

**RESIDENTIAL AREA AT
MARGATE EXECUTIVE GOLF COURSE**

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 60°53'32" WEST, 34.01 FEET; THENCE SOUTH 18°02'21" WEST, 40.94 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 493.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'34" AN ARC DISTANCE OF 62.18 FEET; THENCE SOUTH 79°18'11" EAST, 21.99 FEET; THENCE SOUTH 0°13'44" WEST, 460.62 FEET; THENCE SOUTH 16°34'29" WEST, 195.66 FEET; THENCE NORTH 89°07'23" EAST, 780.00 FEET; THENCE SOUTH 0°07'41" EAST, 720.00 FEET; THENCE SOUTH 89°52'19" WEST, 300.00 FEET; THENCE NORTH 0°07'41" WEST, 394.17 FEET; THENCE SOUTH 89°52'19" WEST, 1,164.35 FEET; THENCE NORTH 9°54'43" WEST, 278.97 FEET; THENCE NORTH 80°15'54" EAST, 389.65 FEET; THENCE NORTH 3°58'34" EAST, 954.60 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 51°16'13" EAST, 65.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 35.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 13°59'56" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°01'30" AN ARC DISTANCE OF 44.00 FEET; THENCE SOUTH 3°58'34" WEST, 17.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 832.33 FEET, TO WHICH A RADIAL LINE BEARS NORTH 40°05'51" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'44" AN ARC DISTANCE OF 261.42 FEET; THENCE NORTH 49°47'26" EAST, 26.54 FEET; THENCE NORTH 18°02'21" EAST, 9.40 FEET; THENCE NORTH 24°27'18" WEST, 33.78 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 776.33 FEET, TO WHICH THE RADIUS BEARS NORTH 23°03'03" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°18'20" AN ARC DISTANCE OF 126.08 FEET TO THE POINT OF BEGINNING;

CONTAINING 893,170 SQUARE FEET, 20.50 ACRES, MORE OR LESS



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PROJECT: MARGATE EXECUTIVE GOLF COURSE

PROJECT NO.: 180761

DATE: 1/9/23

SHEET 1 OF 6

**RESIDENTIAL AREA AT
MARGATE EXECUTIVE GOLF COURSE**

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE IS: CLOCKWISE 01°11'16".
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

LEGEND AND ABBREVIATIONS:

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
CL	= CENTERLINE	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	R	= RADIUS
O.R.B.	= OFFICIAL RECORDS BOOK	U.E.	= UTILITY EASEMENT
(P)	= PLAT		
P.B.	= PLAT BOOK		
PG.	= PAGE		

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118



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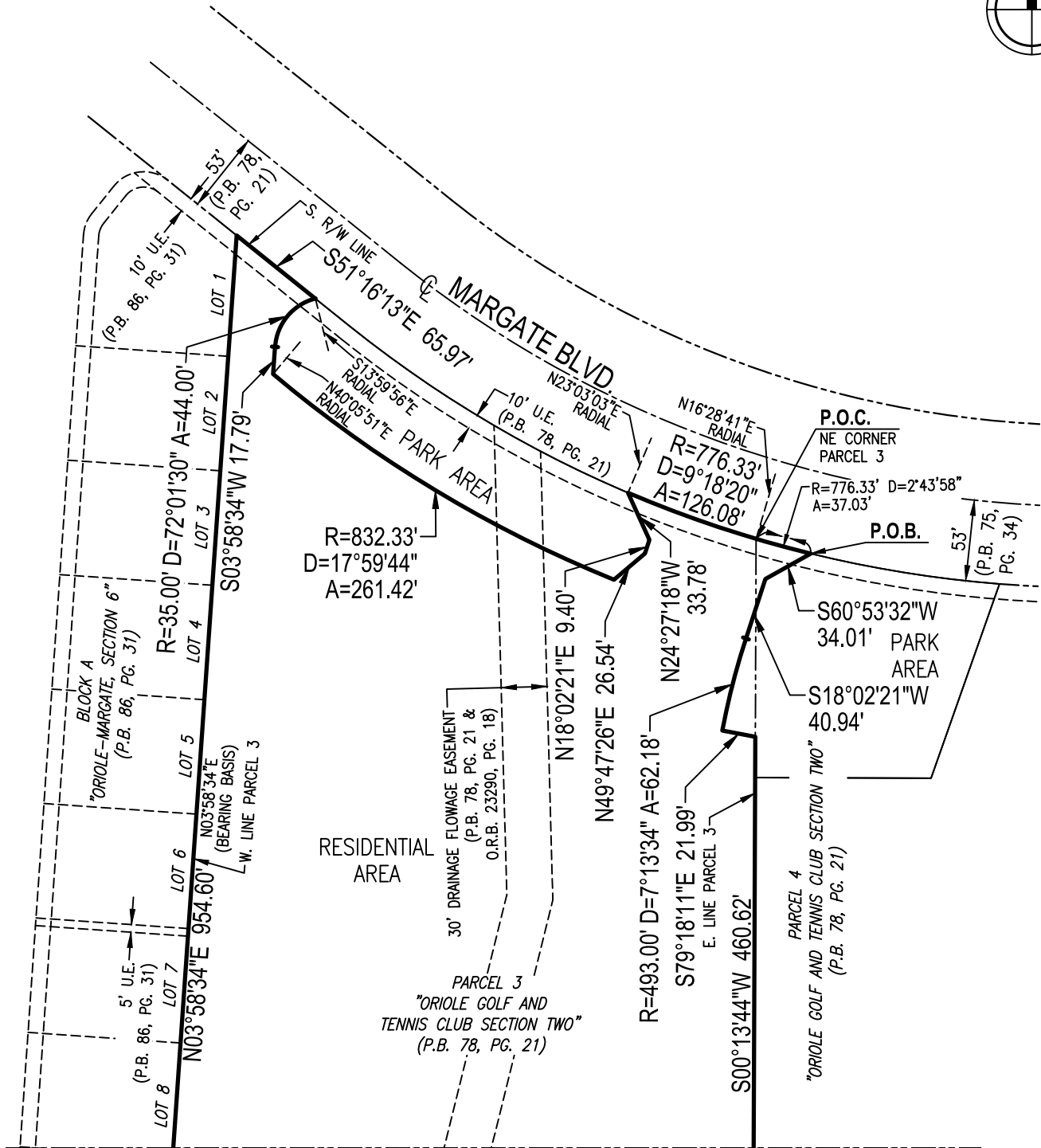
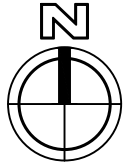
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SHEET 2 OF 6

RESIDENTIAL AREA AT MARGATE EXECUTIVE GOLF COURSE



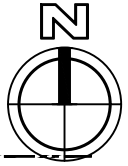
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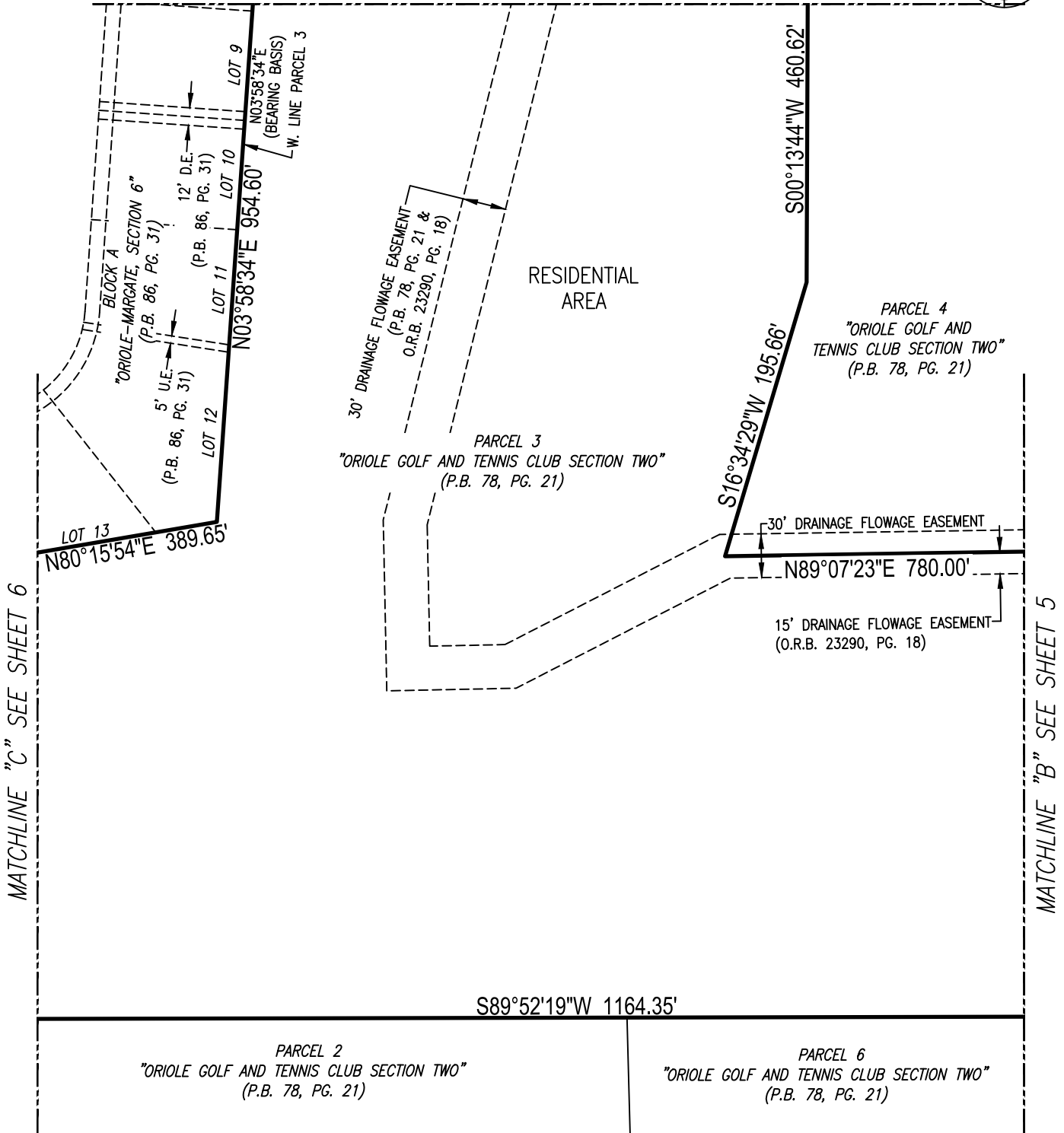
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REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	MARGATE EXECUTIVE GOLF COURSE	SCALE: 1" = 100'		
PROJECT NO.:	180761	SHEET 3 OF 6		

RESIDENTIAL AREA AT MARGATE EXECUTIVE GOLF COURSE



MATCHLINE "A" SEE SHEET 3



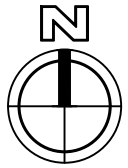
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PROJECT NO.:	180761		SHEET 4 OF 6	

RESIDENTIAL AREA AT MARGATE EXECUTIVE GOLF COURSE



MATCHLINE "B" SEE SHEET 4

PARCEL 4
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

30' DRAINAGE FLOWAGE EASEMENT

N89°07'23"E 780.00'

15' DRAINAGE FLOWAGE EASEMENT
(O.R.B. 23290, PG. 18)

RESIDENTIAL
AREA

PARCEL 3
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

S89°52'19"W 1164.35'

PARCEL 6
"ORIOLE GOLF AND
TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

N00°07'41"W 394.17'

S00°07'41"E 720.00'

15' DRAINAGE FLOWAGE EASEMENT
(O.R.B. 23290, PG. 18)

30' DRAINAGE FLOWAGE EASEMENT

PARCEL 6
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

S89°52'19"W 300.00'



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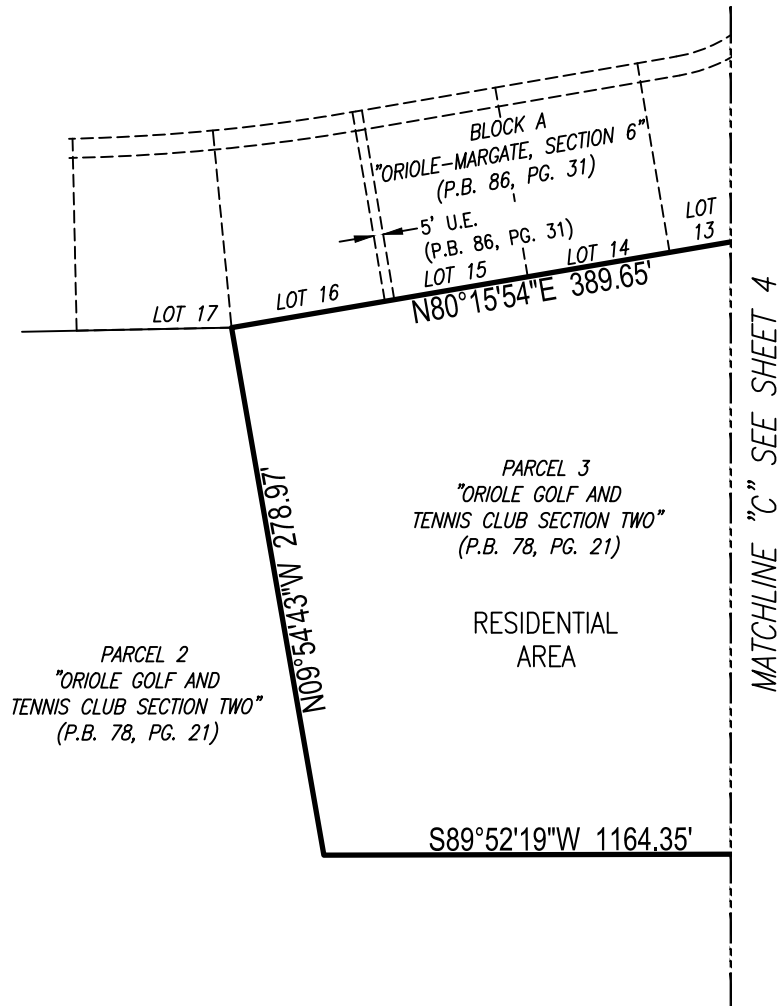
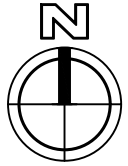
PROJECT: MARGATE EXECUTIVE GOLF COURSE

SCALE: 1" = 100'

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SHEET 5 OF 6

RESIDENTIAL AREA AT MARGATE EXECUTIVE GOLF COURSE



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PROJECT NO.:	180761		SHEET 6 OF 6	