

HSQ GROUP, INC.
Engineers • Planners • Surveyors

1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

MAP OF ALTA/ACSM LAND TITLE SURVEY
"ARBOR VIEW"
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

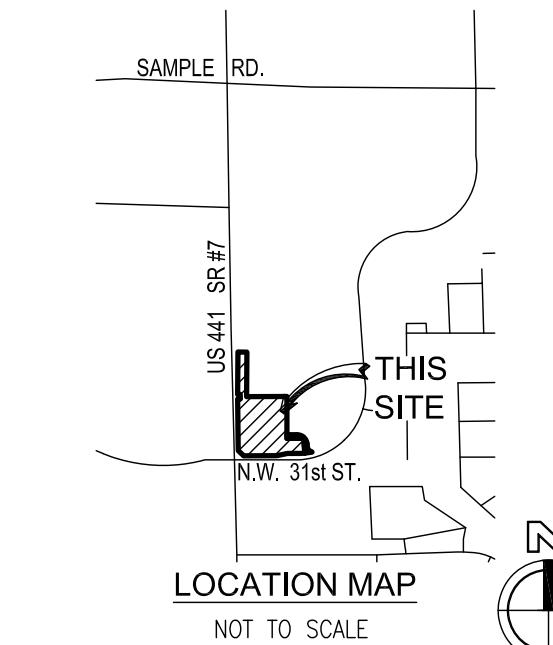
PROJECT NUMBER
151076
SHEET NUMBER
1 OF 1



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SCALE: 1"=40'
DATE: 2/12/16
DRAWN BY: JV/EC FIELD BOOK: 31/19
CHECKED BY: DCL SURVEY TYPE: BOUNDARY
FILE FB/PG



LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", INFANTE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 89°21'10" EAST; (THE FOLLOWING THREE (3) COURSES BEING CONCIDENT WITH THE WEST LINE OF SAID PARCEL "A") THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°20'37" AND A RADIUS OF 4233.59 FEET, FOR AN ARC DISTANCE OF 25.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01°03'34" EAST, A DISTANCE OF 68.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 89°06'15" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°03'23" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°15'15" EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 89°09'38" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°54'42" AND A RADIUS OF 15219.38 FEET FOR AN ARC DISTANCE OF 246.59 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 89°56'36" EAST, A DISTANCE OF 224.00 FEET; THENCE SOUTH 00°32'24" EAST, A DISTANCE OF 232.34 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 93.28 FEET; THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 83.29 FEET TO THE POINT OF BEGINNING; THENCE THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 04°26'02" WEST;

(THE FOLLOWING FOUR (4) COURSES BEING CONCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A")

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°04'06" AND A RADIUS OF 342.66 FEET FOR AN ARC DISTANCE OF 34.33 FEET, TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 72.10 FEET; THENCE SOUTH 78°21'38" WEST, A DISTANCE OF 61.11 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 183.63 FEET;

(THE FOLLOWING SEVEN (7) COURSES BEING CONCIDENT WITH THE WEST LINE OF SAID PARCEL "A")

THENCE NORTH 45°41'15" WEST, A DISTANCE OF 42.19 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 54.60 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°52'07" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 231.49 FEET TO A POINT OF A NON-TANGENT LINE; THENCE NORTH 88°59'26" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 14.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 89°57'24" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°52'58" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY OF SOUTHWEST CORNERS OF SAID PARCEL "A"; (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SOUTH LINE OF SAID PARCEL "A") THENCE NORTH 89°38'04" EAST, A DISTANCE OF 183.63 FEET; THENCE NORTH 78°21'38" EAST, A DISTANCE OF 61.11 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 72.10 FEET, TO A POINT ON A 342.66 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTH, WHOSE RADIAL POINT BEARS NORTH 00°21'54" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'59", AN ARC DISTANCE OF 24.33 FEET TO THE POINT OF BEGINNING AND A POINT OF NON-TANGENCY; THENCE NORTH 04°02'11" WEST, A DISTANCE OF 83.29 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 93.28 FEET; THENCE NORTH 00°32'24" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 56.46 FEET TO A POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°07'35", AN ARC DISTANCE OF 80.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°14'21" EAST, A DISTANCE OF 20.13 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 7358'26", AN ARC DISTANCE OF 38.73 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL TO THE NEXT DESCRIBED CURVE SOUTH 11°07'29" EAST, A DISTANCE OF 2.16 FEET TO A POINT ON A 342.66 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'36", AN ARC DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING.

SAY LANDS SITuate IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

TITLE COMMITMENT INFORMATION TABLE			
FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO.: 5526096 REVISED C EFFECTIVE DATE: JANUARY 7, 2016			
ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS			
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA
7	PLAT	AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT	P.B. 168, PG. 11 O.R.B. 31455, PG. 760 O.R.B. 33280, PG. 665 O.R.B. 35375, PG. 1797
8	AGREEMENT	ASSIGNMENT OF TREATMENT PLANT CAPACITY ASSIGNMENT OF DEVELOPERS RIGHTS	O.R.B. 11558, PG. 60 O.R.B. 13500, PG. 24 O.R.B. 13779, PG. 701 O.R.B. 14130, PG. 760
9	COVENANTS	DECLARATION OF RESTRICTIONS STATEMENT TO CORRECT SCRIVNER'S ERROR	O.R.B. 14720, PG. 317 O.R.B. 15721, PG. 793 O.R.B. 17489, PG. 422
10	RESOLUTION	COUNTY COMMISSIONERS' NATURAL RESOURCE AREA AMENING AREA IN O.R.B. 17022, PG. 838	O.R.B. 34145, PG. 1891
11	AGREEMENT	ROAD IMPACT AGREEMENT BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 28674, PG. 248
12	AGREEMENT	PHASING THE INSTALLATION OF REQUIRED ROAD IMPROVEMENTS	O.R.B. 30175, PG. 1401
13	ROAD IMPACT AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 31455, PG. 766
14	AGREEMENT	TRANSFER OF COMMITTED TRIPS	O.R.B. 31471, PG. 1719
15	DECLARATION	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 32606, PG. 1853
16	AGREEMENT FOR DRAINAGE	TO PROVIDE DRAINAGE ONTO ADJOINING PARCEL	O.R.B. 33092, PG. 437
17	ACCESS EASEMENT	A PORTION OF SUBJECT PARCEL	O.R.B. 33092, PG. 441
18	EDUCATIONAL IMPACT AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 33280, PG. 674
19	RECREATIONAL IMPACT AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 33280, PG. 682
20	EDUCATION IMPACT FEE AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 35375, PG. 1808
21	REGIONAL PARK IMPACT FEE AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 35375, PG. 1820
22	ROAD IMPACT FEE AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 35375, PG. 1831
23	NOTICE	EXPIRATION OF FINDINGS OF ADEQUACY	O.R.B. 35375, PG. 1843
24	AGREEMENT	TRAFFIC IMPACT TRIPS	O.R.B. 36178, PG. 881

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 2.504 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "A", "INFANTE II" PLAT, HAVING AN ASSUMED BEARING OF 89°38'04" WEST.
6. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM 9" ELEVATION 12.94", AS SHOWN ON THE PROJECT NETWORK CONTROL SHEET FOR STATE ROAD 7, PROJECT ID # 416878-1-52-01, DATED 2-13-2008.
8. THE COURSE IN THE LEGAL DESCRIPTION UNDERLINED, PRIOR TO THE POINT OF BEGINNING WAS INSERTED BY THE UNDERSIGNING SURVEYOR FOR COMPLETENESS.
9. FEMA FLOOD ELEVATION INFORMATION:
 - A. FIRMS NO.: 12011C0165H
 - B. EFFECTIVE DATE: 8/18/14
 - C. ZONE: AE
 - D. BASE FLOOD ELEV.: 13' (NAVD88)

SURVEYOR'S CERTIFICATION:

TO: HOUSING TRUST GROUP, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
STEARN'S WEAVER MILLER WEISLER ALHADEF & SITTISON, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 8, 9, 11(A), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/10/16.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

1	2/23/16	EC	DCL
		LOCATE FLAGGING	

SCALE: 1"=40'	DATE: 2/12/16
DRAWN BY: JV/EC	FIELD BOOK: 31/19
CHECKED BY: DCL	SURVEY TYPE: BOUNDARY



MAP OF ALTA/ACSM LAND TITLE SURVEY
"ARBOR VIEW"
CITY OF MARGATE, BROWARD COUNTY, FLORIDA