

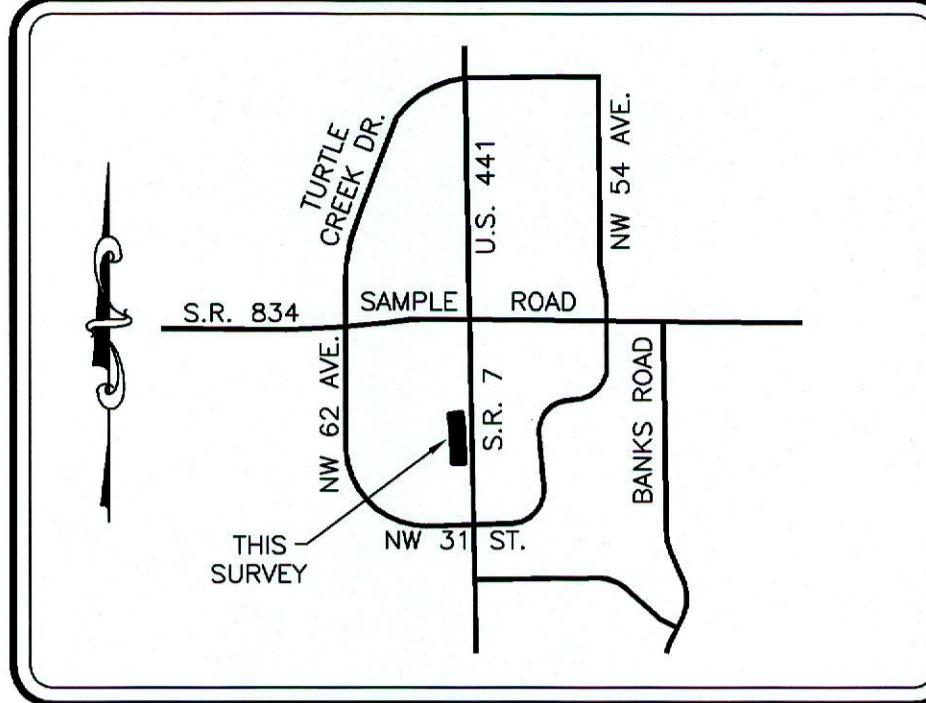
KS KEITH & SCHNARS

LB 1337

ALTA/NSPS LAND TITLE SURVEY
FLORIDA MEDICAL SPACE - IVF MARGATE
(PLAT BOOK 1332, PAGE 50, B.C.R.)

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

Z:\PROJECTS\18394 - FLORIDA MEDICAL SPACE\SURVEY\CAD\18394 - ALTA - FLA MEDICAL

LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

PARCEL C (WINDSOR EAST): (FROM COMMITMENT FILE No. 18087922)

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

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01 DEGREES 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 844.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 59' 26" WEST A DISTANCE OF 165.00 FEET; THENCE NORTH 01 DEGREES 00' 34" WEST A DISTANCE OF 169.58 FEET; THENCE NORTH 07 DEGREES 40' 09" WEST A DISTANCE OF 22.61 FEET; THENCE NORTH 82 DEGREES 19' 51" EAST A DISTANCE OF 164.80 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 53' 25" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 31' 12"; (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 31' 12"; (2) THENCE NORTH 01 DEGREES 00' 34" EAST A DISTANCE OF 172.67 FEET TO THE POINT OF BEGINNING. THE TWO (2) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PLAT AND THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD #7. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL D:

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

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01 DEGREES 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 1017.34 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 83 DEGREES 24' 37" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00' 31' 12"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY PLAT LINE A DISTANCE OF 38.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 19' 51" WEST A DISTANCE OF 164.80 FEET; THENCE NORTH 07 DEGREES 40' 09" WEST A DISTANCE OF 208.50 FEET; THENCE NORTH 82 DEGREES 19' 51" EAST A DISTANCE OF 165.00 FEET; (1) THENCE SOUTH 07 DEGREES 40' 09" EAST A DISTANCE OF 166.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 33' 34"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.62 FEET TO THE POINT OF BEGINNING.

THE PREVIOUSLY DESCRIBED TWO (2) COURSES BEING COINCIDENT WITH SAID EASTERLY PLAT LINE AND WESTERLY RIGHT OF WAY LINE.

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CONTAINING 67,680 SQUARE FEET (1.5537 ACRE), MORE OR LESS.

TOGETHER WITH: (FROM COMMITMENT FILE No. 18087527)

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

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01'00'34" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 644.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01'00'34" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF PARCEL C AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 48129, PAGE 1695 OF SAID PUBLIC RECORDS; THENCE SOUTH 88'59"26" WEST, ALONG THE SOUTH LINE OF SAID PARCEL C, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE SOUTH 01'00'34" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 88'59"26" EAST A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING 33,000 SQUARE FEET (0.7576 ACRE), MORE OR LESS.

SURVEY CERTIFICATE

CERTIFIED TO:

KTZ PARTNERS III, LLC
GREENSPOON MARER LLP
OLD REPUBLIC NATIONAL TITLE INSURANCE 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, 2, 3, 4, 8, 9, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 19, 2018.

DATE SIGNED: 6/19/18

ROBERT K. KRISAK, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4641

SHEET NO. 1
OF 2 SHEETS
PROJECT NO. 18394C

