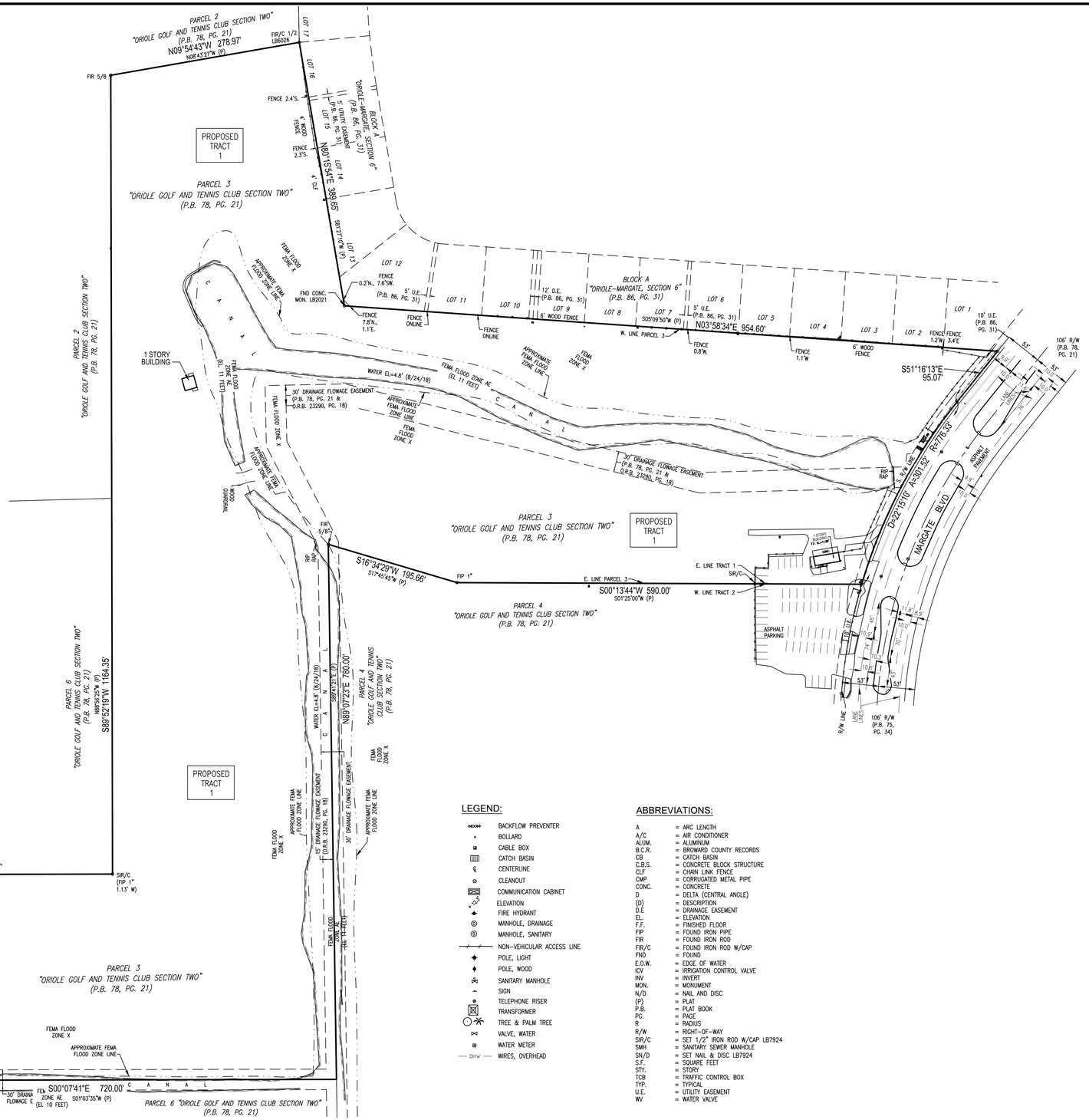

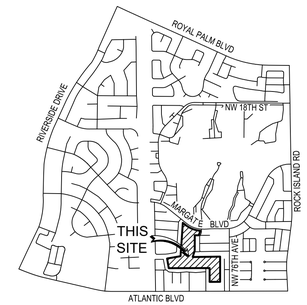

LOCATION MAP
NOT TO SCALE

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.

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 SHOWN HEREON WAS PROVIDED BY THE CLIENT.
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 OF 1983 WITH THE 1990 ADJUSTMENT. THE ROTATION FROM GRID BEARING TO THE BEARINGS SHOWN ON THE UNDERLYING PLAT AND IN THE LEGAL DESCRIPTION PROVIDED IS: CLOCKWISE 0°11'16".
4. THE NET AREA OF THE TRACT 1 IS 908,672 SQUARE FEET OR 20.86 ACRES MORE OR LESS. THE GROSS AREA OF TRACT 1 IS 929,146 SQUARE FEET OR 21.33 ACRES, MORE OR LESS.
5. THE GROSS AREA IS DEFINED AS THE SUBJECT BOUNDARY (NET AREA) EXTENDED PERPENDICULAR TO THE CENTER LINE OF THE RIGHT-OF-WAY.
6. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE INDICATED.
7. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY.
8. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS.
9. 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'.
10. PROPERTY ADDRESS: 7870 MARGATE, BLVD., MARGATE, FL 33063.
11. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO REFLECT THE AREAS AFFECTED BY THE LAND USE AMENDMENT.
12. 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
13. GOLF CART PATHS, GREENS, SAND TRAPS, ETC ARE NOT LOCATED HEREON.
14. THE LAST DATE OF FIELD WORK IS 10/17/2022.

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- COMMUNICATION CABINET
- 12.3 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
- OHW 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

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY 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=3.2.342.1920930.100.1.1=A20141D0000001818663429000003914A, cn=Daniel C Laak, c=US
Date: 2023.07.28 08:07:58 -04'00'

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

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
					N/A
					N/A
					N/A

SCALE: 1"=80'
DATE: 7/26/2023
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 LAND USE PLAN AMENDMENT SURVEY
SPRINGDALE TOWNHOMES
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
180761

SHEET NUMBER
1 OF 1