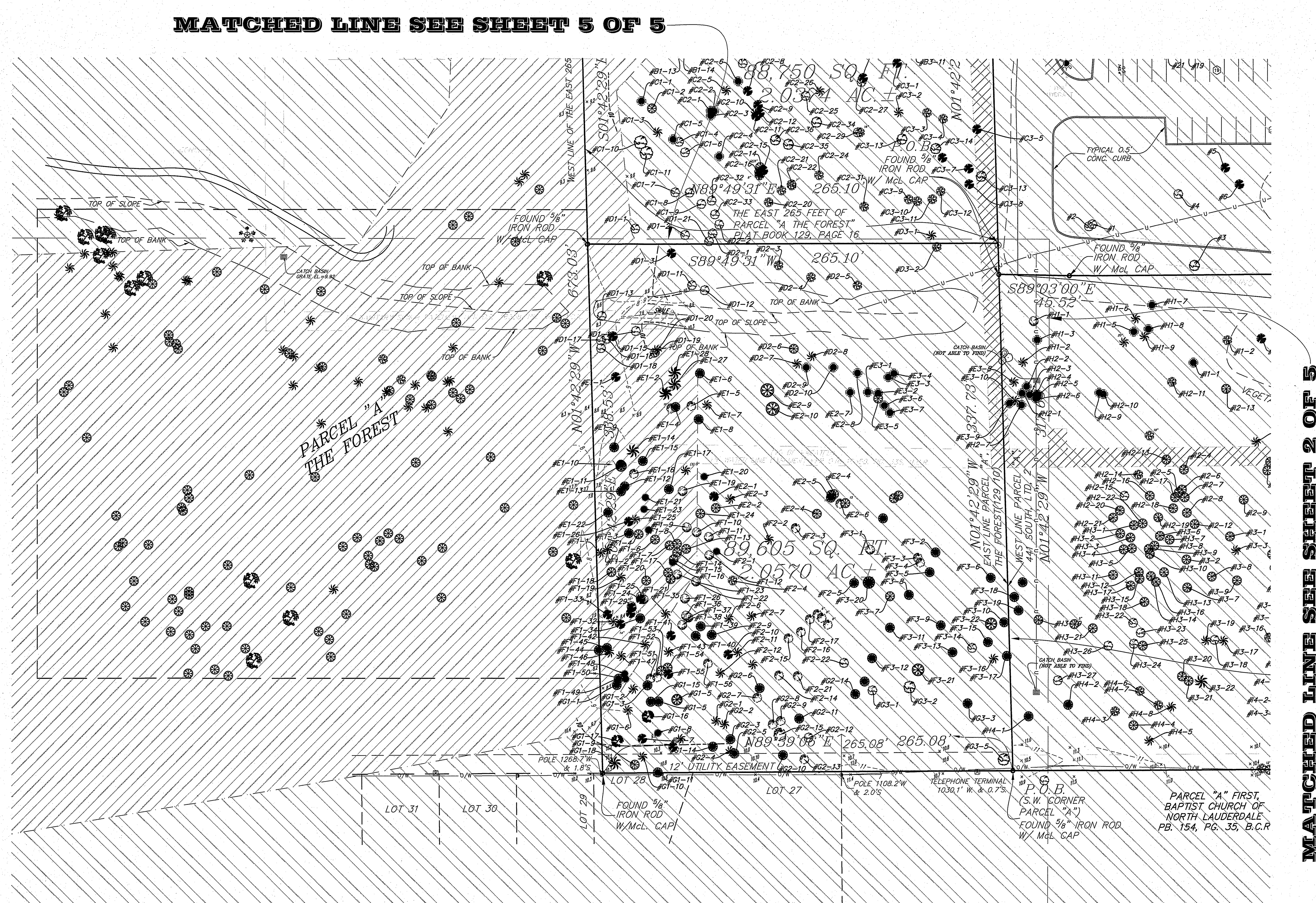
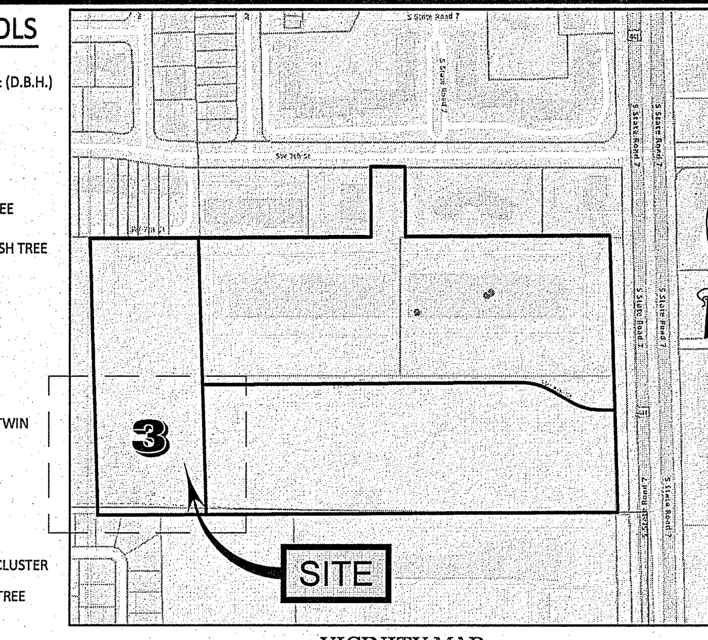
FLORIDA EAST STATE PLANE COORDINATE SYSTEM (NAD83)



TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

- ACACIA
- BLACK OLIVE
- BICHOFIA TREE
- BOTTLE BRUSH TREE
- CYPRESS
- FICUS TREE
- OAK TREE
- PALM TREE
- PALM TREE TWIN
- PINE TREE
- SEA GRAPE
- UMBRELLA
- UNKNOWN CLUSTER
- UNKNOWN TREE



VICINITY MAP
©2008 DeLorme. Street Atlas USA
NOT TO SCALE

SURVEY DESCRIPTION:

OVERALL PARCEL
PARCEL "A" 441 SOUTH LTD. II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
TOGETHER WITH THE EAST 265 FEET OF PARCEL "A" THE FOREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND TOGETHER WITH PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS SITUATE LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING 869,681 SQUARE FEET OR 19.9651 ACRES MORE OR LESS.

PARCEL #1
A PORTION OF THE EAST 265.00 FEET (AS MEASURED AT RIGHT ANGLES) OF PARCEL "A", THE FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°42'29" WEST, ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 337.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°42'29" WEST, ON SAID EAST LINE, A DISTANCE OF 335.31 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 89°39'06" WEST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 265.08 FEET; THENCE SOUTH 01°42'29" EAST, ON A LINE 265.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 334.50 FEET; THENCE NORTH 89°49'31" EAST, A DISTANCE OF 265.10 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 88,750 SQUARE FEET OR 2.0374 ACRES MORE OR LESS.

PARCEL #2
A PORTION OF PARCEL "A", 441 SOUTH, LTD., II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°42'29" WEST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 317.68 FEET; THENCE SOUTH 89°03'00" EAST, A DISTANCE OF 45.52 FEET; THENCE NORTH 89°33'42" EAST, A DISTANCE OF 731.89 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 149.33 FEET,
A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 78.19 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 60°26'18" EAST, A DISTANCE OF 55.95 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CURVE TO THE LEFT, WITH A RADIUS OF 150.67 FEET, A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 78.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'42" EAST, A DISTANCE OF 32.67 FEET; THENCE SOUTH 01°42'29" EAST, ON THE EAST LINE
OF SAID PARCEL "A", A DISTANCE OF 249.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°39'06" WEST, ON THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 1007.02 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 310,585 SQUARE FEET OR 7.1301 ACRES MORE OR LESS.

PARCEL #3
A PORTION OF THE EAST 265.00 FEET (AS MEASURED AT RIGHT ANGLES) OF PARCEL "A", THE FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°42'29" WEST, ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 337.73 FEET; THENCE SOUTH 89°49'31" WEST, A DISTANCE OF 265.10 FEET; THENCE SOUTH 01°42'29" EAST, ON THE WEST LINE OF THE SAID EAST 265.00 FEET OF PARCEL "A", A DISTANCE OF 338.53 FEET; THENCE NORTH 89°39'06" EAST,
ON THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 265.08 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 89,605 SQUARE FEET OR 2.0570 ACRES MORE OR LESS.

PARCEL #4
ALL OF PARCEL "A" 441 SOUTH LTD. II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL OF PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LESS
A PORTION OF PARCEL "A", 441 SOUTH, LTD., II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°42'29" WEST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 317.68 FEET; THENCE SOUTH 89°03'00" EAST, A DISTANCE OF 45.52 FEET; THENCE NORTH 89°33'42" EAST, A DISTANCE OF 731.89 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CURVE TO THE RIGHT, WITH A RADIUS OF 149.33 FEET,
A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 78.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 60°26'18" EAST, A DISTANCE OF 55.95 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CURVE TO THE LEFT, WITH A RADIUS OF 150.67 FEET, A CENTRAL ANGLE OF 30°00'00", AN ARC DISTANCE OF 78.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°33'42" EAST, A DISTANCE
OF 32.67 FEET; THENCE SOUTH 01°42'29" EAST, ON THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 249.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°39'06" WEST, ON THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 1007.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 380,740 SQUARE FEET OR 8.7406 ACRES MORE OR LESS.

TITLE NOTES:

THERE ARE NO OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAYS OF RECORD AFFECTING THIS PROPERTY PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 7222-6445607 DATED MAY 15th, 2023, AT 9:00AM.

9) MATTERS PER PLAT BOOK 124, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTING THIS PROPERTY AND AS SHOWN.
10) AGREEMENT PER O.R. BOOK 11858, PAGE 375 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ASSIGNMENTS PER O.R. BOOK 12236, PAGE 200 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; O.R. BOOK 18709, PAGE 902 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; O.R. BOOK 19275, PAGE 960 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND O.R. BOOK 32244, PAGE 1880 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY (NOTHING PLOTTABLE).
11) EASEMENT PER O.R. BOOK 14001, PAGE 862 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.
12) SEWER EASEMENT PER O.R. BOOK 14001, PAGE 864 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AFFECTS THIS PROPERTY AND AS SHOWN.

LEGEND

A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
℄ = BASE LINE
B.O.S. = BOTTOM OF STRUCTURE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
℄ = CENTERLINE OF RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.M.P. = CORRUGATED MIDDLE PIPE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.I.N.D. = FLORIDA INLAND NAVIGATION DISTRICT
F/K/A = FORMERLY KNOWN AS
F.P.L. = FLORIDA POWER AND LIGHT CO.
GV = GAS VALVE
G.T.M. = GREASE TRAP MANHOLE
HAG = HIGHEST ADJACENT GRADE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LAG = LOWEST ADJACENT GRADE
LB = LICENSED BUSINESS
L.P.G. = LIQUID PROPANE GAS
MAG. = MAGNETIC
MEAS. = FIELD MEASURE
8 = PARKING SPACES
MISC. = MISCELLANEOUS
M.L.P. = METAL LIGHT POLE
± = MORE OR LESS
MW = MONITORING WELL
NGS = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/W = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P/L = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
SV = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P.C. = STATE PLANE COORDINATE
SQ./FT = SQUARE FEET
S.T.L. = SURVEY TIE LINE
T.O.B. = TOP OF BAFFLE
T.O.W. = TOP OF WALL
W.M. = WATER METER
WV = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/CPA CAP = WITH CONTROL POINT ASSOCIATES CAP L.B. #8137
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
= NON-VEHICULAR ACCESS LINE

LEGEND

Symbol	Description
124 / 125	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× BC 122.95	EXIST. BOTTOM OF CURB ELEVATION
-Ob	SUBSURFACE UTILITY QUALITY LEVEL B
	CATCH BASINS
	GATE POST
EOC	EDGE OF CONC.
EOP	EDGE OF PAVEMENT
	EVIDENCE FOUND

NOTES:

1. PROPERTY KNOWN AS PARCEL "A" THE FOREST, PLAT BOOK 129, PAGE16, B.C.R., AND PARCEL "A" 441 SOUTH, LTD, PLAT BOOK 124, PAGE 41, B.C.R., AND PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, PLAT BOOK 81, PAGE 49, BROWARD COUNTY, FLORIDA
2. AREA= 380,740 SQUARE FEET OR 8.7406 ACRES, MORE OR LESS
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. THIS PROPERTY LIES IN FLOOD ZONES "AH", ELEV.=10.0 AND "X", 0.2% ANNUAL CHANCE OF FLOOD HAZARD PER FLOOD INSURANCE RATE MAP NO. 12011C0355 H, DATED: AUGUST 18, 2014. COMMUNITY PANEL NO. 120047.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON BROWARD COUNTY ENGINEERING DEPARTMENT, BENCH MARK # 2096, ELEVATION= 13.622 (NGVD29) CONVERTED TO 12.022 (NAVD88).
9. BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (901), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION.
10. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAP PER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

UNDERGROUND UTILITY LINE LEGEND

—C—C— = UNDERGROUND COMMUNICATIONS LINE
—D—D—D—D— = UNDERGROUND STORM SEWER LINE
—E—E—E—E— = UNDERGROUND ELECTRICAL LINE
—FM—FM—FM—FM—FM— = UNDERGROUND FORCE MAIN LINE
—GAS—GAS—GAS—GAS— = UNDERGROUND GAS LINE
—W—W—W—W— = UNDERGROUND WATER LINE

FLOOD ZONE LEGEND

ZONE "AH" =(EL=10.0)
ZONE "X" =0.2% ANNUAL CHANCE OF FLOOD HAZARD

REFERENCES:

1. MAP ENTITLED "THE FOREST", PLAT BOOK 129, PG. 16, "441 SOUTH, LTD", PLAT BOOK 124, PG. 41, & "MINI MART DEVELOPMENT CORP. SUBDIVISION", PLAT BOOK 81, PG. 49, BROWARD COUNTY RECORDS
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP NO. 12011C0355 H, DATED AUGUST 18, 2014, COMMUNITY PANEL NO. 120047.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(AS TO VISIBLE UTILITIES ONLY), 16(NONE APPARENT), 17(NONE APPARENT), 18(NONE APPARENT) OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 7, 2023.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JERALD A. McLAUGHLIN CERTIFICATE No. 5269 STATE OF FLORIDA Registered Land Surveyor

Digitally signed by Jerald A McLaughlin
Date: 2024.05.01 14:58:10 -04'00'

NOT VALID WITHOUT RAISED IMP... DIGITAL SEAL

03-23-2024
DATE

JERALD A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #LS5269
FLORIDA CERTIFICATE OF AUTHORIZATION LB #8137

FIELD DATE: 03-23-2024	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.: GPS	REZ FLORIDA
FIELD BOOK PG.: N/A	777 SOUTH STATE ROAD 7, PARCEL "A" & "B", CITY OF MARGATE, BROWARD COUNTY, STATE OF FLORIDA
FIELD CREW: J.M./C.A.	CONTROL POINT ASSOCIATES FL, LLC, 1700 NW 64TH STREET, SUITE 400, FT. LAUDERDALE, FL 33309, 954.763.7611, WWW.CPASURVEY.COM
DRAWN: P.V./KT	

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339
GEORGETOWN, DE 302.295.1010

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
JST	JAM/PLS	03-23-2024	1" = 40'	15-230169-00	3 OF 5

CONTROL POINT ASSOCIATES, INC.- ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.

T:\Surveys\2023\15-230169-00-V7857-V7858,REZFL-777SStateRd7-Margate-FL-JAM\DRAWINGS\15-230169-00.dwg, 5/1/2024 1:41:06 PM, \\flfp01\Gestetner MP W6700 PS