

"HAIG & DUKE PLAT"

A REPLAT OF A PORTION OF TRACT 29, BLOCK 93, PALM BEACH FARMS CO. PLAT NO. 3 (PB 2, PG. 45-54, PBCR) SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A REPLAT OF A PORTION OF PARCEL E, CENTRAL PARK OF COMMERCE (PB 119, PG 27, BCR), CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

CFN # 105892644,
Page 1 of 2
Recorded 03/20/2006 at 11:44 AM

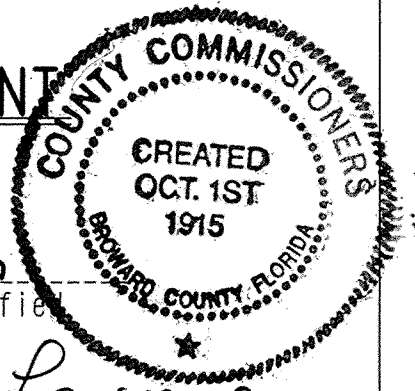
SHEET 1 OF 2

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

This instrument was filed for record this 20th day of March 2006 and recorded in Plat Book 175, Page 131, record verified.

Attest: Bertha Henry
Interim County Administrator

By: Carole Lawrence
Deputy

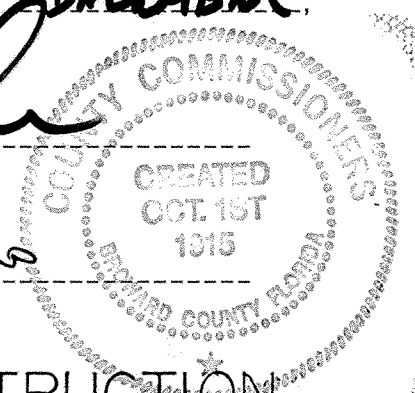


BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION:

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 17th day of March 2004.

Attest: Bertha Henry
Interim County Administrator

By: Carole Lawrence
Deputy

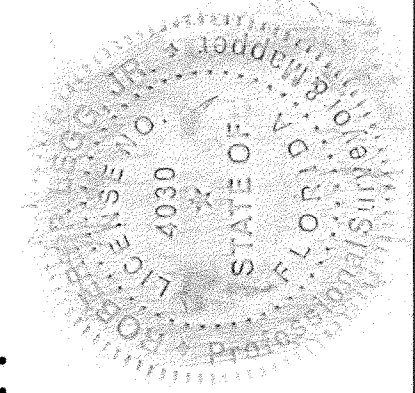


BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This plat was approved and accepted for record.

By: Henry P. Cook 3-13-06
Henry P. Cook Date
Director of Engineering
Florida Professional Engineer
Florida Registration Number 12506

By: Robert P. Fagg Jr. 3/13/06
Robert P. Fagg, Jr. Date
Professional Surveyor and Mapper
Florida Registration Number LS 4030



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 rights-of-way for trafficways this 25 day of March 2004.

By: Smith G. Masch
Chairperson Date

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 15 day of March 2006.

By: Barbara Brown
Executive Director or Designee

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT:

This Plat is hereby approved and accepted for record.

By: Debra Thomas 3-15-06
Director/Designee Date

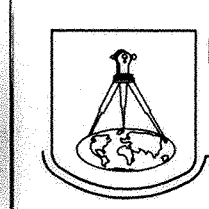
SURVEYORS CERTIFICATE:

This is to certify that the plat shown hereon 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 hereon conforms to the applicable requirements of Chapter 177, Part 1, Florida Statutes, the "Minimum Technical Standards" for Land Surveys in the State of Florida and with the applicable sections of Chapter 61617-6, Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) were set in accordance with section 177.091 of said Chapter 177. The Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 in conformity with standards adopted by the National Ocean Survey (N.O.S.) for third order control.

Dated this 17th day of August 2004, in Broward County, Florida.

By: Mikki H. Ulrich
Mikki H. Ulrich
Professional Surveyor and Mapper
No. 5853
State of Florida

DENI LAND SURVEYORS, INC.
Certificate of Authorization LB Number 7281



Prepared By:
DENI LAND SURVEYORS, INC.
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066
PHONE (954)973-7966 FAX (954)979-0343

Field Book: 100-10

DESCRIPTION:

A portion of Tract 29, Block 93, of the Plat of PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the plat of "MEARS COMMERCIAL PARK", as recorded in Plat Book 107, Page 12 of the Public Records of Broward County, Florida; thence North 89°34'36" East along the South line of Tract 29 of said "PALM BEACH FARMS CO. PLAT NO. 3", also being the North line of "MEARS SUBDIVISION" as recorded in Plat Book 79, Page 38 of the Public Records of Broward County, Florida, a distance of 745.91 feet to the POINT OF BEGINNING; thence North 00°22'24" West, a distance of 259.09 feet; thence North 89°24'36" East, a distance of 259.09 feet; thence South 00°22'24" East

thence South 89°24'36" West, a distance of 259.09 feet; thence South 89°24'36" West along the South line of said Tract 29, a distance of 259.09 feet to the POINT OF BEGINNING.

Less therefrom the following described portion:

Commencing at the Southeast corner of said Tract 29; thence South 89°34'36" West along the South line of said Tract 29, a distance of 239.27 feet to the POINT OF BEGINNING; thence South 89°34'36" West, continuing along the South line of Tract 29, a distance of 4.82 feet; thence North 00°22'24" West along a line 244.09 feet West of and parallel with, a measured at right angles to the East line of said Tract 29, a distance of 259.09 feet; thence North 89°34'36" East along a line 259.09 feet North of and parallel with, a measured at right angles to the South line of said Tract 29, a distance of 4.82 feet; thence South 00°22'24" East along a line 239.27 feet West of and parallel with, as measured at right angles to, the East line of said Tract 29, a distance of 259.09 feet to the POINT OF BEGINNING.

Together with:

A portion of Parcel "E", "CENTRAL PARK OF COMMERCE" according to the Plat thereof as recorded in Plat Book 119, Page 27 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Southwest corner of of said Parcel "E"; thence North 00°22'24" West along the Westerly boundary of said Parcel "E" for 259.09 feet; thence North 89°34'36" East, for 0.76 feet to a point on a curve, said points bears South 87°42'28" West from the radius point; thence Southeasterly along a circular curve to the left and along the Westerly right-of-way line of Banks Road, having a radius of 1353.00 feet, and a central angle of 11°04'53" for an arc distance of 261.68 feet; thence South 89°34'36" West, for 34.68 feet to the POINT OF BEGINNING.

Said lands lying in the City of Margate, Broward County, Florida, containing 69,368 square feet, 1.5924 acres, more or less.

DEDICATION:

Know all men by these presents that MARK HAIG, a married man and TERRELL DUKE, a married man, owners of the lands described hereon, have caused said lands to be surveyed, subdivided and platted in the manner shown hereon. Said plat to be known as "HAIG & DUKE PLAT", lying in the Southwest one-quarter of Section 30, Township 48 South, Range 42 East.

All easements shown hereon are dedicated for the use of the public for proper purposes. All road rights-of-way are dedicated in fee simple to the public for proper purposes.

IN WITNESS WHEREOF, MARK HAIG and TERRELL DUKE, set their hands and seals this 11th day of June, 2004.

By: Mark Haig
Witness (as to both): Michelle Keill
Print Name: Michelle Keill

By: Mark Haig
MARK HAIG

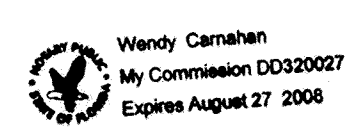
By: Mikki H. Ulrich
Witness (as to both): Mikki H. Ulrich
Print Name: Mikki H. Ulrich

By: Terrell Duke
TERRELL DUKE

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF BROWARD S. S.

BEFORE ME personally appeared MARK HAIG, a married man and TERRELL DUKE, a married man, to me well known to be the persons described in and who executed the foregoing dedication, personally appeared before me and acknowledged to and before me the foregoing instrument of dedication for the purposes therein expressed. They did not take an oath.

Witness my hand and official seal this 11th day of June, 2004.



By: Wendy Carnahan
Notary Public

MORTGAGE DEDICATION:

Know all men by these presents that: COMMUNITY BANK OF BROWARD, holder of the mortgage of the lands described hereon as recorded in ORB 36004, Page 1580 of the Public Records of Broward County, Florida, does hereby join in the foregoing dedication as shown hereon.

By: Ellen Vargas
Witness
Print name: Ellen Vargas

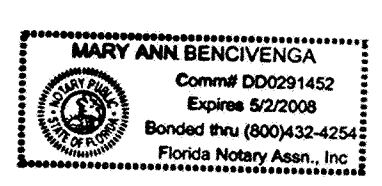
By: Bruce M. Kier
COMMUNITY BANK OF BROWARD
Bruce M. Kier, President

By: Sherry Lynn Virocko
Witness
Print name: Sherry Lynn Virocko

MORTGAGE ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF BROWARD S. S.

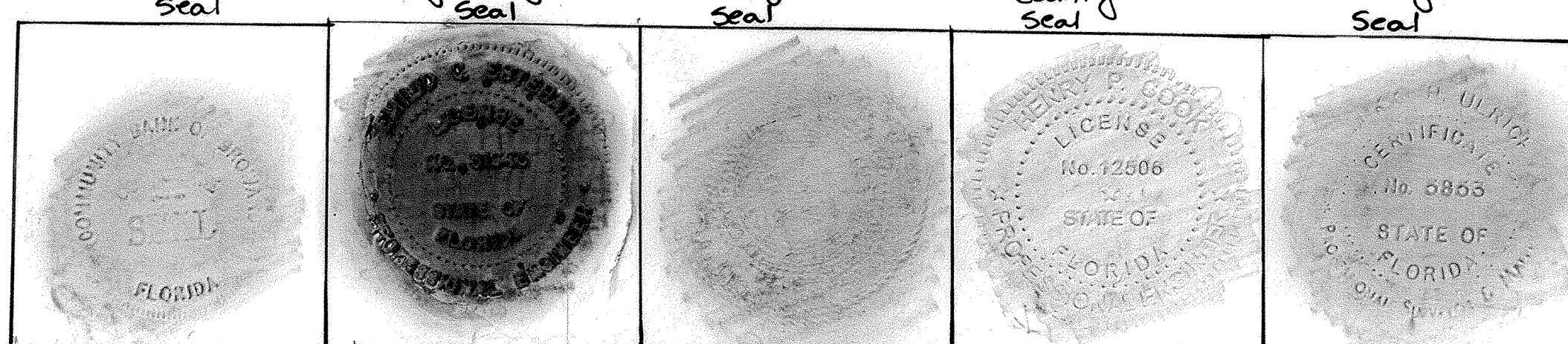
Know all men by these presents that: Bruce M. Kier, as President of COMMUNITY BANK OF BROWARD, to me well known to be the person described in the foregoing mortgage dedication, personally appeared before me on this day and acknowledged to and before me the foregoing mortgage dedication for the purposes therein expressed. He did not take an oath.

IN WITNESS WHEREOF: I have hereunto set my hand and seal this 23 day of August 2004.



By: Mary Ann Benavenga
Notary Public

Mortgage holder's Seal City Engineer's Seal City Seal County Seal Surveyor's Seal



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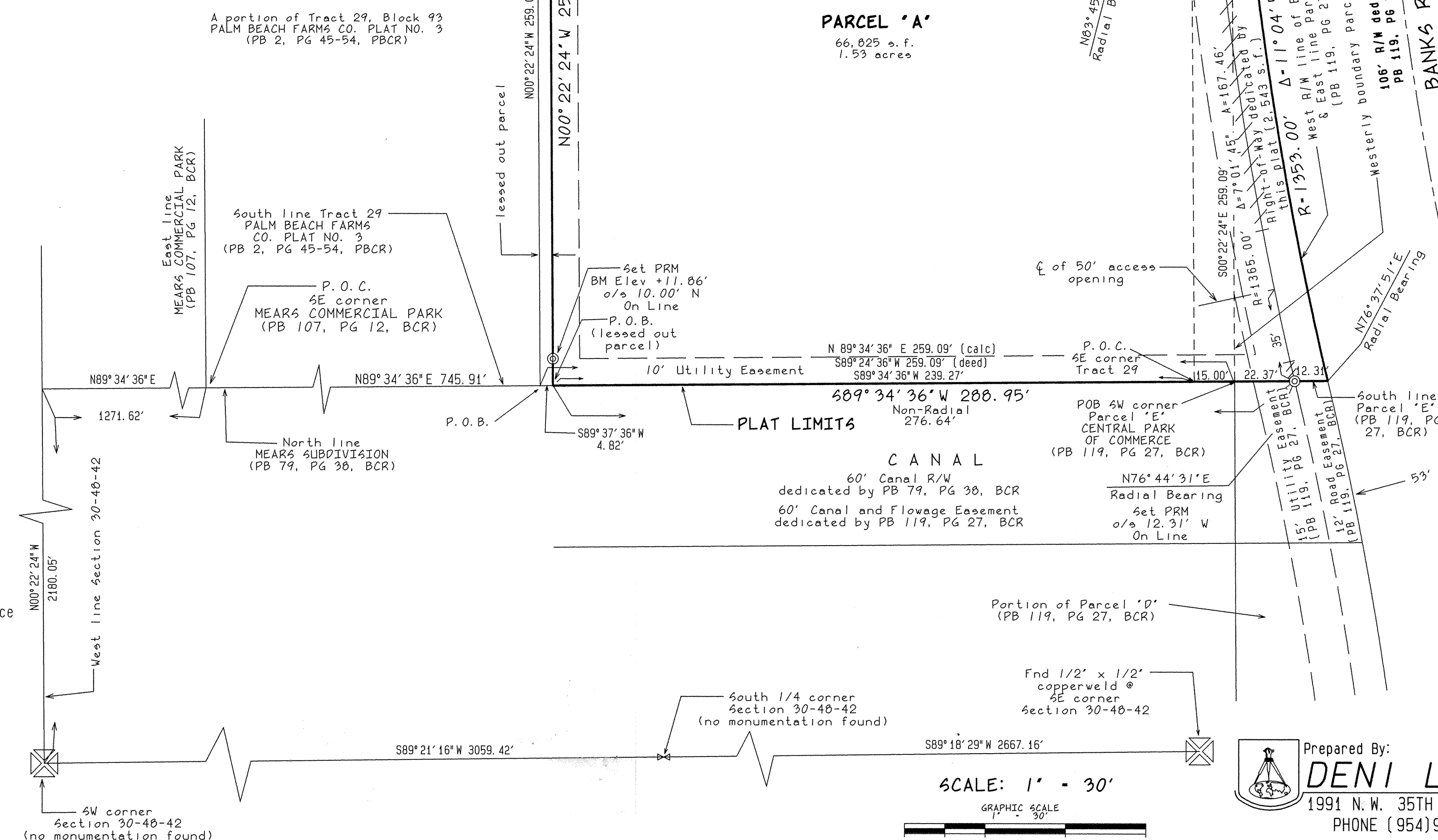
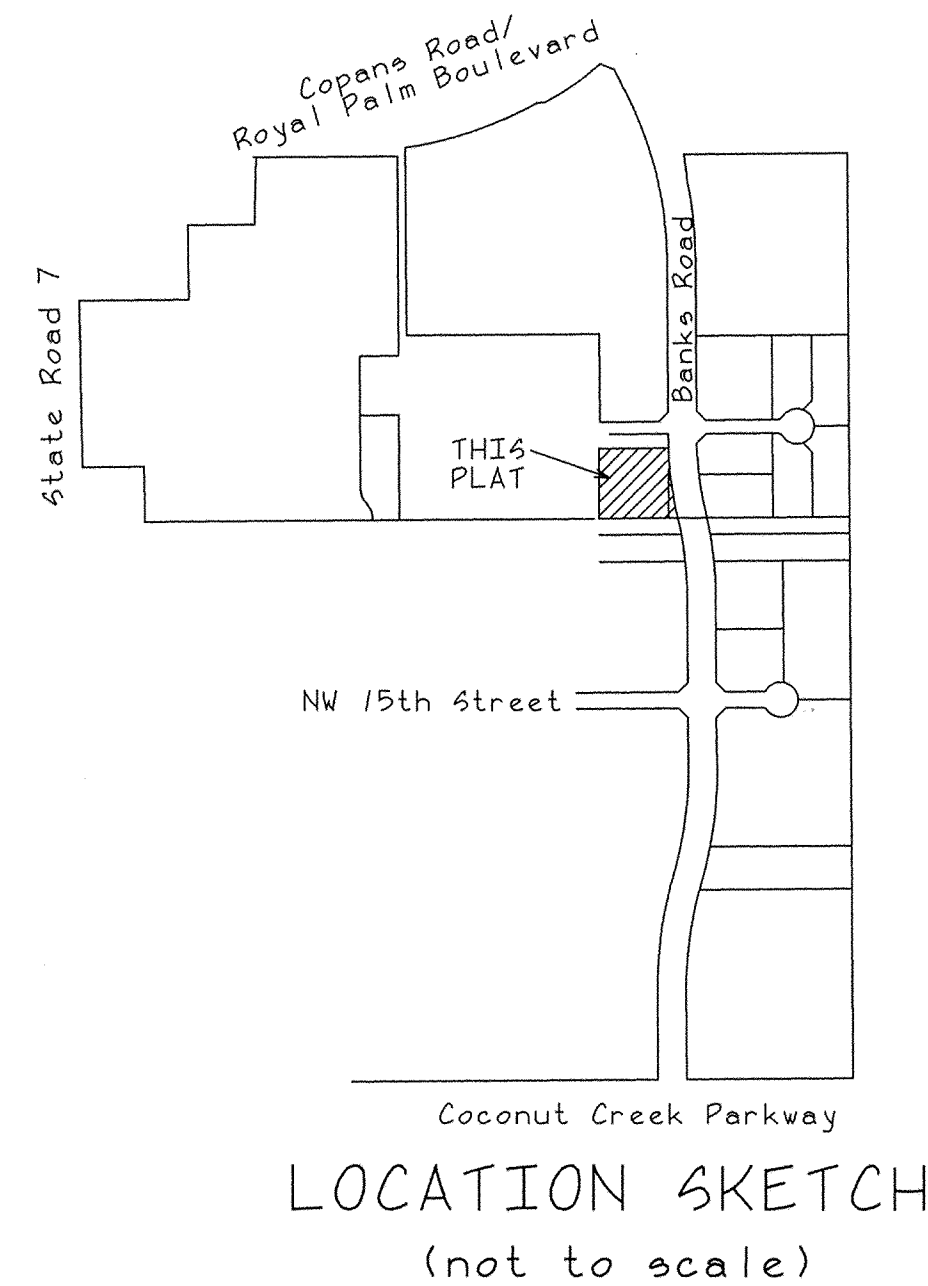
NOTES:

1. © P.R.M. Indicates Permanent Reference Monument (6" round, 24" long concrete monument with aluminum disk, stamped PRM, LB #7281)
2. Bearings shown hereon are relative to the Westerly line Block 3, CENTRAL PARK OF COMMERCE, as recorded in Plat Book 119, Page 27 of the Public Records of Broward County, Florida, said line bears North 00°22'24" West.
3. B.M. elev. where indicated refers to benchmark elevation.
4. Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 and are based on Broward County Benchmark No. 1442; Square cut on Northeast corner of concrete slab for Southern Bell telephone vault, 250' South of centerline of Coconut Creek Parkway and 30' East of centerline of Banks Road; elevation= +12.692'.
5. 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 this county.
6. Gross area 69,368 s.f. 1.592 acres
Net area 66,825 s.f. 1.534 acres
7. This plat is restricted to 24,800 square feet of warehouse use. Banks, stand alone office uses and commercial/retail uses are not permitted 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 any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

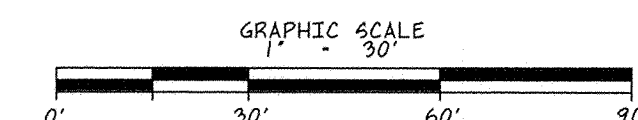
8. a) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by December 14, 2009, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall 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
- b) If project water lines, sewer lines, drainage and the rock base for internal roads are not issued by December 14, 2009, 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, providing 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.
9. 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 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 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.



LEGEND:
A - Arc length
BCR - Broward County Records
C - Centerline
CO'S - Company's
DCR - Dade County Records
ID - Identification
LB - Licensed Business
No. - Number
NVAL - Non-Vehicular Access Line
ORB - Official Records Book
o/s - offset
PB - Plat Book
PBCR - Palm Beach County Records
PCP - Permanent Control Point
PG - Page
R - Radius
R/W - Right-of-Way
S.F. - Square footage
Sub. - Subdivision
Δ - Central Angle
--- Non-vehicular access line

Prepared By:
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PHONE (954) 973-7966 FAX (954) 979-0343

SCALE: 1" = 30'



FIELD BOOK: 440-42

002-MP-04