PROJECT NO. 17180
October 2022

PRELIMINARY ENGINEERING PLAN
FOR

Nove of Margate

Margate, Florida

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.

DEVELOPMENT TEAM

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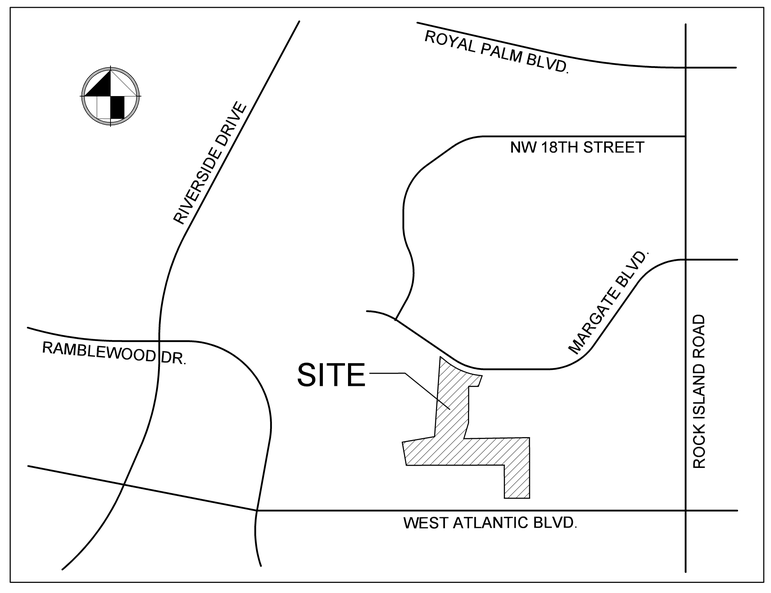
OWNER:

Margate Executive Golf Course, LLC
5301 North Federal Highway, Suite 350
Boca Raton, Florida 33487



LOCATION MAP
S 35, T 48S, R 41E
NOT TO SCALE

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Jeffrey T. Schnars, Professional Engineer, State of Florida, License No. 46697.
This item has been digitally signed and sealed by Jeffrey T. Schnars, P.E. on 10/11/2023.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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(FOR THE FIRM)