

PREPARED BY:

**"INFANTE II"**

A REPLAT OF PARCEL "A" AND PARCEL "C", INFANTE PLAT, AS RECORDED IN
PLAT BOOK 156, PAGE 10, BROWARD COUNTY, FLORIDA
TOGETHER WITH A REPLAT OF A PORTION OF BLOCK 90, THE PALM BEACH FARMS CO. PLAT NO. 3
AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS
SAID LAND SITUATE IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

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 1st day of JULY, 19 98.

Attest: ROGER J. DESJARLAIS
County Administrator

By: Blasinda T. Atkinson
Deputy
By: [Signature]
V-Chair County Commissioner

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

This plat was filed for record this 13th day of January, 2000, and recorded in Plat Book 168, Page 11, Record Verified.

Attest: ROGER J. DESJARLAIS
County Administrator

By: Renee Andrews
Deputy

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 this 22nd day of January, 1998.

Date: 4/23/98 By: [Signature]
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 21st day of JANUARY, 1998.

By: [Signature]
Administrator or Designee

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

This Plat is hereby approved and accepted for record.

By: Elliot Auerbach 1/65/00
Director / Designee Date

BROWARD COUNTY ENGINEERING DIVISION

This Plat is hereby approved and accepted for record.

Date: 01-06-00 By: Henry P. Cook
HENRY P. COOK, Director of Engineering
Fla. Reg. Engineer No. 12506

Date: Jan 5, 2000 By: George A. Edwards
GEORGE EDWARDS
Professional Surveyor and Mapper # LS 2082
State of Florida

PLANNING AND ZONING BOARD OF MARGATE

THIS is to certify that the City Planning and Zoning Board of Margate, Florida, accepted and approved this Plat this 3rd day of February, 19 98.

By: [Signature] 2/4/98
Chairperson Date

CITY OF MARGATE CLERK'S CERTIFICATE

STATE OF FLORIDA) This is to certify: That this plat of
COUNTY OF BROWARD) "INFANTE II"

has been approved and accepted for recording by the City Commission of the City of Margate, Florida, and fully adopted by said City Commission on this 4th day of MARCH, A.D., 1998.
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 4th day of MARCH, 1998.

By: [Signature]
City Clerk
By: [Signature]
Mayor, City of Margate

CITY ENGINEER OF MARGATE

This Plat "INFANTE II" is approved for recording.

By: [Signature]
CITY ENGINEER / EMILIO ESTEBAN
FLORIDA P.E. REG. NO. 31945
Date: 1-6-2000

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CHARLES M. INFANTE, Trustee, is the owner of the land shown and described hereon and has caused said lands to be subdivided and replatted in the manner shown hereon and to be known as "INFANTE II", a replat; that the thoroughfare shown hereon is hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedications, their successors or assigns, the reversion thereof whenever discontinued by law. The easements shown hereon are hereby dedicated to the perpetual use of the public for proper purposes.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of APRIL, 1998

Witness: [Signature]
Print Name: Priscilla M. Infante
Witness: [Signature]
Print Name: MICHAEL GAI

CHARLES M. INFANTE,
TRUSTEE

By: Charles M. Infante

ACKNOWLEDGMENT

STATE OF FLORIDA) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, CHARLES M. INFANTE, TRUSTEE, who is personally known to me and who executed the foregoing instruments freely and voluntarily, for the purposes herein expressed and who did take an oath.

WITNESS MY HAND AND OFFICIAL SEAL this 7 day of April, 1998

Commission Number and Expiration

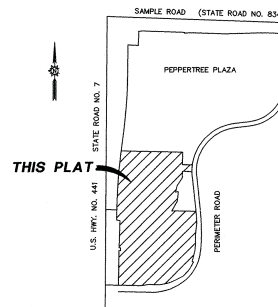
Notary Public
Print Name: [Signature]

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that the attached Plat is a true and correct representation of the lands recently surveyed and plotted under my responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Part 1, Florida Statutes, and with the applicable sections of 61G17-8, Florida Administrative Code, pursuant to Section 472.07, Florida Statutes. The PERMANENT REFERENCE MONUMENTS (P.R.M.) were set in accordance with Section 177.091 of said Chapter 177 on this 12th day of March 1997. The BEACH MARKS shown are referenced to 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.

Stoner & Associates, Inc., L.B. 6633
Florida Registered Land Surveyor No. 4039

**LOCATION MAP**

NOT TO SCALE

NOTARY	NOTARY	COUNTY COMMISSION	COUNTY LAND SURVEYOR	COUNTY ENGINEER	CITY ENGINEER	LAND SURVEYOR

"INFANTE II"

A REPLAT OF PARCEL "A" AND PARCEL "C", INFANTE PLAT, AS RECORDED IN PLAT BOOK 156, PAGE 10, BROWARD COUNTY, FLORIDA TOGETHER WITH A REPLAT OF A PORTION OF BLOCK 90, THE PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS SAID LAND SITUATE IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:
PARCEL "A" AND PARCEL "C", INFANTE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
A PORTION OF TRACTS 33 AND 34, BLOCK 90, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 33, SAME BEING THE NORTHEAST CORNER OF SAID TRACT 34;

THENCE S.00°23'34"E, ALONG THE WEST LINE OF SAID TRACT 33, A DISTANCE OF 33.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.00°23'34"E, A DISTANCE OF 115.00 FEET; THENCE N.89°36'28"E, A DISTANCE OF 60.38 FEET;

THENCE N.44°36'28"E, A DISTANCE OF 16.33 FEET TO THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 440.00 FEET (RADIAL LINE TO SAID POINT BEARS N.82°18'55"W); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°41'34", AN ARC DISTANCE OF 62.12 FEET;

THENCE N.45°23'34"W, A DISTANCE OF 14.64 FEET;

THENCE S.89°36'28"E, A DISTANCE OF 77.67 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 34;

THENCE S.00°23'34"E, A DISTANCE OF 57.96 FEET ON SAID EAST LINE;

THENCE S.30°37'07"W, A DISTANCE OF 89.42 FEET;

THENCE S.13°20'45"W, A DISTANCE OF 54.21 FEET;

THENCE N.79°31'28"E, A DISTANCE OF 25.38 FEET;

THENCE S.04°22'38"W, A DISTANCE OF 87.51 FEET;

THENCE S.28°01'45"W, A DISTANCE OF 500.18 FEET TO A POINT ON A LINE 94.30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 34;

THENCE S.89°36'28"E, ON SAID PARALLEL LINE A DISTANCE OF 500.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 7 AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION MAP SECTION 19-26, SAME BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 428.28 FEET (RADIAL LINE TO SAID POINT BEARS S.89°36'28"E);

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 7 THROUGH A CENTRAL ANGLE OF 08°19'28" AN ARC DISTANCE OF 470.43 FEET TO THE POINT OF TANGENCY;

THENCE S.00°23'34"E, ALONG EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 7 A DISTANCE OF 62.49 FEET;

THENCE N.89°36'28"E, A DISTANCE OF 558.16 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 17,102 ACRES (744,882 SQUARE FEET) MORE OR LESS.

PLAT NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON S.01°00'34"E, ALONG THE EAST LINE OF SECTION 29, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS SHOWN ON THE STONER/KEITH RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2. THE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 WITH 1983 ADJUSTMENT (N.A.D. 1983). THE COORDINATES SET FORTH CONFORM TO THE DATUM OF 1983 (N.A.D. 1983) COORDINATES SHOWN ON THE STONER/KEITH RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3. THE BEARINGS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1959 (N.G.V.D. OF 1959) AS ESTABLISHED FROM BROWARD COUNTY BENCHMARK NO. 1446, NORTHEAST CORNER CONCRETE SIGNWALL 64' SOUTH OF CENTERLINE OF EASTBOUND LANES SHAWNEE ROAD AND EAST OF CENTERLINE OF 441, ELEVATION 158.71.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LINES DESCRIBED HEREON AND THEREIN. NO OTHER INSTRUMENTS BE SUPPLEMENTED 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 THIS COUNTY.

5. PARCEL "A-1" CONTAINS 6,702 ACRES (291,928 SQUARE FEET), MORE OR LESS.

6. PARCEL "A" CONTAINS 8,954 ACRES (390,050 SQUARE FEET), MORE OR LESS.

7. PARCEL "C" CONTAINS 1,800 ACRES (78,000 SQUARE FEET), MORE OR LESS.

8. STONER & ASSOCIATES, INC. PROJECT NO. 97-0633, FIELD BOOK 281, PAGES 10-13.

9. THIS PLAT IS RESTRICTED TO 197,030 SQUARE FEET OF COMMERCIAL USE.

10. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY WAREHOUSES, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JULY 7, 2003, 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 SHALL MAKE 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

11. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY JULY 7, 2003, 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 SHALL MAKE 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.

LEGEND:

U.E. UTILITY EASEMENT

D.E. DRAINAGE EASEMENT

B.C.R. BROWARD COUNTY RECORDS

P.B.C.R. PALM BEACH COUNTY RECORDS

O.R.B. OFFICIAL RECORDS BOOK

— BASELINE

— CENTERLINE

— SET P.M. (PERMANENT REFERENCE MONUMENT) NO. 4039 UNLESS OTHERWISE SHOWN

— BEARER

— COORDINATE POINT NUMBER

— NON-VOLUCULAR ACCESS LINE

— BREAK IN LINE SCALE

F.D.A.T. FLORIDA DEPARTMENT OF TRANSPORTATION

A = ARC DISTANCE

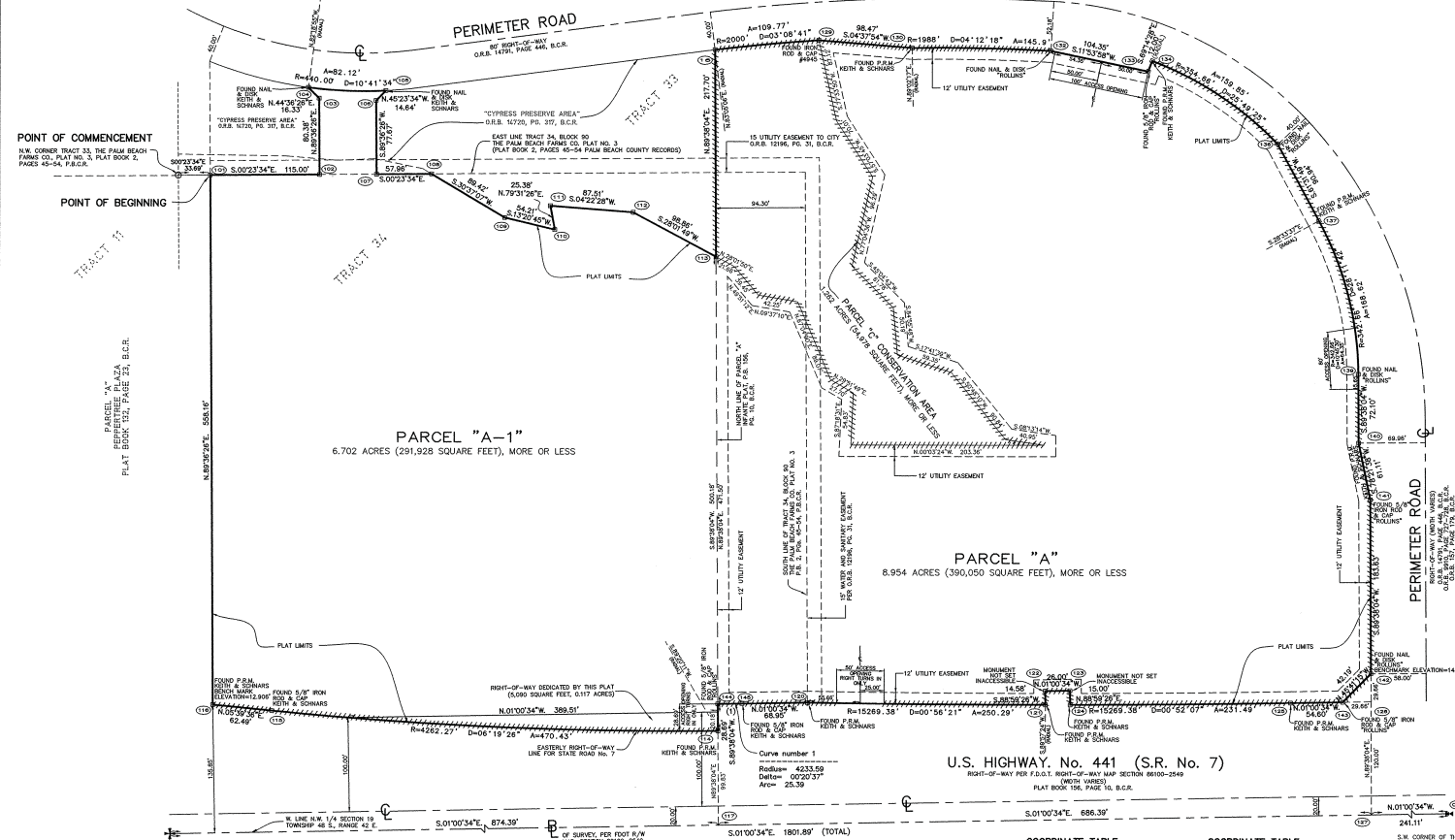
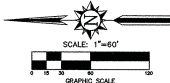
R = RADIUS

Δ = DELTA ANGLE

C = CHORD DISTANCE

LB. LICENSED BUSINESS

PLANNING FILE NO. 083-MP-97



COORDINATE TABLE			COORDINATE TABLE		
P.L. NO.	NORTHING	EASTING	P.L. NO.	NORTHING	EASTING
18	724400.830	97501.303	98	724583.874	97728.151
19	724302.108	97781.703	99	724583.874	97728.151
20	724302.108	97781.703	100	724583.874	97728.151
21	724302.108	97781.703	101	724583.874	97728.151
22	724302.108	97781.703	102	724583.874	97728.151
23	724302.108	97781.703	103	724583.874	97728.151
24	724302.108	97781.703	104	724583.874	97728.151
25	724302.108	97781.703	105	724583.874	97728.151
26	724302.108	97781.703	106	724583.874	97728.151
27	724302.108	97781.703	107	724583.874	97728.151
28	724302.108	97781.703	108	724583.874	97728.151
29	724302.108	97781.703	109	724583.874	97728.151
30	724302.108	97781.703	110	724583.874	97728.151
31	724302.108	97781.703	111	724583.874	97728.151
32	724302.108	97781.703	112	724583.874	97728.151
33	724302.108	97781.703	113	724583.874	97728.151
34	724302.108	97781.703	114	724583.874	97728.151
35	724302.108	97781.703	115	724583.874	97728.151
36	724302.108	97781.703	116	724583.874	97728.151
37	724302.108	97781.703	117	724583.874	97728.151
38	724302.108	97781.703	118	724583.874	97728.151
39	724302.108	97781.703	119	724583.874	97728.151
40	724302.108	97781.703	120	724583.874	97728.151
41	724302.108	97781.703	121	724583.874	97728.151
42	724302.108	97781.703	122	724583.874	97728.151
43	724302.108	97781.703	123	724583.874	97728.151
44	724302.108	97781.703	124	724583.874	97728.151
45	724302.108	97781.703	125	724583.874	97728.151

PREPARED BY:
STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
L.B. 6633
1372 NORTH UNIVERSITY DRIVE
PLANTATION, FLORIDA 33322