



# ABBREVIATIONS:

Α	=	ARC LENGTH
A/C	=	AIR CONDITIONER
	=	ALUMINUM
B.C.R.	=	BROWARD COUNTY RECORD
BOT	=	BOTTOM
BRKN	=	BROKEN
CB	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK STRUCT
CLF	=	CHAIN LINK FENCE
CMP	=	CORRUGATED METAL PIPE
CONC.	=	CONCRETE
D	=	DELTA (CENTRAL ANGLE)
D.B.	=	DEED BOOK
D.E.	=	DRAINAGE EASEMENT
ELEV.	=	ELEVATION
F.A.	=	FINISHED FLOOR
FIP	=	FOUND IRON PIPE
FIR/C	=	FOUND IRON ROD W/CAP
EID.		FOLIND IDON DOD

= FOUND IRON ROD FND = FOUND = IRRIGATION CONTROL VALVE = INVFRT = LANDSCAPE BUFFER = MONUMENT N/D = NAIL AND DISC 0.R.B. = OFFICIAL RECORD BOOK

= PLAT BOOK = PAGE = RADIUS R/W = RIGHT-OF-WAY = SET 1/2" IRON ROD W/CAP LB7924 = SANITARY SEWER MANHOLE = SET NAIL & DISC LB7924 = SQUARE = STORY

= TYPICAL

FIDELITY NATIONAL TITLE INSURANCE COMPANY

EDUCATION IMPACT FEE AGREEMENT

ROAD IMPACT FEE AGREEMENT

= TRAFFIC CONTROL BOX

= UTILITY EASEMENT

= WATER VALVE

## ∈ ANCHOR

LEGEND:

	7114011011				
<b>-</b> ₩00₩-	BACKFLOW PREVENTER				
•	BOLLARD				
	CABLE BOX				
	CATCH BASIN				
<b>Q</b>	CENTERLINE				
0	CLEANOUT				
α.	ELECTRIC BOX				
* <sup>1</sup> 2.5	ELEVATION				
<b>+</b>	FIRE HYDRANT				
<b>(D)</b>	MANHOLE, DRAINAGE				
(S)	MANHOLE, SANITARY				
<del></del>	NON-VEHICULAR ACCESS LINE				
⊠	POLE, PEDESTRIAN				
*	POLE, LIGHT				
<b>*</b>	POLE, METAL LIGHT				
•	POLE, WOOD				

SIGN TRAFFIC SIGNAL BOX VALVE, GAS VALVE, WATER WATER METER WATER METER MANHOLE ---- WIRES, OVERHEAD

O.R.B. 35375, PG. 1808

O.R.B. 35375, PG. 1820

O.R.B. 35375, PG. 1831

O.R.B. 35375, PG. 1843

O.R.B. 36178, PG. 881

ITEMS LISTED ARE PER

ORDER NO.: 5528096 REVISED C EFFECTIVE DATE: JANUARY 7, 2016 TYPE OF INSTRUMENT RECORDING DATA AGREEMENT FOR AMENDMENT OF P.B. 168, PG. 11 O.R.B. 31455, PG. 760 NOTATON ON PLAT O.R.B. 35375, PG.1797 ASSIGNMENT OF TREATMENT PLANT CAPACITY O.R.B. 11858, PG. 60 AGREEMENT O.R.B. 13556, PG. 24 O.R.B. 13779, PG. 701 O.R.B. 14130, PG. 760 O.R.B. 14720, PG. 317 O.R.B. 15721, PG. 793 DECLARATION OF RESTRICTIONS COVENANTS STATEMENT TO CORRECT SCRIVENER'S ERROR O.R.B. 17489, PG, 422 COUNTY COMMISIONERS NATURAL RESOURCE RESOLUTION O.R.B. 34145, PG. 1891 AREA AMENDING AREA IN O.R.B. 17022, PG. 838 ROAD IMPACT AGREEMENT BETWEEN BROWARD O.R.B. 28874, PG. 248 AGREEMENT COUNTY AND DEVELOPER PHASING THE INSTALLATION OF REQUIRED O.R.B. 30175, PG. 1401 AGREEMENT ROAD IMROVEMENTS ROAD IMPACT AGREEMENT BETWEEN BROWARD COUNTY AND DEVELOPER O.R.B. 31455, PG. 766 TRANSFER OF COMMITTED TRIPS O.R.B. 31471, PG. 1719 AGREEMENT DECLARATION BETWEEN BROWARD COUNTY AND DEVELOPER O.R.B. 32606, PG. 1853 O PROVIDE DRAINAGE ONTO ADJOINING O.R.B. 33092, PG. 437 AGREEMENT FOR DRAINAGE O.R.B. 33092, PG. 441 A PORTION OF SUBJECT PARCEL ACCESS EASEMENT BETWEEN BROWARD COUNTY AND DEVELOPER O.R.B. 33280, PG. 674 EDUCATIONAL IMPACT AGREEMENT O.R.B. 33280, PG. 682 RECREATIONAL IMPACT AGREEMENT BETWEEN BROWARD COUNTY AND DEVELOPER

BETWEEN BROWARD COUNTY AND DEVELOPER

BETWEEN BROWARD COUNTY AND DEVELOPER

EXPIRATION OF FINDINGS OF ADEQUACY

TRAFFIC IMPACT TRIPS

REGIONAL PARK IMPACT FEE AGREEMENT | BETWEEN BROWARD COUNTY AND DEVELOPER

TITLE COMMITMENT INFORMATION TABLE

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", INFANTE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 89°21'10" EAST; (THE FOLLOWING THREE (3) COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A") THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°20'37" AND A RADIUS OF 4233.59 FEET, FOR AN ARC DISTANCE OF 25.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01°00'34" EAST, A DISTANCE OF 68.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 89°06'15" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°03'23" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°15'15" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 89'09'38" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°55'42" AND A RADIUS OF 15219.38 FEET FOR AN ARC DISTANCE OF 246.59 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 89'56'36" EAST, A DISTANCE OF 224.00 FEET; THENCE SOUTH 00°03'24" EAST, A DISTANCE OF 232.34 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 93.28 FEET; THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 83.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 04°26'02" WEST;

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE

(THE FOLLOWING FOUR (4) COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A") THENCE WESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 04°04'06" AND A RADIUS OF 342.66 FEET FOR AN ARC DISTANCE OF 24.33 FEET, TO A POINT OF A NON-TANGENT LINE; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 72.10 FEET; THENCE SOUTH 78°21'38" WEST, A DISTANCE OF 61.11 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 183.63 FEET;

(THE FOLLOWING SEVEN (7) COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A")

THENCE NORTH 45°41'15" WEST, A DISTANCE OF 42.19 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 54.60 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°52'07" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 231.49 FEET TO A POINT OF A NON-TANGENT LINE; THENCE NORTH 88°59'26" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 14.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 89°57'24" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°52'58" AND A RADIUS OF 15269.38 FEET FOR AN ARC DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.

### TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## COMMENCING AT THE MOST SOUTHERLY OF SOUTHWEST CORNERS OF SAID PARCEL "A";

(THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SOUTH LINE OF SAID PARCEL "A") THENCE NORTH 89°38'04" EAST, A DISTANCE OF 183.63 FEET; THENCE NORTH 78°21'38" EAST, A DISTANCE OF 61.11 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 72.10 FEET, TO A POINT ON A 342.66 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 00°21'54" WEST: THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'59", AN ARC DISTANCE OF 24.33 FEET TO THE POINT OF BEGINNING AND A POINT

THENCE NORTH 04°02'11" WEST, A DISTANCE OF 83.29 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 93.28 FEET; THENCE NORTH 00°03'24" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 56.46 FEET TO A POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°07'35", AN ARC DISTANCE OF 80.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°14'21" EAST, A DISTANCE OF 20.13 FEET TO A POINT OF CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°58'26", AN ARC DISTANCE OF 38.73 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL TO THE NEXT DESCRIBED CURVE SOUTH 11°07'29" EAST, A DISTANCE OF 2.16 FEET TO A POINT ON A 342.66 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'36", AN ARC DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

- 1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 2.504 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL "A", "INFANTE II" PLAT, HAVING AN ASSUMED
- BEARING OF SOUTH 89°38'04" WEST. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM 9" ELEVATION 12.94', AS SHOWN ON
- THE PROJECT NETWORK CONTROL SHEET FOR STATE ROAD 7, PROJECT ID # 416878-1-52-01, DATED 2-13-2008. 8. THE COURSE IN THE LEGAL DESCRIPTION UNDERLINED, PRIOR TO THE POINT OF BEGINNING WAS INSERTED BY THE UNDERSIGNING SURVEYOR FOR COMPLETENESS.
- 9. FEMA FLOOD ELEVATION INFORMATION: A. FIRM NO.:
- B. EFFECTIVE DATE: 8/18/14
- D. BASE FLOOD ELEV.: 13' (NAVD88)

# SURVEYOR'S CERTIFICATION:

TO: HOUSING TRUST GROUP, LLC

FIDELITY NATIONAL TITLE INSURANCE COMPANY, STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AMD NSPS, AND INCLUDES ITEMS 1-4, 6(A), 8, 9, 11(A), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/10/16.

DONNA C. WEST PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS4290

		MOST SOUTHERLY SW CORNER PARCEL A		NW 31ST STREET (FORMERLY KNOWN AS PERIMETER ROAD)	
	 , —— - —	 		ASPHALT PAVEMENT	
		Biv			
	l	ı			
				SCALE: <u>1"=40'</u>	DATE: 2/12/16
				DRAWN BY: JV/ EC	FIELD BOOK:31/19_
				DRAWN BY: <u>JV/ EC</u>	
			FILE	DRAWN BY: <u>JV/ EC</u> CHECKED BY: DCL	FIELD BOOK: 31/19 SURVEY TYPE: BOUNDARY

P.O.C. PARCEL 1

— R=15269.38' A=15.00'

CONC. MON. & DISC

CONC. MON. &

DISC LB6633

P.O.B. PARCEL 1

MARKER

S88°59'26"W

N88°59'26"E -

§ S US

14.58' `

15.00'

TRASH CAN BUS BENCH

P.O.C. PARCEL 2

S89°15'15"E /50.00'<sub>SIR/C</sub>

N89'06'15"E

\$89.09,38,E

– 0.8'E.. 3.3' S.

108.3' S.

∕ 0.9' E.,

~ N01°00'34"W

26.00'

0.4'N.

N89°56'36"E 224.00'

PORTION OF PARCEL "A" "INFANTE II" (P.B. 168, PG. 11)

PARCEL 1

12' U.E. (P.B. 168, PG. 11) 🔊 S89°38'04"W 183.63'

APPROXIMATE LOCATION OF NATURAL RESOURCE AREA

(O.R.B. 34145, PG. 1891)

2' CURB & GUTTER

COLUMN (TYP.)

GRAPHIC SCALE

SCALE: 1" = 40'

PORTION OF PARCEL "A" "INFANTE II"

(P.B. 168, PG. 11)

\_\_1.2'E.

COLUMN (TYP.)

(O.R.B 33092, PG. 44

72.10'

N89°38'04"E LB4945

S89\*38'04"W 93.28'



D=84°07'35"

<sup>-</sup> R=55.00'

A=80.76'

 $D=10^{\circ}45'42''$ 

R=342.66'

A=64.36'

S06°14'21"E

D=73°58'26'

– R=30.00'

A=38.73'

HSQ GROUP, INC.

NOTICE

AGREEMENT

**Engineers · Planners · Surveyors** 1489 West Palmetto Park Road, Suite 340 Boca Raton, Florida 33486 · 561.392.0221 CA26258 · LB7924

MAP OF ALTA/ACSM LAND TITLE SURVEY "ARBOR VIEW"

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER 151076 SHEET NUMBER

1 OF 1