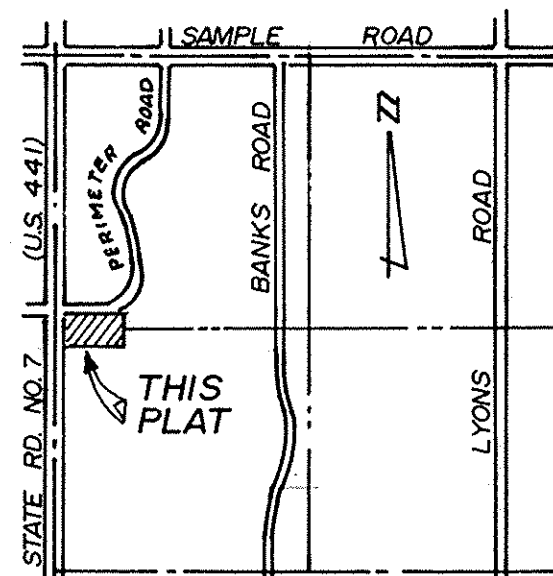


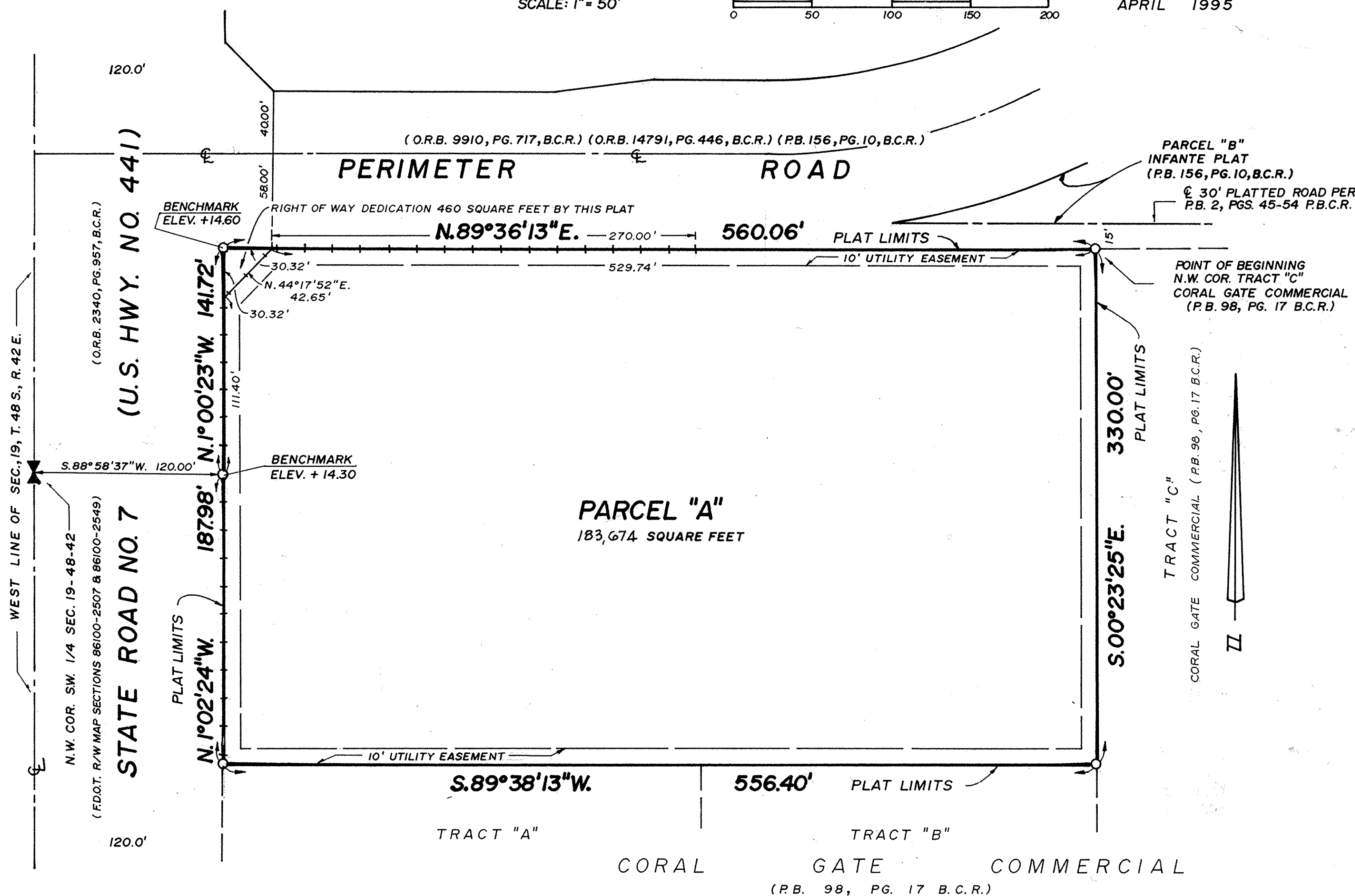
ALEXANDER PLAT

A RESUBDIVISION OF A PORTION OF TRACT 62, BLOCK 90, THE PALM BEACH FARMS CO. PLAT NO. 3 (P.B. 2 PGS. 45-54 P.B.C.R.)
IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY: 1040 N.E. 45TH STREET FT. LAUDERDALE, FL 33334
C.C. WINNINGHAM CORP. SCALE: 1" = 50' APRIL 1995



LOCATION MAP
SEC. 19 - 48 - 42
NOT TO SCALE



NOTES:

1. O INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. BENCH MARKS ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929).
3. +++++ INDICATES NON-VEHICULAR ACCESS LINE.
4. P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS.
5. O.R. INDICATES OFFICIAL RECORDS.
6. F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION.
7. THIS PLAT IS RESTRICTED TO 3,041 SQUARE FEET OF COMMERCIAL USE. 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.
8. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL OF PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
9. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
10. B.C.R. INDICATES BROWARD COUNTY RECORDS.
11. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION. (STONER/KEITH RESURVEY AS RECORDED IN MISC. PLAT BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.).
12. BENCHMARKS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BROWARD COUNTY ENGINEERING BENCHMARK NO. 2573 LOCATED AT CANAL CROSSING COLONIAL DRIVE. 0.25+OR-MILE WEST OF U.S. 441 (CONTROL STRUCTURE NO. 7). "SQUARE" CUT ON NORTH HEADWALL: EL. 12.45; "SQUARE" CUT ON SOUTH HEADWALL: EL. 12.45 B.C.E.D. BRONZE DISC IN CONCRETE WALL AT WESTERLY LIFT GATE: EL. 12.85.
13. THIS PLAT WAS APPROVED FOR DEVELOPMENT UNDER THE DE MINIMIS EXCEPTION OF CHAPTER 5, ARTICLE IX, OF THE BROWARD COUNTY CODE OF ORDINANCES. SUCH APPROVAL REQUIRES THAT A BUILDING PERMIT FOR A PRINCIPAL BUILDING SHALL BE ISSUED ON OR BEFORE THE 20 DAY OF AUGUST, 1999, WHICH DATE IS THREE (3) YEARS FROM THE DATE OF APPROVAL OF THE PLAT BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. IN THE EVENT NO BUILDING PERMIT IS ISSUED BY THE ABOVE DATE, THE COUNTY'S FINDING OF ADEQUACY OF THE REGIONAL ROAD NETWORK SHALL EXPIRE AND NO BUILDING PERMIT SHALL BE ISSUED.

MARGATE CITY CLERK'S CERTIFICATE

STATE OF FLORIDA) SS
COUNTY OF BROWARD)
THIS IS TO CERTIFY THAT THIS PLAT OF "ALEXANDER PLAT", A RESUBDIVISION 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 18th DAY OF JULY, 1995. 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 18th DAY OF JULY, 1995.

[Signature]
MAYOR

MARGATE CITY ENGINEER

THIS PLAT OF "ALEXANDER PLAT" IS APPROVED FOR RECORDING.

December 18, 1997
DATE

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 18th DAY OF JULY, 1995.

BY: *[Signature]*
SID BAISE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHT OF WAY FOR TRAFFICWAYS THIS 22nd DAY OF FEBRUARY, 1998.

[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 18th DAY OF FEBRUARY, 1998.

BY: *[Signature]*
ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD. BY: *[Signature]* 2-13-98
DIRECTOR DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *[Signature]* 2-12-98
DATE
HENRY P. COOK, DIRECTOR OF ENGINEERING
REG. NO. 12506 ST. OF FLA.

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 18th DAY OF JULY, 1998, AND RECORDED IN PLAT BOOK 164 AT PAGE 28, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

CREATED
OCT. 18T
2:12 PM
DEPUTY

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 20th DAY OF AUGUST, 1998.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS 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 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 18 DAY OF JULY, 1995. 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT NICHOLAS ALEXANDER SR. AND SHIRLEY ALEXANDER, HIS WIFE, OWNERS OF THE LANDS DESCRIBED AND SHOWN HEREON HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN AND TO BE KNOWN AS ALEXANDER PLAT, A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. THE ADDITIONAL RIGHT-OF-WAY SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. IN WITNESS WHEREOF NICHOLAS ALEXANDER SR. AND SHIRLEY ALEXANDER HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF JULY, 1995.

WITNESS: *[Signature]*
(AS TO BOTH) NAME: CHARLES C. WINNINGHAM II

BY: *[Signature]*
NICHOLAS ALEXANDER SR.

WITNESS: *[Signature]*
(AS TO BOTH) NAME: CHARLES E. GOLDSMITH

BY: *[Signature]*
SHIRLEY ALEXANDER

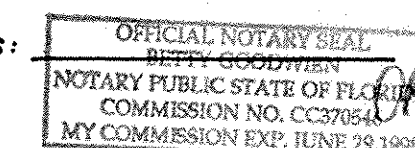
ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)
BEFORE ME PERSONALLY APPEARED NICHOLAS ALEXANDER SR. AND SHIRLEY ALEXANDER

TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNERS OF THE LANDS DESCRIBED HEREON AND THAT THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OWNERS, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNERS.

WITNESS MY HAND AND SEAL THIS 18th DAY OF JULY, 1995.

MY COMMISSION EXPIRES:



BY: *[Signature]*
NAME: CHARLES C. WINNINGHAM II
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO.

DESCRIPTION

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PARCEL INCLUDING A PORTION OF TRACT 62 IN BLOCK 90, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT "C", ACCORDING TO THE PLAT OF CORAL GATE COMMERCIAL AS RECORDED IN PLAT BOOK 98 AT PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 0° 23' 25" EAST (ON A GRID BEARING) 330.00 FEET ALONG THE WEST BOUNDARY OF SAID TRACT "C"; THENCE RUN SOUTH 89° 38' 13" WEST 556.40 FEET ALONG THE NORTH BOUNDARIES OF TRACTS "A" AND "B", AS SHOWN ON SAID PLAT, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) AS NOW LOCATED AND CONSTRUCTED; THENCE RUN NORTH 1° 02' 24" WEST 187.98 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT OF INTERSECTION; THENCE RUN NORTH 1° 00' 23" WEST 141.72 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID TRACT 62; THENCE RUN NORTH 89° 38' 13" EAST 560.06 FEET ALONG SAID NORTH BOUNDARY TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING 4.2271 ACRES, MORE OR LESS.