17180

NOVE OF MARGATE

A SUBDIVISION RESURVEY OF PARCEL 3 AND A PORTION OF PARCEL 4, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO" ACCORDING TO THE PLAT THEREOFM AS RECORDED IN PLAT BOOK 78 PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING A PORTION OF SECTION 35 TOWNSHIP 48 SOUTH, RANGE 41 EAST CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

PERIMETER
SURVEYING & MAPPING
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LEGAL DESCRIPTION

PARCEL 3, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF PARCEL 4 OF SAID PLAT, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE SOUTH 00°03'23" WEST, 292.60 FEET ALONG THE WEST BOUNDARY OF SAID SECTION TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. ACCORDING TO SAID PLAT: THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD. THE FOLLOWING FOUR (4) COURSES: SOUTH 89°56'37" EAST, 15.94 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 664.05 FEET, A DELTA OF 39°51'40", AN ARC DISTANCE OF 461.98 FEET; THENCE TANGENT TO SAID CURVE SOUTH 50°04'57" EAST, 725.16 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 776.33 FEET, A DELTA OF 22°15'10", AN ARC DISTANCE OF 301.52 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 776.33 FEET, A DELTA OF 11°58'05", AN ARC DISTANCE OF 162.16 FEET (THE PRECEDING COURSE BEING COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BLVD.); THENCE SOUTH 20°36'41" WEST, 134.67 FEET; THENCE NORTH 88°35'00"WEST, 115.00 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL 3, THENCE NORTH 01°25'00" EAST ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONSISTS OF 21.302 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AS SHOWN HEREON, TO BE KNOWN AS NOVE OF MARGATE.

1. TRACTS A-1 AND A-2 ARE HEREBY DEDICATED FOR PRIVATE RECREATIONAL USE.
2. TRACTS B-1 AND B-2 ARE HEREBY DEDICATED FOR OPEN SPACE PURPOSES.
3. TRACT C IS HEREBY DEDICATED FOR CANAL PURPOSES.
4. TRACT L IS HEREBY DEDICATED FOR LAKE PURPOSES.
5. TRACT P-1 AND P-2 ARE HEREBY DEDICATED FOR PUBLIC PARK PURPOSES.
6. TRACT R IS HEREBY DEDICATED AS A PRIVATE ROAD TRACT, FOR INGRESS AND EGRESS, UTILITIES, DRAINAGE AND PRIVATE ROAD PURPOSES. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS AND THROUGH TRACT R FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IS HEREBY GRANTED TO THE PRESENT AND FUTURE OWNERS OF THE LOTS DESCRIBED IN THIS SUBDIVISION RESURVEY.
7. THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO PUBLIC AND PRIVATE UTILITY PROVIDERS AS DEFINED BY FLORIDA LAW FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, FIBER OPTIC, GAS, COMMUNICATION, SECURITY, WATER AND SEWER SYSTEMS.
8. THE PUBLIC DRAINAGE EASEMENTS ARE DEDICATED TO THE PUBLIC FOR DRAINAGE PURPOSES.
9. THE DRAINAGE EASEMENTS ARE DEDICATED FOR DRAINAGE PURPOSES.
10. THE LAKE MAINTENANCE EASEMENT IS DEDICATED FOR LAKE MAINTENANCE PURPOSES.

_____
(PRINT NAME)
WITNESS

MARGATE EXECUTIVE GOLF COURSE LLC
A FLORIDA LIMITED LIABILITY COMPANY

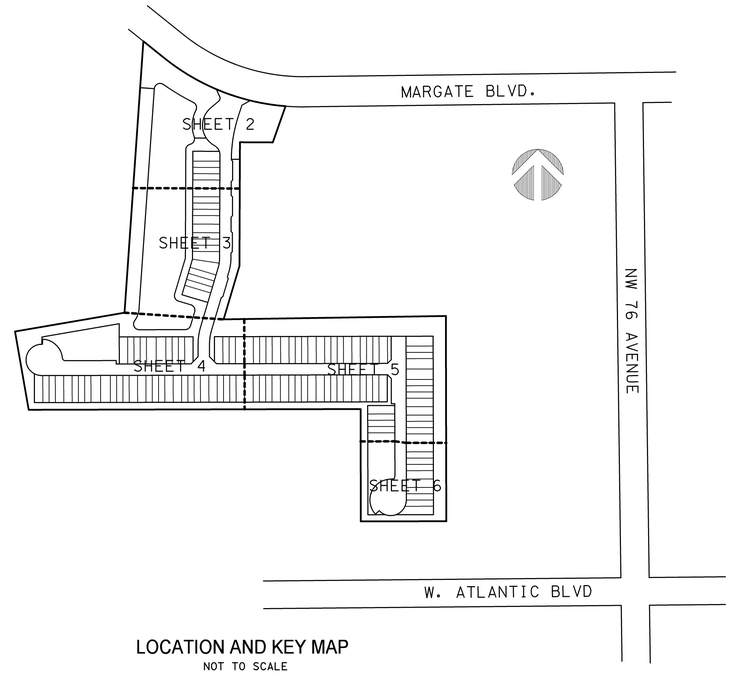
_____
(PRINT NAME)
WITNESS

_____
BY:

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 , AS
FOR MARGATE EXECUTIVE GOLF COURSE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____, AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ _____
,NOTARY PUBLIC



LOCATION AND KEY MAP
NOT TO SCALE

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 THE ____ DAY OF _____, 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: _____
SLOAN ROBBINS
CHAIRMAN

CITY COMMISSION:

THIS IS TO CERTIFY; THAT THIS SUBDIVISION RESURVEY, NOVE OF MARGATE, HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, IN AND BY RESOLUTION NO. _____, ADOPTED BY SAID CITY COMMISSION ON THIS _____ DAY OF _____, 202_.

IN WITNESS WHEREOF; THE SAID CITY 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: _____
JENNIFER M. JOHNSON
CITY CLERK

BY: _____
TOMMY RUZZANO
MAYOR

CITY ENGINEER

THIS SUBDIVISION RESURVEY IS APPROVED FOR RECORD THIS ____DAY OF _____, 202_.

BY:_____
CURT A. KEYSER, P.E.
DIRECTOR OF ENVIRONMENTAL
AND ENGINEERING DEPARTMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY (SUBDIVISION RESURVEY) IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF RULE 5J-17, FLORIDA ADMINISTRATIVE CODE.

_____
DATE

_____
JEFF S. HODAPP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L.S.5111
PERIMETER SURVEYING & MAPPING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER L.B.7264

OWNER	CITY OF MARGATE	CITY ENGINEER	SURVEYOR
			Jeff S Hodapp Digitally signed by Jeff S Hodapp Date: 2024.02.09 08:04:41 -05'00'