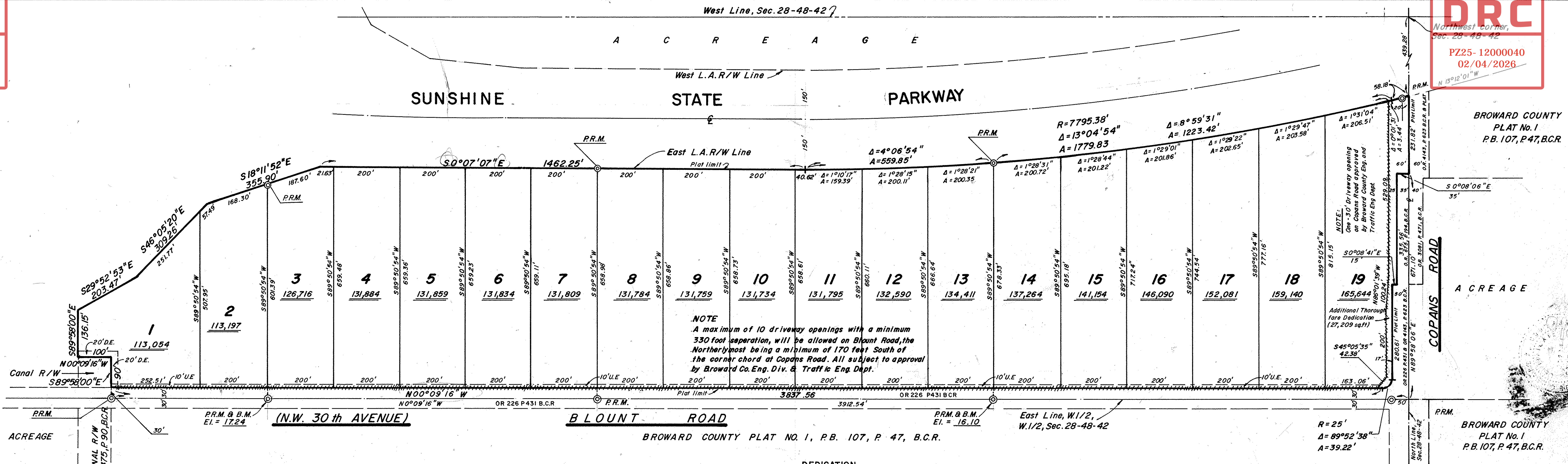


DRC

PZ25-12000040
12/03/2025

DRC

PZ25-12000040
02/04/2026

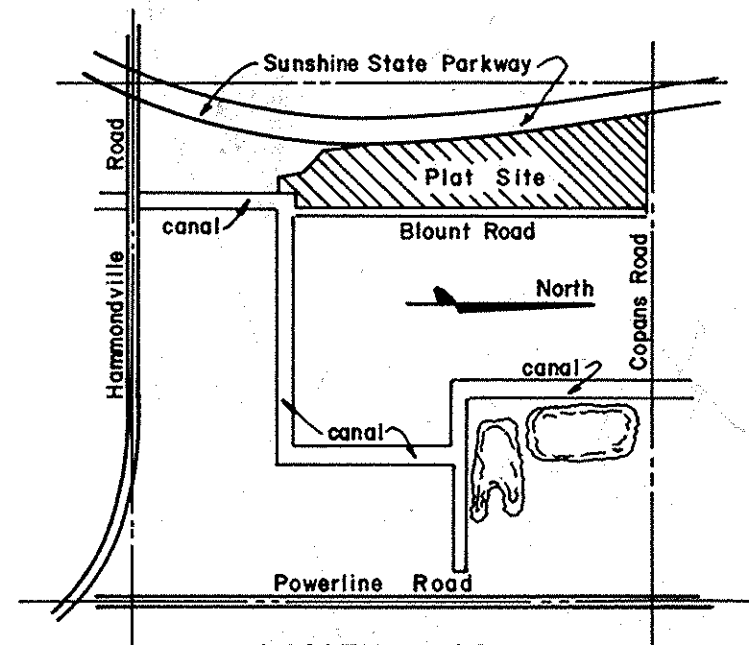
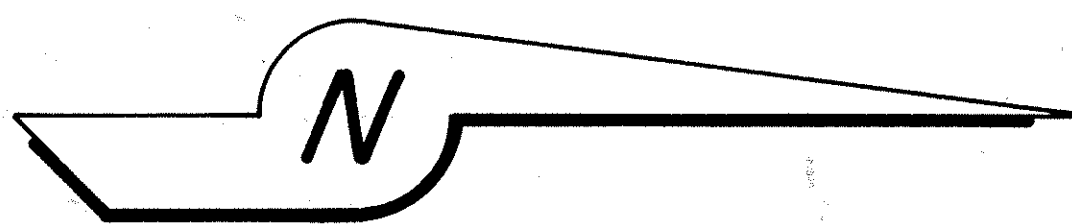


DESCRIPTION

A portion of the West one-half (W.1/2) of the West one-half (W.1/2) of Section 28, Township 48 South, Range 42 East, more fully described as follows:
All that part of the West one-half (W.1/2) of the West one-half (W.1/2) of said Section 28 lying East and North of the Easterly right-of-way line of the Sunshine State Parkway, LESS the North 50 feet of the East one-half (E.1/2) of the East one-half (E.1/2) of the Northwest one-quarter (N.W.1/4) and LESS the North 35 feet of the West one-half (W.1/2) of the East one-half (E.1/2) of the Northwest one-quarter (N.W.1/4) of the Northwest one-quarter (N.W.1/4), and LESS the East 30 feet thereof, and LESS that certain 100 foot canal right-of-way lying West of Blount Road, and all LESS that external area of a 25 foot radius curve lying at the Northeast corner of said property.

NOTES

PR.M. - indicates Permanent Reference Monument
B.M. - indicates Bench Mark
Bearings refer to an assumed Meridian
This plat contains 59,756.9 acres.
D.E. - indicates Drainage Easement
U.E. - indicates Utility Easement
- indicates Non-Vehicular Access
113,001 - indicates square footage of lots



PREPARED BY:
McLAUGHLIN ENGINEERING COMPANY
400 NORTHEAST 3rd AVENUE, FT. LAUDERDALE, FLORIDA
January, 1981

"TURNPIKE INDUSTRIAL PARK"

A PORTION OF THE WEST ONE-HALF OF THE WEST ONE-HALF,
SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
BROWARD COUNTY, FLORIDA



SURVEYOR'S CERTIFICATE

STATE OF FLORIDA I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my
COUNTY OF BROWARD SS responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971,
and further that the PERMANENT REFERENCE MONUMENTS were set in
accordance with Section 177.091 of said Section 177, on this 7th day of July, 1981. The BENCHMARKS shown are referenced to N. G. VERTICAL DATUM and conform to
standards for third order work
McLAUGHLIN ENGINEERING CO.
This plat dated at Fort Lauderdale, Florida, this 21 day of JAN, 1981. By: James M. McLaughlin, Reg. Land Surveyor No. 2021
State of Florida

DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That F.B. NUTTER, SR., owner,
COUNTY OF BROWARD SS of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon.
Said plat to be known as "TURNPIKE INDUSTRIAL PARK". The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. All easements are hereby
dedicated to the perpetual use of the public for proper purposes.
IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 19th day of JAN, 1981.
WITNESS: *[Signature]* F.B. NUTTER, SR.: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements,
COUNTY OF BROWARD SS F.B. NUTTER, SR., to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that
he executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily for uses and purposes therein expressed.
WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 19th day of JAN, 1981.
My Commission expires the 11th day of August, 1982. NOTARY PUBLIC *[Signature]* STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That GATEWAY INVESTMENTS CORPORATION, a Florida Corporation, owner of the lands described and shown
COUNTY OF BROWARD SS as included in this plat, has caused said lands to be subdivided and platted as shown hereon. Said plat to be known as "TURNPIKE INDUSTRIAL PARK".
The additional thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for proper
purposes.
IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 18th day of FEB, 1981.
WITNESS: *[Signature]* LESTER A. BYRON, SR.: *[Signature]* PRESIDENT
WITNESS: *[Signature]* PATRICIA E. MASTERS: *[Signature]* SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements,
COUNTY OF BROWARD SS LESTER A. BYRON, SR. and PATRICIA E. MASTERS, PRESIDENT and SECRETARY, respectively of GATEWAY INVESTMENTS CORPORATION, to me well known
to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the foregoing dedication and they acknowledged before me that
they executed the same freely and voluntarily for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida,
this 18th day of February, 1981. My Commission expires the 16th day of November, 1984. NOTARY PUBLIC *[Signature]* STATE OF FLORIDA

DEDICATION OF MORTGAGE HOLDER

MERLE TURNAGE, executrix of the J.B. Blount estate, owner and holder of a mortgage on this property recorded in O.R. Book 8702, Page 184, Broward County Records, does hereby join
in the dedication shown hereon. IN WITNESS WHEREOF: I hereunto set my hand in the City of Pompano Beach, County of Broward, State of Florida, this 28th day of February, 1981.
WITNESS: *[Signature]* MERLE TURNAGE *[Signature]* EXECUTRIX

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements,
COUNTY OF BROWARD SS MERLE TURNAGE, executrix of the J.B. Blount estate, to me well known to be the individual described in and who executed the foregoing dedication and
she acknowledged before me that she executed the foregoing dedication and she acknowledged before me that she executed the same freely and voluntarily for uses and purposes therein
expressed. WITNESS: My hand and official seal in the City of Pompano Beach, County of Broward, State of Florida, this 28th day of February, 1981.
My Commission expires the 14th day of January, 1982. NOTARY PUBLIC *[Signature]* STATE OF FLORIDA

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat with regard to dedication of Rights-of-Way for Traffic Ways by Resolution duly adopted this 26 day of FEB, 1981.
By: *[Signature]*, this 23 day of APRIL, 1981.

BROWARD COUNTY ENGINEERING DIVISION

This plat has been approved and accepted for record.
By: *[Signature]* Henry P. Cook, Date: 9-24-81, Director, Fla. P.E. Reg. No. 12506
By: *[Signature]* Bruce S. Staskiewski, Date: 9-23-81, County Surveyor, Fla. P.L.S. Reg. No. 2942.

BROWARD COUNTY OFFICE OF PLANNING

This plat is approved and accepted for record this 25th day of June, 1981. By: *[Signature]* Director.

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT - ARCHIVES AND MINUTES DIVISION

THIS IS TO CERTIFY: That this plat complies with the provisions of an "ACT TO REGULATE THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA" approved by the Governor,
June 27, 1971. This plat accepted and approved for record by the BOARD of COUNTY COMMISSIONERS, of BROWARD COUNTY, FLORIDA, this 18 day of June, 1981.
GRAHAM W. WATT - COUNTY ADMINISTRATOR By: *[Signature]* DEPUTY By: *[Signature]* CHAIRMAN - COUNTY COMMISSION

BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION

This plat filed for record this 25th day of October, 1981, in BOOK 111 of PLATS, at PAGE 20, "RECORD VERIFIED" GRAHAM W. WATT - COUNTY ADMINISTRATOR By: *[Signature]* DEPUTY