

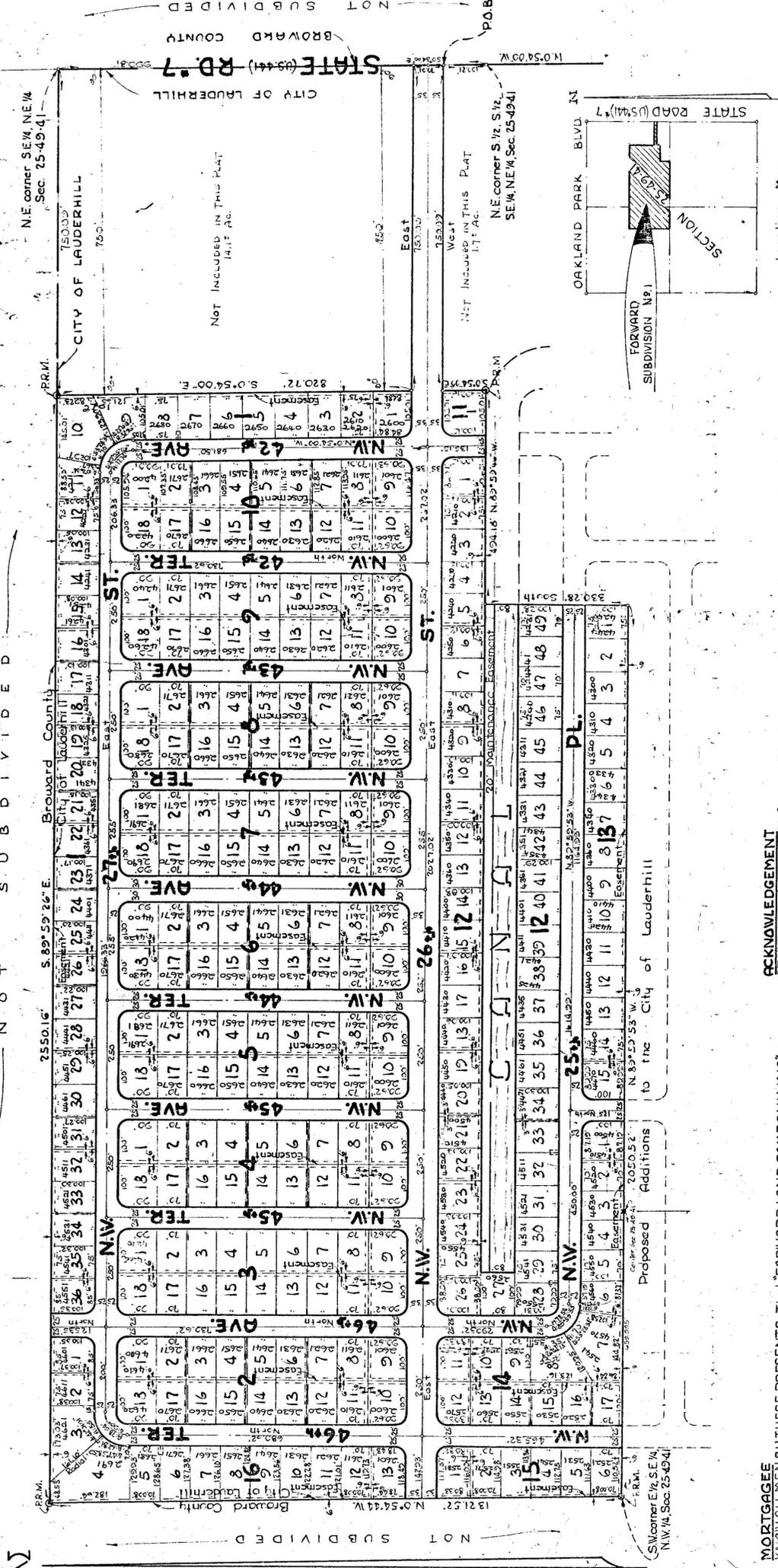
FORWARD SUBDIVISION No. 1

A SUBDIVISION IN A PORTION OF SECTION
25, TOWNSHIP 49 SOUTH, RANGE 41 EAST,
CITY OF LAUDERHILL, BROWARD COUNTY
FLORIDA

FEBRUARY 1960
Scale in Feet
0 100 200 300 400 500 600
SCALE 1/8"=1'-0"

TALBERT · MACFARLANE & ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
FORT LAUDERDALE · FLORIDA

DESCRIPTION
A portion of Section 25, Township 49 South, Range 41 East, and more particularly described as follows: Commence at the Northeast corner of the S 1/2 of the S 1/2 of the SE 1/4 of said Section 25; thence run N 0°54'00" W along the East line of said Section 25 a distance of 100.21 feet to the Point of Beginning of the Tract of land herein after described; Thence run due West, a distance of 150.09 feet to a point; thence run S 0°54'00" E, 750 feet West of and parallel to the East line of said Section 25, a distance of 100.16 feet to a point on the North line of the S 1/2 of the SE 1/4 of the NE 1/4 of said Section 25; thence run N 89°59'46" W along the North line of the S 1/2 of the SE 1/4 of the NE 1/4 of said Section 25, a distance of 494.18 feet to a point; thence run due South, 330.28 feet to a point on the South line of the N 1/2 of said Section 25; thence run N 89°59'53" W along the South line of the N 1/2 of said Section 25, a distance of 7050.52 feet to the Southwest corner of the E 1/2 of the SE 1/4 of the NW 1/4 of said Section 25; thence run N 0°54'00" W along the West line of the E 1/2 of the SE 1/4 of the NW 1/4 of said Section 25, a distance of 132.52 feet to the Northwest corner of the E 1/2 of the SE 1/4 of the NW 1/4 of said Section 25; thence run S 89°59'26" E along the North line of the S 1/2 of the SE 1/4 of said Section 25, a distance of 2550.16 feet to a point; thence run S 0°54'00" E, 750 feet West of and parallel to the East line of said Section 25, a distance of 820.72 feet to a point; thence run due East a distance of 750.09 feet to a point on the East line of said Section 25; thence run S 0°54'00" E, a distance of 700.11 feet to the Point of Beginning, lying and being in the City of Lauderdale, Broward County, Florida.



Location Map
Scale 1:2000

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That GENERAL SOUTHERN HOUSING, INC., a Florida corporation, has caused to be made the attached plat entitled "FORWARD SUBDIVISION No. 1", the same being a subdivision of the above described property. The Streets, Avenues, Terraces, Courts, Places and Canal as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes. The Easements as shown on the attached plat are for the installation and maintenance of Public Utilities.

The Official Zoning regulations of the City of Lauderdale, Broward County, Florida, as now in effect or as the same may be from time to time changed and amended applicable to the area within which this subdivision is located, shall be observed. WITNESS our hands and Corporate Seal this 17th day of February, A.D. 1960.

Attest: *Jero L. Gardner*
Jero L. Gardner
Secretary
GENERAL SOUTHERN HOUSING, INC.
By: *Sherrwood S. Greenfield*
Sherrwood S. Greenfield
President

My Commission expires: Feb. 14, 1962
Notary Public, STATE OF FLORIDA, at large

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF BROWARD
Before me this day personally appeared Sherwood S. Greenfield and Jero L. Gardner, President and Secretary, respectively of GENERAL SOUTHERN HOUSING, INC., 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; that they affirmed the foregoing instrument to be a true and correct representation of the contents thereof; that they executed the same for the purposes and in the capacity therein expressed; and that it is a free act and deed of said corporation. WITNESS my hand and Official Seal this 17th day of February, A.D. 1960.

My Commission expires: Feb. 14, 1962
Notary Public, STATE OF FLORIDA, at large

SURVEYORS NOTES:
All radii are 25 feet unless otherwise shown.
Dimensions on corner lots are to the intersection of the Block lines produced unless otherwise shown.
Easements are for the installation and maintenance of Public Utilities.
Denotes Permanent Reference Monuments.
Denotes Easements for Street Light Conductors, 3 feet on each side of lot line.
Bearings shown are based on an assumed meridian for computation purposes only.

MORTGAGEE
KNOW ALL MEN BY THESE PRESENTS: That MIMI BEACH FEDERAL SAVINGS AND LOAN ASSOC. OF MIMI BEACH, Miami Beach, Florida, the owners and holders of certain mortgages dated March 11, 1960 and filed in O.R. Book 1567, at Page 40 of the Public Records of Broward County, Florida, and in O.R. Book 1567, at Page 40 of the Public Records of Broward County, Florida, encumbering the above described property, do hereby consent to the recording of this Plat, and in acknowledgment thereof, they executed the same freely and voluntarily; that they affirmed the foregoing instrument to be a true and correct representation of the contents thereof; that they executed the same for the purposes and in the capacity therein expressed; and that it is a free act and deed of said corporation. WITNESS my hand and Official Seal this 17th day of February, A.D. 1960.

Attest: *Frank H. Marks*
Frank H. Marks
Registered Land Surveyor #369
STATE OF FLORIDA
By: *John F. Dreiling*
John F. Dreiling
Asst. Secy.
Herbert Sadkin
Notary Public, STATE OF FLORIDA, at large

ACKNOWLEDGEMENT
Before me this day personally appeared Herbert Sadkin and STATE OF FLORIDA ss. John Dreiling, President and Assistant Secretary, respectively COUNTY OF DADE ss. John Dreiling, President and Assistant Secretary, respectively of FORWARD LAND COMPANY, INC., 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; that they affirmed the foregoing instrument to be a true and correct representation of the contents thereof; that they executed the same for the purposes and in the capacity therein expressed; and that it is a free act and deed of said corporation. WITNESS my hand and Official Seal this 17th day of February, A.D. 1960.

My Commission expires: Feb. 14, 1962
Notary Public, STATE OF FLORIDA, at large

ACKNOWLEDGEMENT
Before me this day personally appeared Robert R. Frank, STATE OF FLORIDA ss. Robert R. Frank, individually and as trustee COUNTY OF DADE ss. Robert R. Frank, individually and as trustee to me well known to be the person described in and who executed the foregoing instrument and who acknowledged that he executed the same freely and voluntarily. WITNESS my hand and Official Seal this 17th day of February, A.D. 1960.

My Commission expires: Feb. 14, 1962
Notary Public, STATE OF FLORIDA, at large

CLERKS CERTIFICATE
This Plat was approved and filed for record this 22nd day of April, A.D. 1960, in Plat Book 52 at Page 40 of the Public Records of Broward County Florida. This Plat complies with the Laws of the State of Florida.

Attest: *Frank H. Marks*
Frank H. Marks
Clerk of the Circuit Court
By: *Madeline Ardheart*
Madeline Ardheart
Deputy Clerk

SURVEYORS CERTIFICATE
I HEREBY CERTIFY: That the attached plat of FORWARD SUBDIVISION No. 1, is a true and correct representation of the land as recently surveyed and platted under my direction; also that the Permanent Reference Monuments were set in accordance with Section 7, Chapter 10725 (N.S. 259), Laws of the State of Florida.

Attest: *John F. Dreiling*
John F. Dreiling
Asst. Secy.
Herbert Sadkin
Notary Public, STATE OF FLORIDA, at large

MORTGAGEE
KNOW ALL MEN BY THESE PRESENTS: That FORWARD LAND COMPANY, INC., a Florida corporation, the owners and holders of a certain mortgage dated Dec. 4, 1952 and filed in O.R. Book 1328, at Page 95 of the Public Records of Broward County, Florida, encumbering the above described property, do hereby consent to the recording of this plat. WITNESS our hands and Corporate Seal this 24th day of March, A.D. 1960.

Attest: *John F. Dreiling*
John F. Dreiling
Asst. Secy.
Herbert Sadkin
Notary Public, STATE OF FLORIDA, at large

MORTGAGEE
KNOW ALL MEN BY THESE PRESENTS: That Robert R. Frank, individually and as trustee, the owner and holder of a certain mortgage dated March 11, 1960, filed in O.R. Book 1560, at Page 152 of the Public Records of Broward County, Florida, encumbering the above described property, does hereby consent to the recording of this plat. WITNESS our hands and seals this 16th day of March, A.D. 1960.

Attest: *Robert R. Frank*
Robert R. Frank
Notary Public, STATE OF FLORIDA, at large

CITY AND COUNTY APPROVALS
This Plat was approved and accepted by the City of Lauderdale Council by Resolution passed and adopted this 30th day of Nov. A.D. 1959

Attest: *Harold Wolk*
Harold Wolk
Mayor
This Plat was approved and accepted by the Board of County Commissioners of Broward County, Florida, this 26th day of April, A.D. 1960.

Attest: *Frank H. Marks*
Frank H. Marks
Clerk of the Circuit Court
By: *Belle Christensen*
Belle Christensen
Deputy Clerk
Approved: *John F. Dreiling*
John F. Dreiling
Asst. Secy.
Herbert Sadkin
Notary Public, STATE OF FLORIDA, at large

Attest: *John F. Dreiling*
John F. Dreiling
Asst. Secy.
Herbert Sadkin
Notary Public, STATE OF FLORIDA, at large