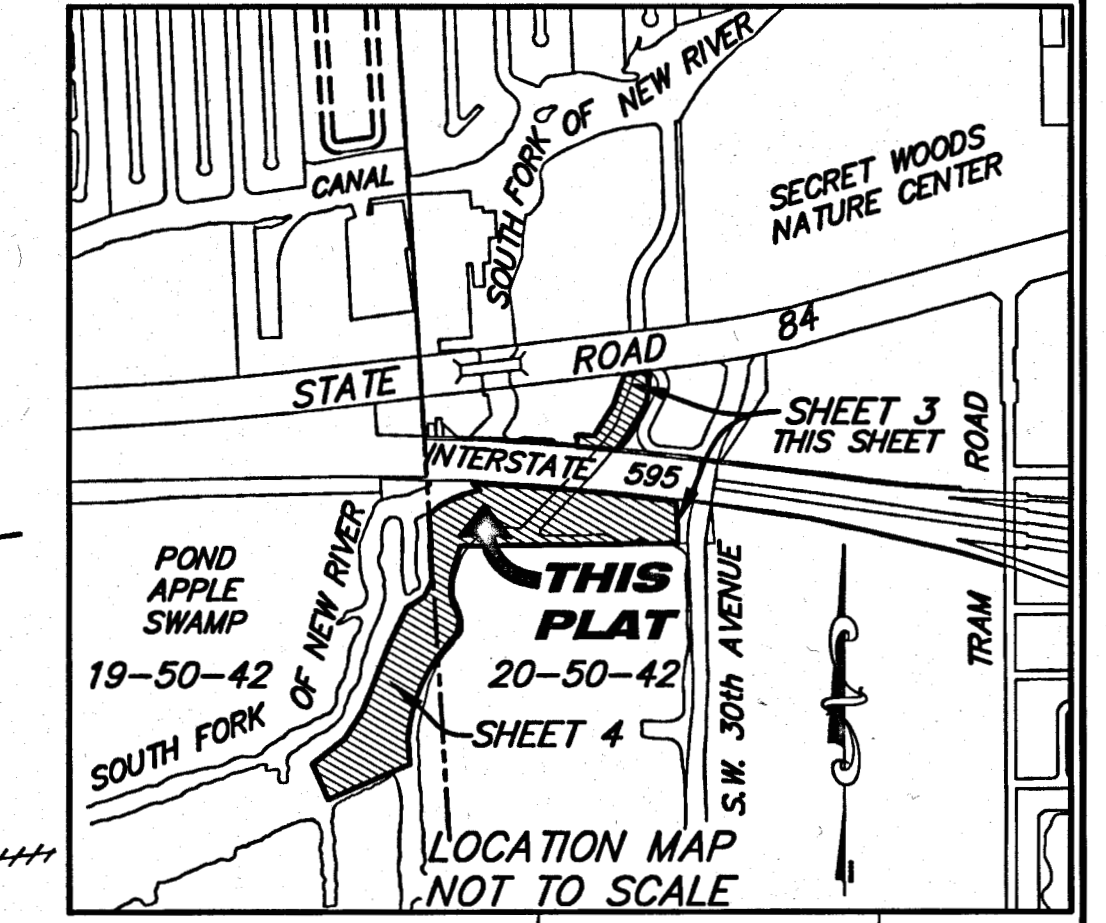


"2980 W STATE ROAD 84"

A PLAT OF A PORTION OF
SECTIONS 19 AND 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE AND THE CITY OF DANIA BEACH,
BROWARD COUNTY, FLORIDA
MAY, 2020

INSTR #118522326
 Plats 183/577
 Page 3 of 4

PLAT BOOK 183 PAGE 519
 SHEET 3 OF 4 SHEETS



SURVEYOR'S NOTES:

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearings shown refer to an assumed meridian and refer to the West line of Section 20-50-42, as North 03°32'20" West, referenced by monumentation as shown hereon.

PLAT RESTRICTION:

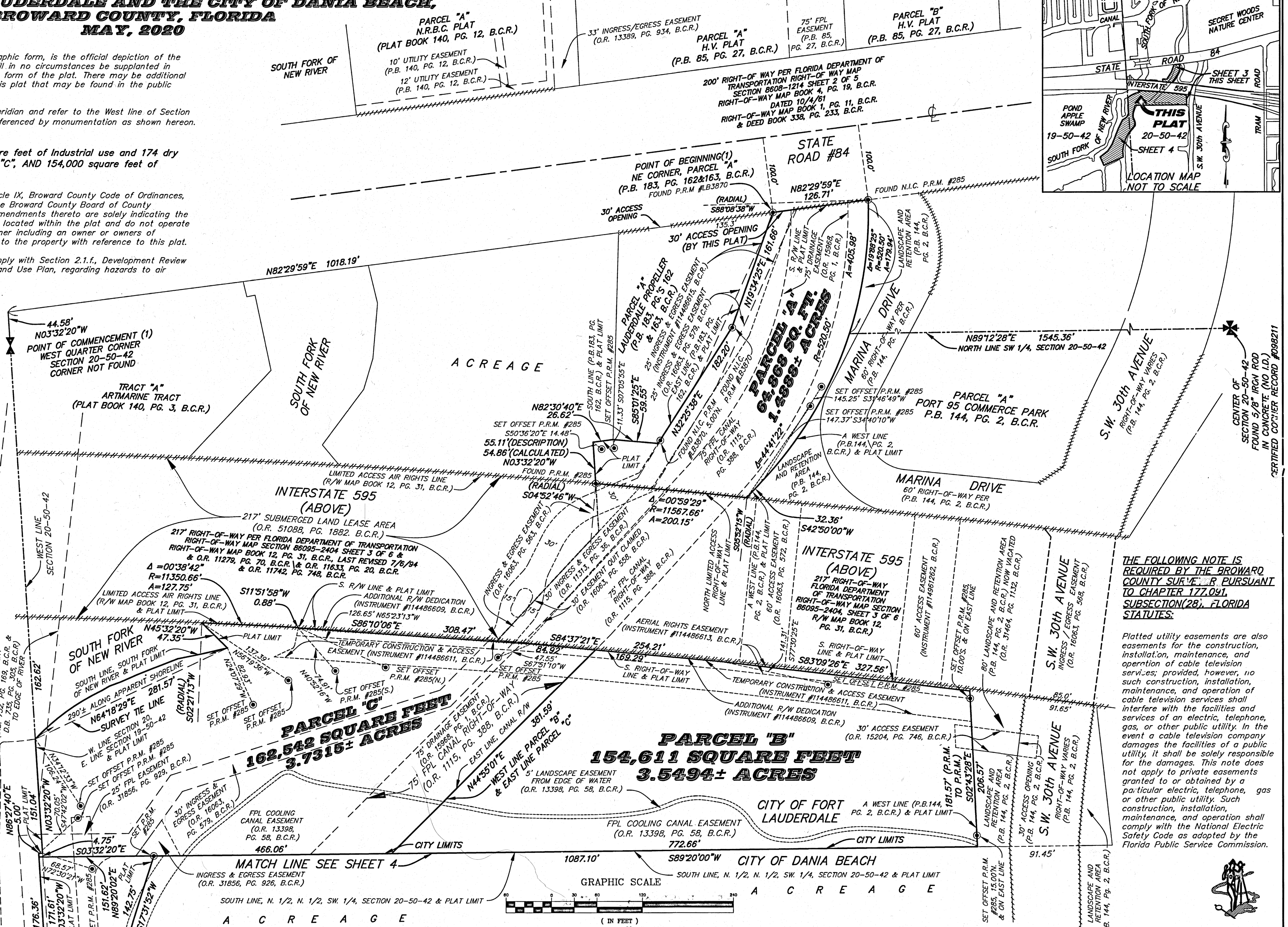
This plat restricted to 154,000 square feet of Industrial use and 174 dry boat slips on Parcels "A", "B" and "C", AND 154,000 square feet of Industrial use on Parcel "D".

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

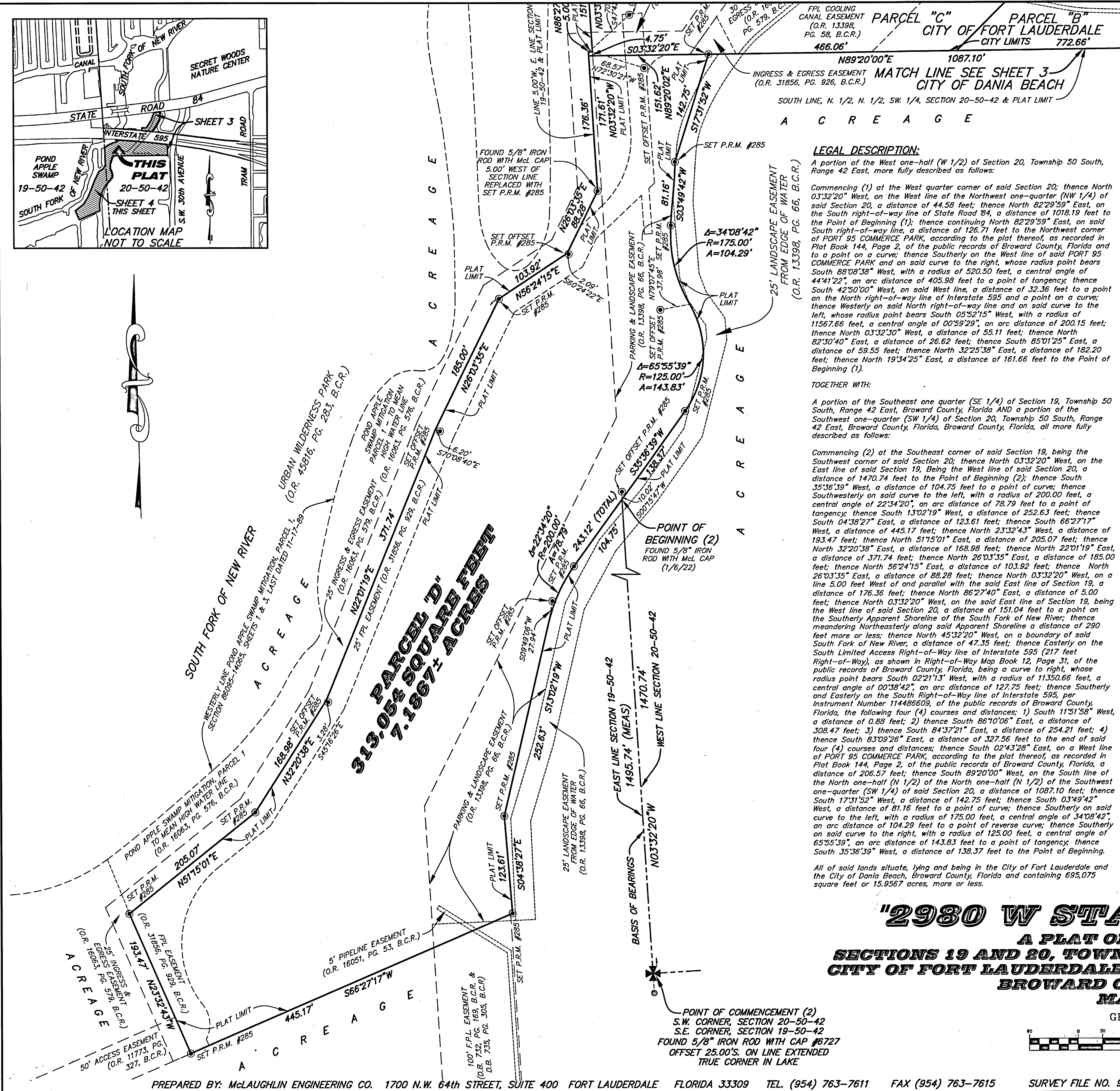
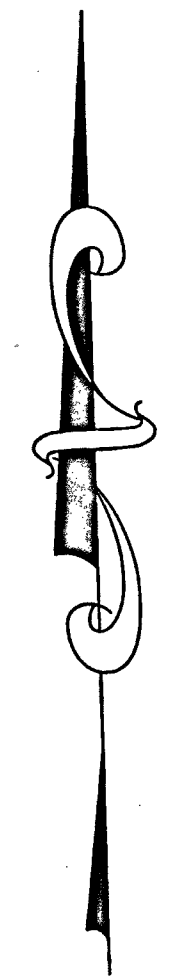
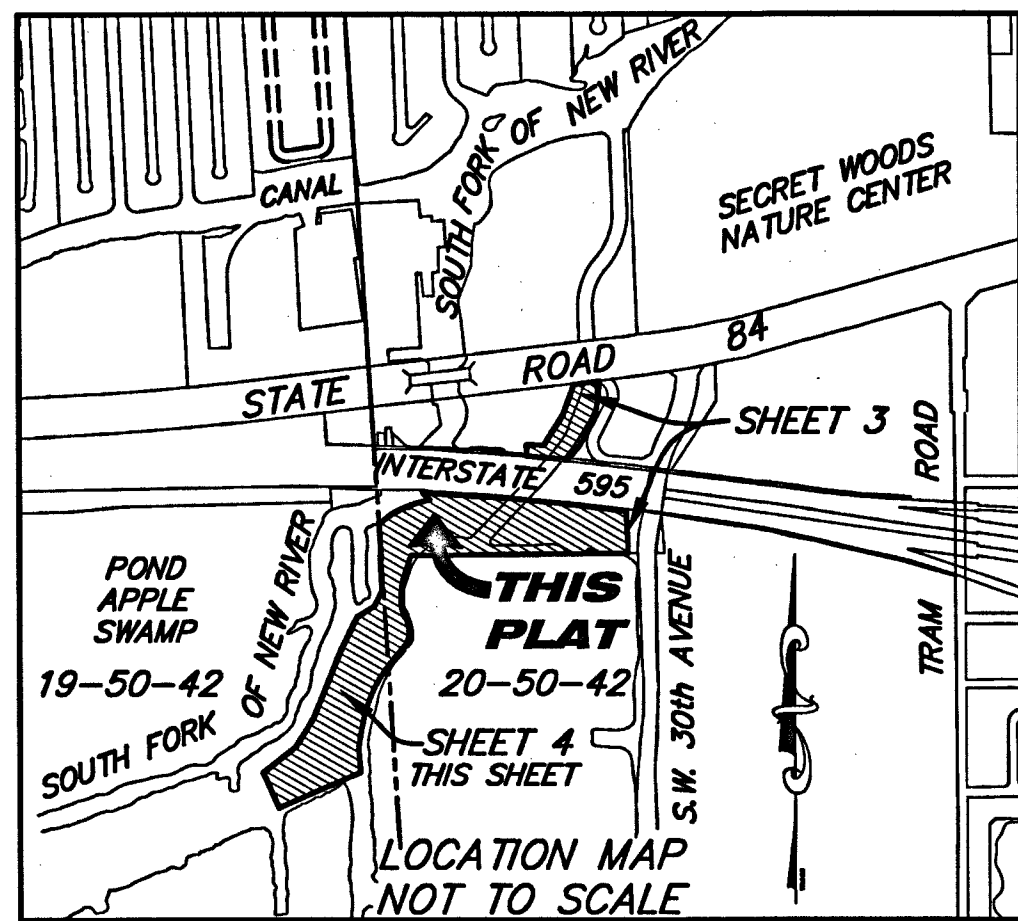
LEGEND:

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
- NO. - indicates number
- N.I.C. P.R.M. - indicates nail with cap P.R.M. #285 set in impervious surface.
- OFFSET P.R.M. - indicates stamped OFFSET P.R.M. #285
- L.B. - indicates Licensed Business Number
- P.B. PG. - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- O.R., PG., - indicates Official Record, Page
- R/W - indicates Right-of-Way
- indicates Non-Vehicular Access Line
- ##### indicates Limited Access Air Rights Line (R/W Map Book 12, Pg. 31, B.C.R.)



THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.



LEGAL DESCRIPTION:
 A portion of the West one-half (W 1/2) of Section 20, Township 50 South, Range 42 East, more fully described as follows:

Commencing (1) at the West quarter corner of said Section 20; thence North 03°32'20" West, on the West line of the Northwest one-quarter (NW 1/4) of said Section 20, a distance of 44.58 feet; thence North 82°29'59" East, on the South right-of-way line of State Road 84, a distance of 1018.19 feet to the Point of Beginning (1); thence continuing North 82°29'59" East, on said South right-of-way line, a distance of 126.71 feet to the Northwest corner of PORT 95 COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida and to a point on a curve; thence Southerly on the West line of said PORT 95 COMMERCE PARK and on said curve to the right, whose radius point bears South 88°08'38" West, with a radius of 520.50 feet, a central angle of 44°41'22", an arc distance of 405.98 feet to a point of tangency; thence South 42°50'00" West, on said West line, a distance of 32.36 feet to a point on the North right-of-way line of Interstate 595 and a point on a curve; thence Westerly on said North right-of-way line and on said curve to the left, whose radius point bears South 05°52'15" West, with a radius of 11567.66 feet, a central angle of 00°59'29", an arc distance of 200.15 feet; thence North 03°32'30" West, a distance of 55.11 feet; thence North 82°30'40" East, a distance of 26.62 feet; thence South 85°01'25" East, a distance of 59.55 feet; thence North 32°25'38" East, a distance of 182.20 feet; thence North 19°34'25" East, a distance of 161.66 feet to the Point of Beginning (1).

TOGETHER WITH:
 A portion of the Southeast one quarter (SE 1/4) of Section 19, Township 50 South, Range 42 East, Broward County, Florida and a portion of the Southwest one-quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, Broward County, Florida, all more fully described as follows:

Commencing (2) at the Southeast corner of said Section 19, being the Southwest corner of said Section 20; thence North 03°32'20" West, on the East line of said Section 19, being the West line of said Section 20, a distance of 1470.74 feet to the Point of Beginning (2); thence South 35°36'39" West, a distance of 104.75 feet to a point of curve; thence Southwesterly on said curve to the left, with a radius of 200.00 feet, a central angle of 22°34'20", an arc distance of 78.79 feet to a point of tangency; thence South 13°02'19" West, a distance of 252.63 feet; thence South 04°38'27" East, a distance of 123.61 feet; thence South 66°27'17" West, a distance of 445.17 feet; thence North 23°32'43" West, a distance of 193.47 feet; thence North 51°15'01" East, a distance of 205.07 feet; thence North 32°20'38" East, a distance of 168.98 feet; thence North 22°01'19" East, a distance of 371.74 feet; thence North 26°03'35" East, a distance of 185.00 feet; thence North 56°24'15" East, a distance of 103.92 feet; thence North 26°03'35" East, a distance of 88.28 feet; thence North 03°32'20" West, on a line 5.00 feet West of and parallel with the said East line of Section 19, a distance of 176.36 feet; thence North 86°27'40" East, a distance of 5.00 feet; thence North 03°32'20" West, on the said East line of Section 19, being the West line of said Section 20, a distance of 151.04 feet to a point on the Southerly Apparent Shoreline of the South Fork of New River; thence meandering Northeasterly along said Apparent Shoreline a distance of 290 feet more or less; thence North 45°32'20" West, on a boundary of said South Fork of New River, a distance of 47.35 feet; thence Easterly on the South Limited Access Right-of-Way line of Interstate 595 (217 feet Right-of-Way), as shown in Right-of-Way Map Book 12, Page 31, of the public records of Broward County, Florida, being a curve to the right, whose radius point bears South 02°21'13" West, with a radius of 11350.66 feet, a central angle of 00°38'42", an arc distance of 127.75 feet; thence Southerly and Easterly on the South Right-of-Way line of Interstate 595, per Instrument Number 114486609, of the public records of Broward County, Florida, the following four (4) courses and distances; 1) South 11°51'58" West, a distance of 0.88 feet; 2) thence South 86°10'06" East, a distance of 308.47 feet; 3) thence South 84°37'21" East, a distance of 254.21 feet; 4) thence South 83°09'26" East, a distance of 327.56 feet to the end of said four (4) courses and distances; thence South 02°43'28" East, on a West line of PORT 95 COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida, a distance of 206.57 feet; thence South 89°20'00" West, on the South line of the North one-half (N 1/2) of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of said Section 20, a distance of 1087.10 feet; thence South 17°31'52" West, a distance of 142.75 feet; thence South 03°49'42" West, a distance of 81.16 feet to a point of curve; thence Southerly on said curve to the left, with a radius of 175.00 feet, a central angle of 34°08'42", an arc distance of 104.29 feet to a point of reverse curve; thence Southerly on said curve to the right, with a radius of 125.00 feet, a central angle of 65°55'39", an arc distance of 143.83 feet to a point of tangency; thence South 35°36'39" West, a distance of 138.37 feet to the Point of Beginning.

All of said lands situate, lying and being in the City of Fort Lauderdale and the City of Dania Beach, Broward County, Florida and containing 695,075 square feet or 15.9567 acres, more or less.

SURVEYOR'S NOTES:
 NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearings shown refer to an assumed meridian and refer to the West line of Section 20-50-42, as North 03°32'20" West, referenced by monumentation as shown hereon.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

PLAT RESTRICTION:
 This plat restricted to 154,000 square feet of Industrial use and 174 dry boat slips on Parcels "A", "B" and "C", AND 154,000 square feet of Industrial use on Parcel "D".

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

- LEGEND:**
- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
 - NO. - indicates number
 - N.I.C. P.R.M. - indicates nail with cap P.R.M. #285 set in impervious surface.
 - OFFSET P.R.M. - indicates stamped OFFSET P.R.M. #285
 - L.B. - indicates Licensed Business Number
 - P.B. PG. - indicates Plat Book & Page
 - B.C.R. - indicates Broward County Records
 - O.R., PG., - indicates Official Record, Page
 - R/W - indicates Right-of-Way
 - indicates Non-Vehicular Access Line
 - ##### indicates Limited Access Air Rights Line (R/W Map Book 12, Pg. 31, B.C.R.)

"2980 W STATE ROAD 84"
A PLAT OF A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE AND THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
MAY, 2020

