

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 (SEPTEMBER, 2021)

MISCELLANEOUS MAP BOOK ____ PAGE ____

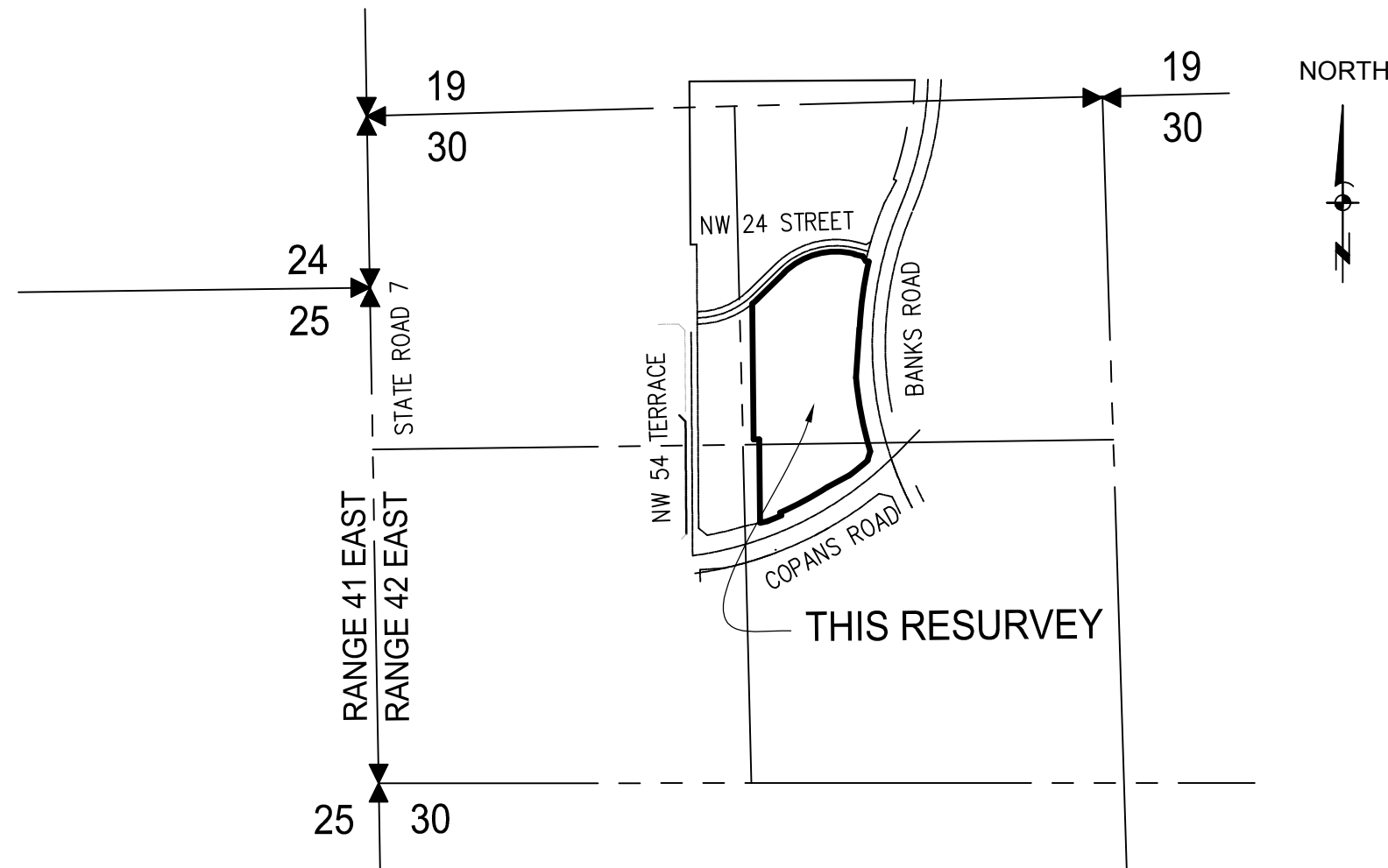
SHEET 1 OF 1

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:

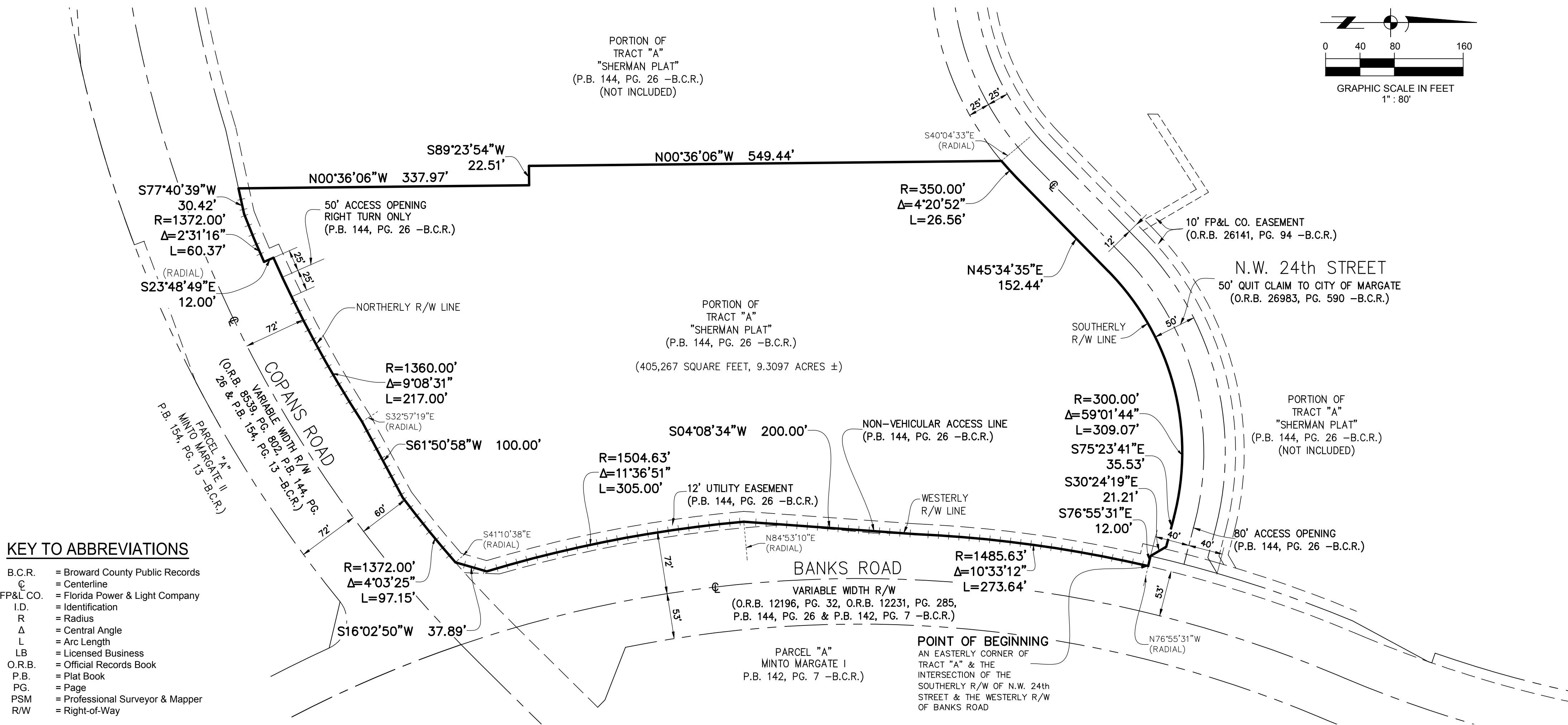
BEGIN at an easterly corner of said Tract "A", said point being an intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 26983, page 590, of the Public Record of Broward County, Florida, with the westerly Right-of-Way line of Banks Road, as shown said Plat, (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.



LOCATION MAP (NOT TO SCALE)

THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST



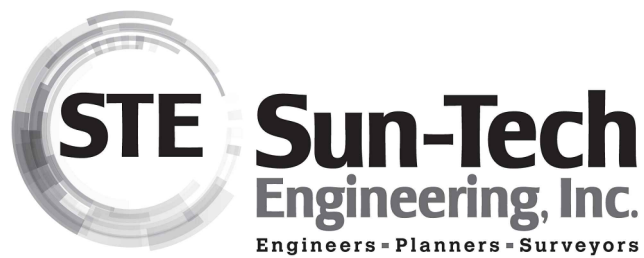
KEY TO ABBREVIATIONS

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

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.

PREPARED BY:



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CITY ENGINEER	CITY OF MARGATE	SURVEYOR
CURT A. KEYSER, P.E. SEAL	SEAL	DONALD L. COOPER, PSM SEAL

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 IT'S _____ 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
_____, AS _____

WITNESS

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 - ARLENE R. SCHWARTZ

CITY ENGINEER

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20__, A.D.

BY: _____
CITY ENGINEER - CURT A. KEYSER, P.E.

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