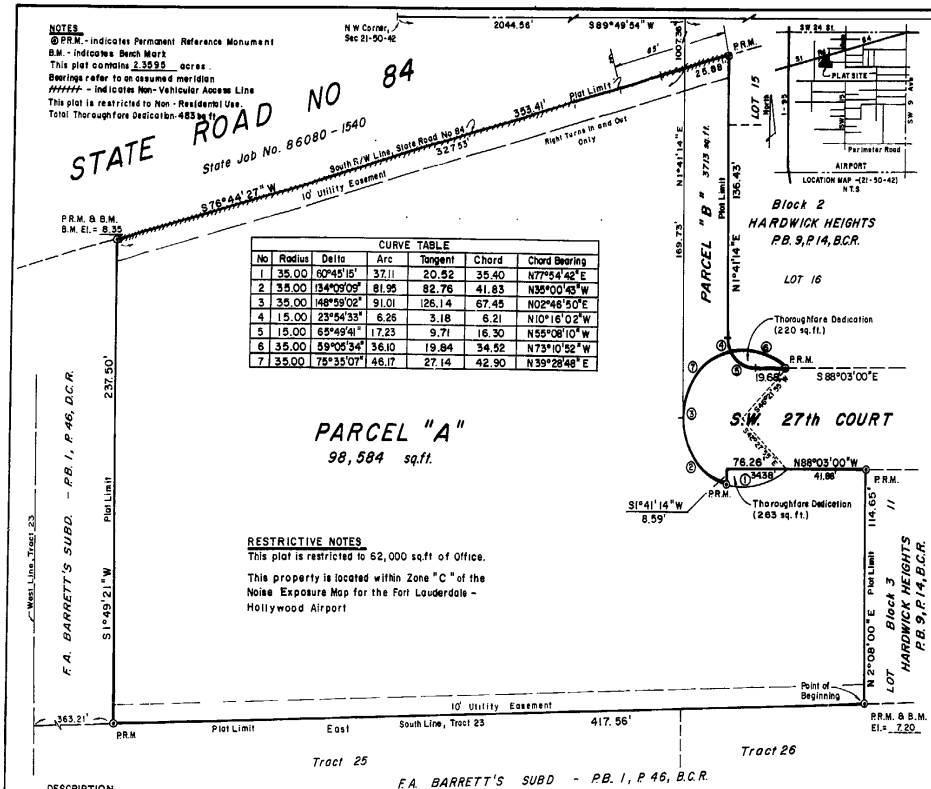
NOTES
⊕ P.R.M. - indicates Permanent Reference Monument
B.M. - indicates Bench Mark
This plat contains 2.3595 acres.
Bearings refer to an assumed meridian
//////// - indicates Non-Vehicular Access Line
This plat is restricted to Non-Residental Use.
Total Thoroughfare Dedication-483 sq.ft.



CURVE TABLE

No	Radius	Delta	Arc	Tangent	Chord	Chord Bearing
1	35.00	60°45'15"	37.11	20.52	35.40	N77°54'42"E
2	35.00	134°09'09"	81.95	82.76	41.83	N35°00'43"W
3	35.00	148°59'02"	91.01	126.14	67.45	N02°46'50"E
4	15.00	23°54'33"	6.26	3.18	6.21	N10°16'02"W
5	15.00	65°49'41"	17.23	9.71	16.30	N55°08'10"W
6	35.00	59°05'34"	36.10	19.84	34.52	N73°10'52"W
7	35.00	75°35'07"	46.17	27.14	42.90	N39°28'48"E

RESTRICTIVE NOTES
This plat is restricted to 62,000 sq.ft of Office.

This property is located within Zone "C" of the Noise Exposure Map for the Fort Lauderdale - Hollywood Airport

DESCRIPTION
A portion of Tract 23, F.A. BARRETT'S SUBDIVISION of the West one-half (W.1/2) of Section 21, Township 50 South, Range 42 East, as recorded in Plat Book 1, Page 46, of the public records of Dade County, Florida; TOGETHER WITH all of Lot 12, Block 3, and portions of Lot 11, Block 3, Lot 16, Block 2 and San Diego Avenue (Southwest 17th Avenue, HARDWICK HEIGHTS, as recorded in Plat Book 9, Page 14, of the public records of Broward County, Florida; being all more described as follows:

Beginning at the Southeast corner of the West 25 feet of said Lot 11; thence North 2°08'00"East along the East line of the said West 25 feet of Lot 11, a distance of 114.65 feet; thence North 88°03'00"West, along the North lines of said Lots 11 and 12 and the Westerly extension thereof, a distance of 76.26 feet, thence South 1°41'14"West along the Northerly extension of the West line of said Lot 12, a distance of 8.59 feet to a point on a curve; thence Northwesterly along a curve to the right, whose tangent bears North 71°42'40" West, with a radius of 35.00 feet and a central angle of 148°59'02" an arc distance of 91.01 feet to a point on a curve; thence Southeasterly along the South line of said Lot 16 and along a curve to the left, whose tangent bears South 22°13'19" East, with a radius of 15.00 feet and a central angle of 65°49'41", an arc distance of 17.23 feet to a point of tangency; thence South 88°03'00"East along the said South line, a distance of 19.68 feet to a point on a curve; thence Northwesterly along a curve to the left, whose tangent bears North 43°38'05" West, with a radius of 35.00 feet and a central angle of 59°05'34", an arc distance of 36.10 feet to a point on curve; thence Northerly along the Westerly line of said Lot 16 and along a curve to the right, whose tangent bears North 22°13'19"West, with a radius of 15.00 feet and a central angle of 23°54'33", an arc distance of 6.26 feet to a point of tangency; thence North 1°41'14" East along the said West line, and along the West line of Lot 15 of said Block 2, a distance of 136.43 feet; thence South 76°44'27" West along the South right-of-way line of State Road No. 84, a distance of 353.41 feet; thence South 1°49'21" West along the East line of the West 363.21 feet (as measured along the South line) of said Tract 23, a distance of 237.50 feet; thence due East along the South line of said Tract 23, along the South lines of said Lots 12 and 11, and extensions thereof, a distance of 417.56 feet to the Point of Beginning.

"MATCORP PLAT"

A RESUBDIVISION OF A PORTION OF TRACT 23, SEC. 21, T.50S., R.42E., F.A. BARRETT'S SUBDIVISION (P.B. 1, P. 46, D.C.R.) TOGETHER WITH A RESUBDIVISION OF A PORTION OF BLOCKS 2 & 3 HARDWICK HEIGHTS, (P.B. 9, P. 14, B.C.R.) CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

0 50 100 200 300
graphic scale in feet — one inch = thirty feet

March — 1984

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3RD. AVENUE FORT LAUDERDALE FLORIDA 33301

DEDICATION
STATE OF FLORIDA
COUNTY OF BROWARD SS
KNOW ALL MEN BY THESE PRESENTS: That MATHEWS CORPORATION EMPLOYEES PROFIT SHARING TRUST FUND, owner 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 "MATCORP PLAT," being a resubdivision of a portion of Tract 23, F.A. BARRETT'S SUBDIVISION (Plat Book 1, Page 46, Dade County Records) TOGETHER WITH a portion of Blocks 2 and 3, "HARDWICK HEIGHTS" (Plat Book 9, Page 14, Broward County Records). The additional thoroughfare is hereby dedicated to the public in fee simple. All easements are hereby dedicated to 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 10th day of September, 1985.
MATHEWS CORPORATION EMPLOYEES PROFIT SHARING TRUST FUND
Witness: Witness: R.P. Mathews as trustee

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF BROWARD SS
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, R.P. Mathews, as trustee of MATHEWS CORPORATION EMPLOYEES PROFIT SHARING TRUST FUND, 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 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 10th day of September, 1985.
My commission expires the 2nd day of May, 1986. NOTARY PUBLIC: STATE OF FLORIDA

DEDICATION
STATE OF FLORIDA
COUNTY OF BROWARD SS
KNOW ALL MEN BY THESE PRESENTS: That FIVE BROTHERS, INC., a Florida Corporation, owner 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 "MATCORP PLAT" being a resubdivision of a portion of Tract 23, F.A. BARRETT'S SUBDIVISION (Plat Book 1, Page 46, Dade County Records), TOGETHER WITH a portion of Blocks 2 and 3, "HARDWICK HEIGHTS" (Plat Book 9, Page 14, Broward County Records). The additional thoroughfare is hereby dedicated to the public in fee simple.
All easements are hereby dedicated to 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 4th day of January, 1985.
FIVE BROTHERS, INC.
Witness: Witness: Officer: Title: PRESIDENT
Witness: Witness: Officer: Title: Secretary

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF BROWARD SS
I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgements, and , respectively of FIVE BROTHERS, INC., 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 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 4th day of January, 1985.
My commission expires the 16th day of November, 1985 NOTARY PUBLIC STATE OF FLORIDA

CITY PLANNING AND ZONING BOARD
THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat, this 21 day of March, 1984.
By: Chairman, this 18 day of September, 1985.

CITY COMMISSION
STATE OF FLORIDA
COUNTY OF BROWARD SS
THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the City Commission of the City of Fort Lauderdale, Florida, in and by ORDINANCE NO. C-84-102 adopted by said City Commission this 4th day of December, 1984. IN WITNESS WHEREOF: The said City Commission has caused these presents to be attested by its City Clerk and the Corporate seal of said City to be affixed this 20th day of September, 1985.
By: CITY CLERK.

CITY ENGINEER'S SIGNATURE
This plat has been approved and accepted for record this 20th day of Sept, 1985 By R.H. Brossard R.H. BROSSARD, P.E. Reg. No. 32396, State of Florida.

BROWARD COUNTY OFFICE OF PLANNING
THIS PLAT IS HEREBY APPROVED THIS 16 DAY OF JULY 1986.
BY DIRECTOR

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 24th day of October, 1985. By: this 11 day of Nov, 1985

BROWARD COUNTY ENGINEERING DIVISION
This plat has been approved and accepted for record.
By: Henry P. Cook Date 2-12-86
Director
Fla. P.E. Reg. No. 12506
By: Robert L. Thompson Date 7-15-86
County Surveyor
Fla. P.L.S. Reg No. 3869

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION
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 27th, 1971. This plat accepted and approved for record by the Board of County Commissioners of Broward County, Florida, this 5 day of NOVEMBER, 1985. F.T. JOHNSON - COUNTY ADMINISTRATOR By: DEPUTY.
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - By: CHAIRMAN, COUNTY COMMISSION

COUNTY RECORDS DIVISION - RECORDING SECTION
This instrument was filed for record this 24th day of July, 1986, and recorded in Plat Book 128, Page 2, record verified
F.T. JOHNSON - COUNTY ADMINISTRATOR By: DEPUTY

SURVEYOR'S CERTIFICATE
STATE OF FLORIDA
COUNTY OF BROWARD SS
I HEREBY CERTIFY: That the attached plat, 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 complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'s) were set in accordance with Section 177.091 of said Chapter 177, on this 19th day of JUNE, 1984. The BENCH MARKS (B.M.'s) 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 19th day of JUNE, 1984. BY: ROBERT
Registered Land Surveyor No. 3356, STATE OF FLORIDA

N-3507