

LEGAL DESCRIPTION

PARCEL 3, "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.

TOGETHER WITH:

A PORTION OF PARCEL 4 OF SAID PLAT, "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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE SOUTH 00°03'23" WEST, 292.60 FEET ALONG THE WEST BOUNDARY OF SAID SECTION TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. ACCORDING TO SAID PLAT; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. THE FOLLOWING FOUR (4) COURSES: SOUTH 89°56'37" EAST, 15.94 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 664.05 FEET, A DELTA OF 39°51'40", AN ARC DISTANCE OF 461.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH 50°04'57" EAST, 725.16 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 776.33 FEET, A DELTA OF 22°15'10", AN ARC DISTANCE OF 301.52 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 776.33 FEET, A DELTA OF 11°58'05", AN ARC DISTANCE OF 162.16 FEET (THE PRECEDING COURSE BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD.); THENCE SOUTH 20°36'41" WEST, 134.67 FEET; THENCE NORTH 88°35'00" WEST, 115.00 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL 3, THENCE NORTH 01°25'00" EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

- THIS PRINTED DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS ELECTRONIC DRAWING IS VALID WITH A DIGITAL SEAL, BEING AN ELECTRONIC DIGITAL AUTHENTICATION PROCESS, ATTACHED BY A FLORIDA LICENSED SURVEYOR AND MAPPER, PURSUANT TO CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
- THE AREA OF THIS PROPERTY IS 21.302 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE MOST NORTHERLY WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A GRID BEARING OF N 05°09'50" E, ACCORDING TO STONER/KEITH RESURVEY OF ALL OF TOWNSHIP 48 SOUTH, RANGE 41 EAST (MISC. P.B. 3, PG. 44) AS TRANSFORMED TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2312; ELEVATION: 9.13'.
- PROPERTY ADDRESS: 7705 & 7870 MARGATE, BLVD., MARGATE, FL 33063.
- FEMA FLOOD ELEVATION INFORMATION:
A. FIRM NO.: 12011C0355H
B. EFFECTIVE DATE: AUGUST 18, 2014
C. ZONE: AE & X
D. BASE FLOOD ELEV.: 10'/11' & N/A
- NUISANCE TREES (AUSTRALIAN PINE, EARLEAF ACACIA, AND/OR FLORIDA HOLLY) WERE NOT LOCATED AS PART OF THIS SURVEY.
- GOLF CART PATHS, GREENS, SAND TRAPS, ETC ARE NOT LOCATED HEREON.

SURVEYOR'S CERTIFICATION:

TO: NORTH AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(a), 8 AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/7/18 AND LAST UPDATED 10/17/2022.

DATE OF PLAT OR MAP: 10/19/22

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L55118
EMAIL: DAN@HSQGROUP.NET

TREE NO.	TYPE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	APPROXIMATE HEIGHT (in feet)	APPROXIMATE CANOPY (in feet)	TREE NO.	TYPE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	APPROXIMATE HEIGHT (in feet)	APPROXIMATE CANOPY (in feet)
60494	LIVE OAK	22	30	30	60678	LIVE OAK	36	20	20
60495	SABAL PALM	10	20	10	60680	SABAL PALM	12	15	10
60496	SABAL PALM	10	20	10	60741	SABAL PALM	10	20	12
60497	SABAL PALM	10	20	10	60682	SABAL PALM	12	15	10
60498	SABAL PALM	10	20	10	60683	SABAL PALM	18	6	10
60499	QUEEN PALM	8	15	10	60684	TREE	18	20	20
60500	QUEEN PALM	10	15	10	60685	SABAL PALM	18	15	12
60501	QUEEN PALM	10	12	10	60686	SABAL PALM	18	15	12
60502	SABAL PALM	10	15	10	60687	SABAL PALM	18	10	10
60503	BLACK OLIVE	24	40	35	60689	SABAL PALM	10	20	10
60504	SABAL PALM	15	15	12	60698	SABAL PALM	10	20	10
60505	SABAL PALM	15	15	12	60708	SABAL PALM	12	20	12
60506	SABAL PALM	10	10	12	60709	SABAL PALM	18	5	10
60507	SABAL PALM	10	18	12	60710	SABAL PALM	10	20	12
60508	SABAL PALM	10	18	12	60711	SABAL PALM	12	20	12
60509	SABAL PALM	8	15	10	60712	SABAL PALM	10	20	12
60510	SABAL PALM	8	20	10	60713	SABAL PALM	10	20	12
60511	SABAL PALM	20	10	10	60714	SABAL PALM	10	20	12
60512	SABAL PALM	20	10	10	60715	SABAL PALM	8	20	12
60513	LIVE OAK	20	40	45	60716	SABAL PALM	8	15	10
60514	SABAL PALM	6	14	10	60717	SABAL PALM	8	15	12
60515	LIVE OAK	8	15	12	60718	SABAL PALM	10	15	12
60594	SABAL PALM	18	15	12	60719	SABAL PALM	10	15	12
60595	SABAL PALM	18	12	12	60720	SABAL PALM	10	20	12
60596	SABAL PALM	10	5	10	60721	SABAL PALM	10	15	12
60597	SABAL PALM	10	3	8	60722	SABAL PALM	10	12	10
60598	SABAL PALM	8	10	10	60723	SABAL PALM	12	20	12
60599	SABAL PALM	18	12	10	60724	SABAL PALM	10	20	12
60604	SABAL PALM	12	6	12	60725	SABAL PALM	10	20	12
60605	SABAL PALM	8	18	12	60726	SABAL PALM	8	25	15
60606	LIVE OAK	24	45	60	60727	SABAL PALM	12	25	15
60608	SABAL PALM	10	3	10	60728	SABAL PALM	12	5	10
60609	ROYAL PALM	8	10	20	60729	FICUS	8	25	20
60607	SABAL PALM	10	10	20	60730	SABAL PALM	8	25	15
60608	SABAL PALM	18	10	20	60731	SABAL PALM	6	25	15
60609	UNKNOWN TREE	18	10	20	60732	SABAL PALM	12	20	12
60670	SABAL PALM	18	10	20	60733	SABAL PALM	12	20	12
60671	SABAL PALM	12	15	10	60739	LIVE OAK	12	20	20

LEGEND:

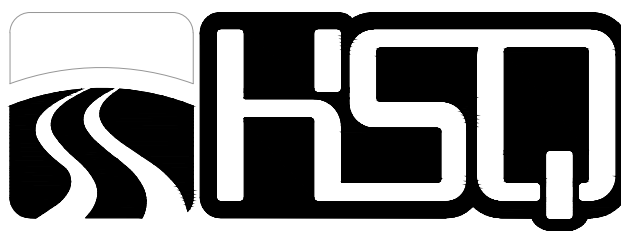
--- BACKFLOW PREVENTER	--- NON-VEHICULAR ACCESS LINE
--- BOLLARD	--- POLE, LIGHT
--- CABLE BOX	--- POLE, WOOD
--- CATCH BASIN	--- SANITARY MANHOLE
--- CENTERLINE	--- SIGN
--- CLEANOUT	--- TELEPHONE RISER
--- ELECTRIC METER	--- TRANSFORMER
--- ELEVATION	--- TREE & PALM TREE
--- FIRE HYDRANT	--- VALVE, WATER
--- MANHOLE, DRAINAGE	--- WATER METER
--- MANHOLE, SANITARY	--- WIRE, OVERHEAD
--- MANHOLE, COMMUNICATION	

ABBREVIATIONS:

A	= ARC LENGTH	E.O.W.	= EDGE OF WATER
A/C	= AIR CONDITIONER	ICV	= IRRIGATION CONTROL VALVE
ALUM	= ALUMINUM	INW	= INVERT
B.C.R.	= BROWARD COUNTY RECORDS	MON.	= MONUMENT
CB	= CATCH BASIN	N/D	= NAIL AND DISC
C.B.S.	= CONCRETE BLOCK STRUCTURE	(P)	= PLAT
CLF	= CHAIN LINK FENCE	P.B.	= PLAT BOOK
CLP	= CORRUGATED METAL PIPE	PG.	= PAGE
CONC.	= CONCRETE	R	= RADIUS
D	= DELTA (CENTRAL ANGLE)	R/W	= RIGHT-OF-WAY
(D)	= DESCRIPTION	SIR/C	= SET 1/2" IRON ROD W/CAP LB7924
D.E.	= DRAINAGE EASEMENT	SMH	= SANITARY SEWER MANHOLE
EL.	= FINISHED FLOOR	SN/D	= SET NAIL & DISC LB7924
F.F.	= FINISHED FLOOR	S.F.	= SQUARE FEET
FIP	= FOUND IRON PIPE	STY.	= STORY
FIR	= FOUND IRON ROD	TCB	= TRAFFIC CONTROL BOX
FIR/C	= FOUND IRON ROD W/CAP	TYP.	= TYPICAL
FND	= FOUND	U.E.	= UTILITY EASEMENT
		WV	= WATER VALVE

NO.	DATE	BY	REVISED	DESCRIPTION	FB/PG
4	2/20/23	DCL	DCL	ADD LANE LINE DATA	FILE
3	10/19/22	GTW	DCL	ADDITIONAL DRAINAGE AND SANITARY	FILE
2	5/13/2021	EC	DCL	UPDATE SURVEY	FILE
1	9/12/18	EC	DCW	ADDITIONAL DRAINAGE STRUCTURES PER CITY ATLAS	51/3
		BY	REVISIONS		FB/PG

SCALE: 1"=40'
DATE: 8/28/18
DRAWN BY: EC
FIELD BOOK: 49/61
CHECKED BY: DCW
SURVEY TYPE: BOUNDARY



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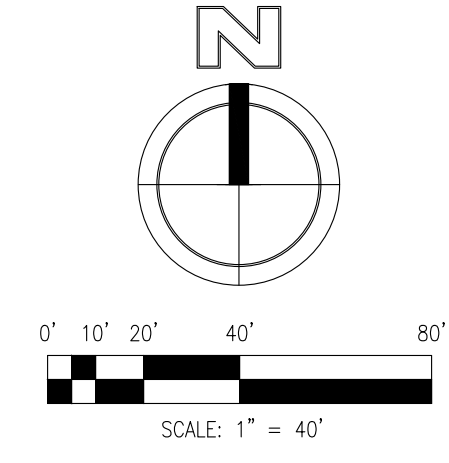
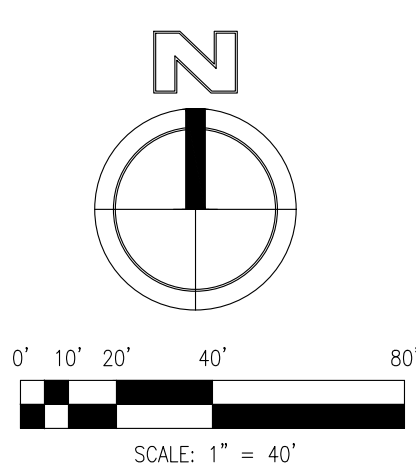
MAP OF ALTA/NSPS LAND TITLE SURVEY
MARGATE EXECUTIVE GOLF COURSE
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
180761
SHEET NUMBER
1 OF 2

SEE SHEET 1 MATCHLINE "A"

SEE BELOW
MATCHLINE "B"

MATCHLINE "B"
SEE ABOVE



TITLE COMMITMENT INFORMATION TABLE					
NORTH AMERICAN TITLE COMPANY FILE NO.: 18082786 COMMITMENT DATE: JULY 26, 2018				ITEMS LISTED ARE PER SCHEDULE B II EXCEPTIONS	
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	PERTAINS TO PARCEL	PLOTTED
7	PLAT - ORIOLE GOLF AND TENNIS CLUB SEC. 2	EASEMENTS	P.B. 78, PG. 21	YES	YES
8	FLOWAGE EASEMENT	DRAINAGE & FLOWAGE EASEMENT (BLANKET)	O.R.B. 10163, PG. 361	YES	NO
9	EASEMENT	WATER, SEWER, DRAINAGE EASEMENT (BLANKET)	O.R.B. 10163, PG. 377	YES	NO
10	EASEMENT (FLOWAGE AND DRAINAGE)	FLOWAGE AND DRAINAGE EASEMENT TO CITY OF MARGATE	O.R.B. 23290, PG. 18	YES	YES
11	RESOLUTION	CITY OF MARGATE RECLAIMED WATER USE AGREEMENT	O.R.B. 48317, PG. 404	YES	NO

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
				SEE SHEET 1	

SCALE: 1"=40' DATE: 8/28/18
 DRAWN BY: EC FIELD BOOK: 49/61
 CHECKED BY: DCW SURVEY TYPE: BOUNDARY



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MAP OF ALTA/NSPS LAND TITLE SURVEY
MARGATE EXECUTIVE GOLF COURSE
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
180761
 SHEET NUMBER
2 OF 2