prepared by:
McLAUGHLIN ENGINEERING CO. LB# 285
SURVEYORS - ENGINEERS - PLANNERS
a division of CONTROL POINT ASSOCIATES, INC. LB# 8137
traditional methods | modern approaches
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309

WARREN, NJ 908.668.0099
CHALFONT, PA 215.712.9800
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.295.1010
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339
FT. LAUDERDALE, FL 954.763.7611

ALTA/NSPS LAND TITLE SURVEY

PARCEL "A" THE FOREST, P.B. 129, PG.16, B.C.R., AND PARCEL "A" 441 SOUTH, LTD, P.B. 124, PG. 41, B.C.R., AND PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, P.B. 81, P.G. 49, B.C.R.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

UNDERGROUND UTILITY LINE LEGEND

- ——C——C—— = UNDERGROUND COMMUNICATIONS LINE
- ——D——D——D——D—— = UNDERGROUND STORM SEWER LINE
- ——E——E——E——E—— = UNDERGROUND ELECTRICAL LINE
- ——FM——FM——FM——FM——FM—— = UNDERGROUND FORCE MAIN LINE
- —— GAS —— GAS —— GAS —— GAS —— = UNDERGROUND GAS LINE
- ——W——W——W——W—— = UNDERGROUND WATER LINE

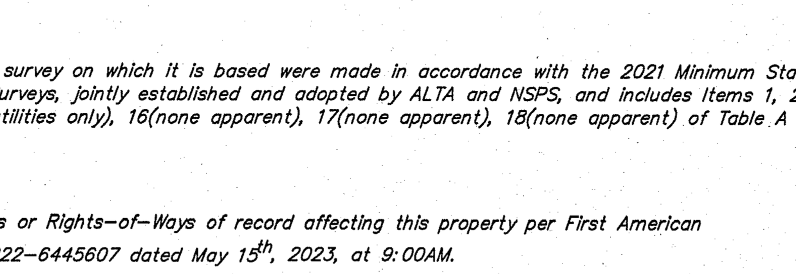
ALTA ACSM CERTIFICATION

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 7, 2023.

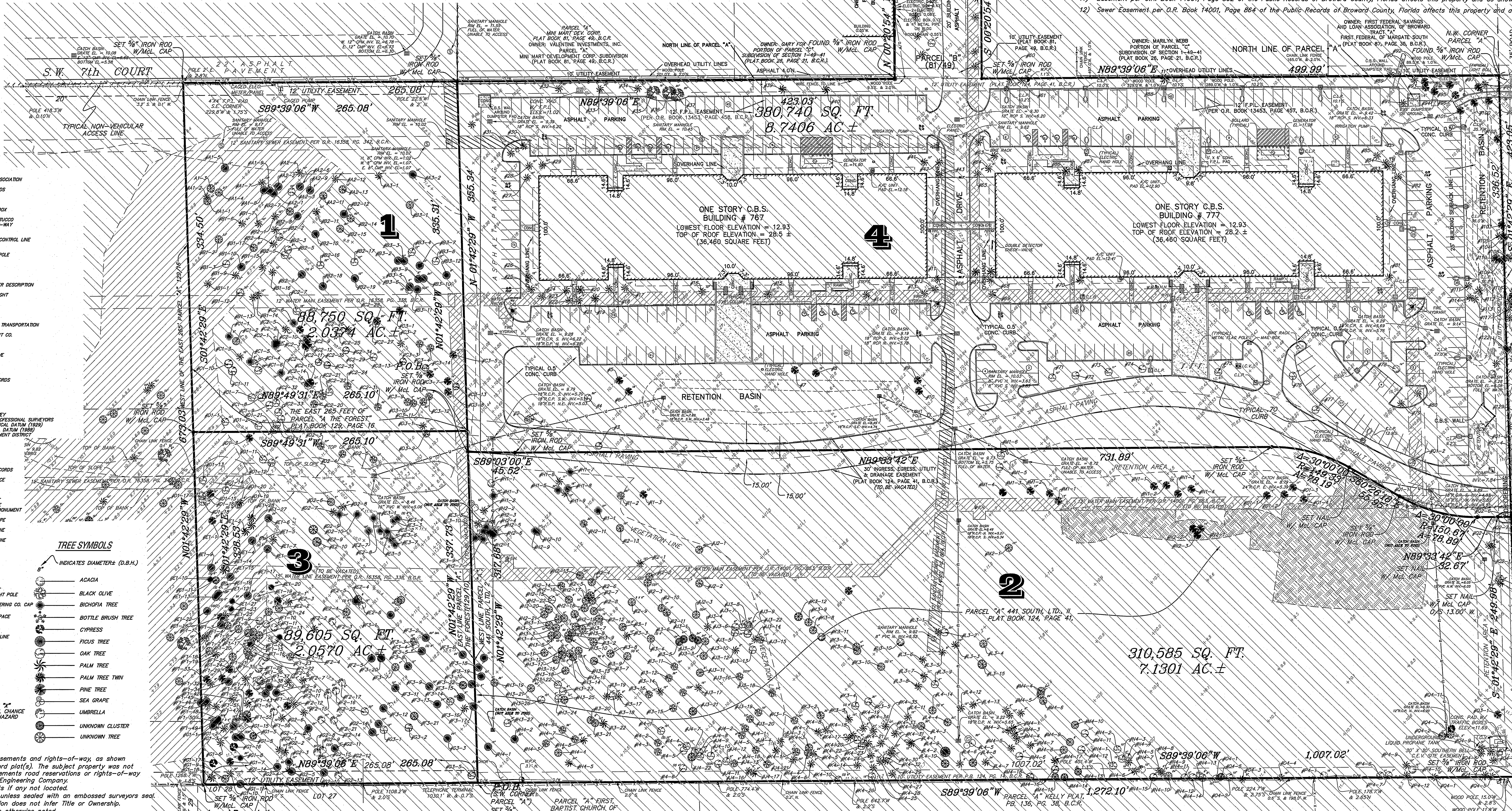
TITLE NOTES

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.



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
- E.O.I. = END OF INFORMATION
- 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
- = PARKING SPACES
- = NON-VEHICULAR ACCESS LINE

TREE SYMBOLS

- 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

Legal Description

OVERALL PARCEL
Parcel "A" 441 SOUTH LTD. II, according to the plat thereof as recorded in Plat Book 124, Page 41, of the public records of Broward County, Florida.
TOGETHER WITH the East 265 feet of Parcel "A" THE FOREST, according to the plat thereof as recorded in Plat Book 129, Page 16, of the public records of Broward County, Florida.
AND TOGETHER WITH Parcel "B", MINI MART DEVELOPMENT CORP. SUBDIVISION according to the plat thereof as recorded in Plat Book 81, Page 49, of the public records of Broward County, Florida.
Said lands situate lying and being in the City of Margate, Broward County, Florida, and containing 869,681 square feet or 19.9651 acres more or less.

PARCEL #1
A portion of the East 265.00 feet (as measured at right angles) of Parcel "A", THE FOREST, according to the plat thereof, as recorded in Plat Book 129, Page 16, of the public records of Broward County, Florida, more fully described as follows:
Commencing at the Southeast corner of said Parcel "A"; thence North 01°42'29" West, on the East line of said Parcel "A", a distance of 337.73 feet to the Point of Beginning; thence continuing North 01°42'29" West, on said East line, a distance of 335.31 feet to the Northeast corner of said Parcel "A"; thence South 89°39'06" West, on the North line of said Parcel "A", a distance of 265.08 feet; thence South 01°42'29" East, on a line 265.00 feet West of and parallel with (as measured at right angles) the East line of said Parcel "A", a distance of 334.50 feet; thence North 89°49'31" East, a distance of 265.10 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 88,750 square feet or 2.0374 acres more or less.

PARCEL #2
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.

PARCEL #3
A portion of the East 265.00 feet (as measured at right angles) of Parcel "A", THE FOREST, according to the plat thereof, as recorded in Plat Book 129, Page 16, of the public records of Broward County, Florida, more fully described as follows:
Beginning at the Southeast corner of said Parcel "A"; thence North 01°42'29" West, on the East line of said Parcel "A", a distance of 337.73 feet; thence South 89°49'31" West, a distance of 265.10 feet; thence South 01°42'29" East, on the West line of the said East 265.00 feet of Parcel "A", a distance of 338.53 feet; thence North 89°39'06" East, on the South line of said Parcel "A", a distance of 265.08 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 89,605 square feet or 2.0570 acres more or less.

PARCEL #4
All 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; TOGETHER WITH All of Parcel "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, according to the plat thereof as recorded in Plat Book 81, Page 49, of the public records of Broward County, Florida.
LESS
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 380,740 square feet or 8.7406 acres more or less.

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.
Revised to add Seperate Parcels this 18th day of July, 2023.
Revised to add Arborist information this 26th day of August, 2023.
Underground Utility lines added this 11th day of October, 2023.
Additional location and topography added this 6th day of December, 2023.

McLAUGHLIN ENGINEERING COMPANY

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

Digitally signed by Jerald A McLaughlin
Date: 2024.01.24 16:19:15 -05'00'

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

T:\Surveys\2023\15-230169-00-V7857-V7858,REZFL-777SStateRd7-Margate-FL-JAM\DRAWINGS\15-230169-01.dwg, 12/19/2023 9:15:39 AM, LANIER MP Direct