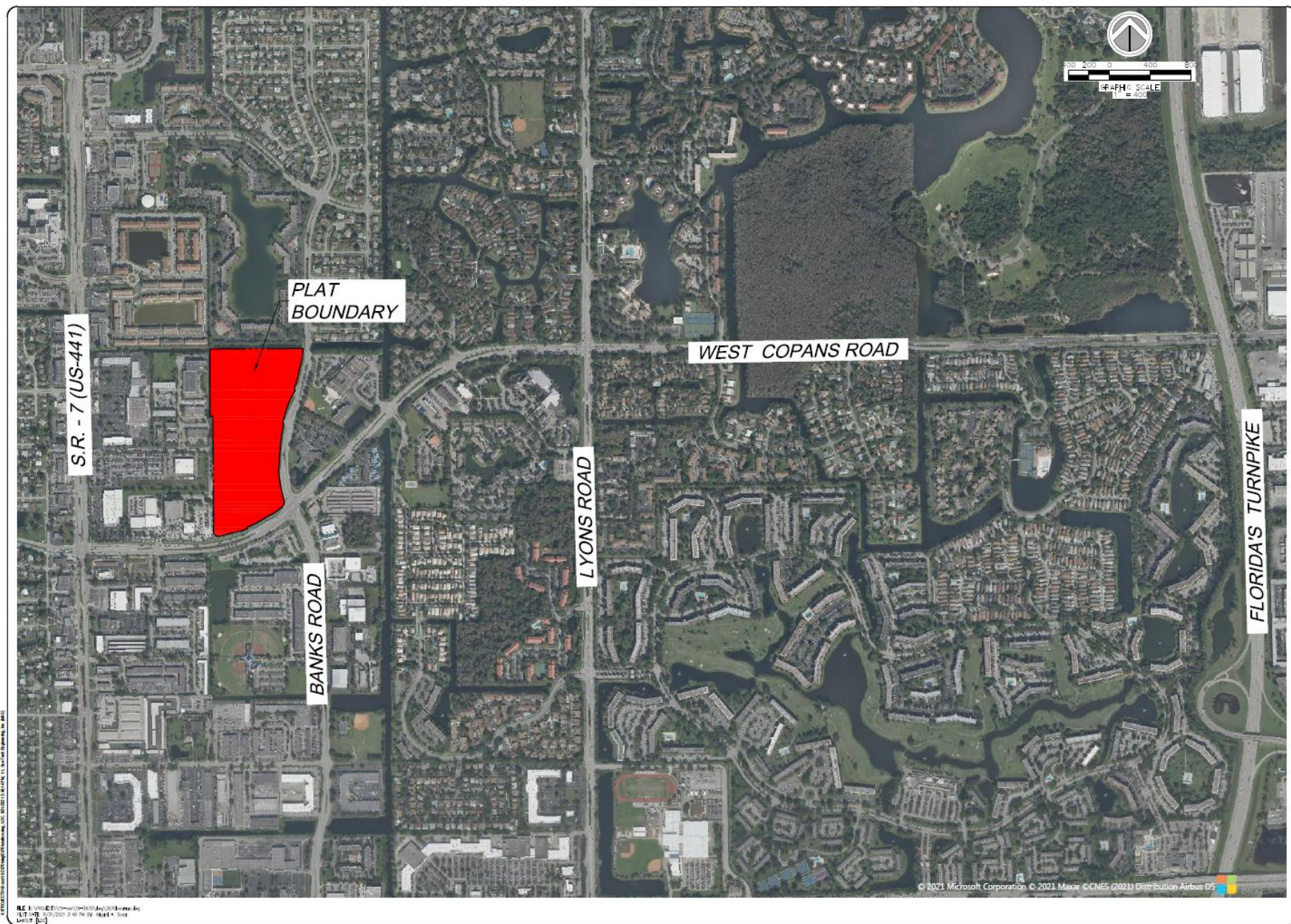


FIRSTGATE COMMERCE CENTER

Re-subdivision Survey / Plat Note Amendment

CITY OF MARGATE, FL





STE Sun-Tech Engineering, Inc.
Professional Engineer
4877 N.W. 148th Ave., Suite 402
Miami, FL 33187
www.ste-engineering.com
Phone: (305) 773-1334
Fax: (305) 773-1335

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

FIRSTGATE COMMERCE CENTER
CITY OF MARGATE
FLORIDA

LOCATION MAP

DATE: 10/15/2020
SCALE: 1"=400'
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 19-3870

CLIFFORD R. LOFTAL
LICENSE
No. 5886
STATE OF FLORIDA
Professional Engineer
Date: August 31, 2021

This form has been digitally signed by CLIFFORD R. LOFTAL, P.E. on the date indicated in the seal. Photocopies of this document are not considered signed or sealed and the signatures must be verified on any electronic copies.

SHEET NO.
LOC

LOC

Aerial Location Map



DESCRIPTION

A PORTION OF TRACT 5, BLOCK 33, OF THE PLAT OF "PALM BEACH FARMS COMPANY 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 SOUTHWEST CORNER OF "CORAL GATE SECTION THREE", AS RECORDED IN PLAT BOOK 38, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°28'00" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5, AND THE POINT OF BEGINNING; THENCE NORTH 89°37'18" EAST, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 93.09 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 89°17'00" WEST FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1206, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 126.44 FEET, A CENTRAL ANGLE OF 27°09'00", AN ARC DISTANCE OF 500.69 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 24°11'14" WEST, A DISTANCE OF 5.56 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 188.63 FEET, A CENTRAL ANGLE OF 06°49'39", AN ARC DISTANCE OF 17.03 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE BEARING SOUTH 89°06'00" WEST; THENCE ALONG SAID NON-RADIAL LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TRACT 5, SOUTH 89°36'16" WEST, A DISTANCE OF 140.9 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5; THENCE ALONG SAID LINE NORTH 00°23'04" WEST, A DISTANCE OF 64.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PORTION OF TRACTS 8 AND 17, BLOCK 93, OF SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF A VACATED 30.00 FOOT ROADWAY AS RECORDED IN OFFICIAL RECORDS BOOK 1406, PAGE 556, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF "CORAL GATE SECTION THREE", AS RECORDED IN PLAT BOOK 38, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°28'00" EAST, A DISTANCE OF 79.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 8; THENCE NORTH 89°36'16" EAST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°36'16" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 78.26 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 77°00'00" EAST FROM THE LAST DESCRIBED POINT; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1206, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE WESTERLY AND SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 188.63 FEET, A CENTRAL ANGLE OF 15°24'00", AN ARC DISTANCE OF 399.36 FEET; THENCE SOUTH 09°14'47" WEST, A DISTANCE OF 104.79 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE EAST, AND WHOSE RADIUS POINT BEARS NORTH 06°27'30" EAST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 188.63 FEET, A CENTRAL ANGLE OF 12°50'00", AN ARC DISTANCE OF 338.11 FEET; THENCE SOUTH 02°00'00" WEST, A DISTANCE OF 40.61 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, AND WHOSE RADIUS POINT BEARS NORTH 41°00'00" WEST, FROM THE LAST DESCRIBED POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COPANS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 8539 PAGE 802 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 172.00 FEET, A CENTRAL ANGLE OF 32°31'33", AN ARC DISTANCE OF 78.26 FEET; THENCE NORTH 00°23'04" WEST, 25 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACTS 8 AND 17, A DISTANCE OF 196.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, ALL OF THE ABOVE CONTAINING 23.491 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF BROWARD } JUDITH J. SHERMAN THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "SHERMAN PLAT", A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FREE SIMPLE.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 16th DAY OF JAN., A.D. 1987.

Jana Logrand
WITNESS
Thomas Sherman
BY: JUDITH J. SHERMAN
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED COUNTY OF BROWARD } JUDITH J. SHERMAN

TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS OWNER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OWNER.

WITNESS MY HAND AND SEAL THIS 16th DAY OF JAN., A.D. 1987.

MY COMMISSION EXPIRES: 8-9-87

Maria L. Barba
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR 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 201H-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MARKINGS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.07(6) OF SAID CHAPTER 177.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED: MARCH 3, 1989

KEITH AND SCHNARS, P.A.

Thomas Gene Lunsford
BY: THOMAS GENE LUNSFORD
PROFESSIONAL LAND SURVEYOR #4646
STATE OF FLORIDA
(FOR THE FIRM)

"SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93, "PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS

6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
NOVEMBER 1986

MARGATE CITY CLERK'S CERTIFICATE

STATE OF FLORIDA } COUNTY OF BROWARD } THIS IS TO CERTIFY THAT THIS PLAT OF "SHERMAN PLAT", A REPLAT, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS 14th DAY OF Oct., A.D. 1987. IN WITNESS WHEREOF THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 15th DAY OF Sept. A.D. 1987.

Theresa A. ...
CITY CLERK
Theresa A. ...
CITY CLERK

MARGATE CITY ENGINEER

THIS PLAT OF "SHERMAN PLAT", A REPLAT, IS APPROVED FOR RECORDING.

DATE: 9-5-89
BY: *Emilio C. Esteban*
CITY ENGINEER
EMILIO C. ESTEBAN
FLA. P.E. REG. #3945

MARGATE CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT THIS 6th DAY OF OCTOBER, A.D. 1987.

BY: *Robert W. ...*
VICE-CHAIRMAN

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *David J. ...*
DIRECTOR
DATE: 6-19-90

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Henry P. Cook*
HENRY P. COOK - DIRECTOR
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING
DATE: 6-19-90

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 31st DAY OF August, A.D. 1989.

BY: *Jim Coen*
CHAIRPERSON
DATE: 10/19/89

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 19th DAY OF June, A.D. 1990.

BY: *Peter ...*
ADMINISTRATOR OR DESIGNEE

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 BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ON THIS 22nd DAY OF September, A.D. 1987.

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR
BY: *Matthew ...*
DEPUTY
BY: *Lee ...*
CHAIRPERSON - COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 29th DAY OF June, A.D. 1990, AND RECORDED IN PLAT BOOK 144, PAGE 26, RECORD VERIFIED.

ATTEST: L.A. HESTER
COUNTY ADMINISTRATOR
BY: *Kathy Malgouyres*
DEPUTY

CITY ENGINEER	NOTARY DEDICATION	CITY OF MARGATE	SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	CHECKED BY	DATE
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	PRELIMINARY CHECK	ATOMIC 10-28-86
						ENG. DEPT.	3-3-87
						FIELD BENCH SURVEY	W. ARDRELL 3-3-87
						CALCULATIONS	LAZOWSKI 11-86
						PLANNING DEPT.	LAURIA 3-30
						PRINTS SET	WHITE 9-14-89
						FINAL CHECK	LUNSFORD 3-13-90
						GEAC/20/3/SHERMAN/DOH	1990

"SHERMAN PLAT"

A REPLAT OF A PORTION OF TRACTS 5, 8 AND 17, BLOCK 93,
"PALM BEACH FARMS CO. PLAT NO. 3", P.B. 2, PG. 45 PALM BEACH COUNTY RECORDS
OF SECTIONS 19 AND 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

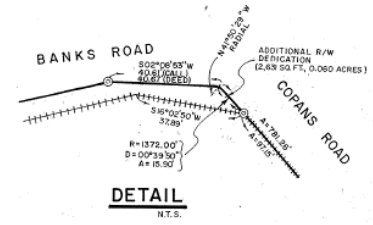
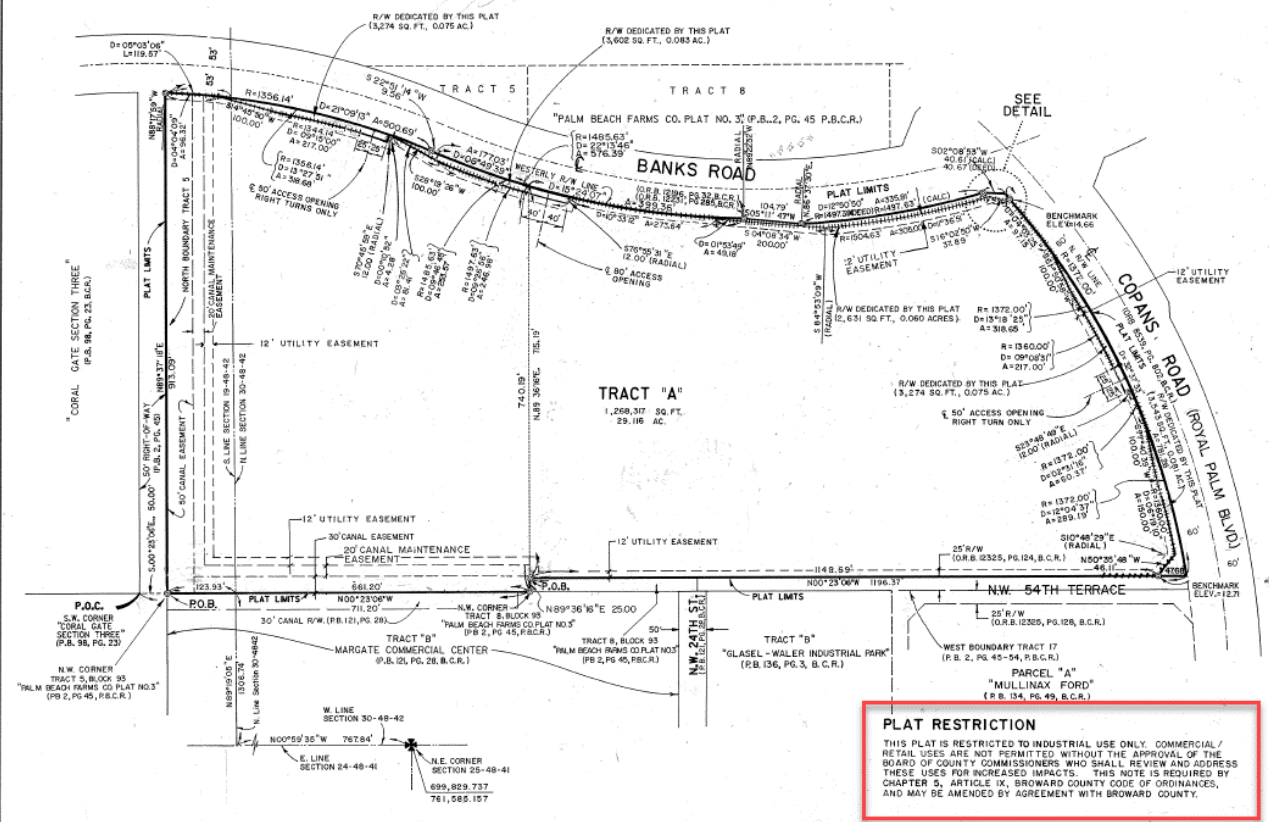
PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-8686
NOVEMBER, 1986



LEGEND

- | | | | |
|---------|------------------------|----------|---------------------------|
| A | ARC LENGTH | P.B.C.R. | PALM BEACH COUNTY RECORDS |
| B.C.R. | BROWARD COUNTY RECORDS | P.B. | PLAT BOOK |
| (CALC.) | CALCULATED | P.O.B. | POINT OF BEGINNING |
| D | CENTRAL ANGLE | P.O.C. | POINT OF COMMENCEMENT |
| ELEV. | ELEVATION | R | RADIUS |
| N.T.S. | NOT TO SCALE | R/W | RIGHT-OF-WAY |
| O.R.B. | OFFICIAL RECORD BOOK | | |

Plat Sheet 2



AREA TABULATION

TRACT A	1,268,317	SQ. FT.	29.116	ACRES
R/W DEDICATION	16,324	SQ. FT.	0.375	ACRES
TOTAL	1,284,641	SQ. FT.	29.491	ACRES

NOTICE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED
ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
COUNTY.

SURVEY NOTES:

1. @ INDICATES SET PERMANENT REFERENCE MONUMENT
2. SURVEY DATA IN FIELD BOOK A-22.
3. BEARINGS SHOWN HEREON ARE BASED ON "STONER/KEITH RESURVEY OF A PORTION OF TOWNSHIP 47 SOUTH, RANGE 41 EAST, ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, B. ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST" AS RECORDED IN MIC PLAT BOOK 3, PAGE 48, BROWARD COUNTY PUBLIC RECORDS, RELATIVE TO FLORIDA COORDINATE SYSTEM EAST ZONE AND NORTH TRANSVERSE MERCATOR PROJECTION.
4. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPT., BRASS DISC IN NORTH HEADWALL OF COLONIES OF MARGATE BOULEVARD 1/4 MILE WEST OF STATE ROAD 7, ELEV=12.370
5. P.O.C. INDICATES POINT OF COMMENCEMENT.
6. P.O.B. INDICATES POINT OF BEGINNING.

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO INDUSTRIAL USE ONLY. 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. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

FR 5355 NORTHWEST 24 STREET

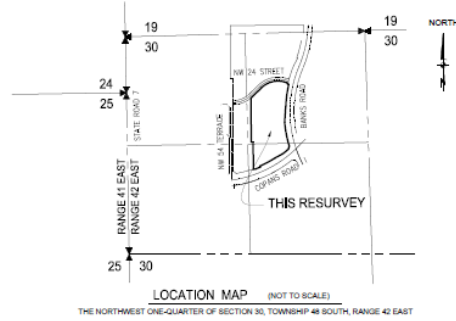
A SUBDIVISION RESURVEY OF A PORTION OF TRACT "A", "SHERMAN PLAT", RECORDED IN PLAT BOOK 144, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA (NOVEMBER,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

LEGAL DESCRIPTION

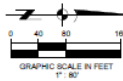
A portion Tract "A", "SHERMAN PLAT", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at an easterly corner of said Tract "A", said point being at intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 26983, page 500, of the Public Records 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 70°52'31" West, thence southerly along said westerly Right-of-Way line the following four (4) courses and distances, thence southerly along the arc of said curve being concave to the southwest, having a radius of 1485.65 feet, a central angle of 10°33'12", an arc distance of 273.54 feet, thence South 4°03'25" West, 200.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 84°52'10" East), thence southerly along the arc of said curve being concave to the northeast, having a radius of 1554.45 feet, a central angle of 11°58'51", an arc distance of 305.00 feet, thence South 10°12'50" 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 47°10'58" East), thence westerly along said northerly Right-of-Way line the following six (6) courses and distances, thence southerly 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 81°50'58" West, 150.00 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 southerly 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 southerly 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 77°40'39" West, 30.42 feet, thence North 00°36'06" West, 549.44 feet to a point on the abutted 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°42'02" East), thence along said southerly Right-of-Way line the following six (6) courses and distances, thence northerly along the arc of said curve being concave to the northwest, having a radius of 1550.00 feet, a central angle of 4°03'25", an arc distance of 26.56 feet, thence tangent to said curve, North 40°42'02" East, 152.44 feet to a point on the arc of a tangent curve, thence northerly along the arc of said curve being concave to the southeast, having a radius of 300.00 feet, a central angle of 50°01'44", an arc distance of 309.07 feet, thence tangent to said curve, South 75°23'41" East, 35.53 feet, thence South 50°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, 9.3087 acres, more or less.



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



KEY TO ABBREVIATIONS

B.C.R. = Broward County Public Records
E. = Centerline
F.P.C. CO. = Florida Power & Light Company
ID. = Identification
L. = Radius
A. = Central Angle
L. = Arc Length
L.B. = Licensed Business
O.R.B. = Official Records Book
P.B. = Plat Book
P.G. = Page
P.S.M. = Professional Surveyor & Mapper
R/W. = Right-of-Way

NOTES

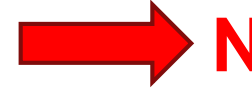
- Measurements shown hereon are expressed in feet and decimal parts thereof.
- This drawing is not valid without the signature and original related seal of a Florida Licensed Surveyor and Mapper.
- The undersigned has not done a search of the public records for this site. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the 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.



4577 Hub Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #10797LB 7019
Phone (954) 777-3123
Fax (954) 777-3124

MISCELLANEOUS MAP BOOK _____ PAGE _____

SHEET 1 OF 1



DEDICATION

STATE OF FLORIDA } 88
COUNTY OF BROWARD }

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 BROWN HEREON, HAS CAUSED SAID LANDS TO BE RESUBDIVIDED AS SHOWN HEREON, TO BE KNOWN AS FR 5355 NORTHWEST 24 STREET.

IN WITNESS WHEREOF, FR 5355 NORTHWEST 24 STREET, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS
WE HERETO 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 _____ } 88
COUNTY OF _____ }

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 HEREIN 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 COMPLIED WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF S-17, FLORIDA ADMINISTRATIVE CODE.

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

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

Plat Note Amendment History

SHERMAN PLAT NOTE HISTORY

ORIGINAL PLAT NOTE APPROVED JUNE 29, 1990:

This Plat Is Restricted To Industrial Use Only. 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

PLAT NOTE AMENDED ON MAY 7, 1996 TO:

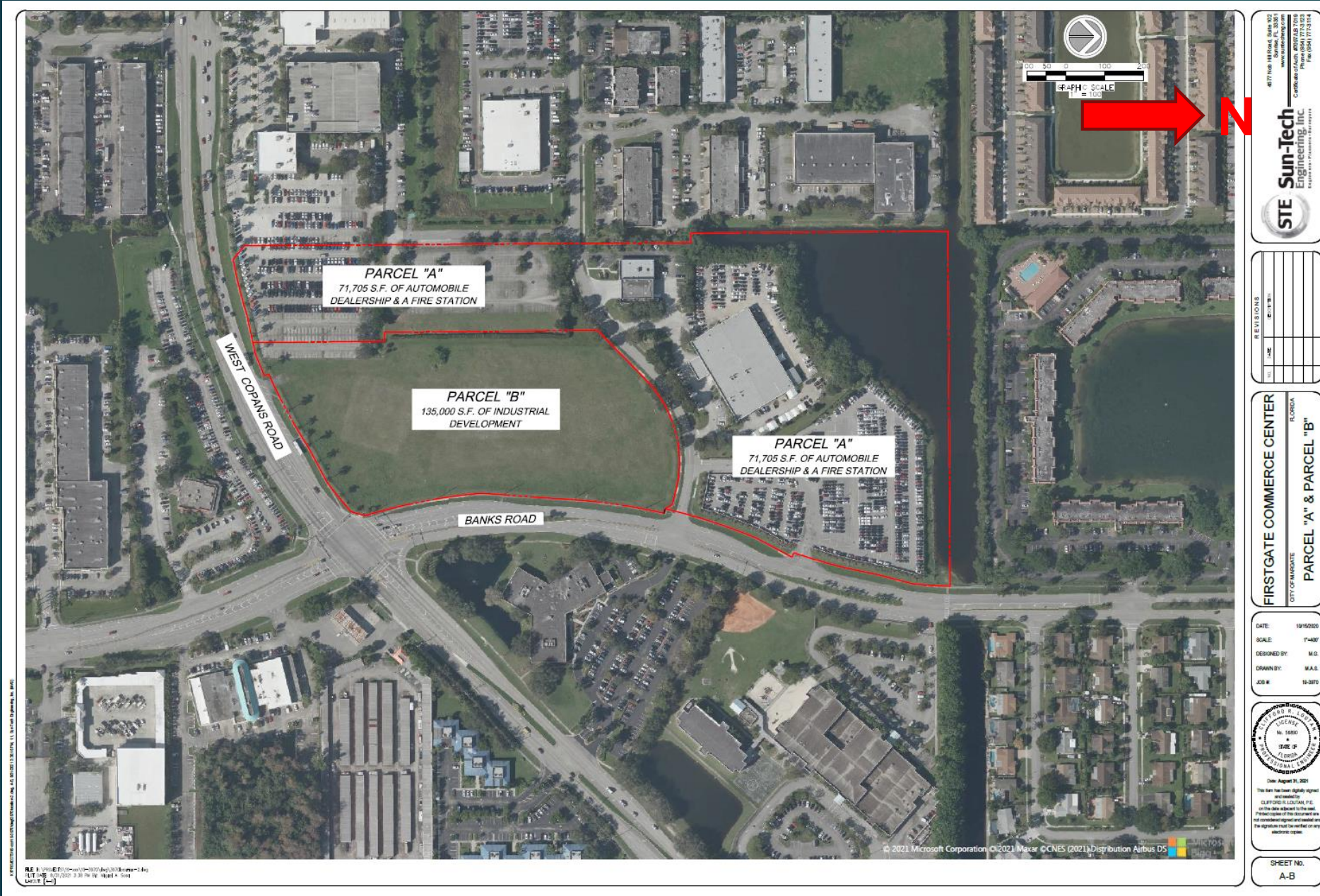
71,705 Square Feet Of Automobile Dealership.

PLAT NOTE AMENDED ON DECEMBER 17 1996 TO:

71,705 Square Feet Of Automobile Dealership Use And A Fire Station

PROPOSED PLAT NOTE AMENDMENT:

71,705 Square Feet Of Automobile Dealership Use And A Fire Station On Parcel A And 135,000 Square Feet Of Industrial Development On Parcel B



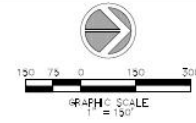
Aerial map
showing
Parcel A &
Parcel B

Original Sherman
Plat: 29.491 acres

Proposed Parcel
"A": 19.8129 acres

Proposed Parcel
"B": 9.3036 acres

Vicinity
Map 1



FILE: I:\PROJET\519-con\71-3670\log\3670courr-4.log
 PRINT DATE: 9/13/2025 8:01 AM BY: Mjg A. Sosa
 LAYOUT: [1A-2]

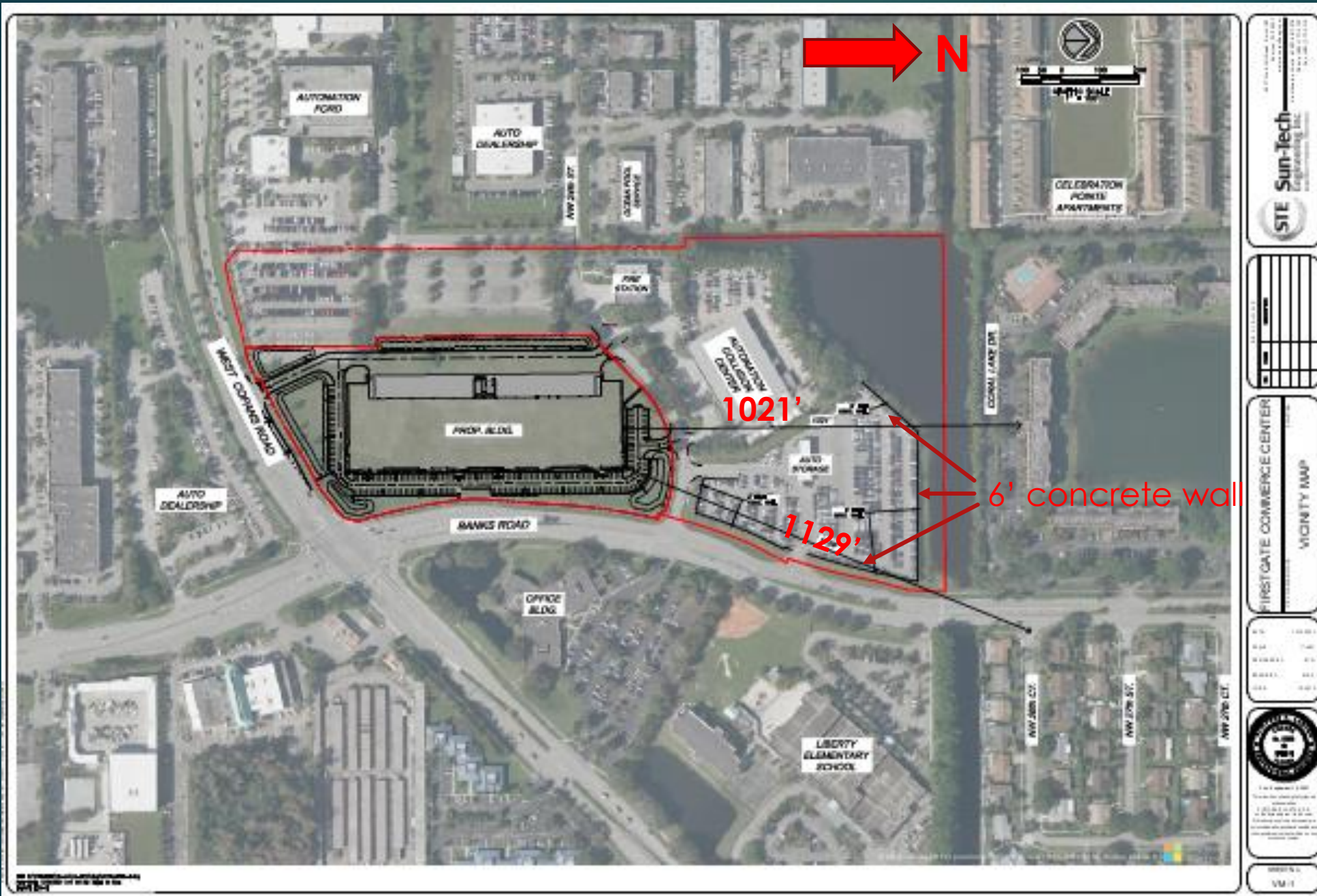
SHEET No.
VM-2

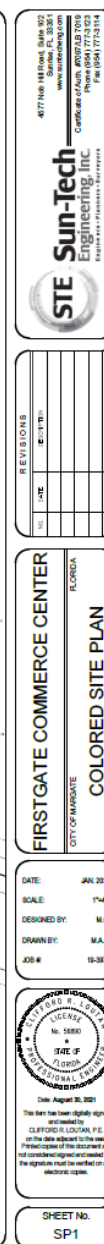
STE
Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors

4677 Hub Hill Road, Suite 302
Sunrise, FL 33336
www.suntecheng.com

Circle 14 of AutoCAD 2007 LE 70101
Phone (954) 777-4322
Fax (954) 777-4316

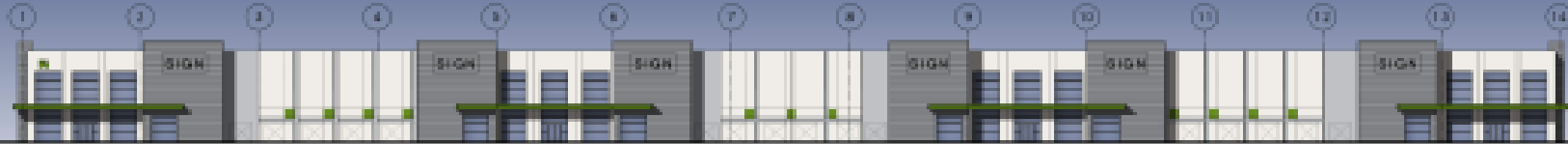
Distances from residential buildings





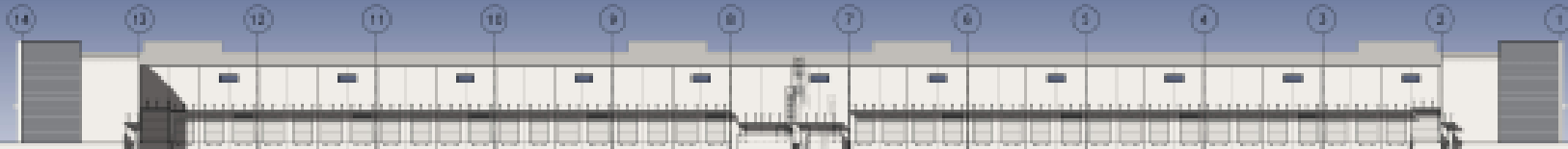
Colored Elevations

ELEVATIONS



EAST ELEVATION

East Elevation



WEST ELEVATION

West Elevation



NORTH ELEVATION

North Elevation

SOUTH ELEVATION

South Elevation

Renderings

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Renderings

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Fiscal Impact Analysis

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Table A
Summary of Annual Revenues
All Taxing Authorities

Light Industrial Warehouse								
Source of Revenue	City of Margate	Broward County	School Board of Broward County	South Florida Water Management District	Florida Inland Navigation District	Children's Services Council of Broward County	North Broward Hospital District	Totals
Recurring Revenues								
Property Taxes	\$ 157,860	\$ 116,004	\$ 132,233	\$ 5,474	\$ 655	\$ 9,615	\$ 26,131	\$ 447,972
Fire Assessments	5,267	-	-	-	-	-	-	\$ 5,267
Franchise and Utility Taxes	16,408	-	-	-	-	-	-	\$ 16,408
Stormwater	7,573	-	-	-	-	-	-	\$ 7,573
Intergovernmental	-	-	-	-	-	-	-	\$ -
Utility System Profit	25,723	-	-	-	-	-	-	\$ 25,723
Business Tax	494	-	-	-	-	-	-	\$ 494
Totals	\$ 213,325	\$ 116,004	\$ 132,233	\$ 5,474	\$ 655	\$ 9,615	\$ 26,131	\$ 503,437

Fiscal Impact Analysis

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One-Time City Fees

The City levies certain fees on new development to help pay for the costs of impact to services. These fees are estimated to total \$1,599,219 and are detailed below:

One -Time Fee	Basis	Total Fee
Police Impact Fee	993.53 1000 sf industrial	\$ 130,828
Fire EMS Impact Fee	822.76 1000 sf industrial	108,341
Building Permit Fees	2.50% project costs	279,820
Water Impact Fee	1790 per ERC	630,230
Sewer Impact Fee	1920 per ERC	450,000
Total One-Time Fees		\$ 1,599,219

