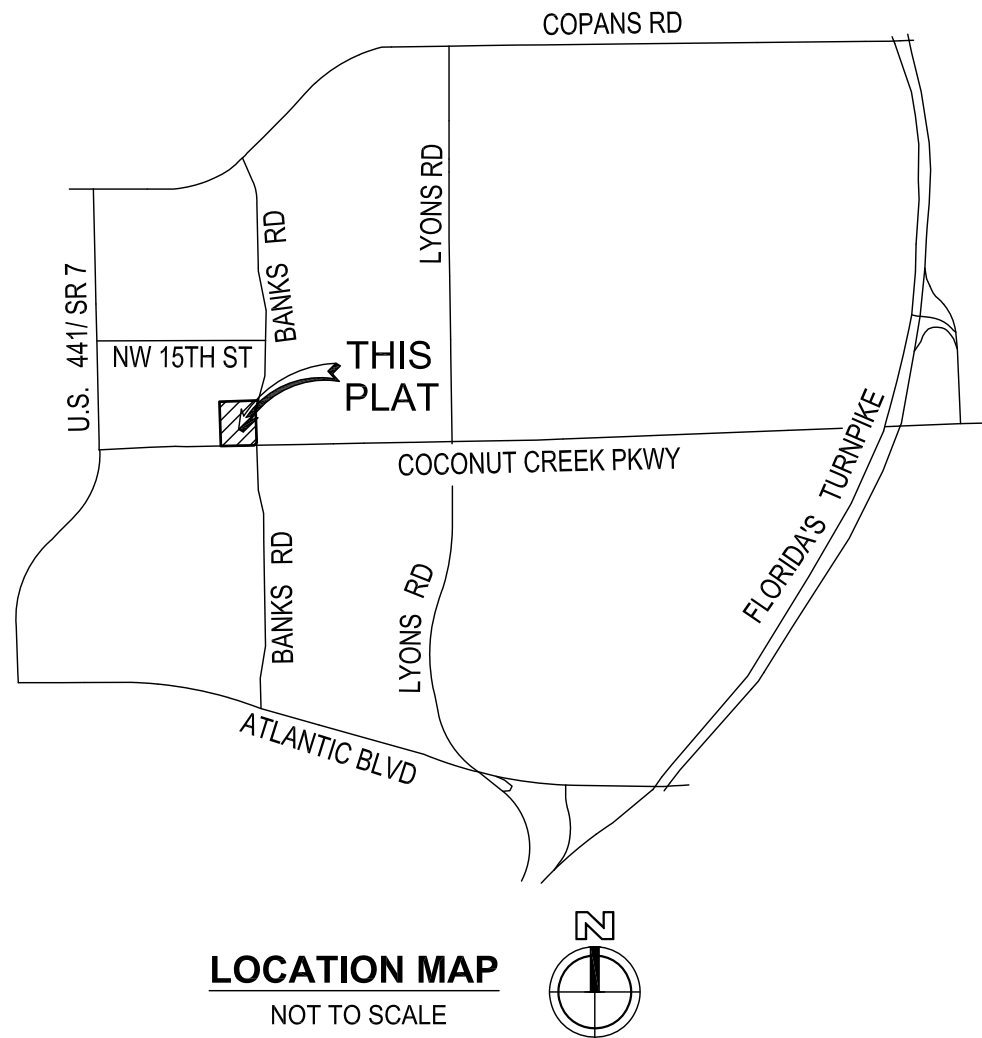


OCTOBER 2019

MARQUESA

A REPLAT OF A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE (P.B. 119, PG. 27)
IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA



LEGAL DESCRIPTION

A PORTION OF PARCEL "A", 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°34'36" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 604.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°34'36" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 548.98 FEET (548.90' PER PLAT) TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 75°22'31" EAST; THENCE ALONG THE EAST AND SOUTH LINES OF SAID PARCEL "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1503.00 FEET AND A CENTRAL ANGLE OF 06°25'00", A DISTANCE OF 142.09 FEET (CENTRAL ANGLE OF 06°50'08" AND A DISTANCE OF 179.31 FEET PER PLAT) TO A POINT OF TANGENCY; THENCE SOUTH 09°12'29" WEST, A DISTANCE OF 240.11 FEET (SOUTH 09°20'17" WEST, A DISTANCE OF 202.91 FEET PER PLAT); THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 44°11'54" WEST, A DISTANCE OF 49.13 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 87°20'17" WEST, A DISTANCE OF 144.45 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 720.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 8.113 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TC MC MARGATE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, SAID REPLAT TO BE KNOWN AS "MARQUESA".

- 1. THE RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- 2. THE BUS SHELTER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- 3. THE CANAL MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF MARGATE FOR PROPER PURPOSES.
- 4. THE INGRESS/EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS, LESSEES, AND GUESTS OF THE ADJOINING PARCEL FOR INGRESS AND EGRESS TO AND FROM SAID PARCEL.
- 5. THE OPEN SPACE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ACCESS PURPOSES. ANY IMPROVEMENTS WITHIN THIS EASEMENT ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

IT IS AN EXPRESS PURPOSE OF THIS PLAT TO VACATE THE UTILITY EASEMENTS THAT WERE DEDICATED BY THE UNDERLYING PLAT.

IN WITNESS WHEREOF: TC MC MARGATE APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MAURICE CAYON, ITS MANAGER, THIS _____ DAY OF _____, 20____.

WITNESS: _____ TC MC MARGATE APARTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____ BY: _____
WITNESS: _____ MAURICE CAYON
MANAGER
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MAURICE CAYON, AS MANAGER OF TC MC MARGATE APARTMENTS, LLC, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____ NAME: _____
(PRINT NAME):
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. _____

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 20____.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH THE WRITTEN CONFORMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ ATTEST: _____
ANTHONY N. CAGGIANO JOSEPH J. KAVANAGH
MAYOR CITY CLERK

THIS _____ DAY OF _____, 20____.

CITY ENGINEER'S SIGNATURE:

THIS IS TO CERTIFY: THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

BY: _____
PRINT NAME: _____
CITY ENGINEER

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 20____.

BY: _____ DATE _____
PRINT NAME: _____
CHAIRPERSON

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH REGARD TO THE DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 20____.

BY: _____
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 _____ DAY OF _____, 20____.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD. THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH CHAPTER 177, PART 1 FLORIDA STATUTES.

BY: _____ DATE _____ BY: _____ DATE _____
RICHARD TORNESE ROBERT P. LEGG, JR.
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. LS4030
REGISTRATION NO. 40263

BROWARD COUNTY FINANCE AND ADMINISTRATION 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 _____ DAY OF _____, 20____.

BY: _____
MAYOR - COUNTY COMMISSION

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____
DIRECTOR/DESIGNEE DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 20____.

DONNA C. WEST DATE _____
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
HSQ GROUP, INC.
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FL 33431
CERTIFICATE OF AUTHORIZATION NO. LB7924

TC MC MARGATE APARTMENTS, LLC	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	CITY COMMISSION	CITY ENGINEER	SURVEYOR

[illegible]

025-MP-18