

POWERGATE PLAZA

A Portion of the Southeast 1/4 of Section 4, Township 49 South, Range 42 East, Broward County, Florida

SCHWEBKE-SHISKIN AND ASSOC. INC.
LAND PLANNERS-ENGINEERS- LAND SURVEYORS-ARCHITECTS
Order No. B21049 Sunrise Florida June, 1981Graphic Scale
1" = 50'

DESCRIPTION:

A parcel of land in the Southeast 1/4 of Section 4, Township 49 South, Range 42 East and being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 4; thence run North 1°53'26" West along the East line of the Southeast 1/4 of said Section 4 for 350.00 feet; thence run South 86°28'37" West for 117.05 feet to a point on the Westerly line of Powerline Road (State Road 809) according to Official Records Book 9479 at Page 529 of the Public Records of Broward County, Florida and the Point of Beginning of the parcel of land hereinafter described; thence continue South 86°28'37" West along the last described course for 369.92 feet to a point on the Easterly line PARCEL 2A, GATEWAY INDUSTRIAL CENTER NO. 14 according to the plat thereof as recorded in Plat Book 91 at Page 42 of the Public Records of Broward County, Florida; thence run North 1°53'26" West along the Easterly line of said PARCEL 2A for 65.15 feet to the Northeast corner of said PARCEL 2A; thence run South 88°06'34" West along the Northerly line of said PARCEL 2A for 14.00 feet; thence run North 1°53'26" West for 377.15 feet to a point on the Southerly line of Gateway Drive according to Official Records Book 3859 at Page 982 of the Public Records of Broward County, Florida; thence run North 88°06'34" East along the South line of said Gateway Drive for 353.76 feet; thence run South 46°53'26" East for 42.43 feet; thence run South 1°53'26" East along the Westerly line of said Powerline Road for 40.16 feet to the Point of Beginning, lying on and being in Broward County, Florida and containing 3.821 Acres more or less.

DEDICATION: KNOW ALL MEN BY THESE PRESENTS: That RIVERSANT CORPORATION, N.V., A Netherlands Antilles Corporation has caused to be made the attached plat of POWERGATE PLAZA. That all easements shown hereon are dedicated to the public for the purpose indicated and shall be kept free from permanent obstructions. That the official zoning regulations now in effect or as may be from time to time changed or amended, applicable to the area within which this subdivision is located, shall be observed. The non-vehicular access right-of-way line is designated for the express purpose of preventing direct vehicular access to and from adjoining Tracts. Tract "A" of this plat is a Netherlands Antilles Corp. restricted to a 4030 square foot Bank.

IN WITNESS WHEREOF RIVERSANT CORPORATION, N.V. has caused these presents to be signed by its Managing Director and its corporate seal to be hereunto affixed and attested by its Secretary. This 21 day of July, A.D. 1981.

By: Ramon Rios Managing Director Witness: Charles A. Intriago Secretary (as to both)

Attest: Charles A. Intriago Secretary Witness: Charles A. Intriago Secretary (as to both)

ACKNOWLEDGEMENT: State of Florida, ss. I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Ramon Rios, Managing Director and Charles A. Intriago, Secretary of the RIVERSANT CORPORATION, N.V., A Netherlands Antilles Corp. To me well known to be the persons herein described and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation and that the said instrument is the free act and deed of said corporation.

WITNESS: My signature and official seal this 21 day of July, A.D. 1981.

My Commission expires: Notary Public, State of Florida, at large

MORTGAGE: KNOW ALL MEN BY THESE PRESENTS That the Southeast First National Bank of Miami, owners and holders of that certain mortgage dated April 23rd, 1981 and recorded in Official Records Book 9547 at Pages 1 thru 7 of the Public Records of Broward County, Florida, does hereby consent to this plat and joins in the foregoing dedications.

IN WITNESS WHEREOF We hereunto set our hands and affix the corporate seal in the City of Miami, Dade County, Florida this 21 day of July, A.D. 1981.

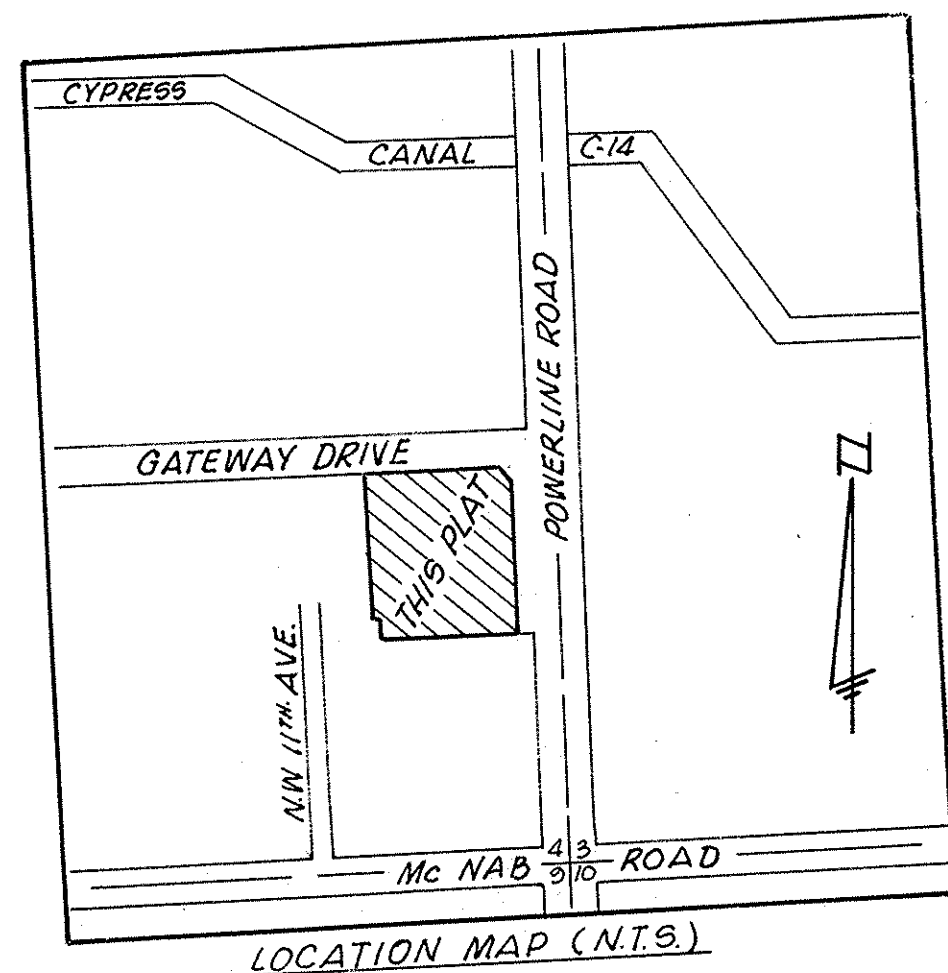
Officer: M. Angulo Title: Assistant Vice President Witness: Paul R. Garcia (as to both)

Officer: Paul R. Garcia Title: Assistant Vice President Witness: Paul R. Garcia (as to both)

ACKNOWLEDGEMENT State of Florida, ss. I HEREBY CERTIFY: That on this date personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, M.L. Angulo and Paul R. Garcia, Assistant Vice President (Title) and Assistant Vice President (Title) respectively of the Southeast First National Bank of Miami, to me well known to be the persons described herein, and who executed this instrument and acknowledged before me that they executed the same freely and voluntarily for the uses and purposes herein expressed.

WITNESS: My signature and official seal this 21 day of July, A.D. 1981.

My Commission Expires: Notary Public, State of Florida, at large



GATEWAY INDUSTRIAL CENTER NO. 22 (Pg. 103-2)

S.E. Corner

196.24'

3.88° 06' 34" W. Northerly line of Gateway Drive

GATEWAY DRIVE

O.R.B. 3859 Pg. 982

Termination of Non-Vehicular Access R/W Line

N. 88° 06' 34" E. 353.76' Limits of this Plat

to Utility Easmt.

148.76'

205.00'

117'

N. 1° 53' 26" W. 177.00'

147.00'

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