LEGAL DESCRIPTION:

PARCEL I:

ALL THOSE TRACTS, PIECES AND PARCELS OF LAND SITUATE IN BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN "MARGATE PLAZA NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, AT PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

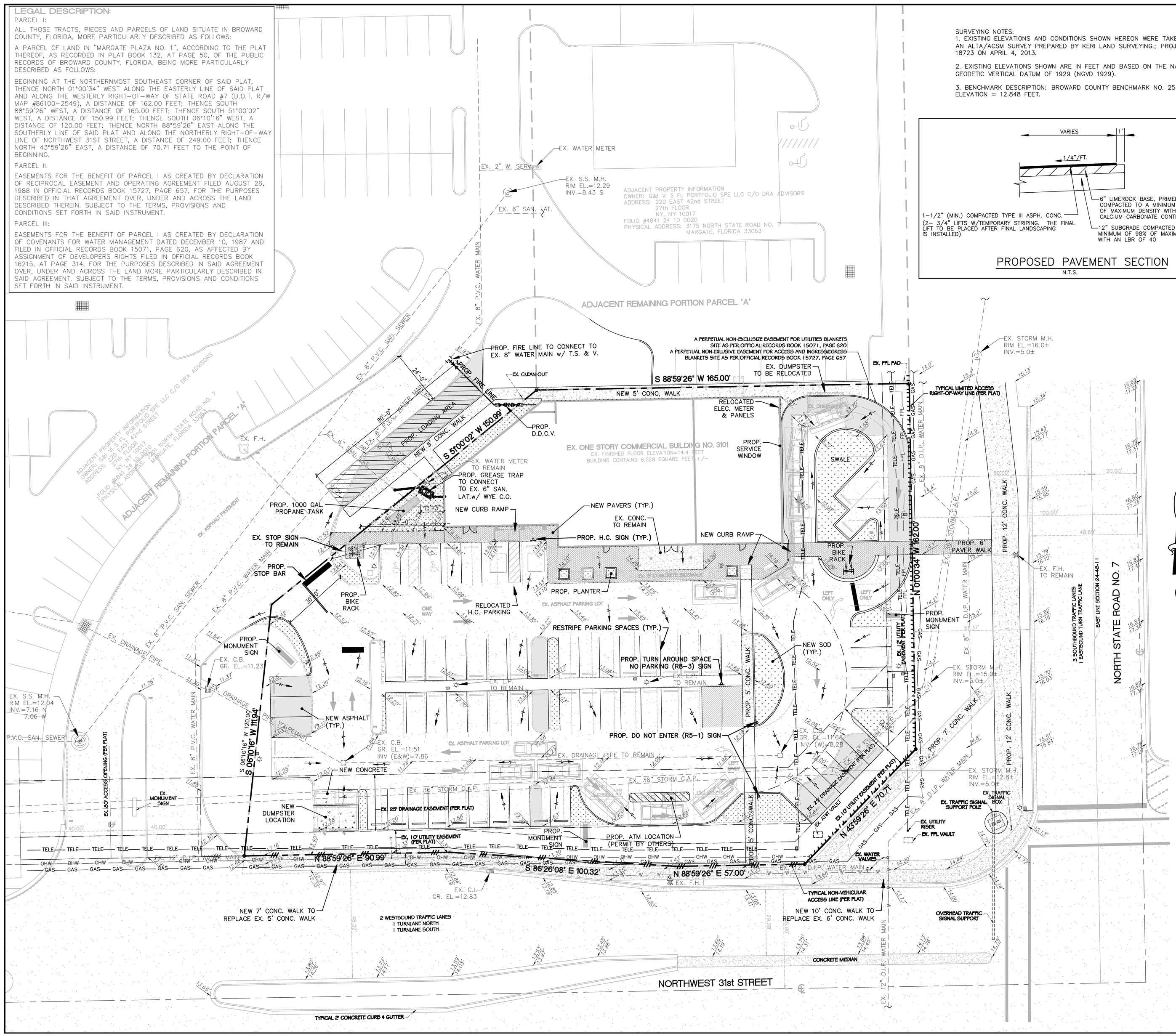
BEGINNING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01°00'34" WEST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE WESTERLY RIGHT-OF-WAY OF STATE ROAD #7 (D.O.T. R/W MAP #86100-2549), A DISTANCE OF 162.00 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 51°00'02" WEST, A DISTANCE OF 150.99 FEET; THENCE SOUTH 06°10'16" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 88°59'26" EAST ALONG THE SOUTHERLY LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 31ST STREET, A DISTANCE OF 249.00 FEET; THENCE NORTH 43°59'26" EAST, A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING.

PARCEL II:

EASEMENTS FOR THE BENEFIT OF PARCEL I AS CREATED BY DECLARATION OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT FILED AUGUST 26, 1988 IN OFFICIAL RECORDS BOOK 15727, PAGE 657, FOR THE PURPOSES DESCRIBED IN THAT AGREEMENT OVER, UNDER AND ACROSS THE LAND DESCRIBED THEREIN. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

PARCEL III:

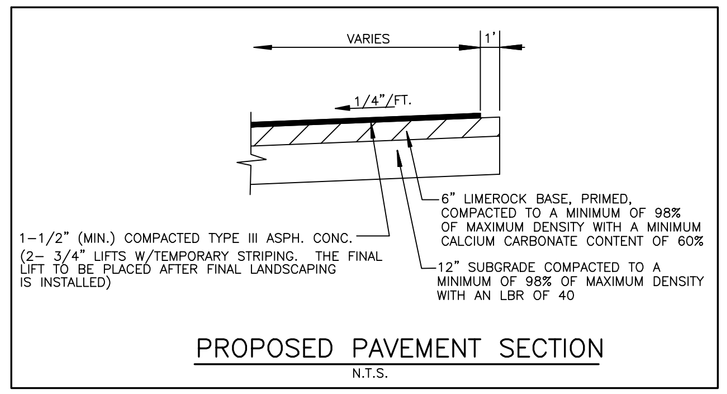
EASEMENTS FOR THE BENEFIT OF PARCEL I AS CREATED BY DECLARATION OF COVENANTS FOR WATER MANAGEMENT DATED DECEMBER 10, 1987 AND FILED IN OFFICIAL RECORDS BOOK 15071, PAGE 620, AS AFFECTED BY ASSIGNMENT OF DEVELOPERS RIGHTS FILED IN OFFICIAL RECORDS BOOK 16215, AT PAGE 314. FOR THE PURPOSES DESCRIBED IN SAID AGREEMENT OVER, UNDER AND ACROSS THE LAND MORE PARTICULARLY DESCRIBED IN SAID AGREEMENT. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.



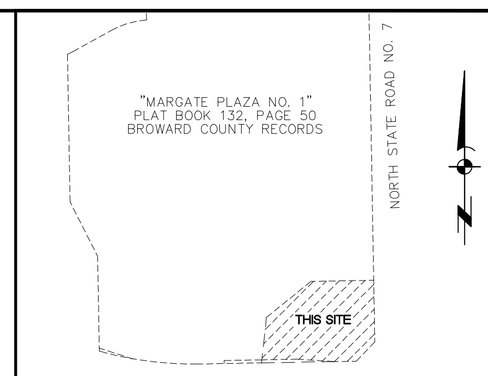
SURVEYING NOTES:
1. EXISTING ELEVATIONS AND CONDITIONS SHOWN HEREON WERE TAKEN FROM AN ALTA/ACSM SURVEY PREPARED BY KERI LAND SURVEYING.; PROJECT NO. 18723 ON APRIL 4, 2013.

2. EXISTING ELEVATIONS SHOWN ARE IN FEET AND BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

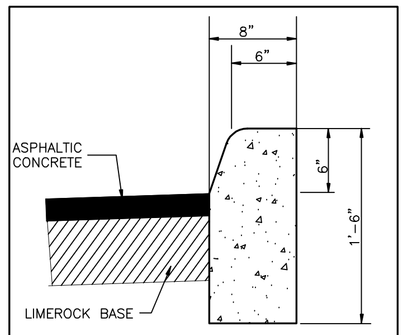
3. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 2556, ELEVATION = 12.848 FEET.



PROPOSED PAVEMENT SECTION
N.T.S.



LOCATION SKETCH
SECTION 24, TOWNSHIP 48S, RANGE 41E
N.T.S.



TYPE "D" CURB DETAIL
N.T.S.

LEGEND

- EXISTING CONCRETE LIGHT POLE
- EXISTING GRADE
- DIRECTION OF FLOW
- EXISTING ASPHALT
- REMOVE EXISTING PAVEMENT, FILL & REGRADE FOR SOD
- NEW/PROPOSED ASPHALT
- PROPOSED PAVERS
- PROPOSED CONCRETE

EP	EMPLOYEE PARKING
F.H.	FIRE HYDRANT
C.O.	CLEANOUT
M.H.	MANHOLE
C.B.	CATCH BASIN
C.I.	CURB INLET
U.E.	UTILITY EASEMENT
C.A.P.	CORRUGATED ALUMINUM PIPE
D.I.P.	DUCTILE IRON PIPE
P.V.C.	POLYVINYL CHLORIDE
C.P.P.	CORRUGATED POLYETHYLENE PIPE
D.D.C.V.	DOUBLE DETECTOR CHECK VALVE

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FOR UNDERGROUND UTILITIES NOTIFICATION AND LOCATION

DISCLAIMER:
INFORMATION SHOWN ON THIS PLAN IS A GRAPHIC REPRESENTATION ONLY, AND IS NOT TO BE USED IN LIEU OF A HORIZONTAL CONTROL PLAN.

NEAL B. JANOV #21998

DIVERSIFIED CONSTRUCTION & ENGINEERING SERVICES
DCES
2295 N.W. CORPORATE BLVD, #125, BOCA RATON, FL 33431
561-750-3717 FAX 561-750-3686
EB #6459

REVISIONS	DATE:	DWN.:	CHK.:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

MARGATE RETAIL

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

CONCEPTUAL SITE ENGINEERING PLAN

DCES

SCALE:	1"=20'
DATE:	1-17-17
DWN. BY:	S.T.
CHK. BY:	N.B.J.
F.B.	PG.
JOB NO.:	2194-16
SHEET:	C-1 OF 1