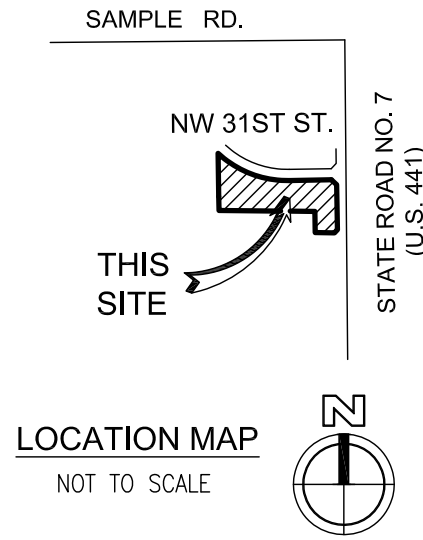
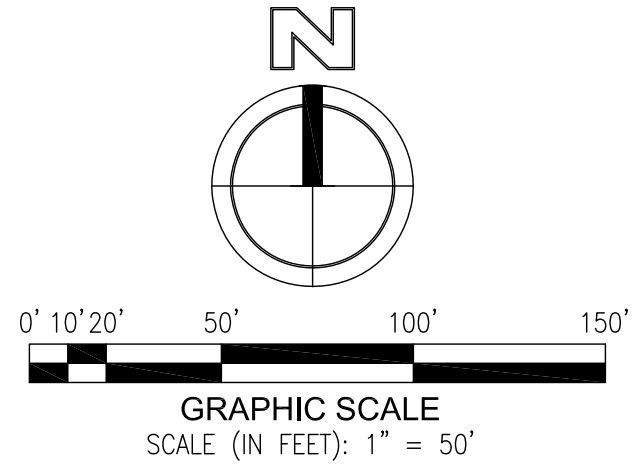


TITLE POLICY TABLE (ADDITIONAL EASEMENTS)				
FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO.: 501312-0299040E 1/8/15EFFECTIVE DATE: 1/8/15		ITEMS LISTED ARE PER CONSTRUCTION LOAN UPDATES		
TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED
EASEMENT AGREEMENT	PRIVATE UTILITY EASEMENT	O.R.B. 51338, PG. 1965 (INST. #112712811)	YES	YES
ASSIGNMENT OF EASEMENT	ASSIGNMENT OF UTILITY EASEMENT TO CITY OF MARGATE	INST. #112736911	YES	YES
GRANT OF EASEMENT	BLANKET COMCAST EASEMENT	INST. #112807551	YES	NO
UNDERGROUND EASEMENT	FPL EASEMENT	INST. 113159745	YES	YES*

* THERE ARE ERRORS IN THE DESCRIPTION OF THE FPL EASEMENT AS RECORDED. SHOWN
HEREON IS OUR BEST INTERPRETATION OF THE INTENT OF THE LOCATION.



ABBREVIATIONS:

A/C	= ARC LENGTH
ALUM	= AIR CONDITIONER
ALUM	= ALUMINUM
ANC	= ANCHOR
BCR	= BROWARD COUNTY RECORDS
BOT	= BOTTOM
BRKN	= BROKEN
CB	= CALCULATED
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK & STUCCO
CLF	= CHAIN LINK FENCE
CMH	= CORRUGATED METAL PIPE
CONC	= CONCRETE
D	= DELTA (CENTRAL ANGLE)
(D)	= DEED
DE	= DRAINAGE EASEMENT
ELEV	= ELECTRICAL HAND HOLE
ELEV	= ELEVATION
FF	= FINISHED FLOOR
FIP	= FOUND IRON PIPE
FIR/C	= FOUND IRON ROD W/CAP
FIR	= FOUND IRON ROD
FNC	= FENCE
FND	= FOUND
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
LB	= LANDSCAPE BUFFER
MLP	= METAL LIGHT POLE
MON	= MONUMENT
N/D	= NAIL AND DISC
PB	= PLAT BOOK
PLS	= PROFESSIONAL LAND SURVEYOR
PBCR	= PALM BEACH COUNTY RECORDS
PC	= PALM BEACH COUNTY RECORDS
R	= RADIUS
R/W	= RIGHT-OF-WAY
SIR/C	= SET 1/2" IRON ROD W/CAP LB7924
SMH	= SANITARY SEWER MANHOLE
SN/D	= SET NAIL & DISC LB7924
SQ	= SQUARE
STY	= STORY
S/W	= SUBMERX
TRANS	= TRANSFORMER
TSP	= TRAFFIC SIGNAL POLE
UE	= UTILITY EASEMENT
WD	= WOOD
WV	= WATER VALVE

LEGEND:

BACKFLOW PREVENTER	BACKFLOW PREVENTER
BOLLARD	BOLLARD
CABLE BOX	CABLE BOX
CATCH BASIN	CATCH BASIN
CENTERLINE	CENTERLINE
CLEANOUT	CLEANOUT
ELECTRIC METER	ELECTRIC METER
ELEVATION	ELEVATION
FIRE HYDRANT	FIRE HYDRANT
MANHOLE, DRAINAGE	MANHOLE, DRAINAGE
MANHOLE, SANITARY	MANHOLE, SANITARY
MANHOLE, UNKNOWN	MANHOLE, UNKNOWN
NON-VEHICULAR ACCESS LINE	NON-VEHICULAR ACCESS LINE
POLE, LIGHT	POLE, LIGHT
POLE, WOOD	POLE, WOOD
SIGN	SIGN
TREE	TREE
TRANSFORMER PAD	TRANSFORMER PAD
VALVE, WATER	VALVE, WATER
WATER METER	WATER METER
WIRES, OVERHEAD	WIRES, OVERHEAD

LEGAL DESCRIPTION

PARCEL "A", NINTH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 173, PG. 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

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

SURVEYOR'S CERTIFICATION:

TO: MCDONALD HOPKINS LLC
TOSCANA PARK VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
SUNTRUST BANK, A GEORGIA BANKING CORPORATION AND ITS SUCCESSORS
AND/OR ASSIGNS
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(B), 7(A)(C), 8, 9,
11, 13, 16-18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS
COMPLETED ON 3/14/16.

DATE OF PLAT OR MAP: 3/25/16

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290
EMAIL: DONNAGHSOFGROUP.NET

TITLE COMMITMENT INFORMATION TABLE					
FIRST AMERICAN TITLE INSURANCE COMPANY FIRST AMERICAN FILE NO.: 1062-3247522 CUSTOMER REFERENCE NO.: 32073-00012 EFFECTIVE DATE: 1/8/15			ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS		
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED
8	PLAT (NINTH PLAT) & AGREEMENTS (PLAT NOTE & REQUIRED IMPROVEMENTS)	RESTRICTIONS	P.B. 173, PG. 36,	YES	NO
		EASEMENTS	O.R.B. 49526, PG. 1226	YES	YES
9	AGREEMENT	INSTALLATION OF REQUIRED IMPROVEMENTS AGREEMENT	O.R.B. 36178, PG. 865	YES	NO
10	AGREEMENT	TRANSFER OF COMMITTED TRIPS	O.R.B. 36178, PG. 881	YES	NO
11	RESERVATION	RETENTION RIGHT CAPACITY	O.R.B. 15757, PG. 7	YES	NO
12	DECLARATION OF RESTRICTIVE COVENANTS	RESTRICTIONS	O.R.B. 48517, PG. 1930	YES	NO
13	AGREEMENTS	DEVELOPER AGREEMENTS	O.R.B. 11858, PG. 535, O.R.B. 15756, PG. 977, O.R.B. 15756, PG. 982, O.R.B. 39737, PG. 851, O.R.B. 50534, PG. 1792	YES	NO
14	ORDINANCE	BROWARD COUNTY LAND USE PLAN AMENDMENT	O.R.B. 43336, PG. 752	YES	NO
15	PERMIT	ENVIRONMENTAL RESOURCE PERMIT	O.R.B. 51123, PG. 92	YES	NO

NOTES:

- 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 10.399 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 EAST LINE OF SAID NINTH PLAT HAVING A BEARING OF SOUTH 01°02'35" EAST, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON BENCHMARKS SHOWN ON "NINTH PLAT" CONVERTED FROM NGVD29 TO NAVD83 (CONVERSION FACTOR: -1.5= NAVD83).
- SAID DESCRIBED PROPERTY IS LOCATED IN TRANSIT ORIENTED CORRIDOR-GATEWAY (TOC-G) ZONE.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12011C0165H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NUMBER 120047, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ADJOINING OWNERS' INFORMATION IS PER THE BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE ON 3/1/16.
- NO EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED.
- THERE ARE WETLAND AREAS ON THIS SITE. SEE BROWARD COUNTY ENVIRONMENTAL RESOURCE LICENSE NO. DF13-1215.
- ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED.
- DETERMINATION OF PARTY WALLS WERE NOT DESIGNATED BY CLIENT.
- NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED DURING THIS SURVEY.
- NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE UNDERSIGNING SURVEYOR.
- PROFESSIONAL LIABILITY CERTIFICATE OF INSURANCE IS AVAILABLE UPON REQUEST.
- PARKING SPACES:
STANDARD SPACES: 326
HANDICAP SPACES: 10
TOTAL SPACES: 336

10	6/02/16	JDV	DCW	ADD NEW EASEMENTS PER TITLE POLICY ENDORSEMENTS	N/A
9	3/25/16	JDV	DCL	ALTA SURVEY - FINAL CONSTRUCTION	T.D.S.
8	6/15/15	EC	DCW	SLAB SURVEYS: BLDG'S 1-7 AND CLUBHOUSE	N/A
7	10/30/14	LMK	DCW	UPDATE ALTA SURVEY	N/A
6	9/03/14	DCW	DCW	ADD NEW FEMA MAP INFORMATION	N/A
5	06/11/14	DCW	DCW	CORRECT ACREAGE	N/A
4	04/29/14	WJR	DCW	ADDITIONAL TOPO DATA	016/9
3	03/06/14	WJR	DCW	CONVERT VERTICAL DATUM FROM NGVD29 TO NAVD88	N/A
2	12/04/13	GTW	DCW	UPDATE SURVEY	N/A
1	10/16/13	DCW	DCW	UPDATE WETLAND BOUNDARY	N/A
NO.	DATE	BY	CK'D	REVISIONS	FB/PG

SCALE: 1"=50'

DATE: 4/23/13

DRAWN BY: JDV

FIELD BOOK: TDS FILE

CHECKED BY: DCW

SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

MAP OF ALTA/NSPS LAND TITLE SURVEY
PARCEL "A", NINTH PLAT
CITY OF MARGATE, BROWARD COUNTY, FL

PROJECT NUMBER
1311-69
SHEET NUMBER
1 OF 1