

GATEWAY MEDICAL PLAZA:
A SUBDIVISION OF MARGATE PLAZA
NO. 1

LEGAL DESCRIPTION:

PARCEL X:

A PORTION OF PARCEL "A", "MARGATE PLAZA NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°00'34" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 644.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°59'26" WEST 165.00 FEET; THENCE NORTH 01°00'34" WEST 369.58 FEET; THENCE NORTH 07°40'09" WEST 231.11 FEET; THENCE NORTH 82°19'51" EAST 165.00 FEET; THENCE SOUTH 07°40'09" EAST ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD #7 (D.O.T. RIGHT OF WAY MAP #86100-2549) A DISTANCE OF 166.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4262.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°04'46" AND AN ARC DISTANCE OF 80.30 FEET TO A NON-TANGENT LINE; THENCE SOUTH 01°00'34" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 372.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING ±100,660 SQUARE FEET (±2.3108 ACRES), MORE OR LESS.

A SUBDIVISION RESURVEY OF A PORTION OF "MARGATE PLAZA No. 1" (P.B 132, PG. 50)
SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS – PLANNERS – SURVEYORS
LB 1337
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776-1616
DECEMBER, 2018

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

BEFORE ME PERSONALLY APPEARED BRAD GLICK, D.O., AS _____ OF BMSB PROPERTY MGMT GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____ A.D., 201__.

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

BEFORE ME PERSONALLY APPEARED ADAM REISS, AS _____ OF PENN DUTCH PLAZA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____ A.D., 201__.

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

BEFORE ME PERSONALLY APPEARED SEAN LEDER, AS _____ OF LE-PSL LLC C/O LEDER GROUP, INC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____ A.D., 201__.

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

BEFORE ME PERSONALLY APPEARED THOMAS A. ADAMS AS, _____ OF KTJZ PARTNERS III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____ A.D., 201__.

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

BEFORE ME PERSONALLY APPEARED MICHAEL TOMKO, AS CHIEF EXECUTIVE OFFICER OF BRIGHTSTAR CREDIT UNION., A FLORIDA CHARTERED CREDIT UNION, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____ A.D., 201__.

MY COMMISSION EXPIRES

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

CITY CLERK'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

THIS IS TO CERTIFY: THAT THIS SUBDIVISION RESURVEY, NEW SPRING SUBDIVISION, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS ____ DAY OF _____, 2019.

IN WITNESS WHEREOF, THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY IT'S CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS ____ DAY OF _____, 2019. RESOLUTION NO. _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

CITY CLERK

CITY ENGINEER'S SIGNATURE:

THIS SUBDIVISION RESURVEY, NEW SPRING SUBDIVISION, IS APPROVED FOR RECORDING THIS ____ DAY OF _____, 2019.

SIGNATURE: _____

PRINT NAME: _____

CITY ENGINEER

CITY OF MARGATE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA HAS HEREBY ACCEPTED AND APPROVED THIS SUBDIVISION RESURVEY THIS ____ DAY OF _____, 2019.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____

CHAIRPERSON

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY (SUBDIVISION RESURVEY) IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED 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 5J-17, FLORIDA ADMINISTRATIVE CODE.

SIGNATURE: _____ DATE: _____

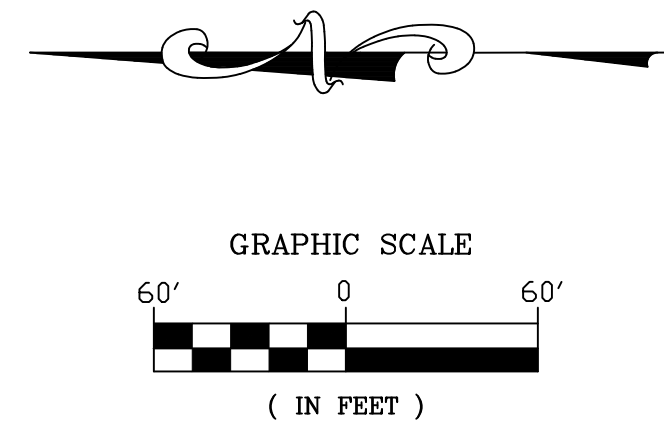
PRINT NAME: _____

REGISTERED LAND SURVEYOR
FLORIDA REGISTRATION NUMBER _____

GATEWAY MEDICAL PLAZA: A SUBDIVISION OF MARGATE PLAZA NO. 1

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SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

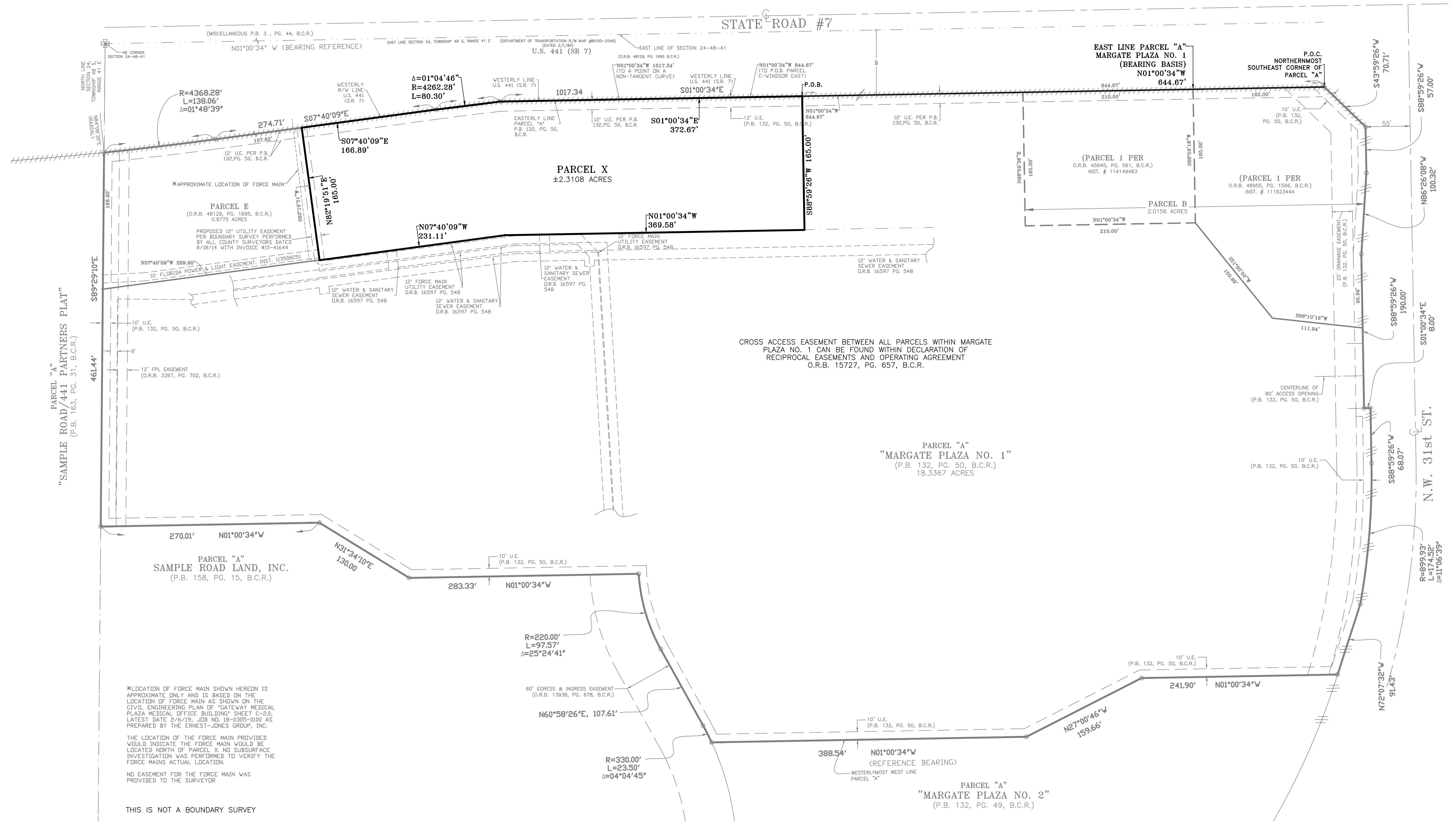
PREPARED BY:
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DECEMBER, 2018



MISCELLANEOUS MAP BOOK _____ PAGE _____
SHEET 2 OF 3

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
B.C.R. BROWARD COUNTY RECORDS
U.E. UTILITY EASEMENT
L.B. LICENCED BUSINESS
L ARC LENGTH
R RADIUS
 Δ CENTRAL ANGLE
P.B. PLAT BOOK
PG. PAGE
O.R.B. OFFICIAL RECORDS BOOK
INST. INSTRUMENT
 CL CENTERLINE



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- INST. INSTRUMENT
- ⌒ CENTERLINE

ONLY TITLE ENCUMBRANCES THAT AFFECT PARCEL X AS IDENTIFIED IN OLD REPUBLIC TITLE FILE NUMBER 18087922, EFFECTIVE DATE: AUGUST 2, 2018 AT 8:00 A.M., AND OLD REPUBLIC TITLE FILE NUMBER 18087527, EFFECTIVE DATE: AUGUST 2, 2018 AT 8:00 A.M. ARE SHOWN BELOW			
DESCRIPTION	RECORDING DATA		AFFECTS
FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED	N/A	B.C.R.	YES
"MARGATE PLAZA NO. 1"	P.B. 132, PG. 50	B.C.R.	YES
DECLARATION OF RESTRICTIONS	O.R.B. 12606 PG. 663	B.C.R.	YES
CITY OF MARGATE DEVELOPMENT	O.R.B. 13235 PG. 284	B.C.R.	YES
AGREEMENTS AS ASSIGNED BY ASSIGNMENTS OF DEVELOPER RIGHTS	O.R.B. 16005 PG. 28	B.C.R.	YES
INGRESS/EGRESS EASEMENTS	O.R.B. 13938 PG. 678	B.C.R.	YES
AS RE-RECORDED IN	O.R.B. 14069 PG. 770	B.C.R.	YES
DECLARATION	O.R.B. 15071 PG. 620	B.C.R.	YES
ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 16215 PG. 314	B.C.R.	YES
DECLARATION OF RESTRICTIVE COVENANTS	O.R.B. 15291 PG. 866	B.C.R.	YES
DECLARATION OF RESTRICTIONS	O.R.B. 15320 PG. 994	B.C.R.	YES
EASEMENT AGREEMENT	O.R.B. 15321 PG. 1	B.C.R.	YES
AS CORRECTED BY CORRECTIVE EASEMENT	O.R.B. 16205 PG. 739	B.C.R.	YES
OUTPARCEL RESTRICTIVE COVENANTS	O.R.B. 15536 PG. 85	B.C.R.	YES
DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING AGREEMENT	O.R.B. 15727 PG. 657	B.C.R.	YES
ASSIGNMENT OF DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING AGREEMENT	O.R.B. 27824 PG. 242	B.C.R.	YES
DECLARATION OF RESTRICTIONS	O.R.B. 16215 PG. 316	B.C.R.	YES
WATER AND SEWAGE EASEMENT	O.R.B. 16597 PG. 548	B.C.R.	YES
AGREEMENT	O.R.B. 18009 PG. 905	B.C.R.	YES
FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED	N/A	B.C.R.	YES
"MARGATE PLAZA NO. 1"	P.B. 132, PG. 50	B.C.R.	YES
COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS	O.R.B. 12606 PG. 663	B.C.R.	YES
CITY OF MARGATE DEVELOPMENT AGREEMENT AND ADDENDUM BETWEEN CENTRUM SAWGRASS INC. AND THE CITY OF MARGATE	O.R.B. 13235 PG. 284	B.C.R.	YES
ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 16005 PG. 1	B.C.R.	YES
ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 16004 PG. 982	B.C.R.	YES
ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 16215 PG. 314	B.C.R.	YES
ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 28353 PG. 544	B.C.R.	YES
ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 45964 PG. 1816	B.C.R.	YES
ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS	INSTRUMENT # 113295179		YES
	INSTRUMENT #113302562		YES
TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS SET FORTH IN PARAGRAPH 2 IN THAT EASEMENT AGREEMENT BETWEEN CENTRUM SAWGRASS INC. AND THE CITY OF MARGATE	O.R.B. 15071 PG. 620	B.C.R.	YES
AS AFFECTED BY ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 16215 PG. 314	B.C.R.	YES
AS ASSIGNED BY ASSIGNMENT OF DECLARATION OF COVENANTS FOR WATER MANAGEMENT	O.R.B. 27824 PG. 223	B.C.R.	YES
EASEMENT AGREEMENT	O.R.B. 15321 PG. 1	B.C.R.	YES
DECLARATION OF RESTRICTION CORRECTIVE EASEMENT	O.R.B. 16205 PG. 739	B.C.R.	YES
TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, AND POSSIBLE LIENS	O.R.B. 15727 PG. 657	B.C.R.	YES
ASSIGNMENT OF DECLARATION OF RECIPROCAL EASEMENTS	O.R.B. 27824 PG. 242	B.C.R.	YES
WATER DISTRIBUTION AND SEWER EASEMENT	O.R.B. 16597 PG. 548	B.C.R.	YES
MEMORANDUM OF LEASE	O.R.B. 47118 PG. 1950	B.C.R.	YES
FIRST AMENDMENT TO MEMORANDUM OF LEASE	INSTRUMENT # 113295180		YES
DECLARATION OF DEVELOPMENT RIGHTS UNDER PLAT	INSTRUMENT # 112752691		YES
RESTRICTIVE COVENANT AGREEMENT	INSTRUMENT # 114149465		YES
EASEMENTS, LICENSES, COVENANTS, AND RESTRICTIONS GRANTED TO LE-PSL, LLC ET. AL.	INSTRUMENT # 114573553		YES