prepared by:
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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

www.MECO400.com

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF PARCEL "A", 441 SOUTH LTD. II, P.B. 124, PG. 16, B.C.R.,

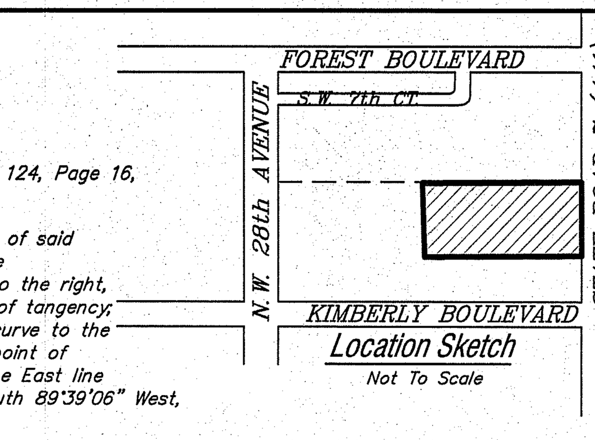
Legal Description

LEGAL DESCRIPTION:

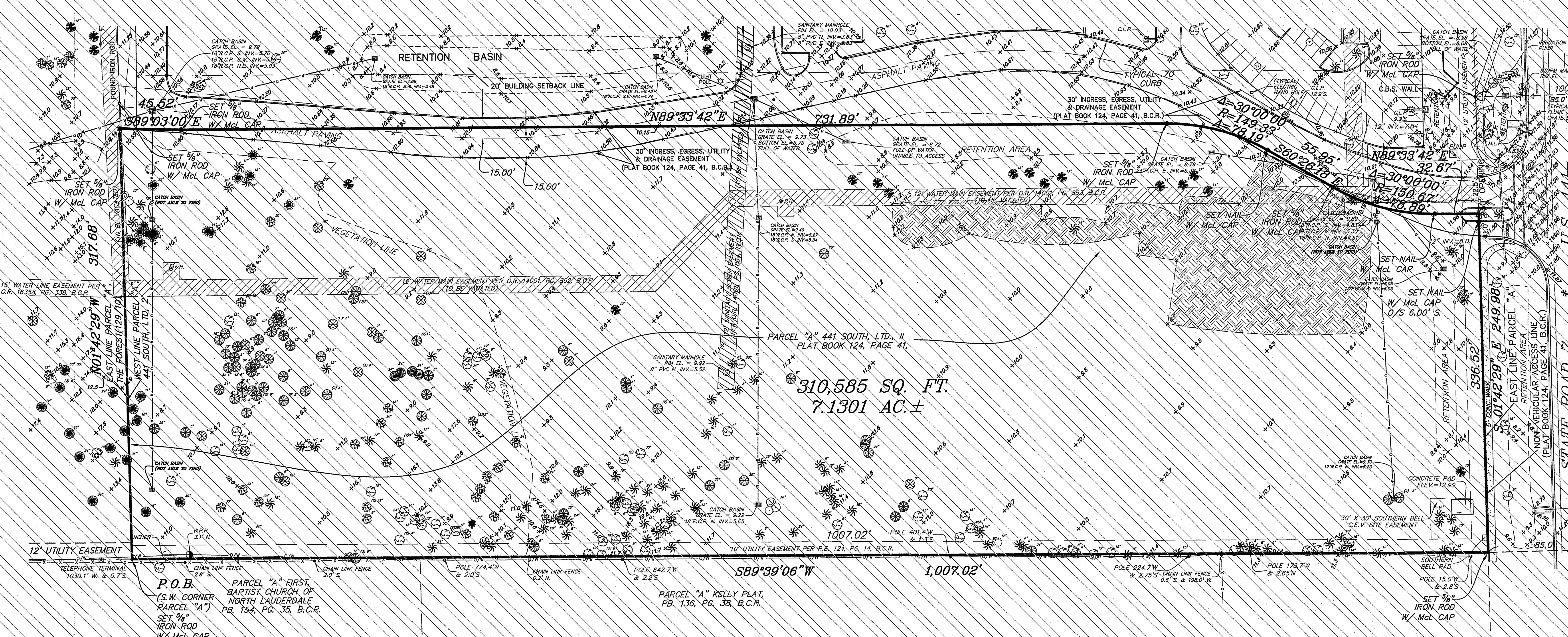
A portion of Parcel "A", 441 SOUTH, LTD., II, according to the plat thereof, as recorded in Plat Book 124, Page 16, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of said Parcel "A"; thence North 01°42'29" West, on the West line of said Parcel "A", a distance of 317.68 feet; thence South 89°03'00" East, a distance of 45.52 feet; thence North 89°33'42" East, a distance of 731.89 feet to a point of curve; thence Easterly on said curve to the right, with a radius of 149.33 feet, a central angle of 30°00'00", an arc distance of 78.19 feet to a point of tangency; thence South 60°26'18" East, a distance of 55.95 feet to a point of curve; thence Easterly on said curve to the left, with a radius of 150.67 feet, a central angle of 30°00'00", an arc distance of 78.89 feet to a point of tangency; thence North 89°33'42" East, a distance of 32.67 feet; thence South 01°42'29" East, on the East line of said Parcel "A", a distance of 249.98 feet to the Southeast corner of said Parcel "A"; thence South 89°39'06" West, on the South line of said Parcel "A", a distance of 1007.02 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 310,585 square feet or 7.1301 acres more or less.



Location Sketch
Not To Scale



LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
B = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
℄ = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD
CH.BRG. = CHORD BEARING
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F/K/A = FORMERLY KNOWN AS
F.P.L. = FLORIDA POWER AND LIGHT CO.
GV = GAS VALVE
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LB = LICENSED BUSINESS
L.P.G. = LIQUID PROPANE GAS
MAG. = MAGNETIC
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
MHW = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(☆) = METAL LIGHT POLE
± = MORE OR LESS
MW = MONITORING WELL
NGS = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/W = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVE
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
SV = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P. = STATE PLANE
SQ./FT = SQUARE FEET
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
W.M. = WATER METER
WV = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
(8) = PARKING SPACES
= NON-VEHICULAR ACCESS LINE

TREE SYMBOLS

8" INDICATES DIAMETER± (D.B.H.)
ACACIA
BLACK OLIVE
BICHOFIA TREE
BOTTLE BRUSH TREE
CYPRESS
FICUS TREE
OAK TREE
PALM TREE
PALM TREE TWIN
PINE TREE
SEA GRAPE
UMBRELLA
UNKNOWN CLUSTER
UNKNOWN TREE

FLOOD ZONE LEGEND

ZONE "AH" =(EL=10.0)
ZONE "X" =0.2% ANNUAL CHANCE OF FLOOD HAZARD

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) Boundary survey information does not infer Title or Ownership.
5) All iron rods 5/8", unless otherwise noted.
6) Reference Bench Mark: Broward County Engineering Department, BM # 2096, Elevation= 13.622 **(NGVD29)** converted to 12.022 **(NAVD88)**.
7) Elevations shown refer to **North American Vertical Datum (1988)**, and are indicated thus: 11.20, Elev. = 11.20
8) This property lies in Flood Zones **"AH"**, Elev.=**10.0** and **"X"**, **0.2%** Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. **12011C0355 H**, Dated: August 18, 2014. Community Panel No. **120047**.
9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
10) Bearings shown shown refer to assumed datum and assumes the East line of section 1-49-41 as North 01°42'29" West.
11) Elevations per **North American Vertical Datum (1988)** derived from **National Geodetic Vertical Datum (1929)** data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

OFFICE NOTES

FIELD BOOK NO. LB #204/43, LB #89/26 & 44, LB #93/12 & 13, 724/68, TDS, LB# 287/72, PRINT, TDS, GPS

JOB ORDER NO. T-5108, T-3973, REF. DWG. AA-99, 93-03-90, Z-45, AA-1084, U-4638, V-3254, V-5694, V-6384, V-7627

CHECKED BY: ________

DRAWN BY: JST, S.W., KT, RDR, KT, RDR

TITLE NOTES

There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per First American Title Insurance Company Commitment Number 7222-6445607 dated May 15th, 2023, at 9:00AM.

9) Matters per Plat Book 124, Page 41 of the Public Records of Broward County, Florida affecting this property and as shown.
10) Agreement per O.R. Book 11858, Page 375 of the Public Records of Broward County, Florida and Assignments per O.R. Book 12236, Page 200 of the Public Records of Broward County, Florida; O.R. Book 18709, Page 902 of the Public Records of Broward County, Florida; O.R. Book 19275, Page 960 of the Public Records of Broward County, Florida; and O.R. Book 32244, Page 1880 of the Public Records of Broward County, Florida affects this property (Nothing Plottable).
11) Easement per O.R. Book 14001, Page 862 of the Public Records of Broward County, Florida affects this property and as shown.
12) Sewer Easement per O.R. Book 14001, Page 864 of the Public Records of Broward County, Florida affects this property and as shown.

FILE NO.: 01 - 3 - 070 (23)

ALTA/NSPS CERTIFICATION

To:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(as to visible utilities only), 16(none apparent), 17(none apparent), 18(none apparent) of Table A thereof.
The fieldwork was completed on March 22, 2023.

JERALD A. McLAUGHLIN CERTIFICATE No. 5269 STATE OF FLORIDA Registered Land Surveyor

Digitally signed by Jerald A McLaughlin:A01410C00000177F88B6A11000174C4
Date: 2023.07.11 15:29:43 -04'00'

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 29th day of August, 2008.
Resurveyed this 9th day of May, 2018.
Topography and Trees survey located this 28th day of January, 2021.
Located drainage structures this 26th day of September, 2021.
Striping added this 7th day of March, 2023.
Resurveyed this 22nd day of March, 2023.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

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