

# FR 5355 NORTHWEST 24 STREET

A SUBDIVISION RESURVEY OF A PORTION OF TRACT "A", "SHERMAN PLAT", RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA (MARCH, 2020)

MISCELLANEOUS MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 1

## LEGAL DESCRIPTION

A portion Tract "A", "SHERMAN PLAT", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

**BEGIN** at an easterly corner of said Tract "A", said point being an intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 26983, page 590, of the Public Record of Broward County, Florida, with the westerly Right-of-Way line of Banks Road, as shown said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 76°55'31" West); thence southerly along said westerly Right-of-Way line the following four (4) courses and distances; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 1485.63 feet, a central angle of 10°33'12", an arc distance of 273.64 feet; thence South 4°08'34" West, 200.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 84°53'10" East); thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 1504.63 feet, a central angle of 11°36'51", an arc distance of 305.00 feet; thence South 16°02'50" West, 37.89 feet to a point on the northerly Right-of-Way line of Copans Road, as shown on said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 41°10'38" East); thence westerly along said Northerly Right-of-Way line the following six (6) courses and distances; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 4°03'25", an arc distance of 97.15 feet; thence South 61°50'58" West, 100.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 32°57'19" East); thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1360.00 feet, a central angle of 9°08'31", an arc distance of 217.00 feet; thence radial to the next curve, South 23°48'49" East, 12.00 feet to a point on the arc of a non-tangent curve; thence westerly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 2°31'16", an arc distance of 60.37 feet; thence South 77°40'39" West, 30.42 feet; thence North 00°36'06" West, 337.97 feet; thence South 89°23'54" West, 22.51 feet; thence North 00°36'06" West, 549.44 feet to a point on the aforesaid southerly Right-of-Way line of S.W. 24th Street, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 40°04'33" East); thence along said southerly Right-of-Way line the following six (6) courses and distances; thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 350.00 feet, a central angle of 4°20'52", an arc distance of 26.56 feet; thence tangent to said curve, North 45°34'35" East, 152.44 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 300.00 feet, a central angle of 59°01'44", an arc distance of 309.07 feet; thence tangent to said curve, South 75°23'41" East, 35.53 feet; thence South 30°24'19" East, 21.21 feet; thence South 76°55'31" East, 12.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 405,267 square feet, 9.3097 acres, more or less.

## NOTES

- Measurements shown hereon are expressed in feet and decimal parts thereof.
- This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
- The undersigned has not done a search of the public records for this site. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the reviewing surveyor and are not shown hereon
- The bearings shown hereon are based on the record Plat and are relative to a southerly line of Tract "A", (Northerly Right-of-Way line of Copans Road), bearing South 61°50'58" West.

## DEDICATION

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS: THAT FR 5355 NORTHWEST 24 STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE RESUBDIVIDED AS SHOWN HEREON, TO BE KNOWN AS FR 5355 NORTHWEST 24 STREET.

IN WITNESS WHEREOF, FR5355 NORTHWEST 24 STREET, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_, WE HEREUNTO SET OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, A.D.

WITNESS

FR 5355 NORTHWEST 24 STREET, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME

BY: CHRIS WILLSON

WITNESS

AS

PRINT NAME

## ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

**I HEREBY CERTIFY:** THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS: \_\_\_\_\_, AS \_\_\_\_\_ OF FR 5355 NORTHWEST 24 STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, A.D.

NOTARY PUBLIC - STATE OF \_\_\_\_\_ SEAL

PRINTED NAME OF ACKNOWLEDGER \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

## CLERK OF COURT CERTIFICATION

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF BROWARD, STATE OF FLORIDA, IN MISCELLANEOUS MAP BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, A.D.

CLERK OF THE CIRCUIT COURT  
BROWARD COUNTY, FLORIDA

## CITY OF MARGATE

### CITY OF MARGATE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: THAT THE CITY AND PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, HAS APPROVED AND ACCEPTED THIS SUBDIVISION RESURVEY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_, A.D.

BY: \_\_\_\_\_  
RICHARD ZUCCHINI, CHAIRMAN

### CITY COMMISSION

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS SUBDIVISION RESURVEY HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, IN AND BY RESOLUTION NO. \_\_\_\_\_, ADOPTED BY SAID COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_, A.D.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED HERETO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_, A.D.

BY: \_\_\_\_\_  
CITY CLERK - JOSEPH J. KAVANAGH

BY: \_\_\_\_\_  
MAYOR - ANTHONY N. CAGGIANO

### CITY ENGINEER

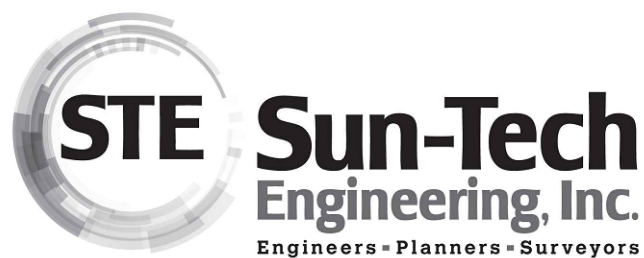
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_, A.D.

BY: \_\_\_\_\_  
CITY ENGINEER - KENNETH C. GRIFFIN

## KEY TO ABBREVIATIONS

B.C.R. = Broward County Public Records  
C = Centerline  
FP&L CO. = Florida Power & Light Company  
I.D. = Identification  
R = Radius  
Δ = Central Angle  
L = Arc Length  
LB = Licensed Business  
O.R.B. = Official Records Book  
P.B. = Plat Book  
PG. = Page  
PSM = Professional Surveyor & Mapper  
R/W = Right-of-Way

PREPARED BY:



4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

| CITY COMMISSION | CITY ENGINEER              | CITY OF MARGATE | SURVEYOR                 |
|-----------------|----------------------------|-----------------|--------------------------|
| SEAL            | KENNETH C. GRIFFIN<br>SEAL | SEAL            | DONALD L. COOPER<br>SEAL |

## SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION RESURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF 5J-17, FLORIDA ADMINISTRATIVE CODE.

DONALD L. COOPER, P.S.M. DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 6269  
SUN-TECH ENGINEERING, INC.  
CERTIFICATE OF AUTHORIZATION No. LB 7019

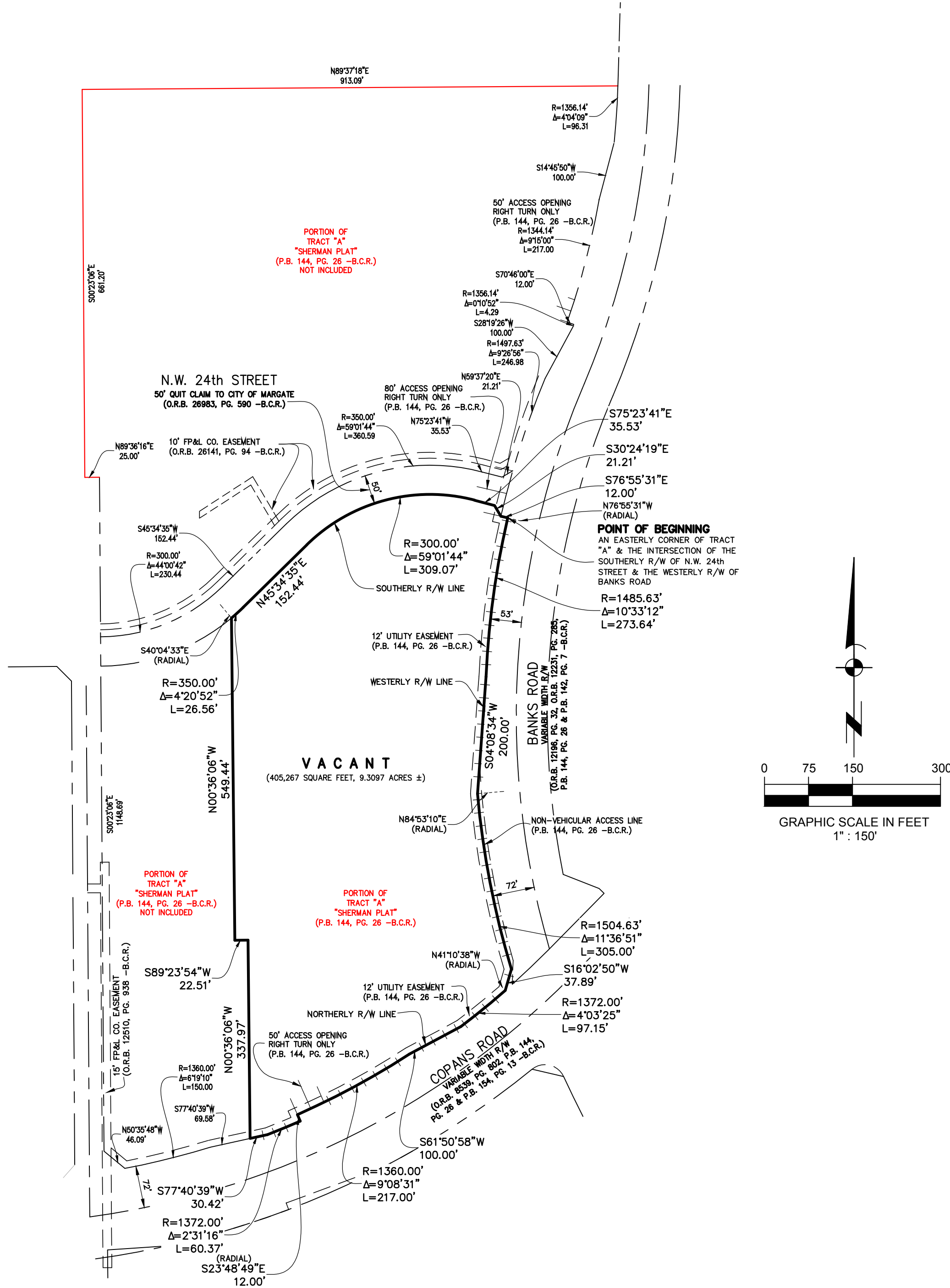


LEGAL DESCRIPTION

A portion Tract "A", "**SHERMAN PLAT**", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

**BEGIN** at an easterly corner of said Tract "A", said point being an intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 26963, page 590, of the Public Record of Broward County, Florida, with the westerly Right-of-Way line of Banks Road, as shown said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 76°55'31" West); thence southerly along said westerly Right-of-Way line the following four (4) courses and distances; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 1485.63 feet, a central angle of 10°33'12", an arc distance of 273.64 feet; thence South 4°08'34" West, 200.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 84°53'10" East); thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 1504.63 feet, a central angle of 11°36'51", an arc distance of 305.00 feet; thence South 16°02'50" West, 37.89 feet to a point on the northerly Right-of-Way line of Copans Road, as shown on said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 41°10'38" East); thence westerly along said Northerly Right-of-Way line the following six (6) courses and distances; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 4°03'25", an arc distance of 97.15 feet; thence South 61°50'58" West, 100.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 32°57'19" East); thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1360.00 feet, a central angle of 9°08'31", an arc distance of 217.00 feet; thence radial to the next curve, South 23°48'49" East, 12.00 feet to a point on the arc of a non-tangent curve; thence westerly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 2°31'16", an arc distance of 60.37 feet; thence South 77°40'39" West, 30.42 feet; thence North 00°36'06" West, 337.97 feet; thence South 89°23'54" West, 22.51 feet; thence North 00°36'06" West, 549.44 feet to a point on the aforesaid southerly Right-of-Way line of S.W. 24th Street, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 40°04'33" East); thence along said southerly Right-of-Way line the following six (6) courses and distances; thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 350.00 feet, a central angle of 4°20'52", an arc distance of 26.56 feet; thence tangent to said curve, North 45°34'35" East, 152.44 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 300.00 feet, a central angle of 59°01'44", an arc distance of 309.07 feet; thence tangent to said curve, South 75°23'41" East, 35.53 feet; thence South 30°24'19" East, 21.21 feet; thence South 76°55'31" East, 12.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 405,267 square feet, 9.3097 acres, more or less.



SKETCH DEPICTING REMAINDER OF TRACT "A" AND ELEMENTS OF THE LEGAL DESCRIPTION

KEY TO ABBREVIATIONS

B.C.R. = Broward County Public Records  
C = Centerline  
ELEV. = Elevation  
I.D. = Identification  
INV. = Invert  
R = Radius  
Δ = Central Angle  
L = Arc Length  
F = Found  
I.D. = Identification  
I.R. = Iron Pipe  
LB = Licensed Business  
O.R.B. = Official Records Book  
(P) = Per Record Plat  
P.B. = Plat Book  
P.G. = Page  
PVC = Polyvinyl Chloride  
PRM = Permanent Reference Monument  
PSM = Professional Surveyor & Mapper  
RCP = Reinforced Concrete Pipe  
R/W = Right-of-Way  
(S) = As Surveyed in the field  
TYP. = Typical  
W/ = With

FLOOD INSURANCE RATE MAP INFORMATION

Map No. 12011C0165 H  
Community Name: City of Margate  
Community No. 120047  
Panel No. 0165  
Suffix: H  
Flood Zone: X / X  
Base Flood Elevation: Area of 0.2%annual chance  
Flood / Area outside 0.2%annual chance Flood  
Effective Date of Map: August 18, 2014

ADDRESS

NW 24th Street  
Margate, Florida 33063

SURVEYOR'S NOTES

- Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
- Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface features are not located for the purposes of this survey.
- Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this survey, including this map of survey, for any other purposes.
- This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. additions or deletions to the survey map by other than the signing party is prohibited without the written consent of the signing party.
- This drawing is not valid without the signature and original raised seal of a Florida licensed surveyor and Mapper.
- The certification contained herein is for the latest date of field survey or latest revision date, whichever applicable.
- Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
- Sources of information used in the preparation of this Map of Survey are as follows:
  - A. Record Plat entitled "SHERMAN PLAT", Plat Book 144, page 26;
  - B. Boundary & ALTA/NSPS Land Title Survey prepared by Millman National Land Services, MSI Project No. 46165, Date of Map November 6, 2019 and marked Preliminary for Review Only.
- The vertical accuracy of field measured control meets the applicable requirements of Chapter 61G17-6.003(1)(c). The vertical accuracy of the closed level loop obtained for this Survey is 0.005'. A maximum allowable error of accuracy for this survey is 0.05' times the square root of the distance of the level circuit in miles ( $\sqrt{0.6391} = (0.7994 \times 0.05) = 0.040'$ ).
- The basis of this survey is a legal description written by this office.
- Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional Regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
- The elevations shown hereon are based on North American Vertical Datum of 1988 (N.A.V.D. 88), and are relative to the following described Benchmark: Broward County Highway Construction & Engineering Division Benchmark Number 2391: "X" cut on concrete part of catch basin, approximately 0.3 mile West of Andrews Avenue, 2.2 feet South of south edge of pavement Copans Road, across from B & S Auto Parts 67 feet West of centerline of NW 16th Lane, Marked Elevation=14.502 National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), Converted Elevation=12.93 North American Vertical Datum of 1988 (N.A.V.D. 88), to convert to N.A.V.D. 88, subtract 1.572.
- The horizontal accuracy of field measured control meets the applicable requirements of Chapter 5J-17.052(15)(b)(ii). The accuracy obtained is 1.57,223 and is based on a closed geometric figure. The expected use of the property is Commercial/High Risk, mandating a maximum allowable error of closure of 1:10,000.
- Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
- This survey does not determine ownership of the subject property or its adjoiners. Ownership information, if shown, was obtained from a public record search of the Broward County Property Appraiser's Office.
- The undersigned surveyor has been provided a copy of Commitments for Title Insurance issued by First American Title Insurance Company, effective date February 25, 2020 at 8:00 a.m., File No. NCS-976561-1-CHI2. All plottable matters of a nature relating to the land survey of the subject property contained therein have been shown hereon. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the reviewing surveyor and are not shown hereon.
- The purpose of this Map of Survey is to depict the results of a Boundary Survey pursuant to Chapter 5J-17.052(2) Florida Administrative Code. Uses inconsistent with its intended purpose are prohibited.
- Contractual considerations and obligations between the surveyor and client may be addressed in the preparation of this survey. Underground utilities, if shown, were located based on markings provided by utilities location services and other sources of information. Underground footers, foundations or subterranean structures were not located for the purposes of this survey.
- The bearings shown hereon are based on the record Plat and are relative to a southerly line of Tract "A", (Northerly Right-of-Way line of Copans Road), bearing South 61°50'58" West, the same being an established and monumented line (see survey).
- The reviewing surveyor encountered no observable evidence of wetlands, nor was informed of any historic wetlands on the subject premises.
- The vertical accuracy of field measured control meets the applicable Requirements of Chapter 5J-17.050(10)(k). The vertical accuracy of the closed level loop obtained is 0.01'. A maximum allowable error of accuracy for this survey is 0.05' times the square root of the distance of the level circuit in miles ( $\sqrt{0.2282} \times 0.05 = 0.239'$ ).

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State certifies to (i) Mullinax Ford South, Inc., a Florida Corporation, (ii) FR5355 Northwest 24 Street, LLC, a Delaware limited liability company and (iii) First American Title Insurance, as follows:

This map and the Survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys" jointly established and adopted by American Land Title Association and National Society of Professional Surveyors in 2016, and includes items 1, 3, 4, 5, 8, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Florida, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

**SUN-TECH ENGINEERING, INC.**  
Latest date of Field Survey: January 22, 2020

DONALD L. COOPER, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6269

Date:

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
Certificate of Auth. #10097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

**Sun-Tech**  
Engineering, Inc.  
Engineers - Planners - Surveyors



| REVISIONS |       | DESCRIPTION |
|-----------|-------|-------------|
| NO.       | DATE: |             |
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**ALTA/NSPS LAND TITLE SURVEY**  
**FIRST INDUSTRIAL REALTY TRUST, INC.**  
A PORTION OF TRACT "A", "SHERMAN PLAT"  
(PLAT BOOK 144, PAGE 26, BROWARD COUNTY RECORDS)  
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

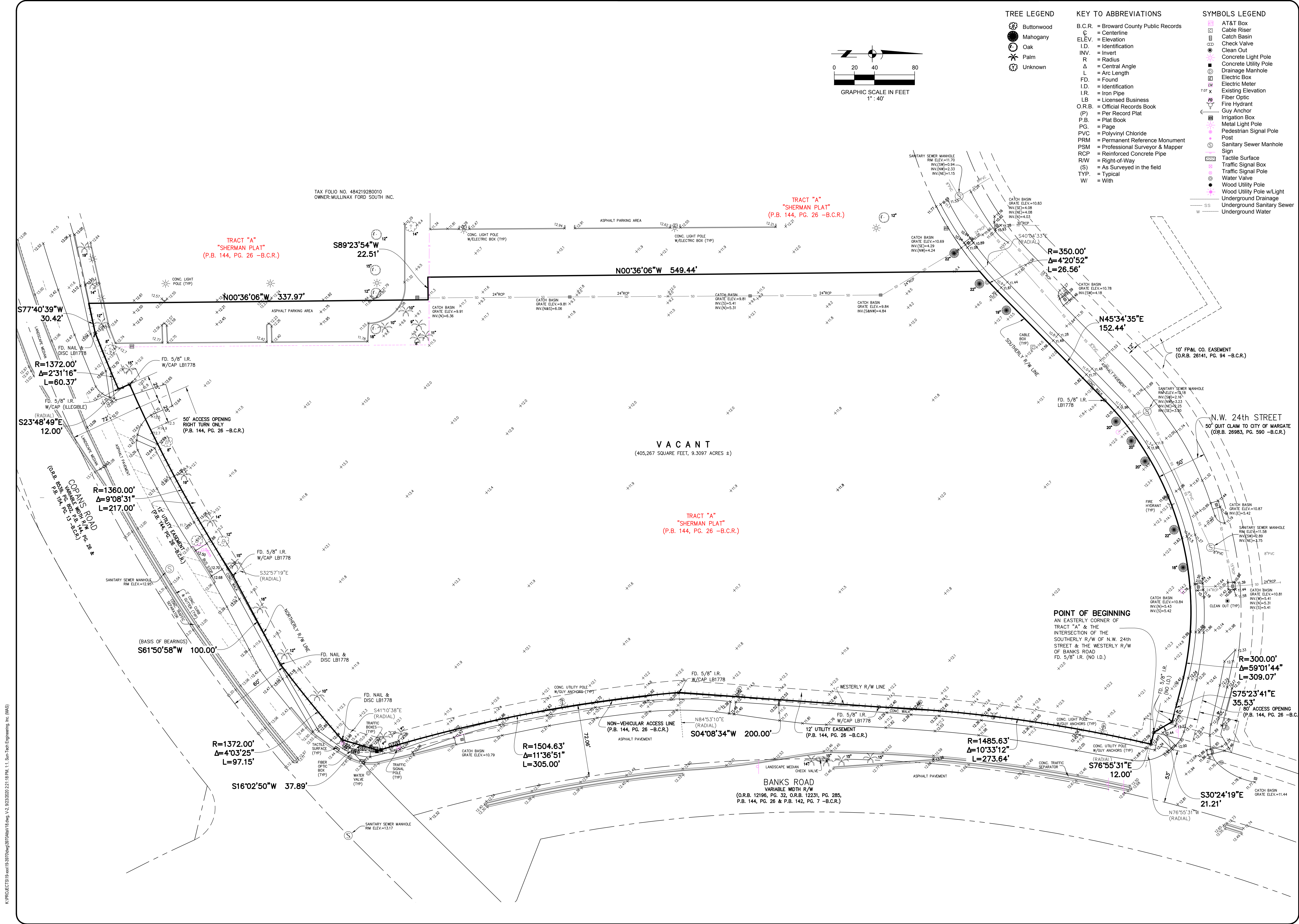
DRAWN BY:  
VALENTINE

JOB NUMBER  
19-3970

SCALE  
1" = 40'

SHEET No.  
V-I





4577 Nob Hill Road, Suite 102  
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**STE**

| REVISIONS |             |
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ALTA/NSPS LAND TITLE SURVEY

FIRST INDUSTRIAL REALTY TRUST, INC.  
A PORTION OF TRACT "A", "SHERMAN PLAT"  
(PLAT BOOK 144, PAGE 26, BROWARD COUNTY RECORDS)  
CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA

DRAWN BY:  
VALENTINE

JOB NUMBER  
19-3970

SCALE  
1" = 40'

SHEET No.  
V-2