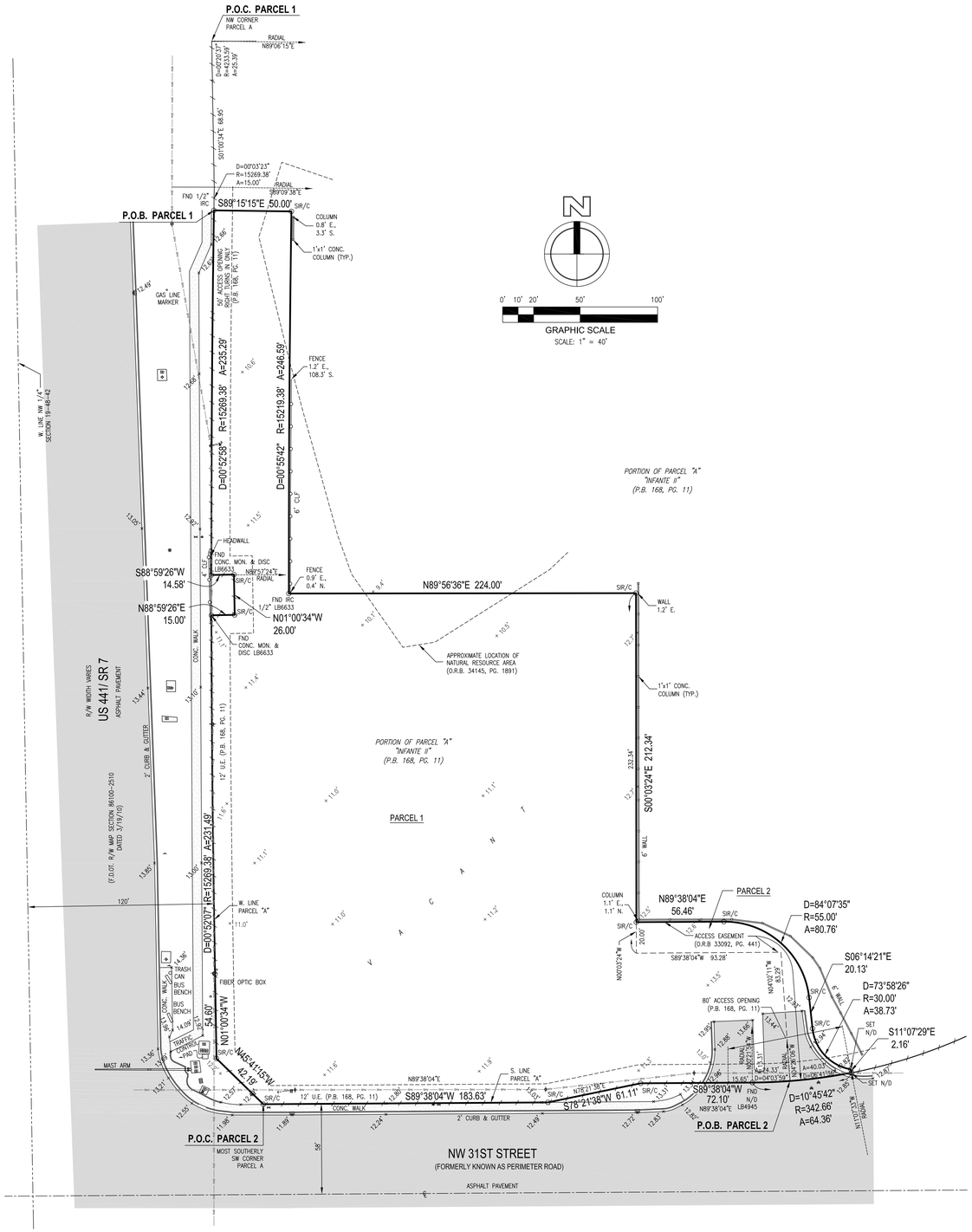

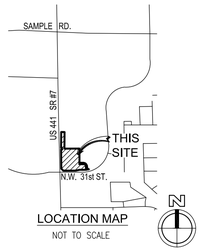

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
SCALE: 1" = 40'

ABBREVIATIONS:

A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
ALUM.	=	ALUMINUM
B.C.R.	=	BROWARD COUNTY RECORDS
BOT	=	BOTTOM
BRKN	=	BROKEN
CB	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK STRUCTURE
CLF	=	CHAIN LINK FENCE
CMP	=	CORRUGATED METAL PIPE
CONC.	=	CONCRETE
D	=	DELTA (CENTRAL ANGLE)
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
ELEV.	=	ELEVATION
F.A.	=	FINISHED FLOOR
FIP	=	FOUND IRON PIPE
FIR/C	=	FOUND IRON ROD W/CAP
FIR	=	FOUND IRON ROD
FND.	=	FOUND
ICV	=	IRRIGATION CONTROL VALVE
INV	=	INVERT
L.A.	=	LANDSCAPE BUFFER
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
O.R.B.	=	OFFICIAL RECORD BOOK
(P)	=	PLAT
P.B.	=	PLAT BOOK
PG.	=	PAGE
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
SIR/C	=	SET 1/2" IRON ROD W/CAP LB7924
SMH	=	SANITARY SEWER MANHOLE
SN/D	=	SET NAIL & DISC LB7924
SQ.	=	SQUARE
STY.	=	STORY
TCB	=	TRAFFIC CONTROL BOX
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT
WV	=	WATER VALVE

LEGEND:

- ANCHOR
- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- ELECTRIC BOX
- 12.5 ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, PEDESTRIAN
- POLE, LIGHT
- POLE, METAL LIGHT
- POLE, WOOD
- SIGN
- TRAFFIC SIGNAL BOX
- VALVE, GAS
- VALVE, WATER
- WATER METER
- WATER METER MANHOLE
- WIRES, OVERHEAD

LEGAL DESCRIPTION

PARCEL 1:
A PARCEL OF LAND BEING A PORTION OF PARCEL "A", INFANTE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 89°21'10" EAST; (THE FOLLOWING THREE (3) COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A")
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°20'37" AND A RADIUS OF 4233.59 FEET, FOR AN ARC DISTANCE OF 25.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01°00'34" EAST, A DISTANCE OF 68.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 89°06'15" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°03'23" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING;
THENCE SOUTH 89°15'15" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 89°09'38" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°55'42" AND A RADIUS OF 15219.38 FEET FOR AN ARC DISTANCE OF 246.59 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 89°56'36" EAST, A DISTANCE OF 224.00 FEET; THENCE SOUTH 00°03'24" EAST, A DISTANCE OF 232.34 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 93.28 FEET; THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 83.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 04°26'02" WEST;
(THE FOLLOWING FOUR (4) COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A")
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°04'06" AND A RADIUS OF 342.66 FEET FOR AN ARC DISTANCE OF 24.33 FEET, TO A POINT OF A NON-TANGENT LINE; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 72.10 FEET; THENCE SOUTH 78°21'38" WEST, A DISTANCE OF 61.11 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 183.63 FEET;
(THE FOLLOWING SEVEN (7) COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A")

THENCE NORTH 45°41'15" WEST, A DISTANCE OF 42.19 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 54.60 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°52'07" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 231.49 FEET TO A POINT OF A NON-TANGENT LINE; THENCE NORTH 88°59'26" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 14.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 89°57'24" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°52'58" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:
A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY OF SOUTHWEST CORNERS OF SAID PARCEL "A";
(THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SOUTH LINE OF SAID PARCEL "A")
THENCE NORTH 89°38'04" EAST, A DISTANCE OF 183.63 FEET; THENCE NORTH 78°21'38" EAST, A DISTANCE OF 61.11 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 72.10 FEET, TO A POINT ON A 342.66 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 00°21'54" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'59", AN ARC DISTANCE OF 24.33 FEET TO THE POINT OF BEGINNING AND A POINT OF NON-TANGENCY;
THENCE NORTH 04°02'11" WEST, A DISTANCE OF 83.29 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 93.28 FEET; THENCE NORTH 00°03'24" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 56.46 FEET TO A POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°07'35", AN ARC DISTANCE OF 80.76 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 06°14'21" EAST, A DISTANCE OF 20.13 FEET TO A POINT OF CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°58'26", AN ARC DISTANCE OF 38.73 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL TO THE NEXT DESCRIBED CURVE SOUTH 11°07'29" EAST, A DISTANCE OF 2.16 FEET TO A POINT ON A 342.66 FOOT RADIUS CURVE CONCAVE TO THE NORTH;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'36", AN ARC DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

TITLE COMMITMENT INFORMATION TABLE

FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER NO.: 5528096 REVISED C
EFFECTIVE DATE: JANUARY 7, 2016

ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS

COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	PERTAINS TO PARCEL	PLOTTED
7	PLAT	AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT	P.B. 168, PG. 11 O.R.B. 31455, PG. 760 O.R.B. 33280, PG. 665 O.R.B. 35375, PG.1797	YES YES YES YES	YES NO NO NO
8	AGREEMENT	ASSIGNMENT OF TREATMENT PLANT CAPACITY ASSIGNMENT OF DEVELOPERS RIGHTS	O.R.B. 11858, PG. 60 O.R.B. 13556, PG. 24 O.R.B. 13779, PG. 701 O.R.B. 14130, PG. 760	YES YES YES YES	NO NO NO NO
9	COVENANTS	DECLARATION OF RESTRICTIONS STATEMENT TO CORRECT SCRIVENER'S ERROR	O.R.B. 14720, PG. 317 O.R.B. 15721, PG. 793 O.R.B. 17489, PG. 422	YES YES YES	NO NO NO
10	RESOLUTION	COUNTY COMMISIONERS NATURAL RESOURCE AREA AMENDING AREA IN O.R.B. 17022, PG. 838	O.R.B. 34145, PG. 1891	YES	YES
11	AGREEMENT	ROAD IMPACT AGREEMENT BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 28874, PG. 248	YES	NO
12	AGREEMENT	PHASING THE INSTALLATION OF REQUIRED ROAD IMPROVEMENTS	O.R.B. 30175, PG. 1401	YES	NO
13	ROAD IMPACT AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 31455, PG. 766	YES	NO
14	AGREEMENT	TRANSFER OF COMMITTED TRIPS	O.R.B. 31471, PG. 1719	YES	NO
15	DECLARATION	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 32606, PG. 1853	YES	NO
16	AGREEMENT FOR DRAINAGE	TO PROVIDE DRAINAGE ONTO ADJOINING PARCEL	O.R.B. 33092, PG. 437	YES	NO
17	ACCESS EASEMENT	A PORTION OF SUBJECT PARCEL	O.R.B. 33092, PG. 441	YES	YES
18	EDUCATIONAL IMPACT AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 33280, PG. 674	YES	NO
19	RECREATIONAL IMPACT AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 33280, PG. 682	YES	NO
20	EDUCATION IMPACT FEE AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 35375, PG. 1808	YES	NO
21	REGIONAL PARK IMPACT FEE AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 35375, PG. 1820	YES	NO
22	ROAD IMPACT FEE AGREEMENT	BETWEEN BROWARD COUNTY AND DEVELOPER	O.R.B. 35375, PG. 1831	YES	NO
23	NOTICE	EXPIRATION OF FINDINGS OF ADEQUACY	O.R.B. 35375, PG. 1843	YES	NO
24	AGREEMENT	TRAFFIC IMPACT TRIPS	O.R.B. 36178, PG. 881	YES	NO

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 2.504 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "A", "INFANTE II" PLAT, HAVING AN ASSUMED BEARING OF SOUTH 89°38'04" WEST.
6. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM 9" ELEVATION 12.94', AS SHOWN ON THE PROJECT NETWORK CONTROL SHEET FOR STATE ROAD 7, PROJECT ID # 416878-1-52-01, DATED 2-13-2008.
8. THE COURSE IN THE LEGAL DESCRIPTION UNDERLINED, PRIOR TO THE POINT OF BEGINNING WAS INSERTED BY THE UNDERSIGNING SURVEYOR FOR COMPLETENESS.
9. FEMA FLOOD ELEVATION INFORMATION:
   A. FIRM NO.: 12011C0165H
   B. EFFECTIVE DATE: 8/18/14
   C. ZONE: AE
   D. BASE FLOOD ELEV.: 13' (NAVD88)

SURVEYOR'S CERTIFICATION:

TO: HOUSING TRUST GROUP, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY,
STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AMD NSPS, AND INCLUDES ITEMS 1-4, 6(A), 8, 9, 11(A), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/10/16.

_____
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

NO.	DATE	BY	CK'D	REVISIONS	FILE FB/PG

SCALE: 1"=40' DATE: 2/12/16
DRAWN BY: JV/ EC FIELD BOOK: 31/19
CHECKED BY: DCL SURVEY TYPE: BOUNDARY

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

MAP OF ALTA/ACSM LAND TITLE SURVEY "ARBOR VIEW"
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER 151076
SHEET NUMBER 1 OF 1

Z:\Survey Projects\2015\151076S Arbor View\dwg\151076alta.dwg, 2/16/2016 10:50:46 AM