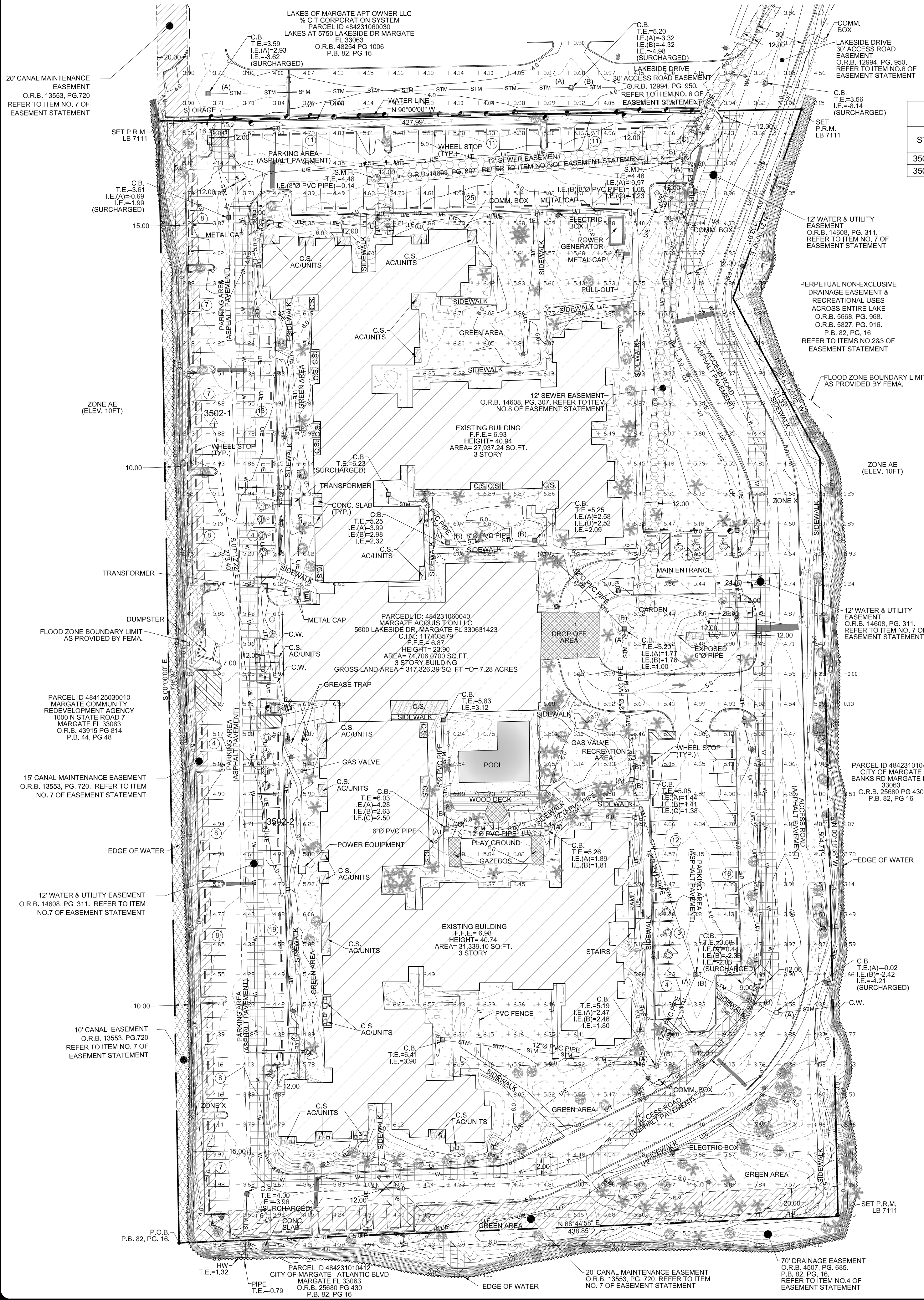


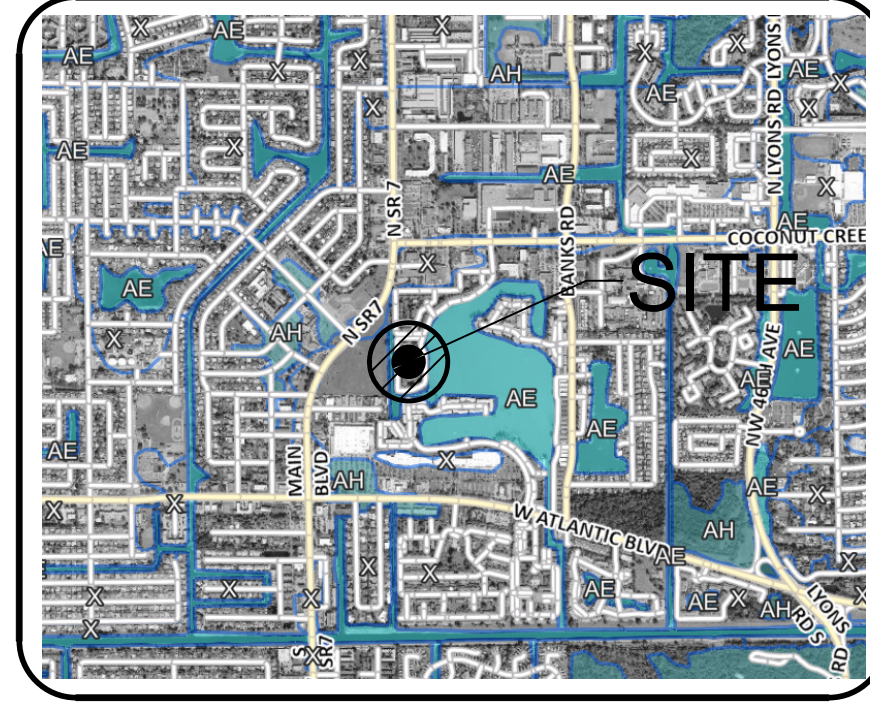
ALTANS/NSPS LAND TITLE SURVEY
FOR WATERSIDE LANDING ASSISTED LIVING FACILITY
LOCATED AT 5600 LAKESIDE DRIVE ,CITY OF MARGATE, BROWARD COUNTY, FLORIDA



SURVEY CONTROL				
STA	COORDINATES - NAD83		ELEVATION (NAD 88)	DESCRIPTION
	NORTHING	EASTING		
3502-1	693959.102	917962.199	4.684	PK NAIL & WASHER
3502-2	693687.864	917996.494	4.983	PK NAIL & WASHER

FLOOD MAP

NOT TO SCALE



TITLE INFORMATION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARGATE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", LEMON TREE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID PARCEL "A" AND THE NORTHERLY LINE OF THAT CERTAIN EASEMENT FOR DRAINAGE, UTILITIES AND INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 4507, PAGE 685, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS SHOWN ON SAID PLAT OF "LEMON TREE LAKE"; THENCE N88°44'58"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 438.84 FEET; THENCE N00°18'38"W., A DISTANCE OF 504.71 FEET; THENCE N27°28'37"W., A DISTANCE OF 121.37 FEET; THENCE N21°00'00"E., A DISTANCE OF 133.91 FEET; THENCE N90°00'00"W., A DISTANCE OF 427.99 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID PARCEL "A"; THENCE S00°00'00"W., ALONG SAID WESTERLY LINE A DISTANCE OF 746.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 317,326.39 SQ. FT. ± 0.724 ACRES, MORE OR LESS.

PARCEL ID

#484231060040

EASEMENT STATEMENT

	STATUS
1. EASEMENTS SHOWN ON THE PLAT OF LEMON TREE LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 16, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	AS SHOWN ON SURVEY
2. EASEMENT BY AND BETWEEN DEVCON REALTY CORP., A FLORIDA CORPORATION, ALEC P. COURTELIS AND LOUISE H. COURTELIS, HIS WIFE, GRANTOR, AND PAUL YOUNG, TRUSTEE, GRANTEE, RECORDED MARCH 8, 1974, IN OFFICIAL RECORDS BOOK 968, PAGE 968, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	BLANKET EASEMENT, AS SHOWN ON SURVEY.
3. EASEMENT BY AND BETWEEN DEVCON REALTY CORP., A FLORIDA CORPORATION, ALEC P. COURTELIS AND LOUISE H. COURTELIS, HIS WIFE, GRANTOR, AND PAUL YOUNG, TRUSTEE, GRANTEE, RECORDED JUNE 26, 1974, IN OFFICIAL RECORDS BOOK 968, PAGE 916, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA	BLANKET EASEMENT, AS SHOWN ON SURVEY.
4. DRAINAGE EASEMENT BY AND BETWEEN VLRC ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, GRANTOR, AND SHIRLEY J. FARRIS, INDIVIDUALLY AND AS TRUSTEE OF THE SHIRLEY J. FARRIS FAMILY TRUST, AND THELMA LEE JOHNSON, INDIVIDUALLY AND AS TRUSTEE OF THE THELMA LEE JOHNSON FAMILY TRUST, GRANTEE, RECORDED NOVEMBER 19, 1981, IN OFFICIAL RECORDS BOOK 9900, PAGE 122, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	DOES NOT AFFECT THE SURVEYED PROPERTY.
5. EASEMENT DEED BY AND BETWEEN M.A.P. VIEWPOINTS, INC., A FLORIDA CORPORATION, GRANTOR, AND VLRC ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, GRANTEE, RECORDED JUNE 27, 1983, IN OFFICIAL RECORDS BOOK 1086, PAGE 92, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	DOES NOT AFFECT THE SURVEYED PROPERTY.
6. GRANT OF EASEMENT BY AND BETWEEN MARGATE APARTMENTS, JOINT VENTURE, A TEXAS JOINT VENTURE, GRANTOR, AND MARGATE INVESTMENTS, A TEXAS GENERAL PARTNERSHIP, GRANTEE, RECORDED NOVEMBER 26, 1985, IN OFFICIAL RECORDS BOOK 12994, PAGE 950, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	AS SHOWN ON SURVEY
7. GRANT OF EASEMENT BY AND BETWEEN MARGATE INVESTMENTS, A TEXAS GENERAL PARTNERSHIP AND MARGATE APARTMENTS, JOINT VENTURE, GRANTOR, AND CITY OF MARGATE, FLORIDA, GRANTEE, RECORDED DECEMBER 27, 1985, IN OFFICIAL RECORDS BOOK 13071, PAGE 107, MODIFIED BY RESOLUTION NO. 5757 RECORDED JULY 14, 1986, IN OFFICIAL RECORDS BOOK 13553, PAGE 720, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	AS SHOWN ON SURVEY
8. SEWER EASEMENT BY AND BETWEEN DINERSTEIN BUILDERS, INC., GRANTOR, AND MUNICIPALITY OF MARGATE, GRANTEE, RECORDED JULY 10, 1987, IN OFFICIAL RECORDS BOOK 14608, PAGE 307, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	AS SHOWN ON SURVEY
9. WATER DISTRIBUTION EASEMENT BY AND BETWEEN DINERSTEIN BUILDERS, INC., GRANTOR, AND MUNICIPALITY OF MARGATE, GRANTEE, RECORDED JULY 10, 1987, IN OFFICIAL RECORDS BOOK 14608, PAGE 311, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	AS SHOWN ON SURVEY

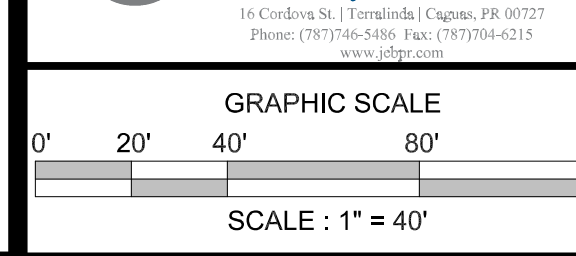
ENCROACHMENT STATEMENT

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED AND THE ABOVE PREMISES; THERE ARE NO APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND / OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

ZONING DESIGNATION TOC-CC (TRANSIT - ORIENTED CORRIDOR - CITY CENTER)

ZONING REQUIREMENTS	EXISTING	REQUIRED*
PARKING		
REGULAR	202	1 SPACE FOR EACH 5 BEDS FOR PATIENTS PLUS 1 SPACE FOR EACH EMPLOYEE
HANDICAP	15	
HEIGHT		
ESTIMATED 36 FT.		122 FT.
SETBACKS		
FRONT	70 FT.	16 FT. ARTERIAL ROADWAY, MEASURED FROM THE BACK-OF-SIDE WALK LINE TO THE PRIMARY BUILDING FACE; 16 FT. ALL OTHER ROADWAYS
LATERAL	40 FT., WEST LOT LINE	NO MINIMUM REQUIREMENTS
REAR	60 FT.	38 FT.
MAXIMUM LOT AREA	10,000 SQ. FT.	317,326.39 SQ. FT.
MAXIMUM ST. FRONTAGE	44 FT.	100 FT.
MAXIMUM STORIES	3-STORY	8-STORY

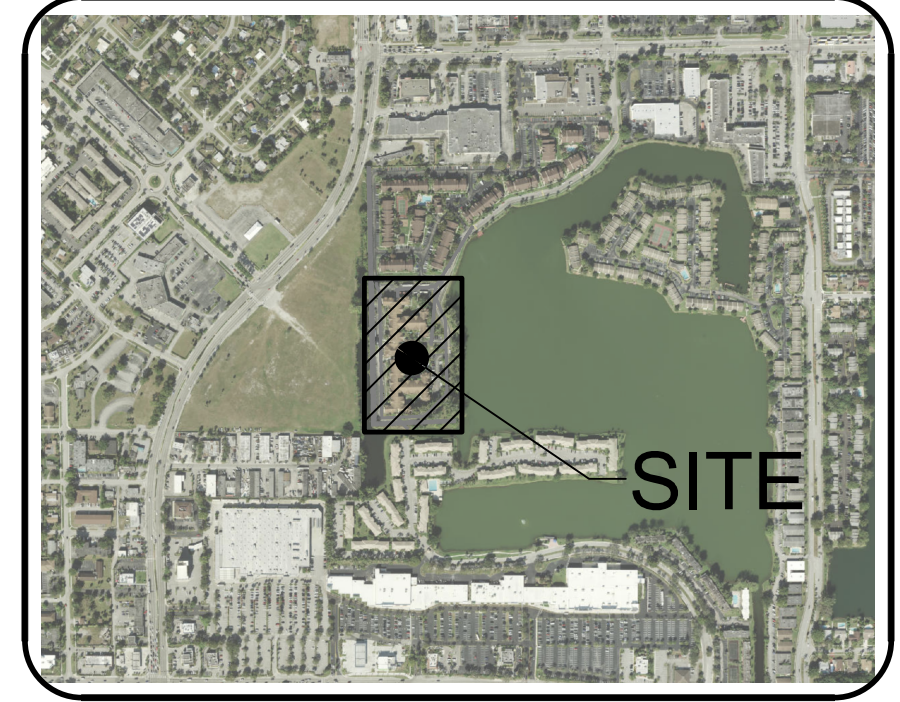
*(AS PER ZONING REPORT, DATED MAY 12, 2021.)



Drawn by: X.M.	Survey Ref. No.: JEB-5173
Checked by: C. LEBRON	Field Date: SEPT. 27, 2024
Revision Box	
Date:	Revision:

LOCATION MAP

SCALE 1" = 1,000'



FLOOD INFORMATION

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AND "AE" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 12011C0355J DATED AUGUST 18, 2014 AND IS NOT A FLOOD ZONE AREA.

ABBREVIATIONS :

C.B.	CATCH BASIN	COMM.	COMMUNICATION
S.M.H.	SANITARY SEWER MANHOLE	ELEC.	ELECTRIC
ST.M.H.	STORM SEWER MANHOLE	C.W.	CONCRETE WALL
E.M.H.	ELECTRIC MANHOLE	FCL	CHAIN LINK FENCE
CONC.	CONCRETE	BWF	BARBED WIRE FENCE
C.S.	CONCRETE SLAB	(P)	PLAT
B.S.	BUS STOP	(M)	MEASURED
F.F.E.	FINISH FLOOR ELEVATION	R/W	RIGHT OF WAY
Ø	PIPE DIAMETER	I.E.	INVERT ELEVATION
H.W.	HEADWALL	T.E.	TOP ELEVATION
C.I.	CURB INLET	N/A	NO ACCESS
UNK	UNKNOWN		
T.W.E.	TOP OF WALL ELEVATION		

BASIS OF BEARINGS

THE BEARING OF THE LINE BETWEEN STATION 3502-1 & 3502-2, SHOWN TO BE 273.40 FEET, S 07°12'22" E, WAS TAKEN AS THE BASIS OF BEARING SHOWN ON THIS SURVEY.

SURVEYOR'S NOTES

- ALL DISTANCES ARE EXPRESSED IN US SURVEY FEET, UNLESS OTHERWISE NOTED.
- FIELDWORK PERFORMED ON SEPTEMBER 27, 2024.
- HORIZONTAL DATUMS ARE REFERRED TO NAD 83 SPC ZONE FLORIDA EAST 0901.
- VERTICAL DATUM IS REFERRED TO NAVD88.
- PLEASE REFER TO SURVEY JEB-5173.
- THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF THE SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS AN INDICATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS AND ADVISE ARCHITECT OR OWNER OF ANY DIFFERENCES.
- RELATIVE POSITIONAL ACCURACY FOR THIS PROJECT WITHIN THE MINIMUM STANDARDS SET BY ALTA AND NSPS.
- EQUIPMENT USED IN THIS SURVEY HAS BEEN CALIBRATED AND FOUND TO BE WORKING WITHIN FACTORY TOLERANCES AND SPECIFICATIONS.
- NO EVIDENCE OF EARTH MOVEMENT WAS FOUND AT TIME OF SURVEY.
- SUBSURFACE UTILITIES WERE LOCATED TO A QUALITY LEVEL B OF SPECIFICATION ASCS 38-22. THE DETAILED FINDINGS OF THE SUBSURFACE UTILITY PORTION OF THIS SURVEY ARE CONTAINED ON THE PROJECT REPORT (5173-SUS.PDF), HEREBY MADE PART OF THESE DRAWINGS AND NOT VALID IF SEPARATED FROM EACH OTHER. DUE TO THE FINDINGS WITHIN THE SURVEY LIMITS, IT IS RECOMMENDED THAT NON DESTRUCTIVE EXCAVATIONS BE PERFORMED FOR WORK IN THESE AREAS.
- THE BASIS OF BEARINGS OF THIS SURVEY ARE ASSUMED WITH A REFERENCE BEARING DUE NORTH ALONG THE WEST LINE OF PARCEL "A" "LEMON TREE LAKE" AND REFERRED TO THE S.E. CORNER OF THE N.E. 1/4, TOWNSHIP 48S RANGE 41 E, SECTION 36, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 82, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE DISTANCE TO THE NEAREST INTERSECTING STREET N STATE RD 7 IS 390.41 FT. AND IS DESIGNATED ON VICINITY MAP FOR CLARITY.

SURVEYOR'S CERTIFICATION

- TO:
- BLUEPRINT CAPITAL PARTNERS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPER. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 27, 2024.

DATE OF PLAT OR MAP: OCTOBER 15, 2024.

CARLOS M. LEBRON CABRERA
PROFESSIONAL SURVEYOR
FLORIDA REGISTRATION NO. J259

Copy Sent Date: OCT. 15, 2024

Sheet 1 of 2

Prepared For:

Blueprint Capital Partners

Project Address:
5600 LAKESIDE DRIVE, CITY OF MARGATE
BROWARD COUNTY, FLORIDA

Project Location:
FLORIDA, UNITED STATES OF AMERICA

Project Name:

ALTANS/NSPS LAND TITLE SURVEY

Job Number:

JEB-5173