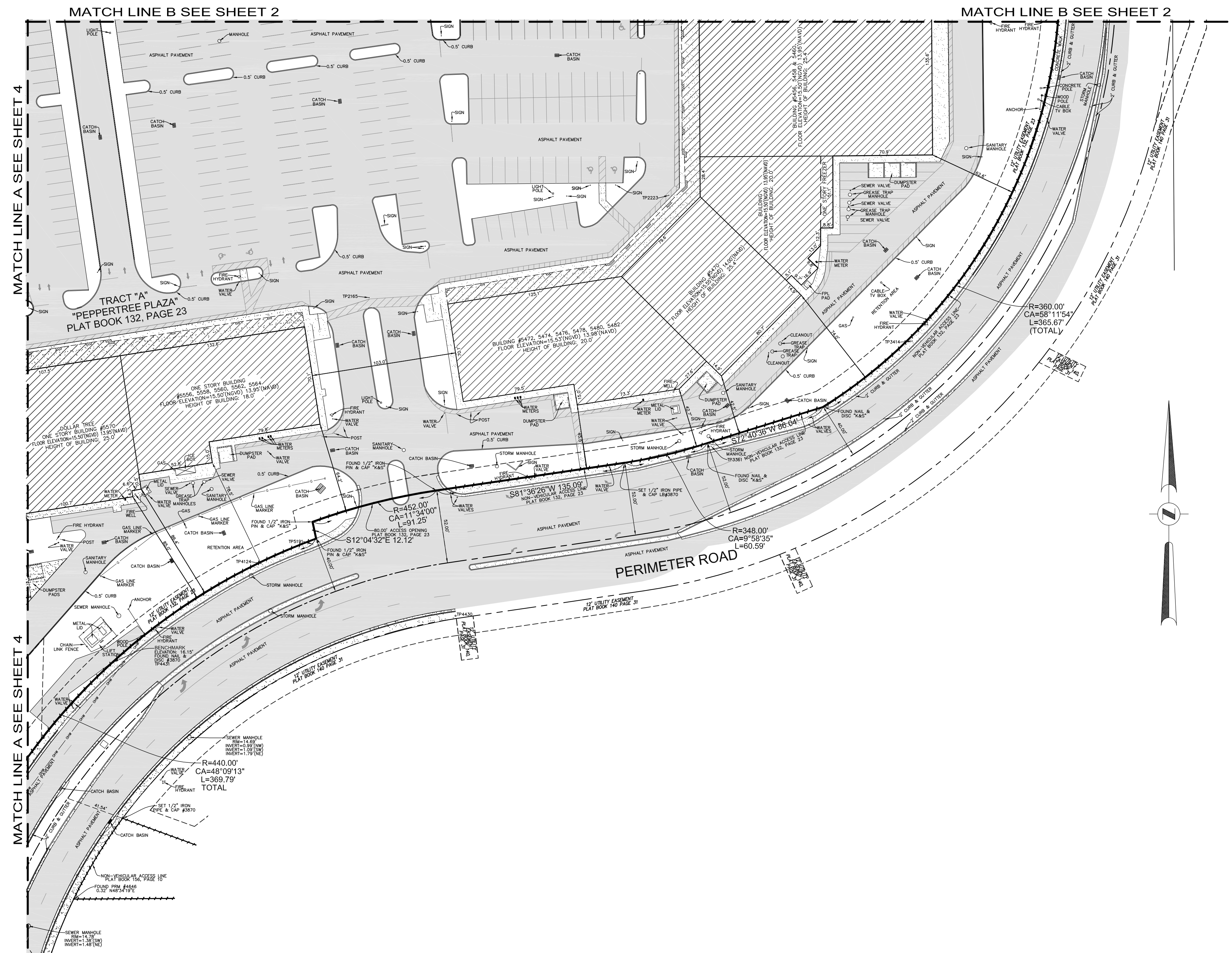
SCALE: 1" = 40'
SURVEY DATE: 02/10/15

FILE: THOMAS ENGINEERING GROUP
ORDER NO.: 58566

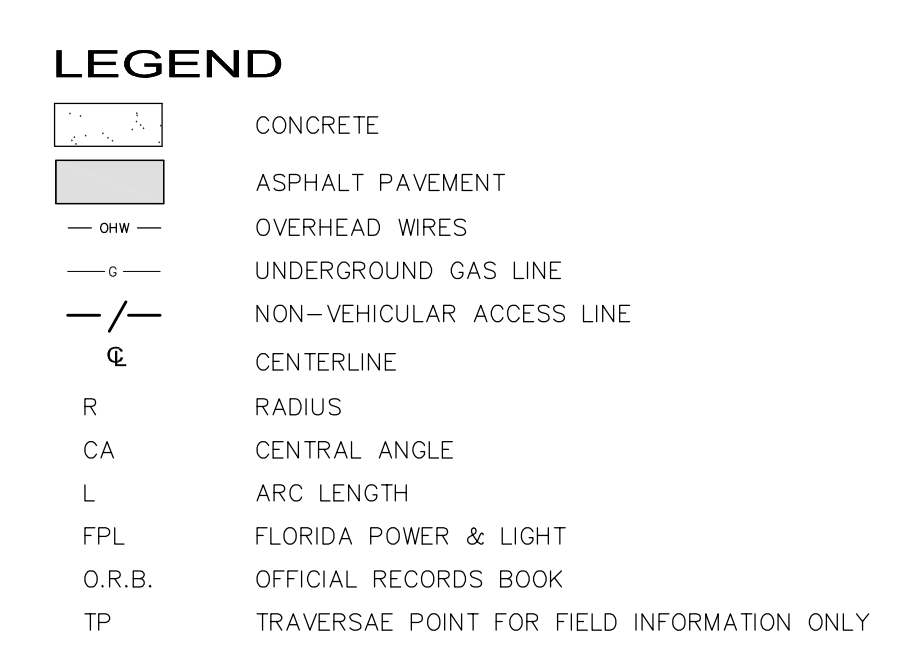
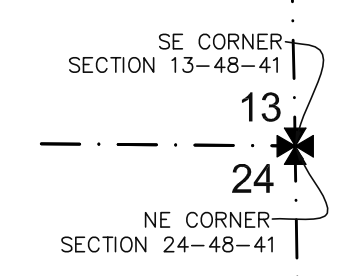
COPYRIGHT 2015 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.



	CONCRETE
	ASPHALT PAVEMENT
	OVERHEAD WIRES
	UNDERGROUND GAS LINE
	NON-VEHICULAR ACCESS LINE
	CENTERLINE
R	RADIUS
CA	CENTRAL ANGLE
L	ARC LENGTH
FPL	FLORIDA POWER & LIGHT
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT FOR FIELD INFORMATION ONLY



COPYRIGHT 2015 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.



PEPPERTREE PLAZA
SAMPLE ROAD AND STATE ROAD NO. 7
MARGATE, BROWARD COUNTY
FLORIDA 33073



DRAWN BY: B.E.	SCALE: 1" = 40'	FILE: THOMAS ENGINEERING GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 02/10/15	ORDER NO.: 58566



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

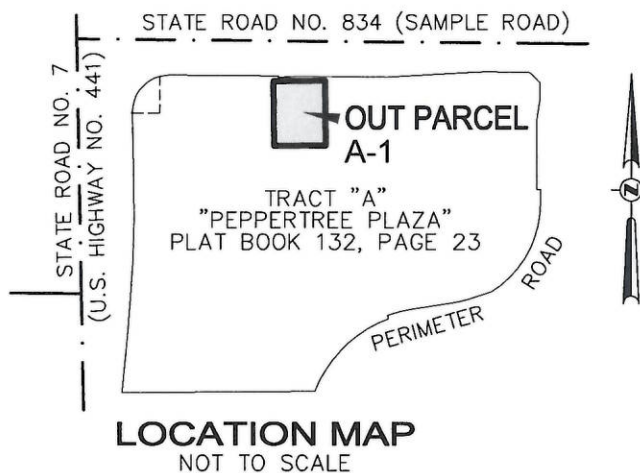


LEGAL DESCRIPTION: (OUT PARCEL A-1)

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 689.27 FEET; THENCE SOUTH 00°23'34" EAST, 138.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'26" EAST, 181.00 FEET; THENCE SOUTH 00°23'34" EAST, 223.58 FEET; THENCE SOUTH 89°36'26" WEST, 181.00 FEET; THENCE NORTH 00°23'34" WEST, 223.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 40,468 SQUARE FEET (0.9290 ACRE) MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 19 BEING S89°27'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: BY B.E.

ORDER NO.: 58567 A-1

DATE: 02/04/15


OUT PARCEL A-1

MARGATE, BROWARD COUNTY, FLORIDA

FOR: BANK OF AMERICA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



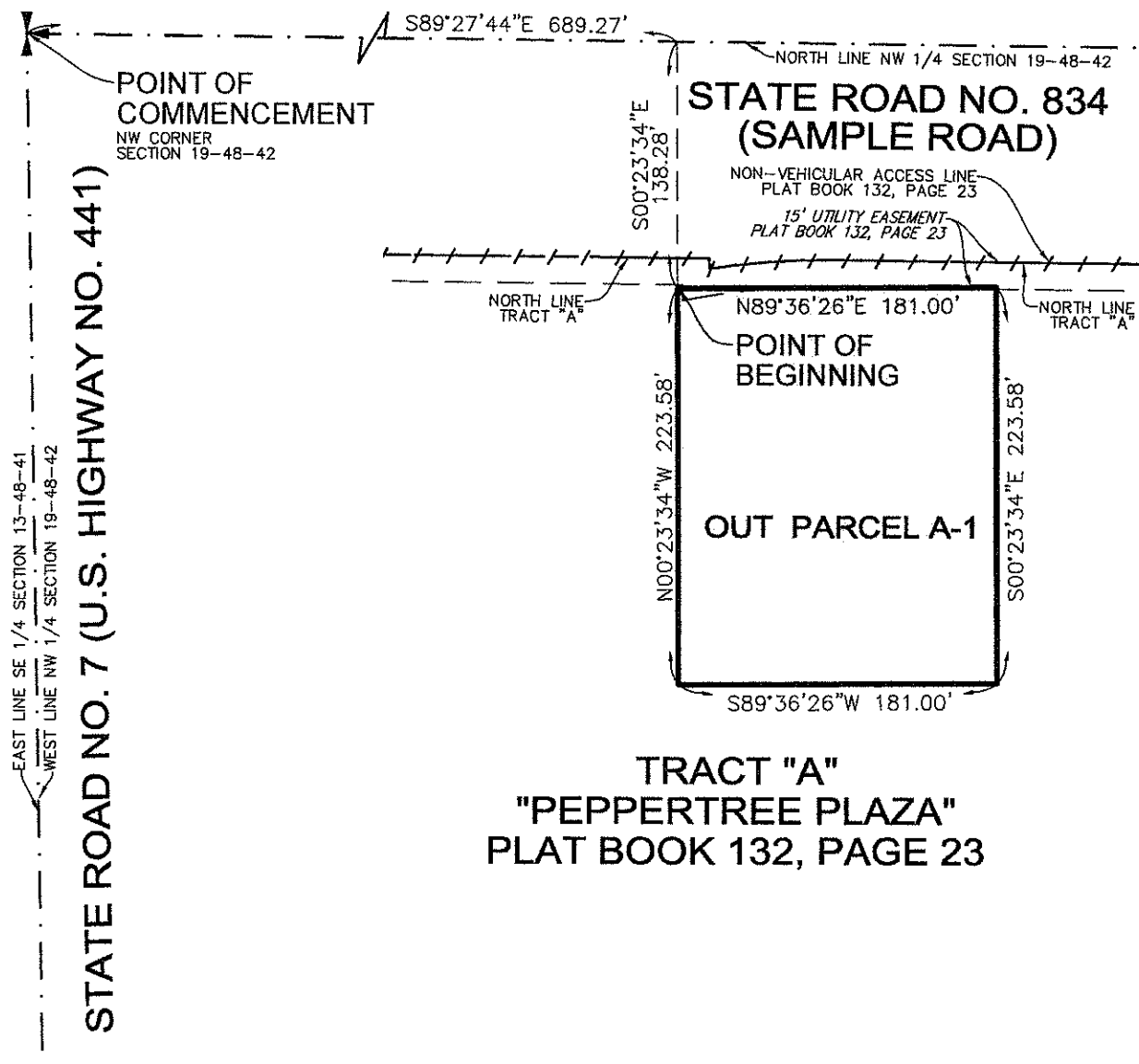
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



TRACT "A"
"PEPPERTREE PLAZA"
PLAT BOOK 132, PAGE 23

FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=100'

DRAWN: BY B.E.

ORDER NO.: 58567 A-1

DATE: 02/04/15

OUT PARCEL A-1

MARGATE, BROWARD COUNTY, FLORIDA

FOR: BANK OF AMERICA

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:



CENTERLINE



NON-VEHICULAR ACCESS LINE

O.R.B.

OFFICIAL RECORDS BOOK



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

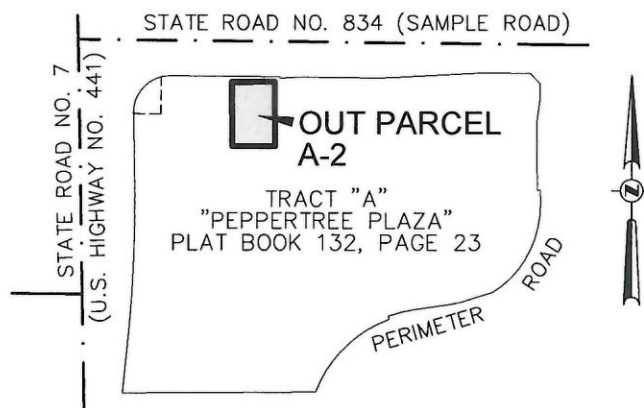


LEGAL DESCRIPTION: (OUT PARCEL A-2)

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 539.25 FEET; THENCE SOUTH 00°23'34" EAST, 140.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'26" EAST, 150.00 FEET; THENCE SOUTH 00°23'34" EAST, 223.58 FEET; THENCE SOUTH 89°36'26" WEST, 150.00 FEET; THENCE NORTH 00°23'34" WEST, 223.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 33,537 SQUARE FEET (0.7699 ACRE) MORE OR LESS.



LOCATION MAP
NOT TO SCALE

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 19 BEING S89°27'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: BY B.E.

ORDER NO.: 58567 A-2

DATE: 02/04/15


OUT PARCEL A-2

MARGATE, BROWARD COUNTY, FLORIDA

FOR: DUNKIN DONUTS

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



STATE ROAD NO. 834 (SAMPLE ROAD)

S89°27'44"E 539.25'

NORTH LINE NW 1/4 SECTION 19-48-42

POINT OF
COMMENCEMENT

NW CORNER
SECTION 19-48-42

STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441)

WEST LINE NW 1/4 SECTION 19-48-42

NON-VEHICULAR ACCESS LINE
PLAT BOOK 132, PAGE 23

NON-VEHICULAR ACCESS LINE
PLAT BOOK 132, PAGE 23

15' UTILITY EASEMENT
PLAT BOOK 132, PAGE 23

NORTH LINE
TRACT "A"

WEST LINE
TRACT "A"

NON-VEHICULAR ACCESS LINE
PLAT BOOK 132, PAGE 23

WEST LINE
TRACT "A"

15' UTILITY EASEMENT
PLAT BOOK 132, PAGE 23

10' FPL EASEMENT
O.R.B. 47134, PAGE 1622

S00°23'34"E
140.72'

N00°23'34"W 223.58'

N89°36'26"E 150.00'

POINT OF
BEGINNING

OUT PARCEL A-2

S00°23'34"E 223.58'

S89°36'26"W 150.00'

TRACT "A"
"PEPPERTREE PLAZA"
PLAT BOOK 132, PAGE 23



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=100'

DRAWN: BY B.E.

ORDER NO.: 58567 A-2

DATE: 02/04/15

OUT PARCEL A-2

MARGATE, BROWARD COUNTY, FLORIDA

FOR: DUNKIN DONUTS

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:



CENTERLINE



NON-VEHICULAR ACCESS LINE

O.R.B.

OFFICIAL RECORDS BOOK



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

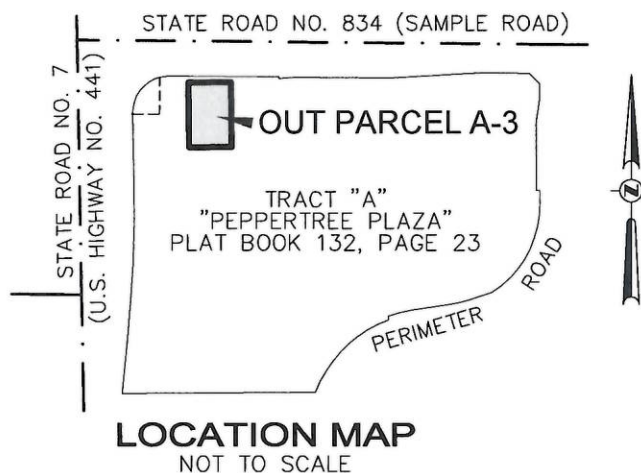


LEGAL DESCRIPTION: (OUT PARCEL A-3)

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 389.23 FEET; THENCE SOUTH 00°23'34" EAST, 143.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'26" EAST, 150.00 FEET; THENCE SOUTH 00°23'34" EAST, 223.58 FEET; THENCE SOUTH 89°36'26" WEST, 150.00 FEET; THENCE NORTH 00°23'34" WEST, 223.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 33,537 SQUARE FEET (0.7699 ACRE) MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 19 BEING S89°27'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: BY B.E.

ORDER NO.: 58567 A-3

DATE: 02/04/15


OUT PARCEL A-3

MARGATE, BROWARD COUNTY, FLORIDA

FOR: MATTRESS STORE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

OFFICIAL RECORDS BOOK



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

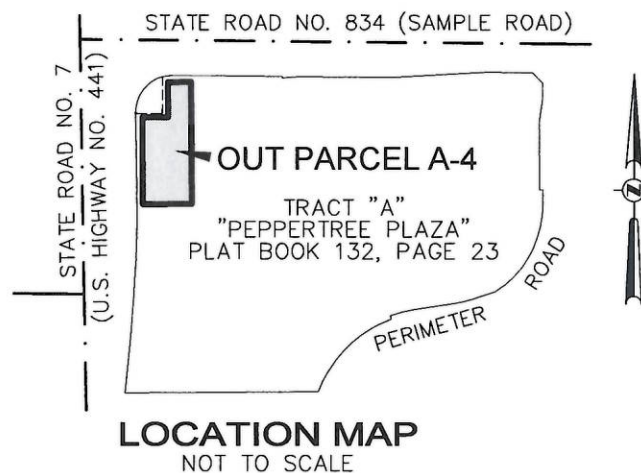


LEGAL DESCRIPTION: (OUT PARCEL A-4)

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 389.23 FEET; THENCE SOUTH 00°23'34" EAST, 143.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°23'34" EAST 424.88 FEET; THENCE SOUTH 89°36'26" WEST, 172.72 FEET; THENCE NORTH 00°23'34" WEST, 304.00 FEET; THENCE NORTH 89°36'26" EAST, 91.72 FEET; THENCE NORTH 00°23'34" WEST, 120.88 FEET; THENCE NORTH 89°36'26" EAST, 81.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 62,298 SQUARE FEET (1.4302 ACRES) MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 19 BEING S89°27'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A | **DRAWN: BY B.E.**

ORDER NO.: 58567 A-4

DATE: 02/04/15

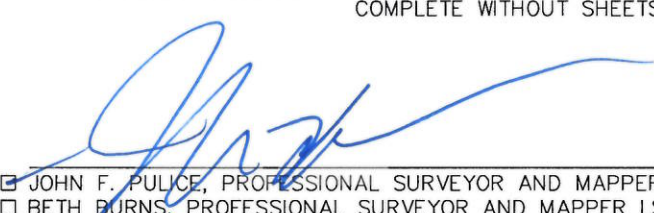
OUT PARCEL A-4

MARGATE, BROWARD COUNTY, FLORIDA

FOR: GOLDEN CORRAL

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

**SKETCH AND LEGAL DESCRIPTION**

BY

PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351**

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870**LEGAL DESCRIPTION:**

TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

LESS OUT PARCELS A-1, A-2, A-3 AND A-4, DESCRIBED AS FOLLOWS:

(OUT PARCEL A-1)

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 689.27 FEET; THENCE SOUTH 00°23'34" EAST, 138.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'26" EAST, 181.00 FEET; THENCE SOUTH 00°23'34" EAST, 223.58 FEET; THENCE SOUTH 89°36'26" WEST, 181.00 FEET; THENCE NORTH 00°23'34" WEST, 223.58 FEET TO THE POINT OF BEGINNING.

(OUT PARCEL A-2)

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 539.25 FEET; THENCE SOUTH 00°23'34" EAST, 140.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'26" EAST, 150.00 FEET; THENCE SOUTH 00°23'34" EAST, 223.58 FEET; THENCE SOUTH 89°36'26" WEST, 150.00 FEET; THENCE NORTH 00°23'34" WEST, 223.58 FEET TO THE POINT OF BEGINNING.

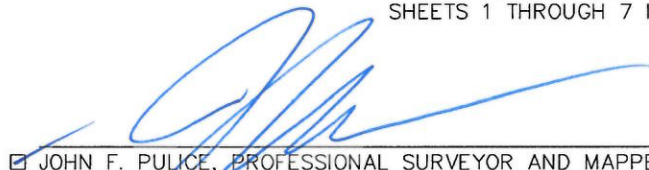
(OUT PARCEL A-3)

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42

FILE: THOMAS ENGINEERING GROUP**SCALE: N/A****DRAWN: BY B.E.****ORDER NO.: 58567****DATE: 02/04/15****TRACT "A", LESS OUT PARCELS****MARGATE, BROWARD COUNTY, FLORIDA****FOR: PEPPERTREE PLAZA****SHEET 1 OF 7**

THIS DOCUMENT IS NEITHER
FULL NOR COMPLETE WITHOUT
SHEETS 1 THROUGH 7 INCLUSIVE


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

**SKETCH AND LEGAL DESCRIPTION**

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



EAST; THENCE SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 389.23 FEET; THENCE SOUTH 00°23'34" EAST, 143.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'26" EAST, 150.00 FEET; THENCE SOUTH 00°23'34" EAST, 223.58 FEET; THENCE SOUTH 89°36'26" WEST, 150.00 FEET; THENCE NORTH 00°23'34" WEST, 223.58 FEET TO THE POINT OF BEGINNING.

(OUT PARCEL A-4) A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 389.23 FEET; THENCE SOUTH 00°23'34" EAST, 143.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°23'34" EAST 424.88 FEET; THENCE SOUTH 89°36'26" WEST, 172.72 FEET; THENCE NORTH 00°23'34" WEST, 304.00 FEET; THENCE NORTH 89°36'26" EAST, 91.72 FEET; THENCE NORTH 00°23'34" WEST, 120.88 FEET; THENCE NORTH 89°36'26" EAST, 81.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,161,619 SQUARE FEET (26.6671 ACRES) MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 19 BEING S89°27'44"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP**SCALE: N/A****DRAWN: BY B.E.****ORDER NO.: 58567****DATE: 02/04/15****TRACT "A", LESS OUT PARCELS****MARGATE, BROWARD COUNTY, FLORIDA****FOR: PEPPERTREE PLAZA****SHEET 2 OF 7**THIS DOCUMENT IS NEITHER
FULL NOR COMPLETE WITHOUT
SHEETS 1 THROUGH 7 INCLUSIVE



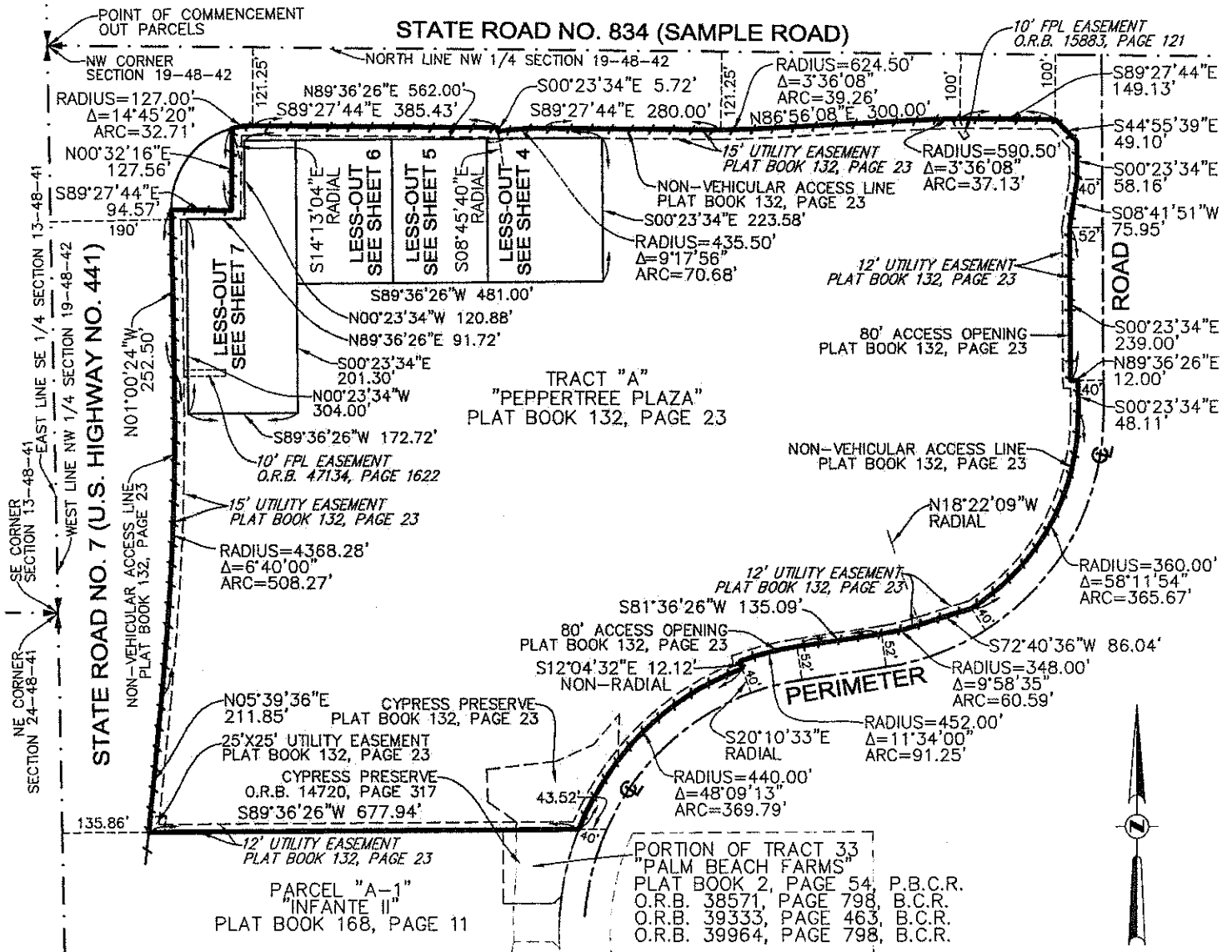
SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=250'

DRAWN: BY B.E.

ORDER NO.: 58567

DATE: 02/04/15

TRACT "A", LESS OUT PARCELS

MARGATE, BROWARD COUNTY, FLORIDA

FOR: PEPPERTREE PLAZA

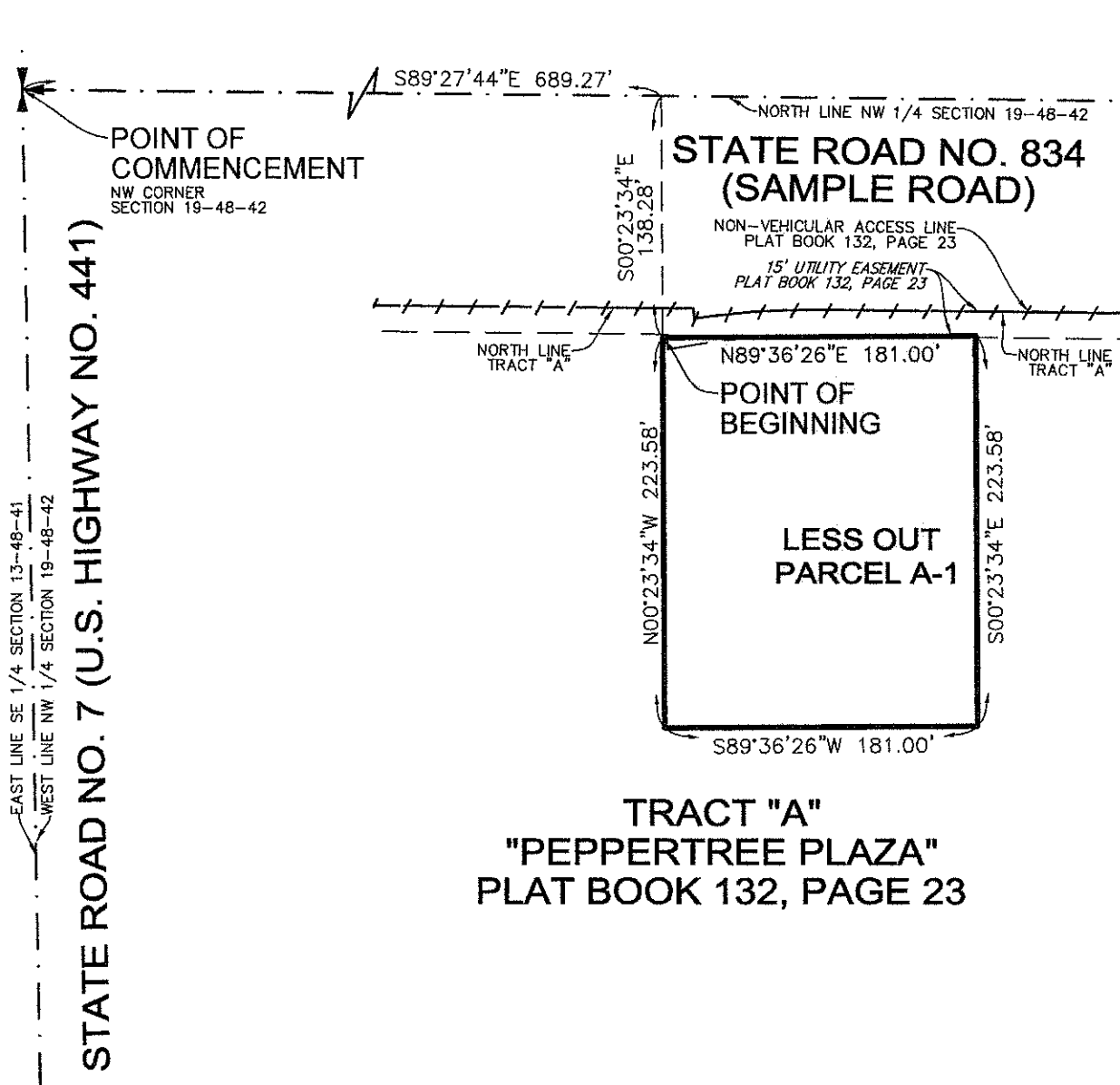
SHEET 3 OF 7

THIS DOCUMENT IS NEITHER
FULL NOR COMPLETE WITHOUT
SHEETS 1 THROUGH 7 INCLUSIVE



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=100'

DRAWN: BY B.E.

ORDER NO.: 58567

DATE: 02/04/15

TRACT "A", LESS OUT PARCEL A-1



MARGATE, BROWARD COUNTY, FLORIDA

FOR: PEPPERTREE PLAZA

SHEET 4 OF 7

THIS DOCUMENT IS NEITHER
FULL NOR COMPLETE WITHOUT
SHEETS 1 THROUGH 7 INCLUSIVE

LEGEND:

-  CENTERLINE
-  NON-VEHICULAR ACCESS LINE
- O.R.B. OFFICIAL RECORDS BOOK

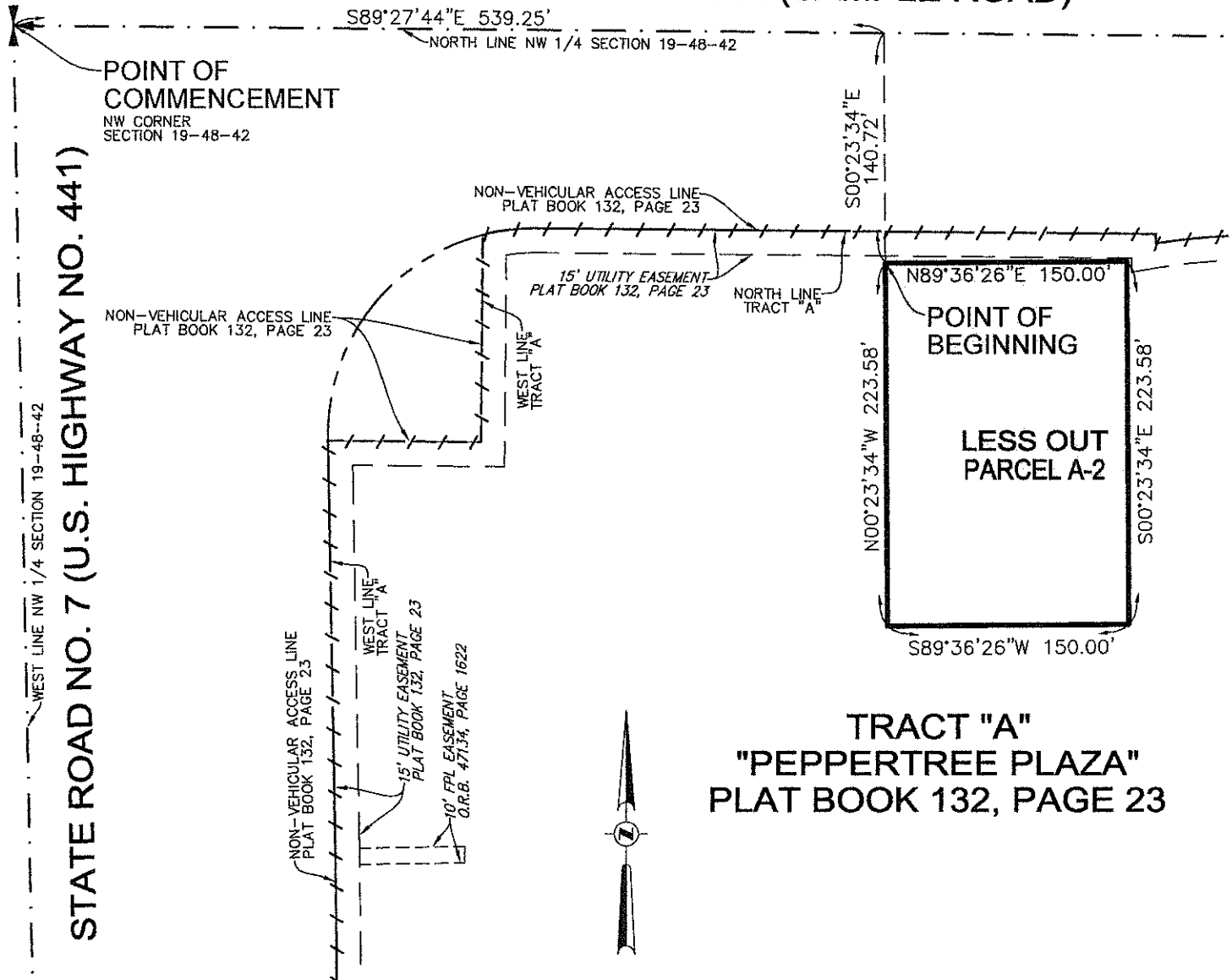


SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



STATE ROAD NO. 834 (SAMPLE ROAD)



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=100' | DRAWN: BY B.E.

ORDER NO.: 58567

DATE: 02/04/15

TRACT "A", LESS OUT PARCEL A-2



MARGATE, BROWARD COUNTY, FLORIDA

FOR: PEPPERTREE PLAZA

SHEET 5 OF 7

THIS DOCUMENT IS NEITHER
FULL NOR COMPLETE WITHOUT
SHEETS 1 THROUGH 7 INCLUSIVE

LEGEND:

-  CENTERLINE
-  NON-VEHICULAR ACCESS LINE
- O.R.B. OFFICIAL RECORDS BOOK



SKETCH AND LEGAL DESCRIPTION

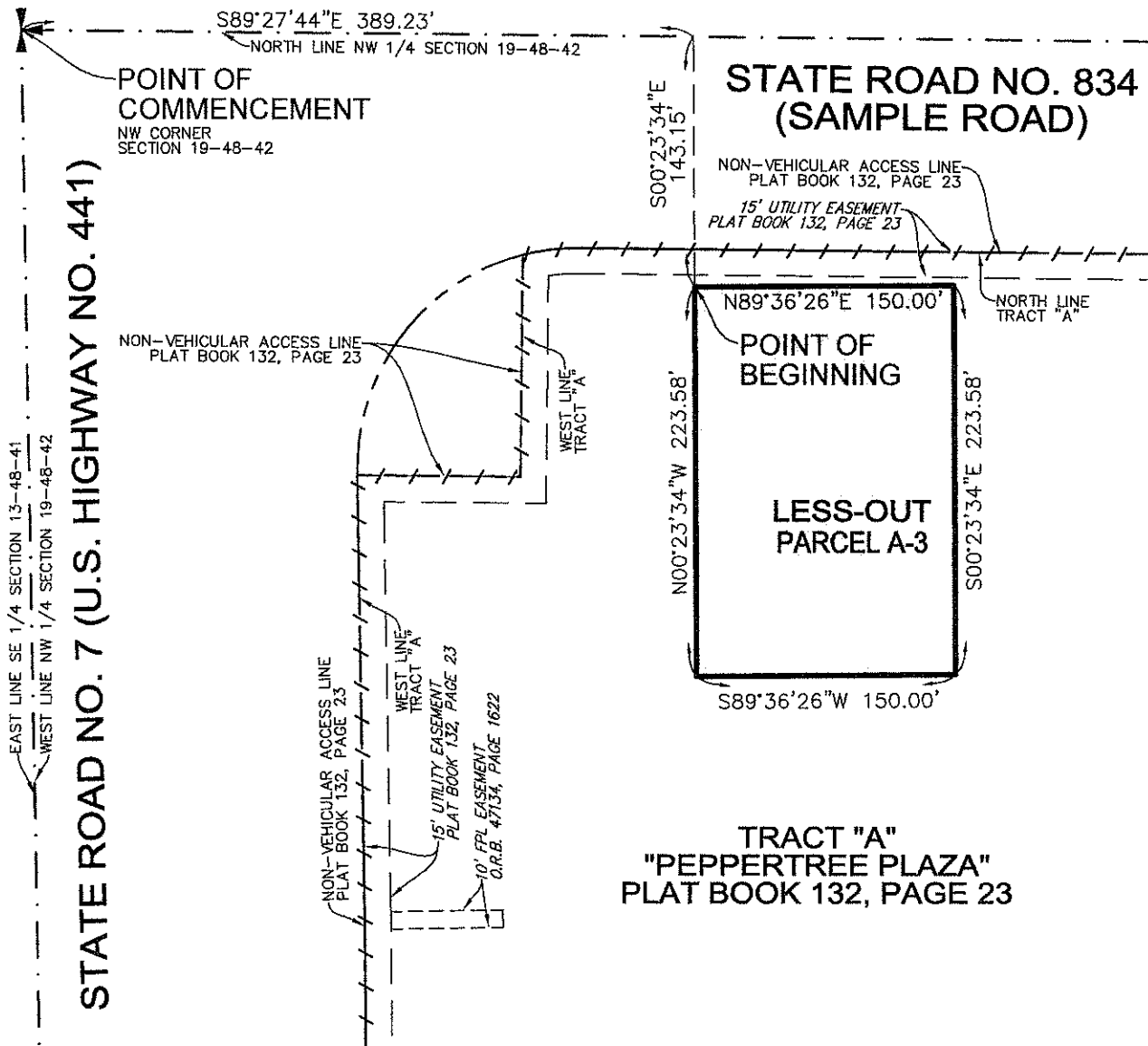
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=100' | DRAWN: BY B.E.

ORDER NO.: 58567

DATE: 02/04/15

TRACT "A", LESS OUT PARCEL A-3

MARGATE, BROWARD COUNTY, FLORIDA

FOR: PEPPERTREE PLAZA

SHEET 6 OF 7

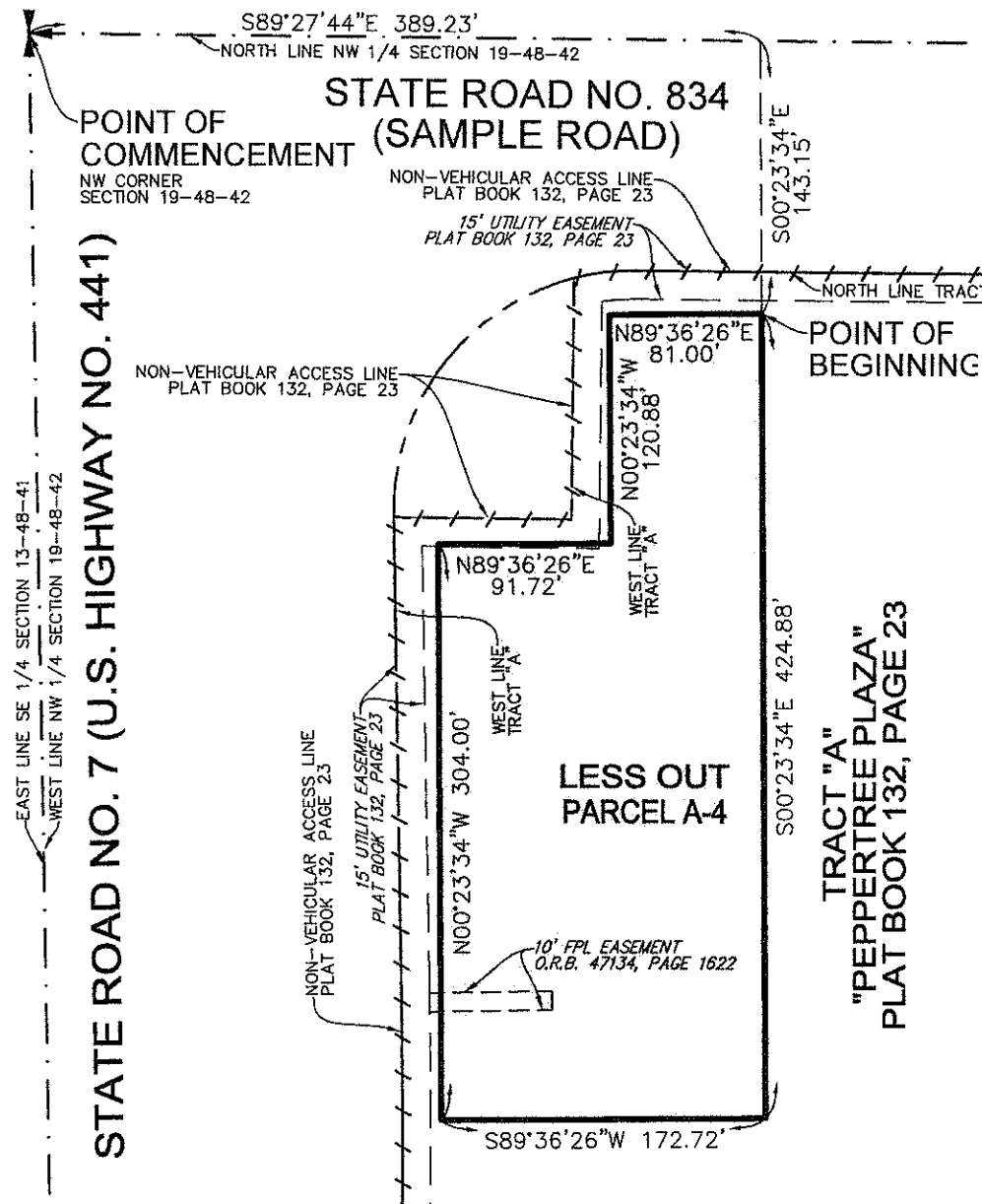
THIS DOCUMENT IS NEITHER
FULL NOR COMPLETE WITHOUT
SHEETS 1 THROUGH 7 INCLUSIVE

LEGEND:



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandssurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=100'

DRAWN: BY B.E.

ORDER NO.: 58567

DATE: 02/04/15

TRACT "A", LESS OUT PARCEL A-4



MARGATE, BROWARD COUNTY, FLORIDA

FOR: PEPPERTREE PLAZA

SHEET 7 OF 7

THIS DOCUMENT IS NEITHER
FULL NOR COMPLETE WITHOUT
SHEETS 1 THROUGH 7 INCLUSIVE

LEGEND:

-  CENTERLINE
-  NON-VEHICULAR ACCESS LINE
- O.R.B. OFFICIAL RECORDS BOOK

"PEPPERTREE PLAZA"

A REPLAT OF A PORTION OF BLOCK 90 OF "THE PALM BEACH FARMS CO. PLAT NO. 3" (P.B.2, PG. 54 PBCR)
SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

DESCRIPTION

A PORTION OF TRACTS 7, 8, 9, 10, 11, 12, 13, 14, 33 AND 34 AND A PORTION OF THAT CERTAIN 30 FOOT ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 12 AND 33 AND LYING BETWEEN SAID TRACTS 11 AND 34, ALL BEING IN BLOCK 90, LYING IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, OF "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE, ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 89° 27' 44" EAST, 167.35 FEET; THENCE, SOUTH 00° 23' 34" EAST, 100.00 FEET TO THE POINT OF BEGINNING; THENCE, ALONG A LINE LYING 80.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 7, AND A SOUTHERLY PHOLONGATION THEREOF, SOUTH 00° 23' 34" EAST, 45.71 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 360.00 FEET; THENCE, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 515.28 FEET, THROUGH A CENTRAL ANGLE OF 82° 00' 00" TO THE POINT OF TANGENCY; THENCE, SOUTH 81° 36' 26" WEST, 135.09 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 440.00 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 460.28 FEET THROUGH A CENTRAL ANGLE OF 55° 56' 13" TO A POINT OF NON-TANGENCY (A RADIAL LINE AT SAID POINT BEARS NORTH 88° 19' 47" WEST); THENCE, SOUTH 89° 26' 26" WEST, 87.94 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY 44), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 8690-2549; THENCE, THE FOLLOWING THREE (3) CURVES ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY 44), THENCE, NORTH 05° 39' 36" EAST, 21.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 4388.28 FEET; THENCE, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE FOR 508.27 FEET THROUGH A CENTRAL ANGLE OF 108° 40' 00" TO THE POINT OF TANGENCY; THENCE, ALONG A LINE LYING 180.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19, NORTH 01° 00' 24" WEST, 252.50 FEET; THENCE, SOUTH 89° 27' 44" EAST, 94.57 FEET; THENCE, NORTH 00° 32' 16" EAST, 127.56 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 127.00 FEET (A RADIAL LINE AT SAID POINT BEARS NORTH 14° 13' 04" WEST); THENCE, THE FOLLOWING (3) CURVES ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 7, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 8690-2507; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE FOR 32.71 FEET THROUGH A CENTRAL ANGLE OF 14° 45' 20" TO THE POINT OF TANGENCY; THENCE, ALONG A LINE LYING 122.5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 19, SOUTH 89° 27' 44" EAST, 385.43 FEET TO A POINT LYING ON THE EAST LINE OF SAID TRACT 10; THENCE, ALONG SAID EAST LINE OF TRACT 10, SOUTH 00° 23' 34" EAST, 52.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 435.50 FEET (A RADIAL LINE AT SAID POINT BEARS NORTH 08° 45' 40" WEST); THENCE, EASTERLY ALONG THE ARC OF SAID CURVE FOR 70.69 FEET THROUGH A CENTRAL ANGLE OF 08° 17' 56" TO A POINT ON A LINE LYING 122.5 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SECTION 19, SAID POINT ALSO BEING THE POINT OF TANGENCY; THENCE, ALONG SAID PARALLEL LINE, SOUTH 89° 27' 44" EAST, 280.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 624.50 FEET; THENCE, EASTERLY, ALONG THE ARC OF SAID CURVE FOR 38.26 FEET, THROUGH A CENTRAL ANGLE OF 03° 36' 08" TO THE POINT OF TANGENCY; THENCE, NORTH 88° 56' 08" EAST, 300.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING A RADIUS OF 590.50 FEET; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE FOR 37.33 FEET, THROUGH A CENTRAL ANGLE OF 03° 36' 08" TO A POINT ON A LINE LYING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 19, SAID POINT ALSO BEING THE POINT OF TANGENCY; THENCE, ALONG SAID PARALLEL LINE, SOUTH 89° 27' 44" EAST, 63.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, CONTAINING FEET, 30.7506 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

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 CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 218-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.08 OF SAID CHAPTER 177, ON THIS 23RD DAY OF APRIL, 1987. 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 4/17/87

KEITH AND SCHNARS, P.A.

Keith Schnars

BY: A. M. LAZDOWICK
PROFESSIONAL LAND SURVEYOR No. 4105
STATE OF FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS
6800 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
OCTOBER, 1986

DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } PEPPERTREE ASSOCIATES, LTD.,
A FLORIDA LIMITED PARTNERSHIP
THE OWNER OF THE LANDS 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 "PEPPERTREE PLAZA", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED UNLESS OTHERWISE NOTED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC IN FEE SIMPLE.
IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 23RD DAY OF APRIL, A.D. 1987.

Harold S. Menal
WITNESS
PEPPERTREE ASSOCIATES, LTD.,
A FLORIDA LIMITED PARTNERSHIP
BY: MENAL PEPPERTREE CO.
GENERAL PARTNER
Harold S. Menal
WITNESS
HAROLD S. MENAL, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } HAROLD S. MENAL
TO ME WELL-KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO, EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF MENAL PEPPERTREE CO. AND THAT HE EXECUTED SUCH DEDICATION AS SUCH OFFICER, OF SAID COMPANY, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF APRIL, A.D. 1987.

MY COMMISSION EXPIRES: May 26, 1987

Joseph A. Cort
NOTARY PUBLIC, STATE OF FLORIDA

SURVEY NOTES

1. @ P.R.M. INDICATES PERMANENT REFERENCE MONUMENT AND IS A 6" DIA. 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "4105" UNLESS OTHERWISE NOTED.
2. SURVEY DATA IN FIELD BOOK D.E.T.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BENCHMARKS SUPPLIED BY THE U.S. COAST & GEODETIC SURVEY, DISC STAMPED Z-97, ELEV. 18.42'.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION (STONER-KEITH RESURVEY AS RECORDED IN MISCELLANEOUS MAP BOOK 3, PG. 44).
5. ——— INDICATES LIMITED ACCESS LINE PER F.D.O.T. R/W MAP.
6. TEMPORARY ACCESS CONNECTIONS "A" & "B" SHOWN ON THIS PLAT ONTO STATE ROAD 7 AND SAMPLE ROAD, RESPECTIVELY, ARE RESTRICTED TO RIGHT TURNS IN AND OUT ONLY AND SHALL BE SUBJECT TO CLOSURE AS DETERMINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. THESE TEMPORARY CONNECTIONS ARE SUBJECT TO THE RIGHT-OF-WAY NECESSARY TO CONSTRUCT THE INTERCHANGE FOR STATE ROAD 7 AND SAMPLE ROAD BEING DEDICATED EITHER ON THE PAGE OF THIS PLAT OR BY SEPERATE INSTRUMENT, PRIOR TO SEPTEMBER 1, 1987.

7. P.O.B. INDICATES POINT OF BEGINNING.
8. R.O.C. INDICATES POINT OF COMMENCEMENT.

(SEE ADDITIONAL NOTES BELOW & RIGHT)

PLAT RESTRICTION:

THIS PLAT IS RESTRICTED TO 277,000 SQUARE FEET OF COMMERCIAL. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE XX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE
COUNTY OF BROWARD } THE HOLDERS OF A MORTGAGE UPON THE PROPERTY
DESCRIBED HEREON AND DO HEREBY JOIN IN AND
CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 14720, PAGE 0350, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE'S HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 23 DAY OF APRIL, A.D. 1987.

Barney E. Spicher
WITNESS AS TO BOTH
BARNETT OF SOUTH FLORIDA, N.A.
BY: *Barney E. Spicher*
REGIONAL SENIOR VICE PRESIDENT
Barney E. Spicher
WITNESS AS TO BOTH
BY: *Barney E. Spicher*
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED CRAIG A. SPICHER,
COUNTY OF BROWARD } REGIONAL SENIOR VICE PRESIDENT OF BARNETT OF SOUTH FLORIDA, N.A.
TO ME WELL-KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO, EXECUTED THE FOREGOING INSTRUMENT AS MORTGAGEES OF THE PROPERTY DESCRIBED HEREON. ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SAID MORTGAGEES, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MORTGAGEES.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF APRIL, A.D. 1987.

MY COMMISSION EXPIRES: January 26, 1987

Joseph A. Cort
NOTARY PUBLIC, STATE OF FLORIDA

MARGATE CITY CLERK'S CERTIFICATE

STATE OF FLORIDA } SS
COUNTY OF BROWARD } THIS IS TO CERTIFY THAT THIS PLAT OF "PEPPERTREE PLAZA", A REPLAT, HAS BEEN
APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF THE CITY
OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS
10TH DAY OF MAY, A.D. 1987. IN WITNESS WHEREOF THE SAID CITY COMMISSION
HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE
CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 10 DAY OF
A.D. 1987.

Marjorie G. Parker
MAYOR
DEPUTY CITY CLERK

MARGATE CITY ENGINEER

THIS PLAT OF "PEPPERTREE PLAZA" IS APPROVED FOR RECORDING

DATE 5-19-87
BY: *Emilio C. Esteban*
CITY ENGINEER
EMILIO C. ESTEBAN
FLA. P.E. REG. #3945

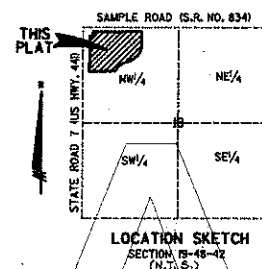
MARGATE CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT THIS 3RD DAY OF February, A.D. 1987.

Theresa R. Rourke
CHAIRMAN

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 23RD DAY OF APRIL, A.D. 1987.

BY: *David D. Daulton*

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DATE 10-1-87 BY: *Robert L. Thompson*
HENRY F. COOK - DIRECTOR
FLORIDA P.E., REG. NO. 12506
ROBERT L. THOMPSON
COUNTY SURVEYOR
FLORIDA P.L.S. REG. NO. 3868

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS - OF - WAY BY RESOLUTION ADOPTED THIS 22ND DAY OF JANUARY, A.D. 1987.

BY: *John A. Starn* 2/2/87

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT., COUNTY RECORDS DIVISION- MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 10TH DAY OF June, A.D. 1987.

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR
BY: *Phillip J. Homanagan*
DEPUTY

BY: *Sylvia P. Patis*
VICE CHAIRPERSON - COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 24TH DAY OF APRIL, A.D. 1987, AND RECORDED IN PLAT BOOK 132, PAGE 23, RECORD VERIFIED.

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR
BY: *Carole P. Dwyer*
DEPUTY

SEALS:

SURVEYOR	CITY ENGINEER	NOTARY DEDICATION	NOTARY MORTGAGEE'S CONSENT	BARNETT BANK	CITY OF MARGATE	COUNTY ENGINEER	COUNTY SURVEYOR	1005-05AL20.1315W.DON	CHECKED BY	DATE
<i>Keith Schnars</i>	<i>Emilio C. Esteban</i>	<i>Joseph A. Cort</i>	<i>Barney E. Spicher</i>	<i>Barney E. Spicher</i>	<i>Theresa R. Rourke</i>	<i>Robert L. Thompson</i>	<i>Robert L. Thompson</i>	FILED/ABSTRACT REC.	LAZDOWICK	5-28-87
								FIELD SHORY SURVEY	WEBER	5-28-87
								FINAL CHECK	WEBER	5-28-87
								FINAL CHECK	WEBER	5-28-87

"PEPPERTREE PLAZA"

A REPLAT OF A PORTION OF BLOCK 90 OF "THE PALM BEACH FARMS CO. PLAT NO. 3" (P.B.2, PG. 54 PBCR)
SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

MORTGAGEE'S CONSENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF PHILADELPHIA } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK M720, PAGE 330, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE'S HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF April, A.D. 1987.

[Signature]
WITNESS
[Signature]
WITNESS

MERITOR SAVINGS BANK
A PENNSYLVANIA STOCK SAVINGS BANK
[Signature]
BY: ERNEST KOCIBAN
SENIOR ASSOCIATE

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF PHILADELPHIA } SS

BEFORE ME PERSONALLY APPEARED
ERNEST KOCIBAN, SENIOR ASSOCIATE

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN WHO EXECUTED THE FOREGOING DEDICATION AS SENIOR ASSOCIATE OF MERITOR SAVINGS BANK, A PENNSYLVANIA STOCK SAVINGS BANK, AND THAT HE EXECUTED SUCH DEDICATION AS SUCH OFFICER OF SAID BANK, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID MORTGAGEE.

WITNESS MY HAND AND SEAL THIS 20th DAY OF April, A.D. 1987.

April 9, 1990
MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

SURVEY NOTES

1. © P.M. INDICATES PERMANENT REFERENCE MONUMENT AND IS A 6" DIA. X 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "405, UNLESS OTHERWISE NOTED.
2. SURVEY DATA IN FIELD BOOK DF-7.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BENCHMARKS SUPPLIED BY THE U.S. COAST & GEODETIC SURVEY, DISC STAMPED 2-87, ELEV. +19.42'.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION (STONER/KEITH RESURVEY AS RECORDED IN MISCELLANEOUS MAP BOOK 3, PG. 44).
5. // INDICATES NON-VEHICULAR ACCESS LINE PER F.O.D.T. R/W MAP.
6. TEMPORARY ACCESS CONNECTIONS "A" & "B" SHOWN ON THIS PLAT ONTO STATE ROAD 7 AND SAMPLE ROAD, RESPECTIVELY, ARE RESTRICTED TO RIGHT TURNS IN AND OUT ONLY AND SHALL BE SUBJECT TO CLOSURE AS DETERMINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. THESE TEMPORARY CONNECTIONS ARE SUBJECT TO THE RIGHT-OF-WAY NECESSARY TO CONSTRUCT THE INTERCHANGE FOR STATE ROAD 7 AND SAMPLE ROAD BEING DEDICATED EITHER ON THE FACE OF THIS PLAT OR BY SEPARATE INSTRUMENT, PRIOR TO SEPTEMBER 1, 1987.
7. P.O.B. INDICATES POINT OF BEGINNING.
8. P.O.C. INDICATES POINT OF COMMENCEMENT.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO 277,000 SQUARE FEET OF COMMERCIAL. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE XX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
AUGUST - 1987

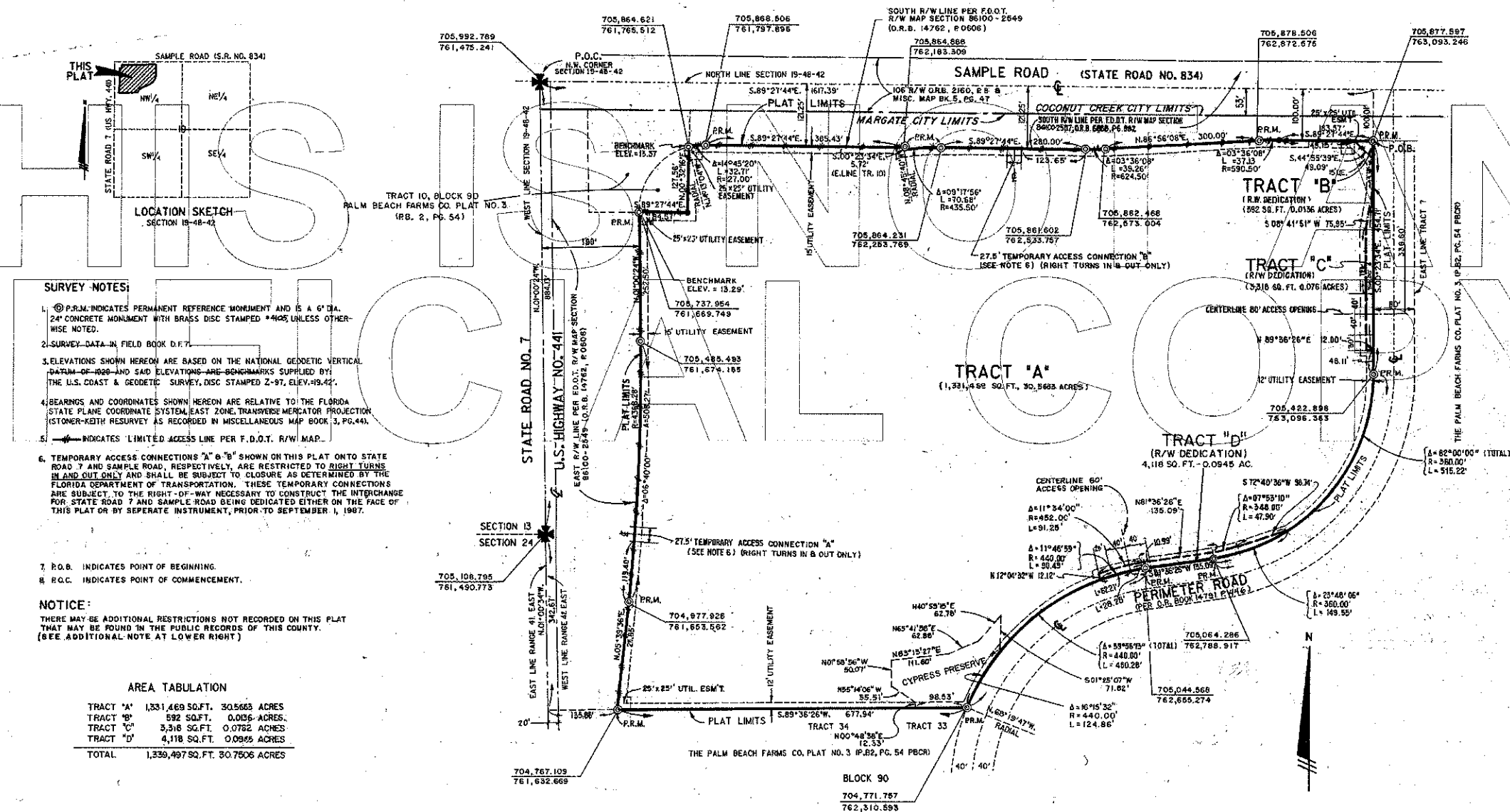
SEALS



103-MP-86

"PEPPERTREE PLAZA"

A REPLAT OF A PORTION OF BLOCK 90 OF "THE PALM BEACH FARMS CO. PLAT NO. 3" (P.B.2, PG. 54 PBCR)
SECTION 19, 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
OCTOBER 1986