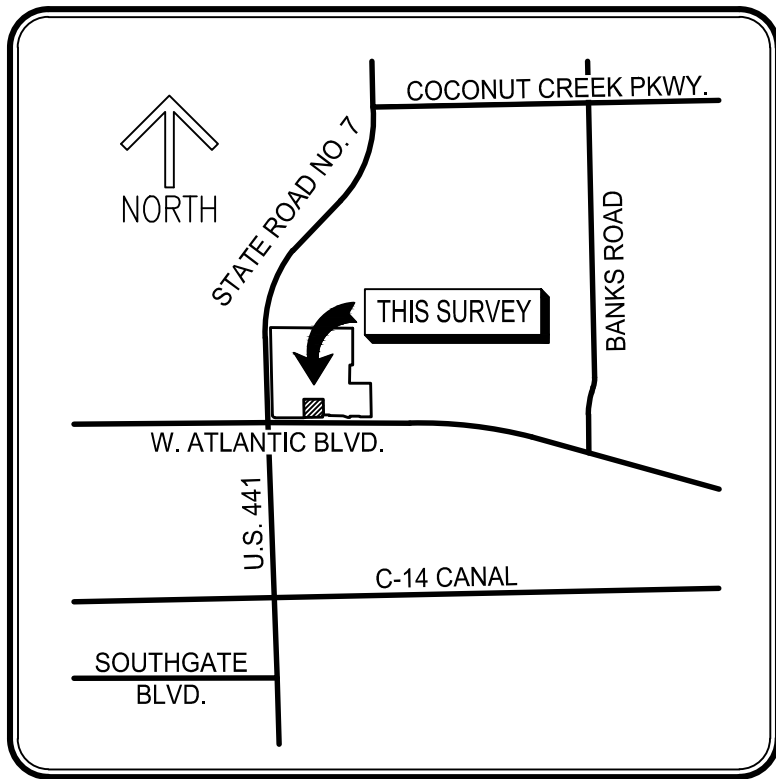


ALTA/NSPS LAND TITLE SURVEY



SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST
LOCATION MAP
(NOT TO SCALE)

DESCRIPTION:

A PORTION OF THE SHOPPING CENTER TRACT, MARGATE REALTY NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

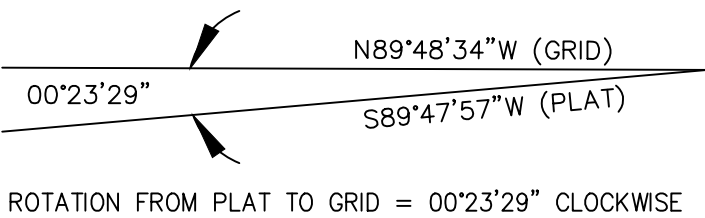
COMMENCE AT THE EAST QUARTER (E 1/4) CORNER OF SECTION 36, TOWNSHIP 48, RANGE 41, BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 36 ON A GRID BEARING OF NORTH 89°48'34" WEST A DISTANCE OF 746.71 FEET; THENCE NORTH 01°39'41" WEST A DISTANCE OF 55.83 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 37291, PAGE 621 OF SAID BROWARD COUNTY PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°39'41" WEST ALONG THE EAST LINE OF THE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 48992, PAGE 728 OF SAID PUBLIC RECORDS, A DISTANCE OF 167.20 FEET TO THE NORTHEAST CORNER OF THE LAST DESCRIBED DEED; THENCE NORTH 00°23'28" EAST A DISTANCE OF 24.71 FEET; THENCE SOUTH 89°36'32" EAST A DISTANCE OF 209.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 89°38'48" AND AN ARC LENGTH OF 7.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°02'16" WEST A DISTANCE OF 157.31 FEET TO THE NORTH LINE OF THE AFOREMENTIONED RIGHT-OF-WAY WARRANTY DEED; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 89°48'52" WEST A DISTANCE OF 19.00 FEET; THENCE SOUTH 00°11'08" WEST A DISTANCE OF 25.08 FEET; THENCE SOUTH 89°04'22" WEST A DISTANCE OF 190.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 39,725 SQUARE FEET (0.912 ACRE), MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES AND REPORT:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THE BOUNDARY SHOWN HEREON IS BASED ON THE PLAT OF MARGATE REALTY NO. 1, RECORDED IN PLAT BOOK 42, PAGE 42, AND RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 37291, PAGE 621, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
6. BEARINGS SHOWN HEREON ARE GRID AS DETERMINED FROM THE FLORIDA STATE PLANE COORDINATES SHOWN ON THE BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION MAP OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, EAST ZONE, TRANSVERSE MERCATOR PROJECTION. THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST HAS A GRID BEARING OF NORTH 89°48'34" WEST.
7. DISTANCES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT, UNLESS OTHERWISE NOTED.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
9. BENCHMARK OF ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #1439. PUBLISHED ELEVATION = 16.543' NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929). ELEVATION = 14.985' (NAVD 1988) VERTICAL DATUM CONVERSION: (NGVD 1929) - 1.558' = (NAVD 1988)
10. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND ±0.1' FOR SOFT SURFACE ELEVATIONS.
11. FLOOD ZONE: "AH" (EL. 11'); CITY OF MARGATE COMMUNITY PANEL NUMBER 120047 0355 H; FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12011C0355H, EFFECTIVE DATE: AUGUST 18, 2014. BASE FLOOD ELEVATION IS REFERENCED TO NAVD 1988. ZONE AH IS SHOWN AS HATCHED AREA HEREON
12. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.2'.
13. 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.
14. UNDERGROUND FOUNDATIONS, ENCROACHMENTS AND/OR UTILITIES WERE NOT LOCATED.
15. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST, HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES THAT WERE MADE AVAILABLE TO THE SURVEYOR FROM THE CITY OF MARGATE OR BROWARD COUNTY.
18. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
19. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
20. INSTRUMENTS OF RECORD SHOWN HEREON PER AMERICAN LAND TITLE ASSOCIATION COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY-COMMERCIAL, FILE NUMBER: 21103559 JP3, COMMITMENT EFFECTIVE DATE: JUNE 17, 2021 AT 08:00 AM, REVISION DATE: JUNE 29, 2021 8:11 AM. ALL PLOTTABLE MATTERS ARE SHOWN HEREON. NOTE: THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT REFERENCED HEREIN DESCRIBES THE WALMART PROPERTY (FOLIO NUMBER 4841-36-06-0019). THE ANNOTATED SURVEYOR'S COMMENTS CONTAINED IN THE B-II EXCEPTIONS REFER ONLY TO THE LEGAL DESCRIPTION AND BOUNDARY SHOWN ON THIS SURVEY.
21. FOLIO NUMBERS SHOWN HEREON WERE OBTAINED FROM THE BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE ON MAY 12, 2021.
22. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
23. SITE AREA: 39,725 SQUARE FEET (0.912 ACRE), MORE OR LESS.



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, 3, 4, 5, 8, 9 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY 5, 2021

DATE OF PLAT OR MAP: SEPTEMBER 2, 2021

SCHEDULE B-II EXCEPTIONS

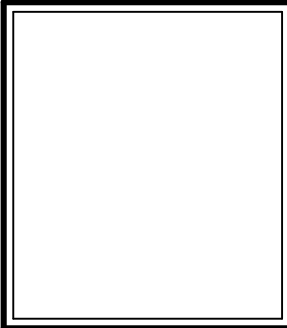
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. **[INFORMATIONAL]**
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **[INFORMATIONAL]**
7. RIGHTS OF TENANTS AND/OR PARTIES IN POSSESSION, AND ANY PARTIES CLAIMING, BY THROUGH OR UNDER SAID TENANTS OR PARTIES IN POSSESSION, AS TO ANY UNRECORDED LEASES OR RENTAL AGREEMENTS. **[INFORMATIONAL]**
8. MATTERS AS CONTAINED ON THE PLAT OF MARGATE REALTY NO. 1 RECORDED IN PLAT BOOK 42, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. **[AFFECTS AS SHOWN]**
9. EASEMENTS, LIMITED ACCESS LINES, RESTRICTIONS AND LIMITATIONS AS SHOWN ON THE PLAT OF LAKEWOOD COMMERCIAL, RECORDED IN PLAT BOOK 120, PAGE 27; AS AFFECTED BY THAT AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT FILED AUGUST 8, 1988 IN OFFICIAL RECORDS BOOK 15706, PAGE 330 AND AMENDMENT OF NOTATION ON PLAT FILED AUGUST 18, 1988 IN OFFICIAL RECORDS BOOK 15706, PAGE 334. **[DOES NOT AFFECT]**
10. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, DATED JUNE 21, 1962, FILED NOVEMBER 13, 1962, IN OFFICIAL RECORDS BOOK 2490, PAGE 754. **[DOES NOT AFFECT]**
11. TERMS AND PROVISIONS OF AGREEMENT BETWEEN SAMOS CORP., AND MARGATE UTILITIES CORPORATION, DATED SEPTEMBER 11, 1970, FILED OCTOBER 20, 1970 IN OFFICIAL RECORDS BOOK 4329, PAGE 124 **[AFFECTS - NOT PLOTTABLE]** AS AMENDED BY INSTRUMENT FILED NOVEMBER 11, 1971 IN OFFICIAL RECORDS BOOK 4673, PAGE 844 **[AFFECTS - NOT PLOTTABLE]** SUBSEQUENTLY AMENDED BY DEVELOPER'S AGREEMENT BETWEEN ALEC P. COURTELIS ET. AL. AND MARGATE UTILITY AUTHORITY, INC., A FLORIDA CORPORATION, FILED JUNE 5, 1973 IN OFFICIAL RECORDS BOOK 5310, PAGE 295 **[AFFECTS - NOT PLOTTABLE]** AND AS AFFECTED BY ADDENDUM TO DEVELOPER'S AGREEMENT FILED IN OFFICIAL RECORDS BOOK 11858, PAGE 26 **[DOES NOT AFFECT]** AND ADDENDUM TO DEVELOPER'S AGREEMENT FILED IN OFFICIAL RECORDS BOOK 12236, PAGE 26 **[DOES NOT AFFECT]** ASSIGNMENT OF DEVELOPER RIGHTS (AS TO PHASE I) FILED IN OFFICIAL RECORDS BOOK 15441, PAGE 512; ASSIGNMENT OF EQUIVALENT RESIDENTIAL CONNECTIONS, RECORDED IN OFFICIAL RECORDS BOOK 36097, PAGE 531; FIRST AMENDMENT TO ASSIGNMENT OF EQUIVALENT RESIDENTIAL CONNECTIONS RECORDED IN OFFICIAL RECORDS BOOK 41316, PAGE 1650 **[AFFECTS - NOT PLOTTABLE]** AND RESOLUTION 2008-246 VACATING A PORTION OF WATER AND SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 41886, PAGE 177. **[DOES NOT AFFECT]**
12. EASEMENT BETWEEN ALEC P. COURTELIS AND DONALD L. SMITH, JR. AND MARGATE UTILITY AUTHORITY, INC., A FLORIDA CORPORATION DATED NOVEMBER 1, 1973 AND FILED JUNE 3, 1974 IN OFFICIAL RECORDS BOOK 5787, PAGE 720. **[AFFECTS AS SHOWN]**
13. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DECLARATION ESTABLISHING RECIPROCAL EASEMENTS FOR INGRESS AND EGRESS AND PARKING BY ALEC P. COURTELIS AND DONALD L. SMITH, JR., D/B/A BROWARD ASSOCIATES DATED JUNE 9, 1975 AND RECORDED JUNE 25, 1975 IN OFFICIAL RECORDS BOOK 6249, PAGE 478. **[AFFECTS - NOT PLOTTABLE]**
14. TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CROSS PARKING AGREEMENT BETWEEN ALEC P. COURTELIS AND DONALD L. SMITH, JR. AND G.L.A. ENTERPRISES OF MARGATE DATED JULY 20, 1997, FILED SEPTEMBER 30, 1977 IN OFFICIAL RECORDS BOOK 7226, PAGE 316, AS AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 31710, PAGE 1653. **[BOTH AFFECT - NOT PLOTTABLE]**
15. GRANT OF EASEMENT BETWEEN M.A.P. VIEWPOINTE, INC., A FLORIDA CORPORATION, AND V.L.R.C. ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP AND ALEC P. COURTELIS AND DONALD L. SMITH, JR. D/B/A BROWARD ASSOCIATES, DATED AUGUST 8, 1983, FILED OCTOBER 31, 1983, IN OFFICIAL RECORDS BOOK 11235, PAGE 267. **[DOES NOT AFFECT]**
16. ASSIGNMENT OF DEVELOPER RIGHTS UNDER UTILITY SERVICE AGREEMENTS DATED JANUARY 31, 1984, FILED OCTOBER 1, 1984, IN OFFICIAL RECORDS BOOK 12030, PAGE 730 AND DATED APRIL 10, 1985, FILED JULY 2, 1985, IN OFFICIAL RECORDS BOOK 12652, PAGE 175. **[BOTH DO NOT AFFECT]**
17. DECLARATION AND GRANT OF EASEMENTS FOR LAKEWOOD MALL DATED DECEMBER 11, 1985 AND FILED JANUARY 6, 1986 IN OFFICIAL RECORDS BOOK 13092, PAGE 412; AS AMENDED BY AMENDED DECLARATION AND GRANT OF EASEMENTS FILED APRIL 8, 1986 IN OFFICIAL RECORDS BOOK 13307, PAGE 905. **[BOTH AFFECT - NOT PLOTTABLE]**
18. EASEMENTS GRANTED IN THAT CERTAIN WARRANTY DEED TO MCDONALD'S RESTAURANTS OF FLORIDA, INC., A FLORIDA CORPORATION DATED JUNE 16, 1988 AND FILED JULY 1, 1988 IN OFFICIAL RECORDS BOOK 15568, PAGE 624, AS ASSIGNED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 41398, PAGE 139 AND ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 48845, PAGE 137. **[ALL DO NOT AFFECT]**
19. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS BY AND BETWEEN PAN THOMAS COURTELIS, AS TRUSTEE, AND DONALD L. SMITH, JR., AND PENINSULA BANK RECORDED IN OFFICIAL RECORDS BOOK 29088, PAGE 1487, AS ASSIGNED BY ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 48911, PAGE 643. **[ALL DO NOT AFFECT]**
20. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE BY AND BETWEEN LAKEWOOD ASSOCIATES, LTD., AND MARSHALLS OF MA, INC., AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 32017 PAGE 1976. **[DOES NOT AFFECT]**
21. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE BY AND BETWEEN LAKEWOOD ASSOCIATES, LTD., AND WALGREEN CO., AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 32169, PAGE 1759, TOGETHER WITH CONSENT RECORDED IN OFFICIAL RECORDS BOOK 36097, PAGE 529. **[DOES NOT AFFECT]**
22. TERMS, CONDITIONS, AND PROVISIONS OF ASSIGNMENT OF EQUIVALENT RESIDENTIAL CONNECTIONS, RECORDED IN OFFICIAL RECORDS BOOK 32558, PAGE 1387. **[AFFECTS - NOT PLOTTABLE]**
23. RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 36097, PAGE 505, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 41494, PAGE 1999. **[AFFECTS - NOT PLOTTABLE]**
24. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 36949, PAGE 953. **[DOES NOT AFFECT]**
25. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 36949, PAGE 955. **[DOES NOT AFFECT]**
26. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 36949, PAGE 957. **[DOES NOT AFFECT]**
27. EASEMENT TO FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 36949, PAGE 959. **[DOES NOT AFFECT]**
28. DECLARATION OF USE RESTRICTIONS MADE BY LAKEWOOD RETAIL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LAKEWOOD RETAIL II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 14, 2018 IN OFFICIAL RECORDS INSTRUMENT NO. 114947046. **[DOES NOT AFFECT]**

			9-02-2021	der	
			8-27-2021	rw	
			7-14-2021	der	
			DATE	BY	
			REVISIONS		
			FILE NAME	9435_SUR.dwg	
			REVISED BOUNDARY AND LEGAL DESCRIPTION		
			ADD WATER VALVE IN ATLANTIC		
			REVISED TITLE COMMITMENT (SURVEY NOTE #20)		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

ATLANTIC MARGATE
ALTANSPS LAND TITLE SURVEY

DATE	5/04/2021
DRAWN BY	der
F.B./ PG.	ELECT.
SCALE	1"=20'



JOB #	9435
SHT.NO.	1
OF	2 SHEETS

DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATION NO. 4315

