

TITLE ENCUMBRANCES PARCELS C AND D OLD REPUBLIC TITLE FILE NUMBER: 18087922, COMMITMENT DATE: AUGUST 2, 2018 AT 8:00 A.M. SCHEDULE B SECTION 2				
No.	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1	NOT A MATTER OF SURVEY	N/A	N/A	N/A
2	FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.	N/A	YES	YES (SEE SURVEY)
3-6	NOT A MATTER OF SURVEY	N/A	N/A	N/A
7	"MARGATE PLAZA NO. 1"	P.B. 132, PAGE 50, B.C.R.	YES	YES (PLATTED EASEMENTS)
8	RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA	D.B. 10, PG. 74, B.C.R. O.R.B. 12271, PG. 844, B.C.R. O.R.B. 12645, PG. 992, B.C.R. O.R.B. 15430, PG. 777, B.C.R.	YES YES YES NO	NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO
9	DECLARATION OF RESTRICTIONS	O.R.B. 12606, PAGE 663, B.C.R.	YES	NO (NON PLOTTABLE ITEMS)
10	EASEMENT PARTIAL RELEASE	O.R.B. 12646, PG. 13, B.C.R. O.R.B. 12663, PG. 200, B.C.R.	NO NO	NO NO
11	CITY OF MARGATE DEVELOPMENT AGREEMENTS AS ASSIGNED BY ASSIGNMENTS OF DEVELOPER RIGHTS	O.R.B. 13235, PG. 284, B.C.R. O.R.B. 16005, PG. 28, B.C.R. O.R.B. 18539, PG. 445, B.C.R.	YES YES NO	NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO
12	INGRESS/EGRESS EASEMENTS AS RE-RECORDED IN	O.R.B. 13938, PG. 678, B.C.R. O.R.B. 14069, PG. 770, B.C.R.	YES YES	NO (BLANKET EASEMENT) NO (BLANKET EASEMENT)
13	DECLARATION ASSIGNMENT OF DEVELOPER RIGHTS	O.R.B. 15071, PG. 620, B.C.R. O.R.B. 16215, PG. 314, B.C.R.	YES YES	NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS)
14	DECLARATION OF RESTRICTIVE COVENANTS	O.R.B. 15291, PG. 866, B.C.R.	YES	NO (NON PLOTTABLE ITEMS)
15	DECLARATION OF RESTRICTIONS	O.R.B. 15320, PG. 994, B.C.R.	YES	NO (NON PLOTTABLE ITEMS)
16	EASEMENT AGREEMENT AS CORRECTED BY CORRECTIVE EASEMENT	O.R.B. 15321, PG. 1, B.C.R. O.R.B. 16205, PG. 739, B.C.R.	YES YES	YES YES
17	OUTPARCEL RESTRICTIVE COVENANTS	O.R.B. 15536, PG. 85, B.C.R.	YES	NO (NON PLOTTABLE ITEMS)
18	DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING AGREEMENT ASSIGNMENT OF DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING	O.R.B. 15727, PG. 657, B.C.R. O.R.B. 27824, PG. 242, B.C.R.	YES YES	NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS)
19	DECLARATION OF RESTRICTIONS	O.R.B. 16215, PG. 316, B.C.R.	YES	NO (NON PLOTTABLE ITEMS)
20	WATER AND SEWAGE EASEMENT	O.R.B. 16597, PG. 548, B.C.R.	YES	PARTIALLY (PORTIONS ARE OUTSIDE LIMITS OF SURVEY)
21	AGREEMENT	O.R.B. 18009, PG. 905, B.C.R.	YES	NO (NON PLOTTABLE ITEMS)

TITLE ENCUMBRANCES OLD REPUBLIC TITLE FILE NUMBER: 18087527, COMMITMENT DATE: AUGUST 2, 2018 AT 8:00 A.M. SCHEDULE B SECTION 2				
No.	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1	NOT A MATTER OF SURVEY	N/A	N/A	N/A
2	FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.	N/A	YES	YES (SEE SURVEY)
3-6	NOT A MATTER OF SURVEY	N/A	N/A	N/A
7	"MARGATE PLAZA NO. 1" AGREEMENT FOR AMENDMENT TO PLAT	P.B. 132, PAGE 50, B.C.R. INTS. 112777248	YES	YES (PLATTED EASEMENTS) NO (NON PLOTTABLE ITEMS - PLAT AMENDMENT)
8	RESERVATIONS CONTAINED IN BOARD OF EVERGLADES DRAINAGE DISTRICT DEED AS AFFECTED BY SPOIL EASEMENT FOR OUTFALL NO. 1 AND OUTFALL NO. 1	D.B. 10, PG. 74, B.C.R. O.R.B. 6670, PG. 651, B.C.R. O.R.B. 12401, PG. 830, B.C.R. O.R.B. 12452, PG. 533, B.C.R.	NO NO NO NO	NO NO NO NO
9	EASEMENT TO FLORIDA POWER AND LIGHT COMPANY	O.R.B. 3397, PG. 702, B.C.R.	NO	NO
10	COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS	O.R.B. 12606, PG. 663, B.C.R.	YES	NO (NON PLOTTABLE ITEMS)
11	CITY OF MARGATE DEVELOPMENT AGREEMENT AND ADDENDUM BETWEEN CENTRUM SAWGRASS INC. AND THE CITY OF MARGATE. ASSIGNMENT OF DEVELOPER RIGHTS ASSIGNMENT OF DEVELOPER RIGHTS ASSIGNMENT OF DEVELOPER RIGHTS ASSIGNMENT OF DEVELOPER RIGHTS ASSIGNMENT OF DEVELOPER RIGHTS ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS	O.R.B. 13235, PG. 284, B.C.R. O.R.B. 16005, PG. 1, B.C.R. O.R.B. 16004, PG. 982, B.C.R. O.R.B. 16215, PG. 314, B.C.R. O.R.B. 28353, PG. 544, B.C.R. O.R.B. 45964, PG. 1816, B.C.R. INSTRUMENT NUMBER 113295179 INSTRUMENT NUMBER 113302562	YES YES YES YES YES YES YES YES	NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS)
12	RIGHTS OR CLAIMS AS A RESULT OF A LOSS OF INGRESS, EGRESS, LIGHT, AIR AND/OR VIEW CAUSED BY THE FACILITIES CONSTRUCTED ON THE DEEDED PROPERTY AND THE LIMITED ACCESS LINE AS SET FORTH IN DEED TO FLORIDA DEPARTMENT OF TRANSPORTATION	O.R.B. 14894, PG. 280, B.C.R.	NO	NO
13	TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS SET FORTH IN PARAGRAPH 2 IN THAT EASEMENT AGREEMENT BETWEEN CENTRUM SAWGRASS, AS AFFECTED BY ASSIGNMENT OF DEVELOPER RIGHTS AS ASSIGNED BY ASSIGNMENT OF DECLARATION OF COVENANTS FOR WATER MANAGEMENT	O.R.B. 15071, PG. 620, B.C.R. O.R.B. 16215, PG. 314, B.C.R. O.R.B. 27824, PG. 223, B.C.R.	YES YES YES	NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS)
14	EASEMENT AGREEMENT DECLARATION OF RESTRICTION CORRECTIVE EASEMENT	O.R.B. 15321, PG. 1, B.C.R. O.R.B. 16205, PG. 739, B.C.R. O.R.B. 15320, PG. 994, B.C.R.	YES YES NO	YES YES NO
15	TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS ASSIGNMENT OF DECLARATION OF RECIPROCAL EASEMENTS	O.R.B. 15727, PG. 657, B.C.R. O.R.B. 27824, PG. 242, B.C.R.	YES YES	NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS)
16	WATER DISTRIBUTION AND SEWER EASEMENT	O.R.B. 16597, PG. 548, B.C.R.	YES	PARTIALLY (PORTIONS ARE OUTSIDE LIMITS OF SURVEY)
17	MEMORANDUM OF LEASE FIRST AMENDMENT TO MEMORANDUM OF LEASE	O.R.B. 47118, PG. 1950, B.C.R. INSTRUMENT NUMBER 113295180	YES YES	NO (NON PLOTTABLE ITEMS) NO (NON PLOTTABLE ITEMS)
18	DECLARATION OF DEVELOPMENT RIGHTS UNDER PLAT	INSTRUMENT NUMBER 112752691	YES	NO (NON PLOTTABLE ITEMS)
19	RESTRICTIVE COVENANT AGREEMENT	INSTRUMENT NUMBER 114149465	YES	NO (NON PLOTTABLE ITEMS)
20	EASEMENTS, LICENSES, COVENANTS AND RESTRICTIONS GRANTED TO LE-PSL, LLC ET. AL.	INSTRUMENT NUMBER 114573553	YES	NO (OUTSIDE LIMITS OF SURVEY)
21	TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).	NOT A MATTER OF SURVEY	N/A	N/A

SURVEYOR'S REPORT AND NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

2. LANDS SHOWN HEREON WERE ABSTRACTED BY AMERICAN LAND TITLE ASSOCIATION, EASEMENTS, RESTRICTIONS, COVENANTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

3. DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PORTIONS THEREOF.

4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

5. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

6. GRID BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION. THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST HAS A BEARING OF NORTH 01°00'34" WEST AS SHOWN ON THE STONER / KEITH RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, BROWARD COUNTY PUBLIC RECORDS.

7. THE EXPECTED HORIZONTAL ACCURACY OF THE FEATURES SHOWN HEREON IS ± 0.1'.

8. THE LEGAL DESCRIPTIONS SHOWN HEREON ARE BASED ON THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 48129, PAGE 1695, BROWARD COUNTY PUBLIC RECORDS.

9. ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. NO UNDERGROUND UTILITY LOCATIONS HAVE BEEN LOCATED OR DETERMINED.

10. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED OR SHOWN.

11. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.

12. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.

13. MEASURED DISTANCES AND DIRECTIONS AGREE WITH RECORDED DISTANCES AND DIRECTIONS UNLESS OTHERWISE NOTED.

14. THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES. THE EXPECTED HORIZONTAL ACCURACY OF THE SYMBOLS SHOWN ON THIS MAP IS ± 0.3' FROM THE CENTER OF THE SYMBOL, UNLESS OTHERWISE NOTED.

15. PAVED PARKING: FIFTY (50) REGULAR SPACES.

16. THERE IS OBSERVED EVIDENCE OF RECENT SIDEWALK CONSTRUCTION ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD No. 7.

17. THE PROPERTY FOLIO NUMBERS AND ADJACENT LAND OWNERS SHOWN HEREON WERE OBTAINED FROM THE BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE ON JUNE 11, 2018.

18. THE PROPERTY ADDRESS FOR THIS SITE: 3275 N. STATE RD. 7, MARGATE, FLORIDA.

19. NO BUILDINGS OBSERVED ON THE SURVEYED PROPERTY.

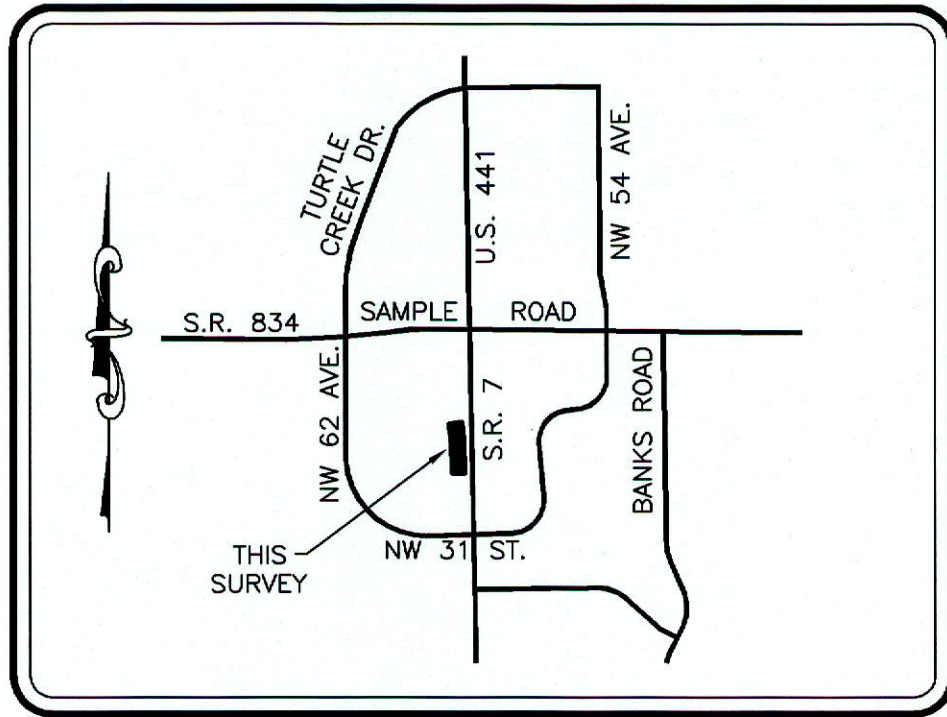
20. ALL RECORDED DOCUMENTS SHOWN HEREON ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS NOTED OTHERWISE.

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP:

COMMUNITY: CITY OF MARGATE
COMMUNITY NUMBER: 120047
MAP NUMBER: 12011C0165H
EFFECTIVE DATE: AUGUST 18, 2014
FLOOD ZONES: AH (BASE FLOOD ELEVATION = 12 FEET)
AH (BASE FLOOD ELEVATION = 13 FEET)

BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

FLOOD ZONES SHOWN HEREON WERE DIGITIZED FROM THE FLOOD INSURANCE RATE MAP.



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 A DISTANCE OF 38.68 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; (2) THENCE SOUTH 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:

KTJZ PARTNERS III, LLC
GREENSPOON MARDER 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: 11/12/18

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

ALTA/NSPS LAND TITLE SURVEY
FLORIDA MEDICAL SPACE - IVF MARGATE

A PORTION OF PARCEL "A" MARGATE PLAZA NO. 1,
(PLAT BOOK 132, PAGE 50, B.C.R.)

CITY OF MARGATE, BROWARD COUNTY, FLORIDA



FOLIO#: 484124100010
OWNER: PENN DUTCH PLAZA
LLC % AVISON YOUNG
ADDRESS: 3105 N STATE
ROAD 7 MARGATE FL 33063

FOLIO#: 484124100010
OWNER: PENN DUTCH PLAZA
LLC % AVISON YOUNG
ADDRESS: 3105 N STATE
ROAD 7 MARGATE FL 33063

PARCEL D
(O.R.B. 48129, PG. 1695 B.C.R.)

PARCEL C
(WINDSOR EAST)
(O.R.B. 48129, PG. 1695 B.C.R.)











FOLIO#: 484124100060
OWNER: BMSB PROPERTY
MGMT GROUP LLC
ADDRESS: 3275 N STATE RD
MARGATE FL 33063




U.S. 441 (SR 7)
(DEPARTMENT OF TRANSPORTATION R/W MAP #86100-2549)
(DATED 2/1/84)

N01°00'34" W (BEARING REFERENCE)
(MISCELLANEOUS P.B. 3 , PG. 44, B.C.R.)

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
BFP	BACKFLOW PREVENTOR
(C)	CALCULATED DISTANCE
CB	CATCH BASIN
CBS	CORRUGATED CRETE BLOCK & STUCCO
CLF	CHAIN LINK FENCE
CMP	CONCRETE METAL PIPE
CONC.	CONCRETE
SSCO	CLEANOUT (SANITARY SEWER)
D.B.	DEED BOOK
Δ	CENTRAL ANGLE (DELTA)
E	ELECTRIC BOX
ELEV.	ELEVATION
FH	FIRE HYDRANT
FND	FOUND
FIR	FOUND IRON PIPE
FIP	FOUND IRON ROD
GWA	GUY WIRE ANCHOR
GWP	GUY WIRE POLE
ID	IDENTIFICATION
ICB	IRRIGATION CONTROL BOX
IRR	IRRIGATION
IRC	IRON ROD WITH CAP
IP	IRON PIPE
K&S	KEITH & SCHNARS
L	LENGTH
LB	LICENSED BUSINESS
LPC	LIGHT POLE CONCRETE
LPM	LIGHT POLE METAL
MBX	MAILBOX
MH	MANHOLE
(M)	FIELD MEASUREMENT

INV	INVERT
O.R.B.	OFFICIAL RECORDS BOOK
SP	SIGN POST
STMH	STORM MANHOLE
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
PPW	POWER POLE WOOD
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R	RADIUS
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
U.E.	UTILITY EASEMENT
W/	WITH
WM	WATER METER
WV	WATER VALVE
WP	WOOD POLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
	CENTERLINE
	WATER METER
	CATCH BASIN (CB)
	POLE
	SIGN POST
	OVERHEAD WIRES
	FENCE
	STORM DRAINAGE LINE
	SANITARY LINE
	LIMITED ACCESS RIGHT-OF-WAY LINE

 FIRE HYDRANT
 GATE VALVE (UNLESS NOTED OTHERWISE)
 NUMBER OF PARKING SPACES

* EASEMENT TO TERMINATE ON THE DATE WHICH APPROPRIATE AUTHORITIES CLOSE THE TEMPORARY ACCESS POINT ON SR. 7 (US 441). (PER PARAGRAPH 3 OF EASEMENT AGREEMENT. O.R.B. 15321. PG. 1 B.C.R.)


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

ALTA/NSPS LAND TITLE SURVEY
FLORIDA MEDICAL SPACE - IVF MARGATE

A PORTION OF PARCEL "A" MARGATE PLAZA NO. 1,
(PLAT BOOK 132, PAGE 50, B.C.R.)

CITY OF MARGATE, BROWARD COUNTY, FLORIDA



KS
KEITH &
SCHNARS

LB 1337
3500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33309-2132 (954)776-1616

DATE	REVISIONS

DATE	<u>07/19/2018</u>
SCALE	<u>AS SHOWN</u>
FIELD BOOK	<u>1521</u>
DRAWN BY	<u>der</u>
CHECKED BY	<u>DER</u>

ALTA/NSPS LAND TITLE SURVEY
FLORIDA MEDICAL SPACE - IVF MARGATE

A PORTION OF PARCEL "A" MARGATE PLAZA NO. 1,
(PLAT BOOK 132, PAGE 50, B.C.R.)

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

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