

"M & S OFFICE PLAT"

A REPLAT OF A PORTION OF TRACT 58, BLOCK 82, PALM BEACH FARMS PLAT NO. 3 (PB 2, PG 53, PBCR), SECTION 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CFN # 107221825.
Page 1 of 2
Recorded 07/17/2007 at 12:15 PM

SHEET 1 OF 2

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT
COUNTY RECORD DIVISION - RECORDING SECTION



This instrument was filed for record this 11 day of July 2007 and recorded in Plat Book 177, Page 30, record verified

Attest: Pamela D. Brangaccio County Administrator
Mary J. Gardo Deputy

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 is approved for record by the Board of County Commissioners of Broward County, Florida, this 24th day of October 2006.

Attest: Pamela D. Brangaccio County Administrator
Debra G. Gardo Deputy

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat was approved and accepted for record.

By: Richard Tornese 5/30/07
Date
Director of Engineering
Florida Professional Engineer
Florida Registration Number 40263

By: Robert P. Legg, Jr. 5/16/07
Date
Professional Surveyor and Mapper
Florida Registration Number LS 4030

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approve this plat subject to its compliance with the dedication of rights-of-way for trafficways this 22 day of June 2006.

By: James J. ... 3/22/07
Chairperson Date

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 22 day of June 2006.

By: ... Executive Director/Designee

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

This Plat is hereby approved and accepted for record.

By: ... Director/Designee 7/17/2007 Date

SURVEYORS CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown hereon conforms to the applicable requirements of Chapter 177, Part I, Florida Statutes, the "Minimum Technical Standards" for Land Surveys in the State of Florida and with the applicable sections of Chapter 61G17-6, Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) were set in accordance with section 177.091 of said Chapter 177. The Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 in conformity with standards adopted by the National Ocean Survey (N.O.S.) for third order control.

Dated this 17th day of November 2005, in Broward County, Florida.

Mikki H. Ulrich
Professional Surveyor and Mapper
No. 5853
State of Florida

DENI LAND SURVEYORS, INC.
Certificate of Authorization LB Number 7281

Prepared By: DENI LAND SURVEYORS, INC.
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066
PHONE (954)973-7966 FAX (954)979-0343

Field Book: 469-10

DESCRIPTION:

A portion of Tract 58, Block 82, "PALM BEACH FARMS PLAT NO. 3", according to the plat thereof, as recorded in plat Book 2, Page 53 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Southeast corner of said Tract 58; thence North 01°26'35" West, along the West line of said Tract 58, a distance of 179.98 feet; thence East, along a line parallel with and 179.92 feet North of, as measured at right angles to, the South line of said Tract 58, a distance of 225.59 feet; thence South, a distance of 179.92 feet to a point of intersection with the South line of said Tract 58; thence West, along said South line, a distance of 221.06 to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida, containing 0.922 acres, more or less.

DEDICATION:

Know all men by these presents that M & S REAL ESTATE DEVELOPMENT CO., LLC, a Florida Limited Liability Company, owner of the lands described hereon, have caused said lands to be surveyed, subdivided and platted in the manner shown hereon. Said plat to be known as "M & S OFFICE PLAT", a replat.

All easements shown hereon are dedicated for the use of the public for proper purposes.

Parcel "B" shown hereon is reserved for landscape purposes

IN WITNESS WHEREOF, M & S REAL ESTATE DEVELOPMENT CO., LLC, set his hand and seal this 17th day of November, 2005.

M & S REAL ESTATE DEVELOPMENT CO., LLC
Mikki H. Ulrich
Witness
Print Name: Mikki H. Ulrich
Samuel Smith
Witness
Print Name: Samuel Smith
Norman D. Schulman, Manager

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S. S.
BEFORE ME personally appeared Norman D. Schulman, as Manager of M & S REAL ESTATE DEVELOPMENT CO., LLC, a Florida Limited Liability Company, to me well known to be the person described in and who executed the foregoing dedication, personally appeared before me and acknowledged to and before me the foregoing instrument of dedication for the purposes therein expressed. He did not take an oath.

Witness my hand and official seal this 17th day of November, 2005

Wendy Cannahan
Notary Public

