

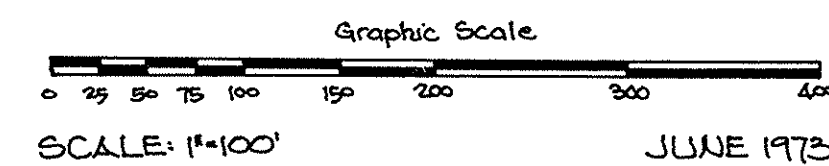
# SUNFLOWER - MARGATE

A RESUBDIVISION OF A PORTION OF TRACT 2 OF "GATEWAY MILE RESUBDIVISION" (P.B. 74-P.28)  
AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 26-TWP. 48S -RGE. 41E

CITY OF MARGATE

BROWARD COUNTY

FLORIDA



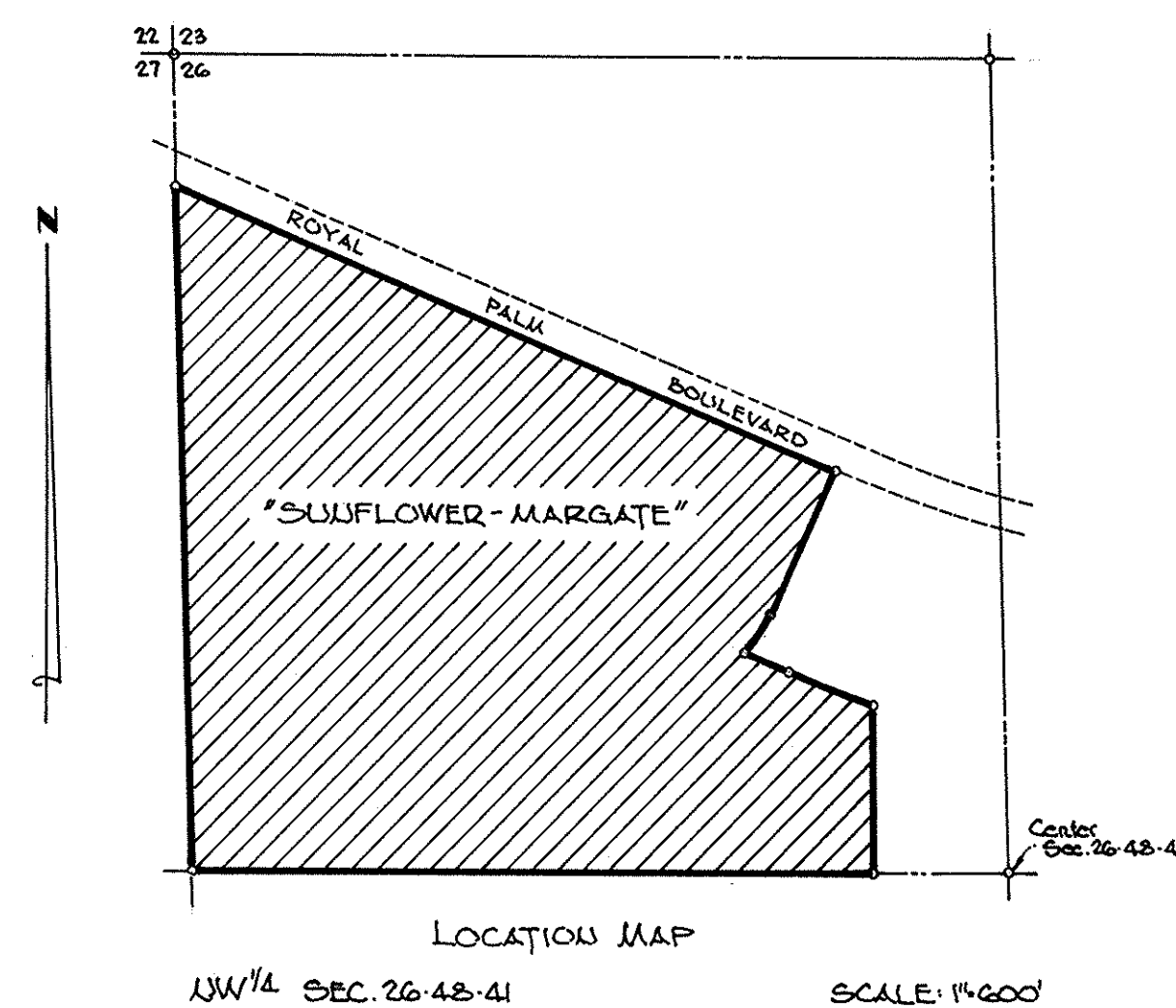
SHEET 1 OF 2 SHEETS

## DESCRIPTION:

A portion of the NW 1/4 of Section 26, Township 48 South, Range 41 East, City of Margate, Broward County, Florida, being more particularly described as follows: Beginning at the Southwest corner of the NW 1/4 of said Section 26; thence run N1°04'22"W along the West line of the NW 1/4 of said Section 26 for a distance of 2257.67 to the South right-of-way line of Royal Palm Boulevard as shown on the plat of "Gateway Mile" according to the plat thereof as recorded in Plat Book 63 at Page 15 of the Public Records of Broward County, Florida; thence run S65°40'44"E along the said Southerly right-of-way line of Royal Palm Boulevard, and along the Northeasterly line of Tract 2, and its Northwesterly projection, of "Gateway Mile Resubdivision" according to the plat thereof as recorded in Plat Book 74 at Page 28 of the Public Records of Broward County, Florida, for a distance of 2313.65 feet; thence run S24°19'16"W for a distance of 543.17 feet to the point of curvature of a circular curve to the right; thence run Southwesterly along the arc of said circular curve to the right having for its elements a radius of 653.91 feet and a central angle of 12°58'34" for an arc distance of 148.09 feet; thence run S65°40'44"E for a distance of 164.33 feet to the point of curvature of a circular curve to the left; thence run Southeasterly along the arc of said circular curve having for its elements a radius of 3743.00 feet and a central angle of 4°40'23" for an arc distance of 305.28 feet; thence run S0°23'55"W for a distance of 515.89 feet to a point on the South line of the NW 1/4 of said Section 26; thence run N89°26'05"W along the South line of the NW 1/4 of said Section 26 for a distance of 2195.87 feet to the Point of Beginning. All of the above described property containing 84.586 Acres, more or less.

## SURVEYOR'S NOTES:

ALL RADII ARE 25 FEET, UNLESS OTHERWISE NOTED.  
DISTANCES ON CORNER LOTS ARE TO THE INTERSECTION OF  
BLOCK LINES EXTENDED, UNLESS OTHERWISE NOTED.  
BEARINGS BASED ON AN ASSUMED MERIDIAN.  
● INDICATES PERMANENT REFERENCE MONUMENT.  
• INDICATES PERMANENT CONTROL POINT.



## SURVEYORS CERTIFICATE:

I HEREBY CERTIFY That the attached plat entitled "SUNFLOWER-MARGATE" is a true and correct representation of the lands as recently surveyed and platted under my direction; also that the Permanent Reference Monuments were set in accordance with Section 177.091, Chapter 71-339, Laws of the State of Florida. Permanent Control Points will be set within one year of the recording of this plat.

Garvin Surveying and Engineering, Inc.

By Duane Garvin  
Duane Garvin  
Registered Surveyor No. 1935, State of Florida.

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That LEADERSHIP HOUSING, INC., a Florida corporation, owner of the lands described herein, has caused said lands to be surveyed, subdivided, and platted as shown on the attached plats to be known as "SUNFLOWER-MARGATE". The Thoroughfares, Lanes, Canals and Parcels 1 and 2, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes. The easements as shown are hereby dedicated to the perpetual use of the public for purposes as indicated.

IN WITNESS WHEREOF, the said Leadership Housing Inc., has caused these presents to be signed for and on its behalf by its Vice President, and its corporate seal to be hereunto affixed and attested by its Secretary, this 26th day of June 1973.

LEADERSHIP HOUSING, INC.

Attest T. Randolph Buck Secretary  
T. Randolph Buck

By Samuel C. Hathorn, Jr. Vice President  
Samuel C. Hathorn, Jr.

## ACKNOWLEDGEMENT:

State of Florida ss. I HEREBY CERTIFY: Before me this day personally appeared Samuel C. Hathorn, Jr., Vice President, and T. Randolph Buck, Secretary, of Leadership Housing, Inc., a Florida corporation, to me well known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation, and that it is the free act and deed of said corporation.

Witness my hand and official seal, this 26th day of June 1973.

My commission expires Nov. 28, 1976

Carolee Gonzalo  
Notary Public State of Florida at Large.

## MORTGAGEE APPROVAL:

KNOW ALL MEN BY THESE PRESENTS: That FLORIDA NATIONAL PROPERTIES, INC., a Florida corporation, the owners and holders of that certain mortgage dated February 25, 1972, and recorded March 1, 1972 in Official Records Book 4792, at Page 30 of the Public Records of Broward County, Florida, does hereby consent to this plat and joins in the above dedications.

IN WITNESS WHEREOF, the said Florida National Properties Inc., has caused these presents to be signed for and on its behalf by its Senior Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, this 16th day of July 1973.

FLORIDA NATIONAL PROPERTIES, INC.

Attest Werner Buntmeyer Assistant Secretary  
Werner Buntmeyer

By Robert L. Hofmann Senior Vice President  
Robert L. Hofmann.

## ACKNOWLEDGEMENT:

State of Florida ss. I HEREBY CERTIFY: Before me this day personally appeared Robert L. Hofmann, Senior Vice President, and Werner Buntmeyer, Assistant Secretary of Florida National Properties, Inc., a Florida corporation, to me well known to be persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same freely and voluntarily as such officers of said corporation, that they affixed thereto the official seal of said corporation, and that it is the free act and deed of said corporation.

Witness my hand and official seal this 16th day of July 1973.

My commission expires MY COMMISSION EXPIRES JAN. 15, 1977  
Notary Public, State of Florida at Large.

Elaine A. Obel  
Notary Public State of Florida at Large.

## APPROVALS:

### CITY OF MARGATE:

This plat of "Sunflower-Margate" has been approved and accepted for record by the City of Margate, Florida, by Ordinance adopted by the City Council this 6th day of Feb. 1974.

Shirley J. Laughman City Clerk

This plat of "Sunflower-Margate" was approved by the City Engineer of the City of Margate, Florida, this 6th day of Feb. 1974.

By Fernando C. Crepo Fernando C. Crepo, P.E. Registered Engineer No. 16797, City Engineer.

This plat of "Sunflower-Margate" was approved by the City Planning and Zoning Board of the City of Margate, Florida, this 6th day of February 1974.

By Harry W. Bouffler Jr. Director.

### COUNTY ENGINEER:

This plat is hereby approved for record by the Broward County Engineering Department, this 27 day of MARCH 1974.

By John M. Gerren, Jr. John M. Gerren, Jr. P.E. No. 6895, County Engineer.

### BROWARD COUNTY AREA PLANNING BOARD:

This is to certify that the Broward County Area Planning Board approved this plat with regard to dedication of rights-of-way for traffic ways by Resolution duly adopted this 27th day of FEBRUARY 1974.

By James J. Martin 3/1/74

### COUNTY COMPTROLLER'S CERTIFICATE

This is to certify that this plat complies with the provisions of Chapter 71-339, Laws of Florida, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 26 day of MARCH 1974.

Attest: E. M. Strobel County Comptroller

This instrument was filed for record this 9th day of April 1974 and recorded in Plat Book 82 at Page 38 of the Public Records of Broward County, Florida.

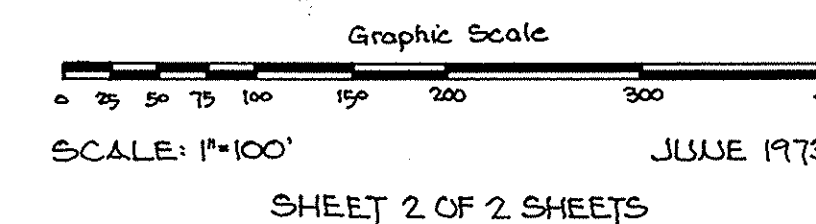
Attest: E. M. Strobel County Comptroller

By Madeline Parkhurst Deputy



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AND A SUBDIVISION OF A PORTION OF THE NW 1/4 OF SECTION 26, TWP. 48 S., RGE. 41 E.  
CITY OF MARGATE BROWARD COUNTY FLORIDA



(76-49)  
CAVAL  
COURT 2827 RG. 319

DRAINAGE DISTRICT EAST OUTFALL  
CAVAL  
COURT 2827 RG. 319

SUNSHINE  
CAVAL  
COURT 2827 RG. 319

SURVEYOR'S NOTES:  
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