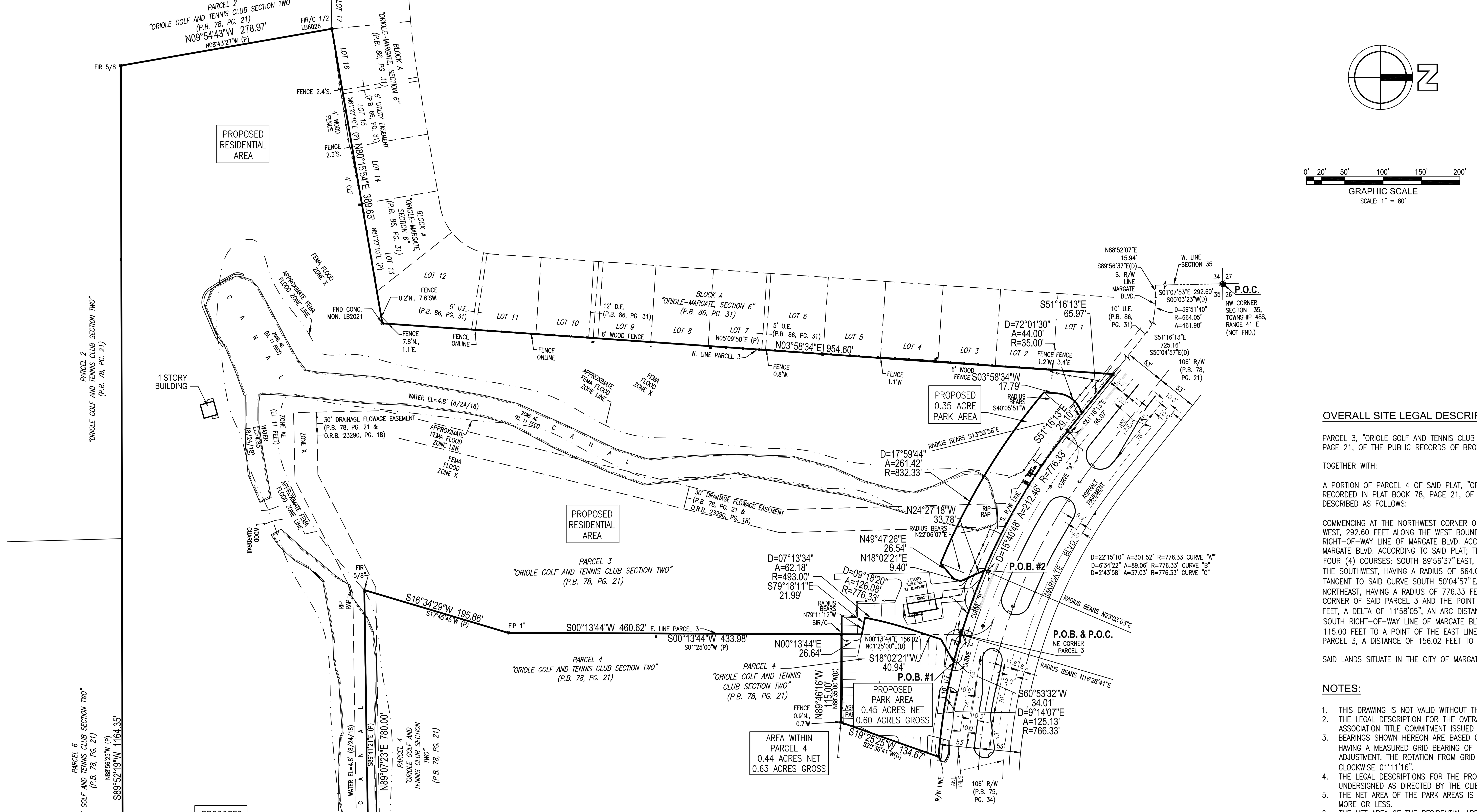

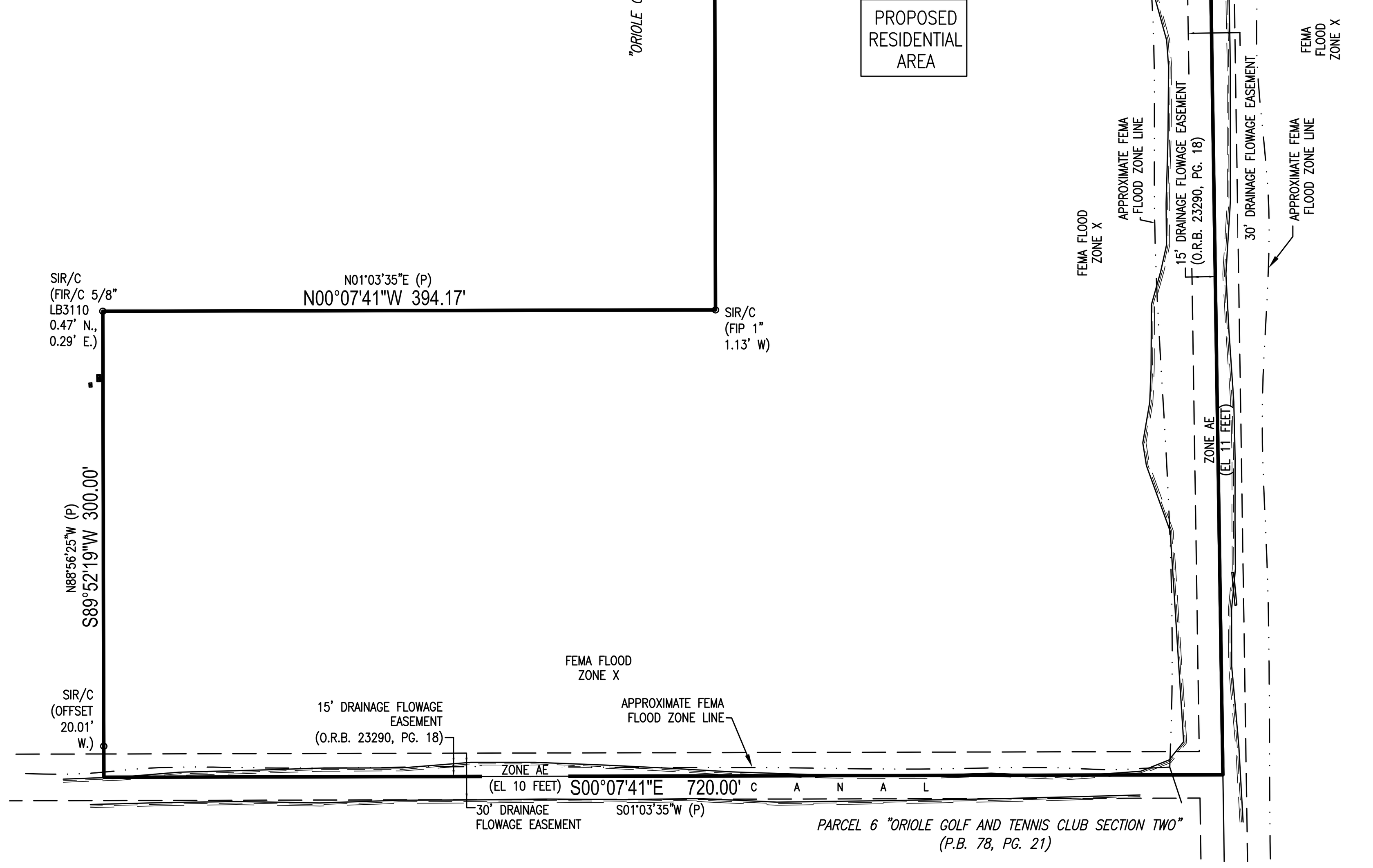

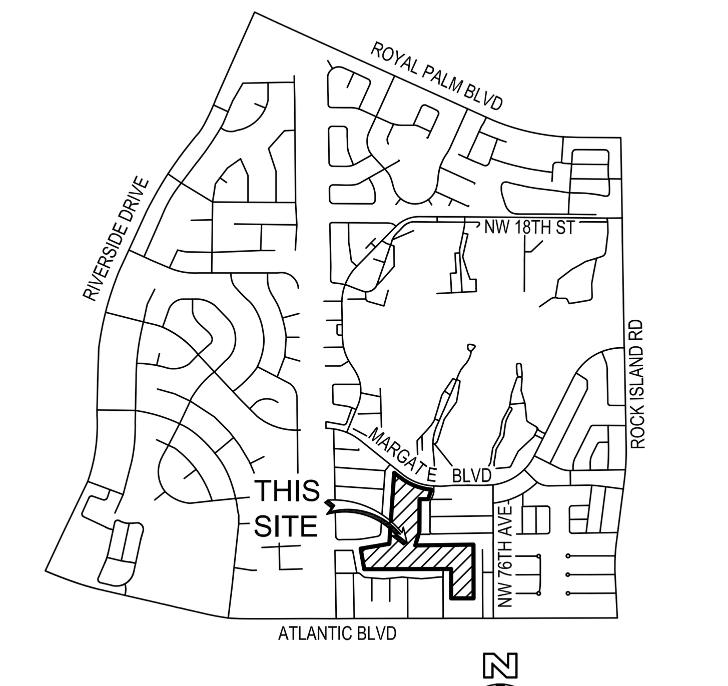

LOCATION MAP
NOT TO SCALE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- COMMUNICATION CABINET
- ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SANITARY MANHOLE
- SIGN
- TELEPHONE RISER
- TRANSFORMER
- TREE & PALM TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

ABBREVIATIONS:

A	= ARC LENGTH
A/C	= AIR CONDITIONER
ALUM.	= ALUMINUM
B.C.R.	= BROWARD COUNTY RECORDS
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
D	= DELTA (CENTRAL ANGLE)
(D)	= DESCRIPTION
D.E	= DRAINAGE EASEMENT
EL.	= ELEVATION
F.F.	= FINISHED FLOOR
FIP	= FOUND IRON PIPE
FIR	= FOUND IRON ROD
FIR/C	= FOUND IRON ROD W/CAP
FND	= FOUND
E.O.W.	= EDGE OF WATER
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
MON.	= MONUMENT
N/D	= NAIL AND DISC
(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
S.F.	= SQUARE FEET
STY.	= STORY
TCB	= TRAFFIC CONTROL BOX
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
WV	= WATER VALVE

RESIDENTIAL AREA LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING #1; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 60°53'32" WEST, 34.01 FEET; THENCE SOUTH 18°02'21" WEST, 40.94 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 493.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'34" AN ARC DISTANCE OF 62.18 FEET; THENCE SOUTH 79°18'11" EAST, 21.99 FEET; THENCE SOUTH 0°13'44" WEST, 460.62 FEET; THENCE SOUTH 16°34'29" WEST, 195.66 FEET; THENCE NORTH 89°07'23" EAST, 780.00 FEET; THENCE SOUTH 0°07'41" EAST, 720.00 FEET; THENCE SOUTH 89°52'19" WEST, 300.00 FEET; THENCE NORTH 0°07'41" WEST, 394.17 FEET; THENCE SOUTH 89°52'19" WEST, 1,164.35 FEET; THENCE NORTH 9°54'43" WEST, 278.97 FEET; THENCE NORTH 80°15'54" EAST, 389.65 FEET; THENCE NORTH 3°58'34" EAST, 954.60 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 51°16'13" EAST, 65.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 35.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 13°59'56" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°01'30" AN ARC DISTANCE OF 44.00 FEET; THENCE SOUTH 3°58'34" WEST, 17.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 832.33 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 40°05'51" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'44" AN ARC DISTANCE OF 261.42 FEET; THENCE NORTH 49°47'26" EAST, 26.54 FEET; THENCE NORTH 18°02'21" EAST, 9.40 FEET; THENCE NORTH 24°27'18" WEST, 33.78 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 776.33 FEET, TO WHICH THE RADIUS BEARS NORTH 23°03'03" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°18'20" AN ARC DISTANCE OF 126.08 FEET TO THE POINT OF BEGINNING;

CONTAINING 893,170 SQUARE FEET, 20.50 ACRES, MORE OR LESS

PARK LEGAL DESCRIPTION

TWO PARCELS OF LAND LYING WITHIN PARCEL 3 AND PARCEL 4, "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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°43'58" AN ARC DISTANCE OF 37.03 FEET TO THE POINT OF BEGINNING #1; THENCE CONTINUE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 9°14'07" AN ARC DISTANCE OF 125.13 FEET; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE SOUTH 19°25'25" WEST, 134.67 FEET; THENCE NORTH 89°46'16" WEST, 115.00 FEET; THENCE NORTH 0°13'44" EAST, 26.64 FEET; THENCE NORTH 79°18'11" WEST, 21.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 493.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 79°11'12" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'34" AN ARC DISTANCE OF 62.18 FEET; THENCE NORTH 18°02'21" EAST, 40.94 FEET; THENCE NORTH 60°53'32" EAST, 34.01 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 19,700 SQUARE FEET, OR 0.45 ACRES, MORE OR LESS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 3; SAID CORNER BEING ON A CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF MARGATE BOULEVARD, AS SHOWN ON "ORIOLE GOLF AND TENNIS CLUB SECTION ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 776.33 FEET, OF WHICH THE RADIUS POINT BEARS NORTH 16°28'41" EAST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°34'22" AN ARC DISTANCE OF 89.06 FEET TO THE POINT OF BEGINNING #2; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE SOUTH 24°27'18" EAST, 33.78 FEET; THENCE SOUTH 18°02'21" WEST, 9.40 FEET; THENCE SOUTH 49°47'26" WEST, 26.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 832.33 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 22°06'07" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'44" AN ARC DISTANCE OF 261.42 FEET; THENCE NORTH 3°58'34" EAST, 17.79 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°01'30" AN ARC DISTANCE OF 44.00 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 51°16'13" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 29.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 776.33 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 15°40'48" AN ARC DISTANCE OF 212.46 FEET TO THE POINT OF BEGINNING #2;

CONTAINING 15,090 SQUARE FEET, OR 0.35 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA CONTAINING 0.80 ACRES, MORE OR LESS..

OVERALL SITE 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. 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.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE LEGAL DESCRIPTION FOR THE OVERALL SITE WAS PROVIDED BY THE CLIENT IN THAT CERTAIN AMERICAN LAND TITLE ASSOCIATION TITLE COMMITMENT ISSUED BY NORTH AMERICAN TITLE COMPANY, FILE NO. 18082786, DATED JULY 26, 2018.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL 3 OF SAID ORIOLE GOLF AND TENNIS CLUB SECTION TWO HAVING A MEASURED GRID BEARING OF NORTH 03°58'34" EAST, RELATIVE TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS IN THE OVERALL SITE LEGAL DESCRIPTION PROVIDED IS: CLOCKWISE 01°11'16".
4. THE LEGAL DESCRIPTIONS FOR THE PROPOSED PARK AREAS AND THE PROPOSED RESIDENTIAL AREA WAS WRITTEN BY THE UNDERSIGNED AS DIRECTED BY THE CLIENT.
5. THE NET AREA OF THE PARK AREAS IS 0.80 ACRES, MORE OR LESS. THE GROSS AREA OF THE PARK AREAS IS 1.23 ACRES, MORE OR LESS.
6. THE NET AREA OF THE RESIDENTIAL AREA IS 20.50 ACRES, MORE OR LESS. THE GROSS AREA OF THE RESIDENTIAL AREA IS 20.73 ACRES, MORE OR LESS.
7. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
8. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY.
9. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2312: ELEVATION: 9.13'.
11. PROPERTY ADDRESS: 7705 & 7870 MARGATE, BLVD., MARGATE, FL 33063.
12. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO REFLECT THE PROPOSED RESIDENTIAL AREA AND THE PROPOSED PARK AREAS AS THEY RELATE TO THE OVERALL SITE BOUNDARY.
13. FEMA FLOOD ELEVATION INFORMATION:
    A. FIRM NO.: 12011C0355H
    B. EFFECTIVE DATE: AUGUST 18, 2014
    C. ZONE: AE & X
    D. BASE FLOOD ELEV.: 10'/11' & N/A
14. GOLF CART PATHS, GREENS, SAND TRAPS, ETC ARE NOT LOCATED HEREON.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.19200300.100.1.1=A01410D00000181B66342900003914A, cn=Daniel C Laak, c=US
Date: 2023.02.20 16:10:10 -05'00'

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
3	2/20/2022	DCL	DCL	ADD ROADWAY LANE INFORMATION	N/A
2	12/16/2022	DCL	DCL	ADD NET AND GROSS AREA LABEL FOR THE PORTION OF PARK IN PARCEL 4	N/A
1	12/2/2022	DCL	DCL	LABEL THE EXISTING BUILDING	N/A

SCALE: 1"=80'
DATE: 9/28/22
DRAWN BY: AC
FIELD BOOK: N/A
CHECKED BY: DCL
SURVEY TYPE: SPECIFIC PURPOSE

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

SPECIFIC PURPOSE BOUNDARY SURVEY
ORIOLE TOWNHOMES
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
180761

SHEET NUMBER
1 OF 1