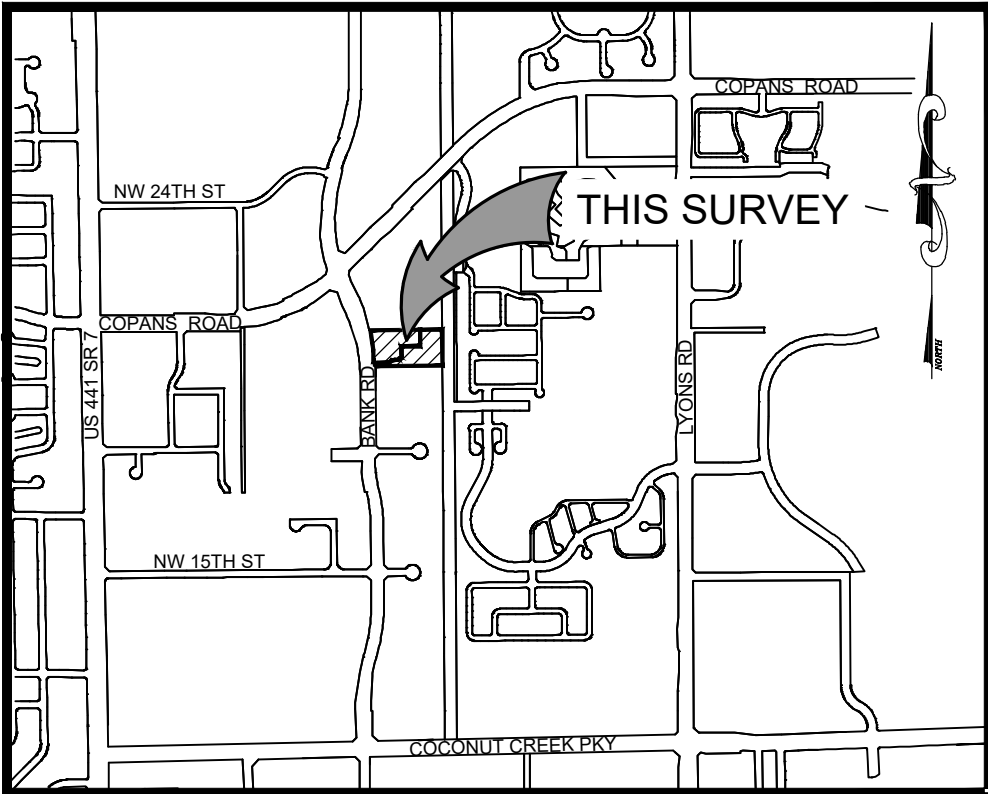


CMB

A SUBDIVISION RESURVEY OF A PORTION OF PARCEL "B",
MINTO MARGATE - II, PLAT BOOK 154, PAGE 13, B.C.R.
OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF MARGATE, BROWARD COUNTY, FLORIDA
MAY 2025



LOCATION SKETCH

NOT TO SCALE

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } ss

KNOW ALL MEN BY THESE PRESENTS THAT TIGER RESOURCES GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSE SAID LANDS TO BE SUBDIVIDED AS SHOWN HEREON, TO BE KNOWN AS CMB.

THE 12' UTILITY EASEMENT (SEWER) & 10' UTILITY EASEMENT (WATER) AS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THE 12' DRAINAGE EASEMENT AND DRAINAGE EASEMENT 1-A SHOWN HEREON ARE HEREBY DEDICATED TO TRACT 1-A FOR DRAINAGE PURPOSES.

THE DRAINAGE EASEMENT 1-B SHOWN HEREON IS HEREBY DEDICATED TO THE TRACT 1-B FOR DRAINAGE PURPOSES.

THE DRAINAGE EASEMENT 2 SHOWN HEREON IS HEREBY DEDICATED TO BOTH TRACT 1-A AND TRACT 1-B FOR SHARED DRAINAGE PURPOSES.

THE 20' CANAL MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF MARGATE FOR PROPER PURPOSES.

IN WITNESS WHEREOF: THE ABOVE NAMED TIGER RESOURCES GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS _____, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS ____DAY OF _____, 202__.

TIGER RESOURCES GROUP LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME:

BY: _____
JONATHAN B. LINKER

WITNESS: _____
PRINT NAME

TITLE: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____DAY OF _____, 202__.
BY JONATHAN B. LINKER WHO IS [] PERSONALLY KNOWN TO ME OR, [] HAVE PRODUCED _____, AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ FOR TIGER RESOURCES GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____DAY OF _____202__.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

MISCELLANEOUS MAP BOOK _____ PAGE _____

SHEET 1 OF 2

NOTICE:

THIS SUBDIVISION RESURVEY, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE SUBDIVISION RESURVEY. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CLERK OF COURT CERTIFICATION:

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF BROWARD, STATE OF FLORIDA, IN MISCELLANEOUS MAP BOOK ____PAGE ____ON THIS ____DAY OF _____, A.D. 202__.

CLERK OF THE CIRCUIT COURT
BROWARD COUNTY, FLORIDA

CITY OF MARGATE

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, HAS HEREBY ACCEPTED AND APPROVED THIS SUBDIVISION RESURVEY ON THIS ____DAY OF _____, 202__.

BY: _____
RICHARD ZUCCHINI, CHAIRMAN

CITY COMMISSION:

STATE OF FLORIDA }
COUNTY OF BROWARD } ss

THIS IS TO CERTIFY: THAT THIS SUBDIVISION RESURVEY, TIGER RESOURCES, HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, IN AN BY RESOLUTION NO. _____ADOPTED BY SAID CITY COMMISSION ON THIS ____DAY OF _____, 202__.

IN WITNESS WHEREOF: THE SAID CIT COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS ____DAY OF _____, 202__.

BY: _____
CITY CLERK - JENNIFER M. JOHNSON

BY: _____
CITY MAYOR - ARLENE R. SCHWARTZ

CITY ENGINEERING:

THIS SUBDIVISION RESURVEY, IS APPROVED FOR RECORD THIS ____DAY OF _____A.D., 202__.

BY: _____
CITY ENGINEER - CURT A. KEYSER, P.E.

SURVEYOR'S CERTIFICATE

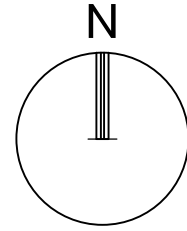
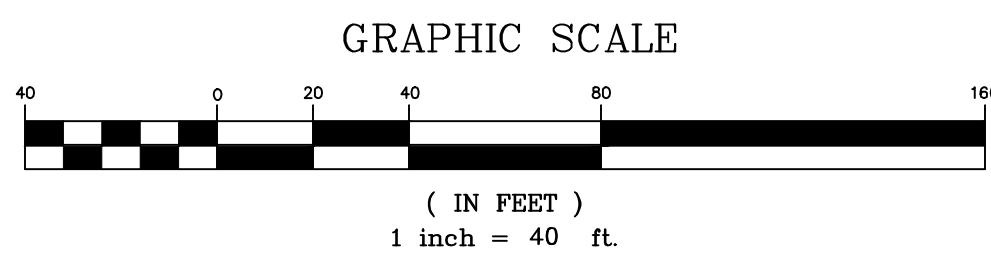
I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON APRIL 10, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA

TIGER RESOURCES GROUP LLC A FLORIDA LIMITED LIABILITY COMPANY	CITY COMMISSION	CITY ENGINEER	SURVEYOR	PREPARED BY:  301 EAST ATLANTIC BOULEVARD POMPAN0 BEACH, FLORIDA 33060-6643 (954) 788-3400 EMAIL: mail@KEITHteam.com LB NO. 6860
--	-----------------	---------------	----------	--



CMB

A SUBDIVISION RESURVEY OF A PORTION OF PARCEL "B",
MINTO MARGATE - II, PLAT BOOK 154, PAGE 13, B.C.R.
OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF MARGATE, BROWARD COUNTY, FLORIDA
MAY 2025

MISCELLANEOUS MAP BOOK _____ PAGE _____

SHEET 2 OF 2

NOTICE:
THIS SUBDIVISION RESURVEY, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE SUBDIVISION RESURVEY. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF PARCEL "B", MINTO MARGATE-II, PLAT BOOK 154, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA BEARING NORTH 89°36'17" EAST.
2. DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND ARE SHOWN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
TRACT 1-A	84,681	1.944
TRACT 1-B	88,876	2.040
TOTAL	173,557	3.984

LEGEND:

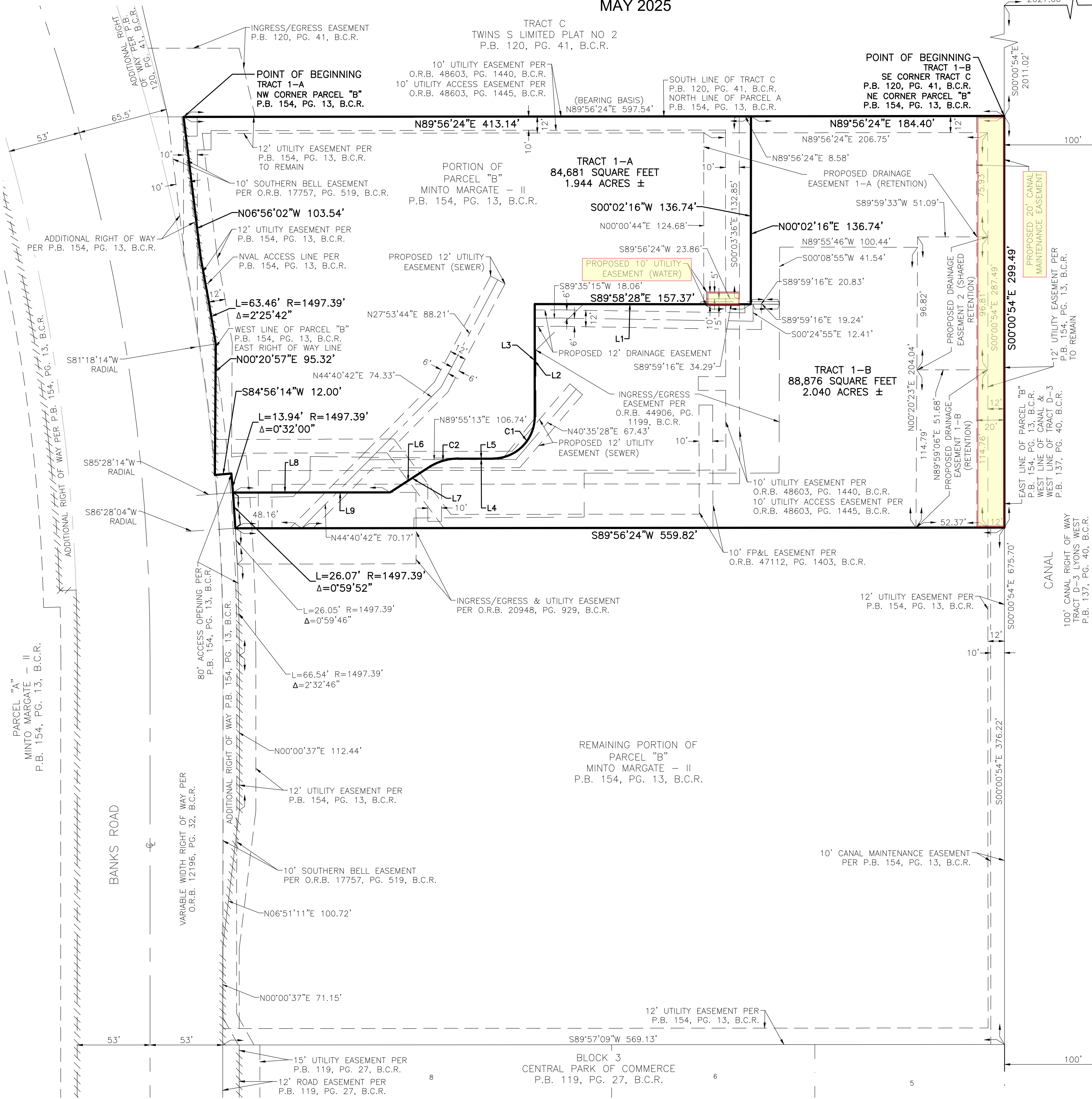
B.C.R.	BROWARD COUNTY RECORDS
ID.	IDENTIFICATION
L.B.	FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
NVAL	NON-VEHICULAR ACCESS LINE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
M.M.B.	MISCELLANEOUS MAP BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
⌒	NON VEHICULAR ACCESS LINE
⌒	CENTERLINE

BOUNDARY CURVE TABLE

NUMBER	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	30.36'	90°01'09"	47.70'
C2	40.00'	32°59'41"	23.03'

BOUNDARY LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 89°58'28" W	157.37'
L2	N 00°01'02" W	82.09'
L3	S 00°01'02" E	82.09'
L4	S 89°59'53" E	25.12'
L5	N 89°59'53" W	25.12'
L6	S 57°00'26" W	33.39'
L7	N 57°00'26" E	33.39'
L8	S 89°56'24" W	114.47'
L9	N 89°56'24" E	114.47'



PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860