prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
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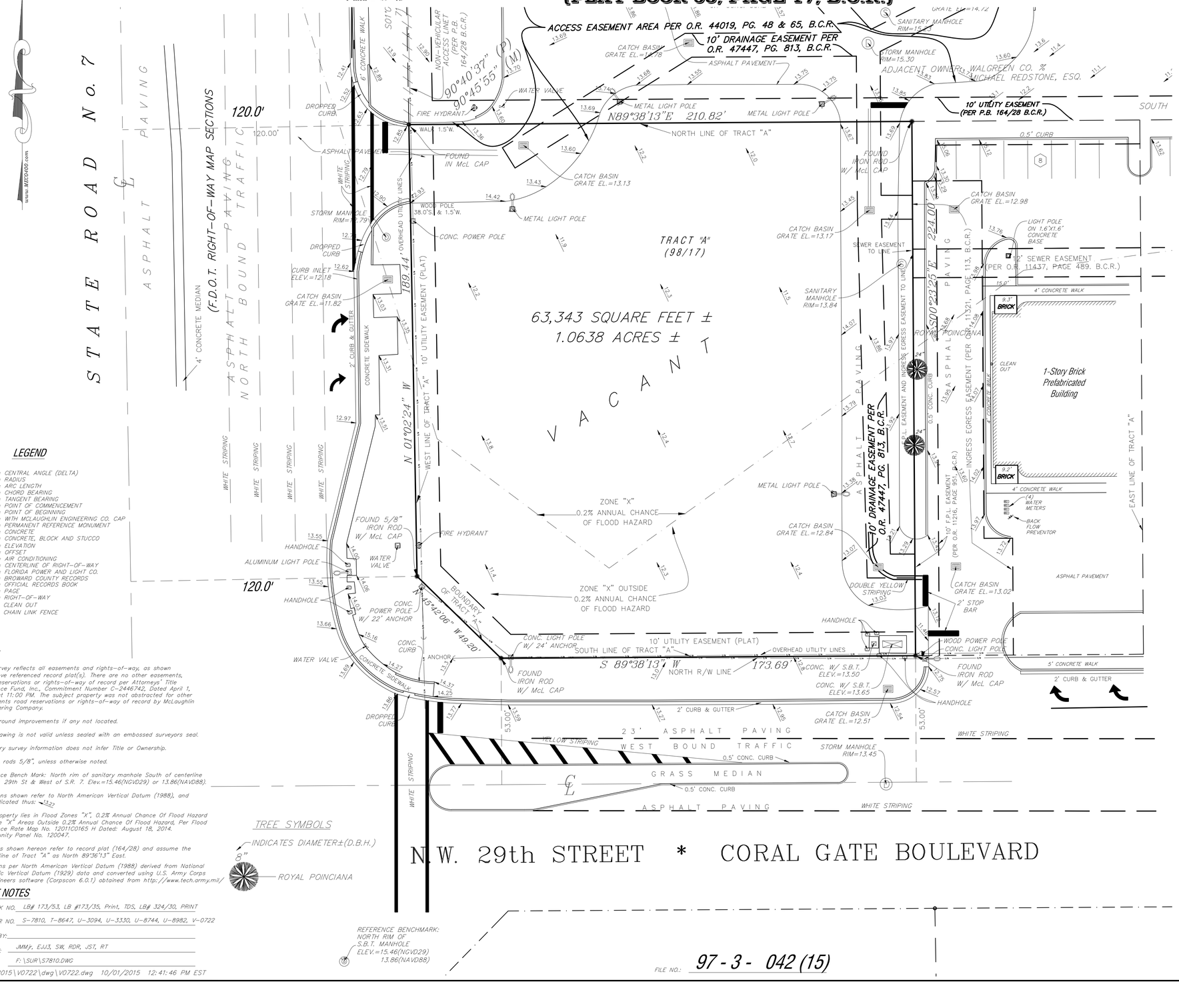
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ALTA/ACSM LAND TITLE SURVEY
PORTION OF PARCEL "A", CORAL GATE COMMERCIAL (PLAT BOOK 98, PAGE 17, B.C.R.)



LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/McL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S = CONCRETE, BLOCK AND STUCCO
ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
B.C.R. = BROWARD COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). There are no other easements, road reservations or rights-of-way of record per Attorneys' Title Insurance Fund, Inc., Commitment Number C-2446742, Dated April 1, 1997 at 11:00 P.M. The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an embossed surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Reference Bench Mark: North rim of sanitary manhole South of centerline of N.W. 29th St & West of S.R. 7. Elev.=15.46(NGVD29) or 13.86(NAVD88).

7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 13.27

8) This property lies in Flood Zones "X", 0.2% Annual Chance Of Flood Hazard & Zone "X" Areas Outside 0.2% Annual Chance Of Flood Hazard, Per Flood Insurance Rate Map No. 12011C0165 H Dated: August 18, 2014. Community Panel No. 120047.

9) Bearings shown hereon refer to record plat (164/28) and assume the North line of Tract "A" as North 89°36'13" East.

10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

TREE SYMBOLS

INDICATES DIAMETER±(D.B.H.)
8"
ROYAL POINCIANA

OFFICE NOTES

FIELD BOOK NO. LB# 173/53, LB #173/35, Print, TDS, LB# 324/30, PRINT

JOB ORDER NO. S-7810, T-8647, U-3094, U-3330, U-8744, U-8982, V-0722

CHECKED BY:

DRAWN BY: JMM, EJU3, SW, RDR, JST, RT

Ref. Dwg.: F:\SUR\S7810.DWG

C:\Ray\2015\V0722\dwg\V0722.dwg 10/01/2015 12:41:46 PM EST

REFERENCE BENCHMARK:
NORTH RIM OF S.B.T. MANHOLE
ELEV.=15.46(NGVD29)
13.86(NAVD88)

FILE NO.: 97 - 3 - 042 (15)

Location Sketch
Not To Scale

Legal Description

A Portion of Tract "A", CORAL GATE COMMERCIAL", according to the plat thereof recorded in Plat Book 98, Page 17, of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Tract "A", CORAL GATE COMMERCIAL", according to the plat thereof recorded in Plat Book 98, Page 17, of the Public Records of Broward County, Florida, and run on an assumed bearing of North 89°38'13" East along the North line of said Tract "A" for 210.82 feet; thence run South 00°23'25" East along a line parallel with and 95.52 feet west of as measured at right angles to the East line of said Tract "A", for a distance of 224.00 feet to a point on the south line of said Tract "A", being coincident with the North Right-of-Way line of Coral Gate Boulevard (N.W. 29th Street); thence run South 89°38'13" West along the said South line of said Tract "A" for 173.69 feet; thence continue along the boundary line of said Tract "A", North 45°42'06" West for 49.20 feet; thence run North 01°02'24" West along the West line of said Tract "A" for 189.44 feet to the Point of Beginning.

Said lands situated in City of Margate, Broward County, Florida and containing 46,341 square feet or 1.0638 acres more or less.

Ingress/Egress Easement

A Portion of Tract "A", CORAL GATE COMMERCIAL", according to the plat thereof recorded in Plat Book 98, Page 17, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Tract "C", CORAL GATE COMMERCIAL"; according to the plat thereof recorded in Plat Book 98, Page 17, of the public records of Broward County, Florida, and run on an assumed bearing of South 89°38'13" West for 490.61 feet to the Point of Beginning of the following described easement, thence continue South 89°38'13" West for 41.00 feet, said last two courses being coincident with the Southerly boundary of said "CORAL GATE COMMERCIAL", thence run North 00°23'25" West along a line parallel with and 95.52 feet West of as measured at right angles to the East line of said Tract "A", for a distance of 199.00 feet; thence run North 89°38'13" East for 29.10 feet; thence run South 00°21'47" East for 150.00 feet; thence run North 89°38'13" East for 12.00 feet; thence run South 00°21'47" East for 49.00 feet to the Point of Beginning.

Said lands situated in City of Margate, Broward County, Florida and containing 0.1462 acres more or less.

Title Notes

There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Chicago Title Insurance Company Commitment Order No. 4588051, dated October 22, 2013 at 11:00PM.

5) Agreement per O.R. Book 6634, Page 510 of the Public Records of Broward County, Florida and O.R. Book 8000, Page 444 of the Public Records of Broward County, Florida affects this property (nothing plottable).
6) Reservations per O.R. Book 437, Page 320 and Partial Release per O.R. Book 7897, Page 267 and O.R. Book 28983, Page 1561 of the Public Records of Broward County, Florida affects this property.
7) Easement per O.R. Book 7352, Page 986 of the Public Records of Broward County, Florida does not affect this property.
8) Easement per O.R. Book 11216, Page 951 of the Public Records of Broward County, Florida affects this property as shown.
9) Easement per O.R. Book 11321, Page 113 of the Public Records of Broward County, Florida affects this property as shown.
10) Easement per O.R. Book 11437, Page 485 of the Public Records of Broward County, Florida does not affect this property.
11) Easement per O.R. Book 11437, Page 489 of the Public Records of Broward County, Florida affects this property as shown.
12) Agreement per O.R. Book 11858, Page 324 of the Public Records of Broward County, Florida and Assigns per O.R. Book 13235, Page 396 of the Public Records of Broward County, Florida and O.R. Book 14130, Page 686 of the Public Records of Broward County, Florida affects this property (nothing plottable).
13) Memorandum per O.R. Book 29943, Page 1366 of the Public Records of Broward County, Florida affects this property (nothing plottable).
14) Matters per Plat Book 98, Page 17 of the Public Records of Broward County, Florida affects this property and as shown.
15) Easement per O.R. Book 44019, Page 48 of the Public Records of Broward County, Florida affects this property and as shown.
16) Agreement per O.R. Book 44019, Page 65, of the Public Records of Broward County, Florida affects this property and as shown.
17) Ordinance per O.R. Book 44650, Page 1429 and O.R. Book 44650, Page 1467 of the Public Records of Broward County, Florida may affect this property (no specific legal description contained in documents).
18) Reciprocal Easement per O.R. Book 47447, Page 813 of the Public Records of Broward County, Florida affects this property and as shown.

ALTA/ACSM CERTIFICATION

CERTIFIED TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; Steven D. Rubin, Esq. and Hauppauge Route 111 Associates, LLC., a New York limited liability company authorized to conduct business in Florida.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

The undersigned further certifies that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 19th day of January, 2007.
Resurveyed this 15th day of March, 2007.
Resurveyed this 10th day of December, 2013.
Resurveyed this 5th day of March, 2014.
Resurveyed this 23rd day of September, 2015.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.