

LEGEND

- C - CENTERLINE
- A/C - AIR CONDITIONER ON SLAB
- A - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- R - CURVE RADIUS
- C/O - CLEAN OUT
- CB - CATCH BASIN
- CLP - CONCRETE LIGHT POLE
- CPP - CONCRETE POWER POLE
- FH - FIRE HYDRANT
- MH - MANHOLE
- WM - WATER METER
- WPP - WOOD POWER POLE
- NV - WATER VALVE
- TS - TRAFFIC SIGN
- 18 - TREE ID
- * 11.88 - EXISTING ELEVATION

DESCRIPTION

PARCEL "A", MARGATE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS

RIGHT OF WAY FOR STATE ROAD 7 (U.S. 441) SHOWN ON THAT MAINTENANCE MAP SPECIFIC PURPOSE SURVEY, RECORDED IN MISCELLANEOUS MAP BOOK 6, PAGE 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

CONTAINING 736,284 SQUARE FEET, 16.9027 ACRES, MORE OR LESS.

NOTES

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 88, AND ARE RELATIVE TO BROWARD COUNTY BENCHMARK NO. 3008 WHOSE PUBLISHED ELEVATION IS 11.77' NAVD 88. (AS CONVERTED FROM 13.32' NGVD 29 BY SUBTRACTING 1.55')
- THIS PARCEL IS LOCATED IN FOLLOWING FLOOD ZONES, AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120047 0355 H, MAP NUMBER 1201103955 H, EFFECTIVE DATE: AUGUST 18, 2014:
ZONE X
ZONE X 0.2%
ZONE AE, BASE FLOOD ELEVATION = 10 FEET
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 16100691, EFFECTIVE SEPTEMBER 14, 2016.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17.050, 052, FLORIDA ADMINISTRATIVE CODE. THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

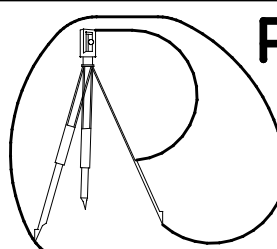
PARCEL "A"
LEMON TREE LAKE
PLAT BOOK 82, PAGE 16

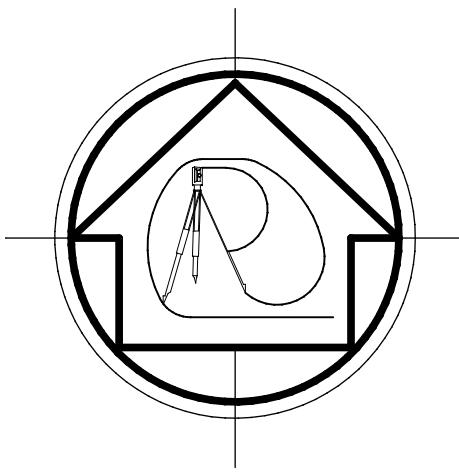
PARCEL "A"
"MARGATE THIRD ADDITION"
PLAT BOOK 44, PAGE 48

- L-1 N48°43'41"E 29.22'
- L-2 N50°54'21"E 46.92'
- L-3 N56°43'01"E 8.14'
- L-4 N44°52'11"W 6.23'
- L-5 N33°35'02"W 8.53'
- L-6 N24°10'15"W 3.87'

- C-1 R=28.00' Δ=59°20'25" A=29.00'
- C-2 R=15.00' Δ=65°49'22" A=17.23'

SEE SHEET S02

03/10/17	RHS	4100	BOUNDARY AND TOPOGRAPHIC SURVEY
REVISIONS			
BOUNDARY AND TOPOGRAPHIC SURVEY MARGATE CITY CENTER - PHASE 1			
	RICHARD H. SMITH, INC.		4110BND
	SURVEYING AND MAPPING		PROJECT NUMBER
	FLORIDA LICENSE NUMBER LB 7667 rsmithsurvey@bellsouth.net 4902 FOREST DALE DRIVE LAKE WORTH, FL 33449 (561) 536-8191		4100
			SHEET S01

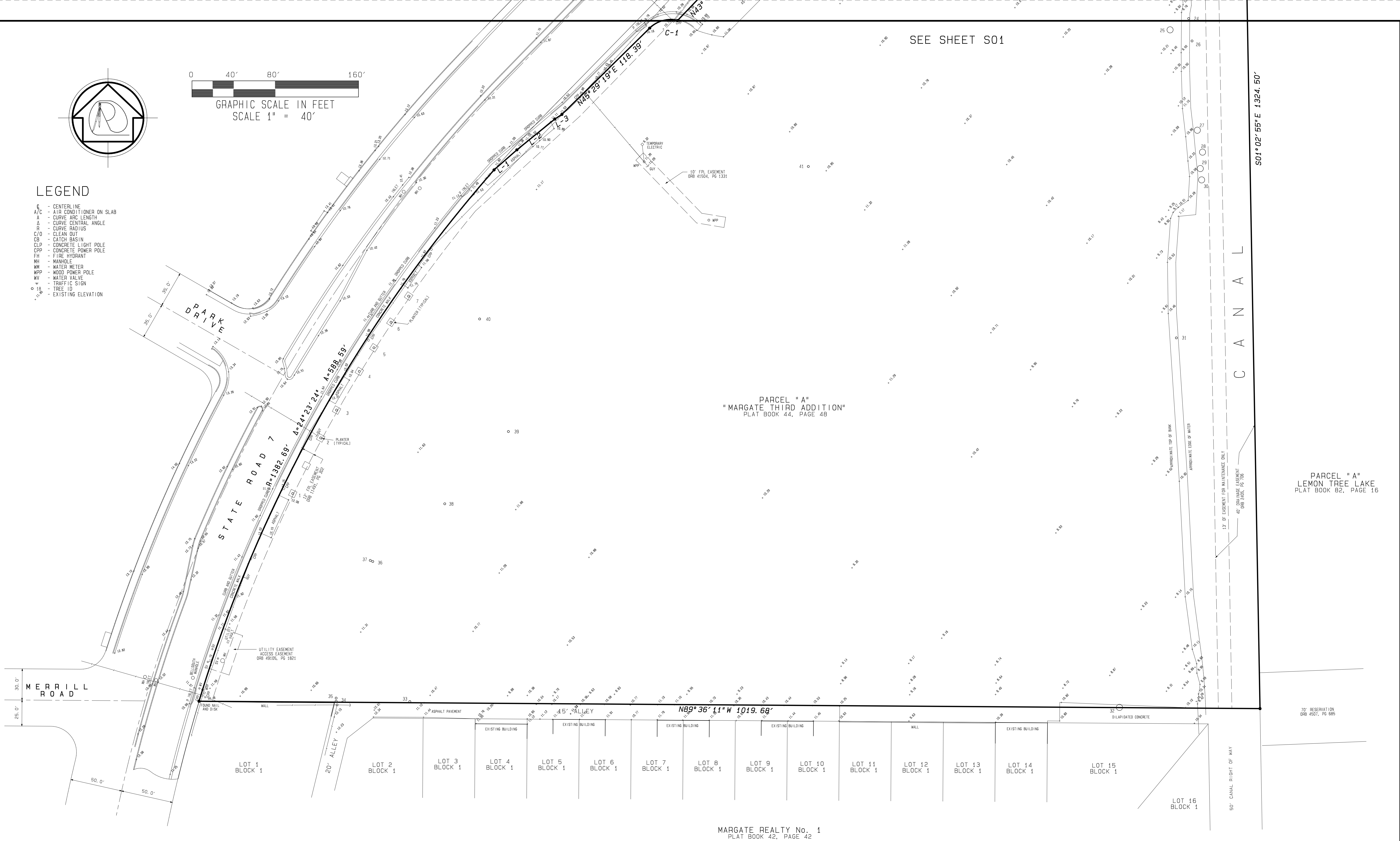


0 40' 80' 160'

GRAPHIC SCALE IN FEET
SCALE 1" = 40'

LEGEND

- CENTERLINE
- A/C - AIR CONDITIONER ON SLAB
- A - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- R - CURVE RADIUS
- C/O - CLEAN OUT
- CB - CATCH BASIN
- CLD - CONCRETE LIGHT POLE
- CPD - CONCRETE POWER POLE
- FH - FIRE HYDRANT
- MH - MANHOLE
- WM - WATER METER
- WPP - WOOD POWER POLE
- WV - WATER VALVE
- TS - TRAFFIC SIGN
- TD - TREE ID
- EXISTING ELEVATION



SEE SHEET S01

S01° 02' 55" E 1324.50'

PARCEL "A"
"MARGATE THIRD ADDITION"
PLAT BOOK 44, PAGE 48

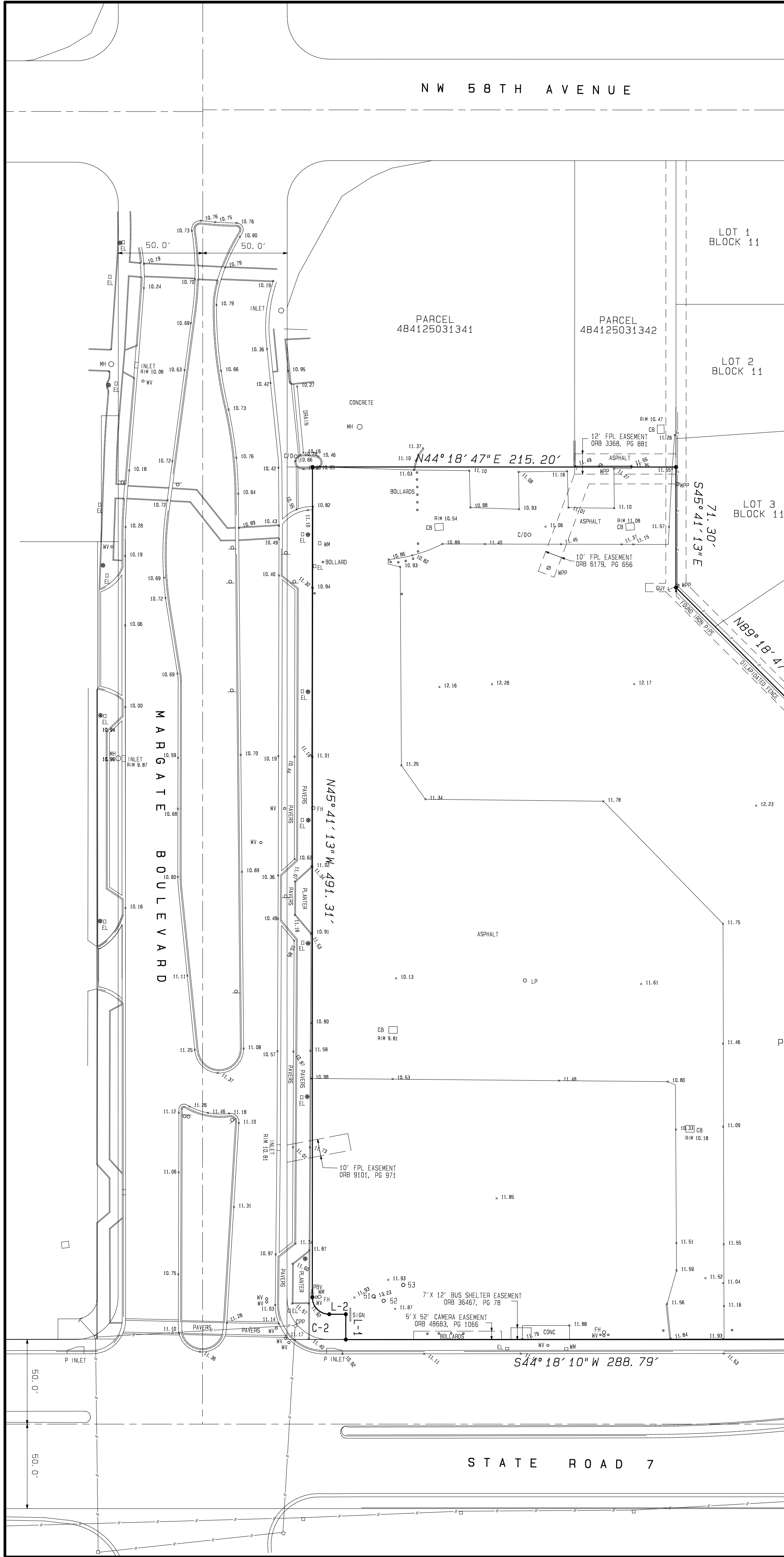
PARCEL "A"
LEMON TREE LAKE
PLAT BOOK 82, PAGE 16

MARGATE REALTY No. 1
PLAT BOOK 42, PAGE 42

03/10/17	RHS	4100	BOUNDARY AND TOPOGRAPHIC SURVEY
REVISIONS			
BOUNDARY AND TOPOGRAPHIC SURVEY MARGATE CITY CENTER - PHASE 1			
RICHARD H. SMITH, INC. SURVEYING AND MAPPING FLORIDA LICENSE NUMBER LB 7667 rsmithsurvey@bellsouth.net 4902 FOREST DALE DRIVE LAKE WORTH, FL 33449 (561) 536-8191			4110BND PROJECT NUMBER 4100 SHEET S02

L-1 N48° 43' 41" E 29.22'
L-2 N50° 54' 21" E 46.92'
L-3 N56° 43' 01" E 8.14'
L-4 N44° 52' 11" W 6.23'
L-5 N33° 35' 02" W 8.53'
L-6 N24° 10' 15" W 3.87'

C-1 R=28.00' Δ=59° 20' 25" A=29.00'
C-2 R=15.00' Δ=65° 49' 22" A=17.23'



DESCRIPTION

PARCEL B
LOTS 11 AND 12, BLOCK 11, MARGATE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 39, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

TOGETHER WITH

PARCEL C
A PORTION OF PARCEL "Z", BLOCK 11, MARGATE THIRD ADDITION, ACCORDING TO THE PLAT
THEREOF, RECORDED IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL "Z", THENCE SOUTHERLY
ALONG THE EASTERLY LINE OF SAID PARCEL "Z" AND ALONG A CURVE TO THE RIGHT HAVING
A RADIUS OF 905.37 FEET, WITH A CENTRAL ANGLE OF 10°15'47", AN ARC DISTANCE OF
162.17 FEET; THENCE NORTH 44°22'05" WEST ALONG A LINE THAT MAKES AN ANGLE OF
68°30'39" WITH THE BACK TANGENT OF LAST DESCRIBED CURVE; A DISTANCE OF 200 FEET;
THENCE SOUTH 45°37'55" WEST, A DISTANCE OF 150 FEET; THENCE NORTH 44°22'05"
WEST, A DISTANCE OF 74.16 FEET TO A POINT ON THE BOUNDARY LINE OF SAID PARCEL
"Z", THENCE NORTH 45°37'55" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 170
FEET TO THE NORTHERLY CORNER OF SAID PARCEL "Z", THENCE SOUTH 78°07'13" EAST
ALONG THE MOST NORTHERLY BOUNDARY OF SAID PARCEL "Z", A DISTANCE OF 237.09 FEET
TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL D
PARCEL "Z", BLOCK 11, MARGATE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

LESS THE MOST NORTHWESTERLY 181.09 FEET THEREOF, AS MORE PARTICULARLY DESCRIBED
IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGE 845 AND
DESCRIBED AS:

THE MOST NORTHWESTERLY 181.09 FEET OF PARCEL "Z", BLOCK 11, MARGATE THIRD
ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 48 OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID MEASUREMENT BEING ALONG
MARGATE BOULEVARD, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF SAID PARCEL "Z", SAID POINT OF
COMMENCEMENT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY EXTENSION OF
THE MOST NORTHWESTERLY BOUNDARY OF SAID PARCEL "Z" WITH THE NORTHWESTERLY
EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "Z"; THENCE RUN
BOUNDARY OF SAID PARCEL "Z", A DISTANCE OF 24.95 FEET TO THE POINT OF CURVATURE
OF A CURVE CONCAVE TO THE EAST, HAVING FOR ITS ELEMENTS A RADIUS OF 25 FEET AND
PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN SOUTHWESTERLY, SOUTHERLY
AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.23 FEET TO THE
POINT OF TANGENCY ON THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL "Z", A DISTANCE OF
158.13 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A LINE PARALLEL TO THE
SOUTHEASTERLY BOUNDARY OF SAID PARCEL "Z", A DISTANCE OF 230.31 FEET TO THE
POINT OF INTERSECTION WITH THE NORTHEASTERLY BOUNDARY OF SAID PARCEL "Z"; THENCE
RUN NORTHEASTERLY ALONG THE AFORESAID NORTHEASTERLY BOUNDARY OF SAID PARCEL "Z";
A DISTANCE OF 181.09 FEET TO THE MOST NORTHWESTERLY BOUNDARY OF SAID PARCEL "Z";
THENCE RUN SOUTHWESTWARDLY ALONG THE MOST NORTHWESTERLY BOUNDARY OF SAID PARCEL
"Z", A DISTANCE OF 205.35 FEET TO THE POINT OF BEGINNING.

AND LESS THE FOLLOWING DESCRIBED PARCEL AS MORE FULLY DESCRIBED IN THAT CERTAIN
DEED RECORDED IN OFFICIAL RECORDS BOOK 5228, PAGE 147 AND DESCRIBED AS:

A PORTION OF PARCEL "Z", BLOCK 11, MARGATE THIRD ADDITION, ACCORDING TO THE PLAT
THEREOF, RECORDED IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID PARCEL "Z", THENCE SOUTHERLY
ALONG THE EASTERLY LINE OF SAID PARCEL "Z" AND ALONG A CURVE TO THE RIGHT HAVING
A RADIUS OF 905.37 FEET, WITH A CENTRAL ANGLE OF 10°15'47", AN ARC DISTANCE OF
162.17 FEET; THENCE NORTH 44°22'05" WEST ALONG A LINE THAT MAKES AN ANGLE OF
68°30'39" WITH THE BACK TANGENT OF LAST DESCRIBED CURVE; A DISTANCE OF 200 FEET;
THENCE SOUTH 45°37'55" WEST, A DISTANCE OF 150 FEET; THENCE NORTH 44°22'05"
WEST, A DISTANCE OF 74.16 FEET TO A POINT ON THE BOUNDARY LINE OF SAID PARCEL
"Z", THENCE NORTH 45°37'55" EAST ALONG SAID BOUNDARY LINE, A DISTANCE OF 170
FEET TO THE NORTHERLY CORNER OF SAID PARCEL "Z", THENCE SOUTH 78°07'13" EAST
ALONG THE MOST NORTHERLY BOUNDARY OF SAID PARCEL "Z", A DISTANCE OF 237.09 FEET
TO THE POINT OF BEGINNING.

AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL AS MORE FULLY DESCRIBED IN THAT
CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 43386, PAGE 1192 AND
DESCRIBED AS:

A 15 FOOT WIDE SIDEWALK, PARKING, AND UTILITY EASEMENT BEING A PORTION OF PARCEL
"Z", BLOCK 11, "MARGATE THIRD ADDITION" ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID
EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID PARCEL "Z", SAID POINT BEING AT
THE INTERSECTION OF THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY
OF SAID PARCEL "Z" WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY
BOUNDARY OF SAID PARCEL "Z";

THENCE N.45°42'41"W. ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY
BOUNDARY OF PARCEL "Z", A DISTANCE OF 25.00 FEET TO A POINT ON THE
NORTHEASTERLY RIGHT-OF-WAY OF MARGATE BLVD. AND TO THE POINT OF BEGINNING;

THENCE CONTINUE N.45°42'41"W. ALONG SAID SOUTHWESTERLY BOUNDARY OF PARCEL "Z"
AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MARGATE BLVD., A DISTANCE OF 491.00
FEET;

THENCE N.44°17'19"E., A DISTANCE OF 15.00 FEET;

THENCE S.45°42'41"E., A DISTANCE OF 491.00 FEET TO THE POINT OF CURVATURE OF A
TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO
THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 10.00 FEET FOR AN
ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY;

THENCE N.44°17'19"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A
DISTANCE OF 9.81 FEET;

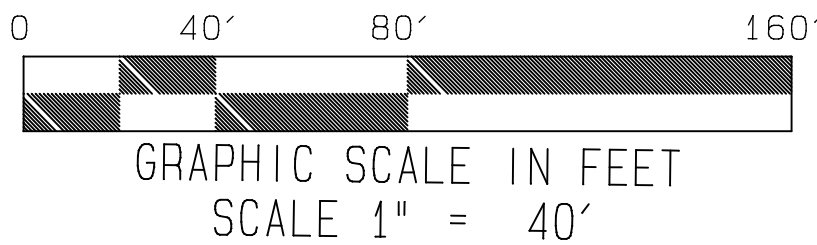
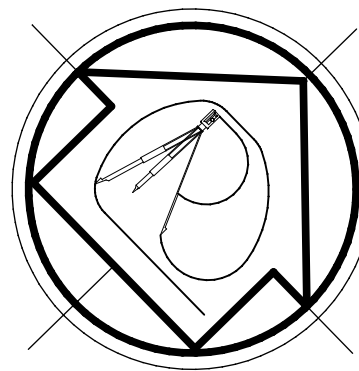
THENCE S.45°42'41"E., A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHEASTERLY
BOUNDARY OF SAID PARCEL "Z" AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7;

THENCE S.44°17'19"W. ALONG SAID SOUTHEASTERLY BOUNDARY OF PARCEL "Z" AND THE
NORTHWESTERLY BOUNDARY OF STATE ROAD 7, A DISTANCE OF 9.81 FEET TO A POINT OF
CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE,
TO THE RIGHT, HAVING A CENTRAL OF 90°00'00" AND A RADIUS OF 25.00 FEET FOR AN
ARC DISTANCE OF 39.27 FEET.

LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

ALL INCLUDED LAND CONTAINS
308,504 SQUARE FEET, 7.0823 ACRES,
MORE OR LESS.



LEGEND

- C - CENTERLINE
- A/C - AIR CONDITIONER ON SLAB
- A - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- R - CURVE RADIUS
- C/O - CLEAN OUT
- CB - CATCH BASIN
- CLP - CONCRETE LIGHT POLE
- CPH - CONCRETE POWER POLE
- FH - FIRE HYDRANT
- FND - FOUND NAIL & DISK
- WH - WATER METER
- WM - WATER METER
- WPP - WOOD POWER POLE
- WV - WATER VALVE
- TS - TRAFFIC SIGN
- LP - LIGHT POLE
- 93 - TREE ID
- 15.88 - EXISTING ELEVATION
- SET 1/2" IRON ROD
- AND CAP 1/2" IRON ROD
- UNLESS OTHERWISE NOTED

NOTES

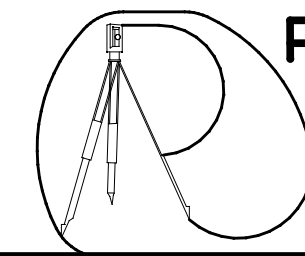
- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988, NAVD 88, AND ARE RELATIVE TO BROWARD COUNTY BENCHMARK
NO. 3008 WHOSE PUBLISHED ELEVATION IS 11.77' NAVD 88. (AS CONVERTED
FROM 13.32' NGVD 29 BY SUBTRACTING 1.55')
- THIS PARCEL IS LOCATED IN FOLLOWING FLOOD ZONES, AS SCALED FROM FLOOD
INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120047 0355 H, MAP NUMBER
12011C0355 H, EFFECTIVE DATE: AUGUST 18, 2014:
ZONE X
ZONE X 0.2%
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT COMMITMENT FOR TITLE
INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE
NUMBER 16100720, EFFECTIVE SEPTEMBER 18, 2016; FILE NUMBER 16100743,
EFFECTIVE SEPTEMBER 30, 2016; AND FILE NUMBER 16100769, EFFECTIVE
SEPTEMBER 30, 2016.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE
AND BELIEF, AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55J-17.060-
025, FLORIDA ADMINISTRATIVE CODE, AND NO VISIBLE ABOVE-GROUND
ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS
NOTED HEREON.

FOR THE FIRM, BY:

RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6239



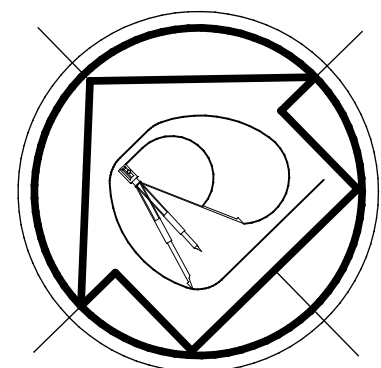
RICHARD H. SMITH, INC.
SURVEYING AND MAPPING
FLORIDA LICENSE NUMBER LB 7667
rsmithsurvey@bellsouth.net
4902 FOREST DALE DRIVE
LAKE WORTH, FL 33449
(561) 536-8191

4120BND
PROJECT NUMBER
4100
SHEET
S03

03/10/17 RHS 4100 BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

BOUNDARY AND TOPOGRAPHIC SURVEY
MARGATE CITY CENTER - PHASE 2 EAST



MARGATE BOULEVARD
 $S45^{\circ}41'13''E$ 446.61'

PARCEL F
 $S45^{\circ}41'13''E$ 75.00'
 $N45^{\circ}41'13''W$ 75.00'

PARCEL G
 $N44^{\circ}18'47''E$ 390.36'
 $N45^{\circ}41'13''W$ 85.00'

PARCEL H
 $S44^{\circ}18'10''W$ 124.93'

PARCEL I
 $N60^{\circ}03'27''W$ 100.57'

EXISTING BUILDING
 LOW FLOOR ELEVATION = 11.6
 HIGH FLOOR ELEVATION = 12.8

EXISTING BUILDING
 LOW FLOOR ELEVATION = 13.25
 HIGH FLOOR ELEVATION = 13.4

NOT INCLUDED PARCEL "Y" BLOCK 7

NOT INCLUDED PARCEL "X" BLOCK 7

LOT 1 BLOCK 7
 $N45^{\circ}41'13''W$ 78.47'

LOT 2 BLOCK 7

30T 1 BLOCK 7

PARK DRIVE

NOTES

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, NAVD 83, AND ARE RELATIVE TO BROWARD COUNTY, FLORIDA, WHICH HAS A MEAN SEA LEVEL DATUM OF 1983. ELEVATIONS ARE BASED ON THE NAVD 83 DATUM FROM 13.32' NGVD 29 BY SUBTRACTING 1.55'.
- THIS PARCEL IS LOCATED IN FOLLOWING FLOOD ZONES, AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120047 03B, EFFECTIVE DATE: AUGUST 18, 2014:
 ZONE X
 ZONE X 0.2%
 ZONE AH, BASE FLOOD ELEVATION = 12 FEET
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT

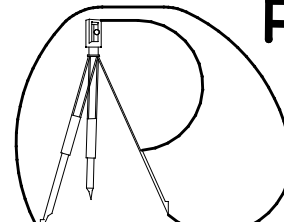
FOR THE FIRM, BY:

HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE
AND BELIEF, AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING IN CHAPTER 55, F.S.
052, FLORIDA ADMINISTRATIVE CODE. THERE ARE NO VISIBLE ABOVE GROUND
ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS
NOTED HEREON.

RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

- CENTRAL LINE
- Δ - AIR CONDITIONER ON SLAB
- Δ - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- R - CURVE RADIUS
- - CLEAN OUT
- CB - CATCH BASIN
- CLP - CONCRETE LIGHT POLE
- CPP - CONCRETE POWER POLE
- CH - FIRE HYDRANT
- MH - MANHOLE
- TSB - TRAFFIC SIGNAL BOX
- WM - WATER METER
- WPP - WOOD POWER POLE
- WV - WATER VALVE
- W - TRAFFIC SIGN
- - LIGHT POLE
- 350 - TREE ID
- EXISTING ELEVATION
- SET 1/2" IRON ROD
- AND CAP 'LB 7667'
- UNLESS OTHERWISE NOTED

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 88, AND ARE RELATIVE TO BROWARD COUNTY BENCHMARK NO. 3008 WHICH WAS PUBLISHED WITH AN ELEVATION IN 11' 77" NAVD 88. (AS CONVERTED FROM 13.32' NGVD 29 BY SUBTRACTING 1.55')
3. THIS PARCEL IS LOCATED IN FOLLOWING FLOOD ZONES, AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120047 0395 H, MAP NUMBER 1201IC0395 H, EFFECTIVE DATE: AUGUST 18, 2014:
 - ZONE X
 - ZONE X OR 0.2%
 - ZONE AH, BASE FLOOD ELEVATION = 12 FEET
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 16101008, EFFECTIVE SEPTEMBER 20, 2016; FILE NUMBER 16101018, EFFECTIVE SEPTEMBER 20, 2016; FILE NUMBER 16101019, EFFECTIVE SEPTEMBER 20, 2016; FILE NUMBER 16101020, EFFECTIVE SEPTEMBER 20, 2016; AND FILE NUMBER 16101022 EFFECTIVE SEPTEMBER 20, 2016.

03/10/17	RHS	4100	BOUNDARY AND TOPOGRAPHIC SURVEY			
REVISIONS						
BOUNDARY AND TOPOGRAPHIC SURVEY						
MARGATE CITY CENTER - PHASE 3 NORTH						
			RICHARD H. SMITH, INC.			4131BND
			SURVEYING AND MAPPING			PROJECT NUMBER
			FLORIDA LICENSE NUMBER LB 7667 rsmithsurvey@aol.com 4902 FOREST DALE DRIVE LAKE NORTH, FL 33449 (561) 536-8191			4100
						SHEET S05



C - CENTERLINE
 A/C - AIR CONDITIONER ON SLAB
 A - CURVE ARC LENGTH
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 C/O - CLEAN OUT
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 CLP - CONCRETE LIGHT POLE
 CPP - CONCRETE POWER POLE
 FH - FIRE HYDRANT
 LP - LIGHT POLE
 MH - MANHOLE
 WM - WATER METER
 WPP - WOOD POWER POLE
 WV - WATER VALVE
 TS - TRAFFIC SIGN
 215 - TREE ID
 13.14 - EXISTING ELEVATION

FOUND 1/2" IRON ROD
 AND CAP "LB 3535"
 UNLESS OTHERWISE NOTED

LOTS 7 AND 8, BLOCK 1, MARGATE THIRD ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 44, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA,
CONTAINING 143,951 SQUARE FEET, 3.3046 ACRES, MORE OR

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 83, AND ARE RELATIVE TO BROWARD COUNTY BENCHMARK NO. 1009 WHOSI. RUL. SHED. ELEVATION IS 11.77' NAVD 83. (AS CONVERTED FROM 13.32' NGVD 29 BY SUBTRACTING 1.55')

3. THIS PARCEL IS LOCATED IN FOLLOWING FLOOD ZONES, AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120047 0355 H, MAP NUMBER 120110355 H, EFFECTIVE DATE: AUGUST 18, 2014:

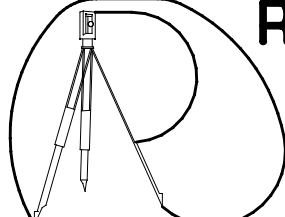
 ZONE X
 ZONE X 0.2%
 ZONE AH, BASE FLOOD ELEVATION = 12.05 FT

4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 160118, EFFECTIVE DATE: SEPTEMBER 1, 2016.

I HEREBY CERTIFY THAT THIS SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 050-052, FLORIDA ADMINISTRATIVE CODE. THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD H. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 5239

03/10/17	RHS	4100	BOUNDARY AND TOPOGRAPHIC SURVEY	
REVISIONS				
BOUNDARY AND TOPOGRAPHIC SURVEY MARGATE CITY CENTER - PHASE 3 SOUTH				
	RICHARD H. SMITH, INC. SURVEYING AND MAPPING FLORIDA LICENSE NUMBER LB 7667 rsmithsurvey@bellsouth.net 4902 FOREST DALE DRIVE LAKE WORTH, FL 33449 (561) 536-8191			4131BND
				PROJECT NUMBER 4100
				SHEET S06

C-1	R=25.00'	$\Delta=75^{\circ} 37' 46''$	A=33.00'
C-2	R=25.00'	$\Delta=87^{\circ} 39' 56''$	A=38.25'
C-3	R=25.00'	$\Delta=72^{\circ} 46' 46''$	A=31.76'

