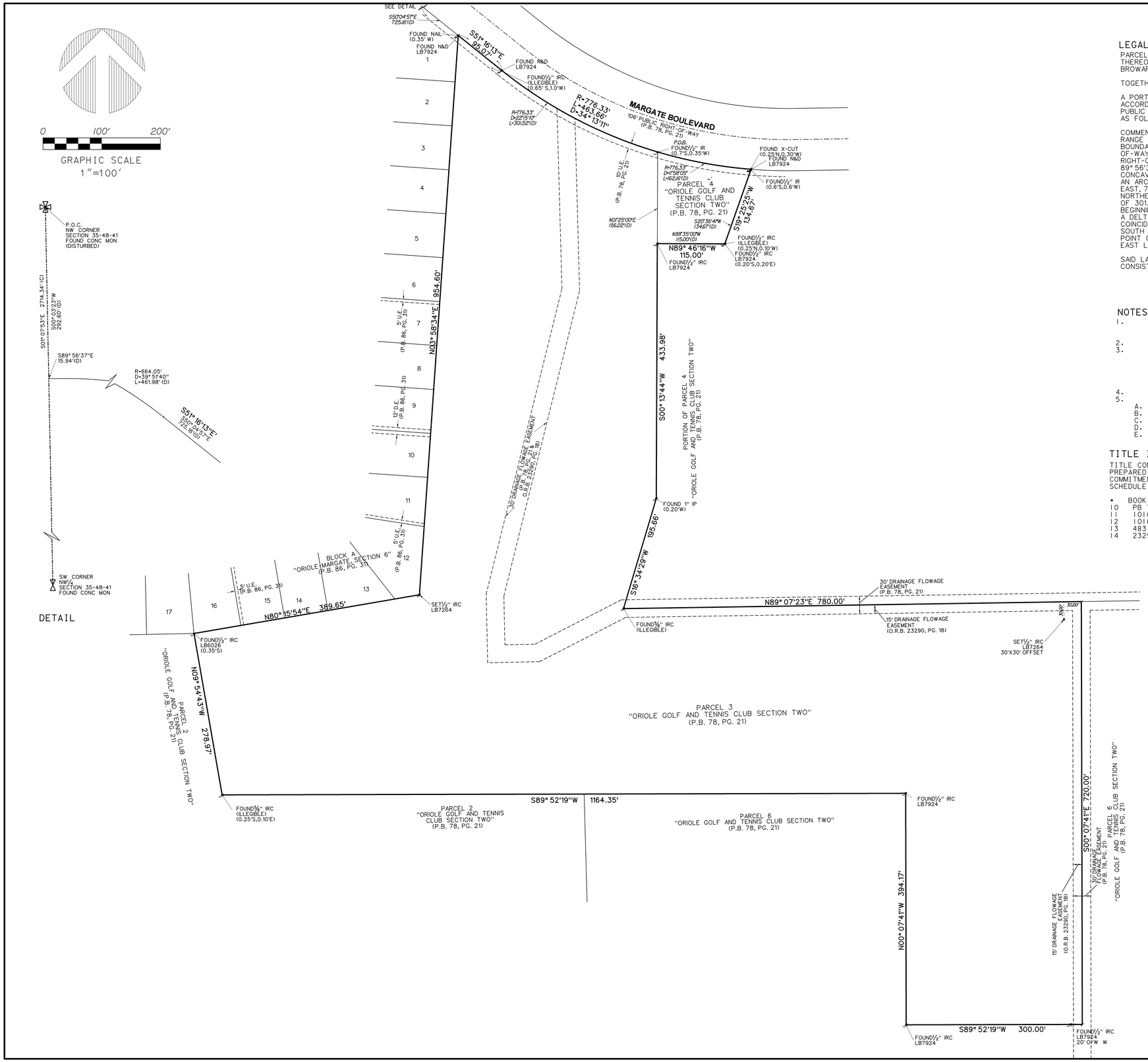

LEGAL DESCRIPTION

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.

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS LISTED ON THIS PAGE.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY WEST LINE OF PARCEL 3 OF SAID "ORIOLE GOLF AND TENNIS CLUB SECTION TWO" HAVING A GRID BEARING OF N 03°58'34" E, ACCORDING TO STONER KEITH RESURVEY OF ALL OF TOWNSHIP 48 SOUTH RANGE 41 EAST (MISC P.B. 3, PG. 44, B.C.R.) AS TRANSFORMED TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT.
4. AT THE REQUEST OF THE CLIENT, NO IMPROVMENTS ARE SHOWN.
5. FLOOD INFORMATION
   - A. COMMUNITY NUMBER : 120047
   - B. PANEL NUMBER : 12011C0355H
   - C. DATE : 08/18/2014
   - D. ZONE : AE & X
   - E. BASE FLOOD ELEVATION 10'&11' & N/A

TITLE INFORMATION

TITLE COMMITMENT
PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT DATE: DECEMBER 13,2017 AT 11:00 PM
SCHEDULE B-II

*	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
10	PB 78/21	PLAT	YES	YES
11	10163/361	FLOWAGE ESMT	YES	NO
12	10163/377	EASEMENT	YES	NO
13	48317/404	AGREEMENT	YES	NO
14	23290/18	FLOWAGE & DRAINAGE ESMT	YES	YES

ABBREVIATIONS

L	-	ARCLENGTH
ASPH	-	ASPHALT
B.M.	-	BENCHMARK
C	-	CALCULATED
CB	-	CATCH BASIN
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
INV.	-	INVERT
L.A.E.	-	LIMITED ACCESS EASEMENT
L.M.E.	-	LAKE MAINTENANCE EASEMENT
L.W.A.E.	-	LAKE MAINTENANCE ACCESS EASEMENT
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
L.W.D.D.	-	LAKE WORTH DRAINAGE DISTRICT
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
P.B.	-	PLAT BOOK
B.C.R.	-	BROWARD COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
R.P.B.	-	ROAD PLAT BOOK
SAN. MH	-	SANITARY MANHOLE
U.E.	-	UTILITY EASEMENT
WM	-	WATER METER
WPP	-	WOOD POWER POLE
FO	-	FIBEROPTIC
℄	-	CENTERLINE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

_____
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : AUGUST 30, 2023

JOB NO.	17180
SCALE	1"=80'
DRAWN	JSH
CHECKED	GY
SHEET	1 OF 1

SEAL

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

NOVE OF MARGATE BOUNDARY SURVEY

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-5182
947 Clint Moore Road
Boca Raton, Florida 33487