

US 441/ SR 7
(ASPHALT PAVEMENT)
(SOUTH BOUND)

W. LINE NW 1/4"
SECTION 19-48-42

(ASPHALT PAVEMENT)
(NORTH BOUND)

2' CONC CURB & GUTTER

6" CONC WALK

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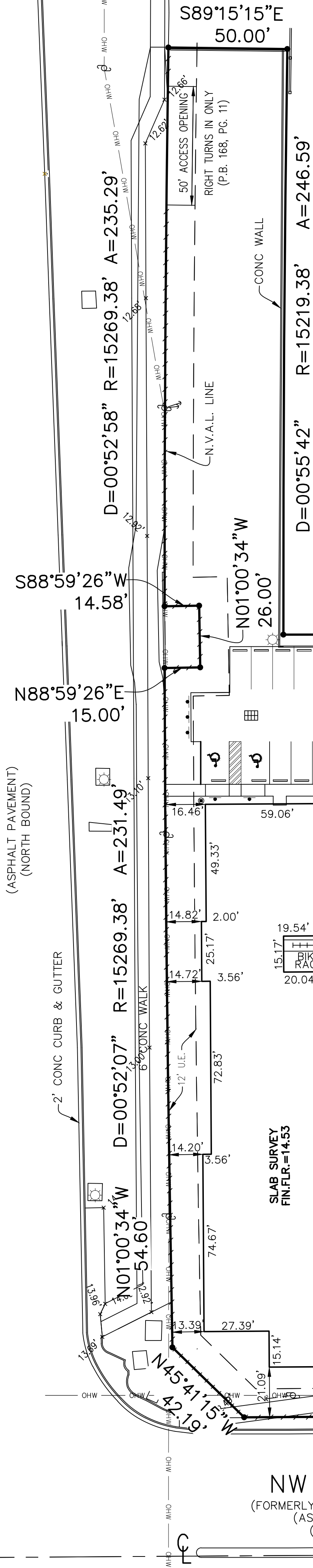
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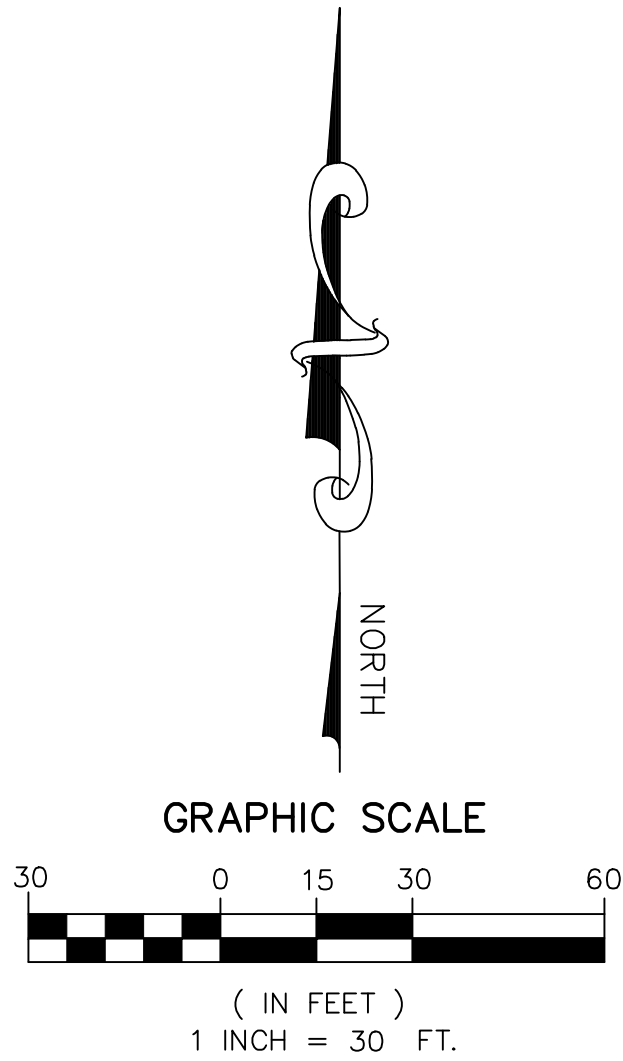
CHW



NW 31ST STREET
(FORMERLY KNOWN AS PERIMETER ROAD)
(ASPHALT PAVEMENT)
(WEST BOUND)

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

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



LEGEND

A/C - AIR CONDITIONER	SQ. FT. - SQUARE FEET
ARC - ARC LENGTH	TWP. - TOWNSHIP
ALUM. - ALUMINUM	TYP. - TYPICAL
B.E. - BUFFER EASEMENT	U.E. - UTILITY EASEMENT
C.O. - CLEANOUT	W.M. - WATER METER
CLF - CHAIN LINK FENCE	W.E. - WATER EASEMENT
CONC. - CONCRETE	S.E. - SANITARY EASEMENT
COV. COVERED	☀ - LIGHT POLE
D.E. - DRAINAGE EASEMENT	☀ - FIRE HYDRANT
ELEC. - ELECTRIC	☀ - CATCH BASIN
ELEV. - ELEVATION	☀ - SET 5/8" IR/CAP LB 3591
EQUIP. - EQUIPMENT	☀ - SANITARY MANHOLE
ESMT. - EASEMENT	☀ - DRAINAGE MANHOLE
EXIST. - EXISTING	☀ - WOOD POWER POLE (UNLESS NOTED)
F.P.L. - FLORIDA POWER & LIGHT	☀ - CENTER LINE
FIN. - FINISHED	
F.L. - FLOOR	
FND. - FOUND	
I.R./CAP - IRON ROD & CAP	
INV. - INVERT	
IRR. - IRRIGATION	
L.A.E. - LIMITED ACCESS EASEMENT	
O/S - BUILDING OFFSET	
O.R.B. - OFFICIAL RECORD BOOK	
P.B. - PLAT BOOK	
P.B.C.R. - PALM BEACH COUNTY RECORD	
P.O.B. - POINT OF BEGINNING	
P.O.C. - POINT OF COMMENCEMENT	
P.S. - PAGE(S)	
P.R.M. - PERMANENT REFERENCE MONUMENT	
PROP. - PROPOSED	
R. - RADIUS	
R.O.W. - RIGHT-OF-WAY	
RGE. - RANGE	
SEC. - SECTION	
Δ - DELTA (CENTRAL ANGLE)	
N.V.A.L. - NON VEHICULAR ACCESS LINE	

NOTES

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1985.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY OF N.W. 31 ST. BEARING S89°38'04"W.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X": COMMUNITY PANEL NO. 120047 0165 H; DATE: AUGUST 18, 2014.
- BENCHMARK "BM9": ELEVATION = 12.94'
- THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF NEWLY CONSTRUCTED IMPROVEMENTS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
- ADDRESS: 7690 NORTH STATE ROAD 7, MARGATE, FL. 33063

DESCRIPTION

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

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 89° 20' 11" EAST; THENCE ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE (3) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4,233.59 FEET AND A CENTRAL ANGLE OF 00° 20' 37"; A 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 CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 89° 06' 15" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 00° 03' 23" AND A RADIUS OF 15,269.38 FEET, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 15' 15" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 89° 09' 38" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,219.38 FEET AND A CENTRAL ANGLE OF 00° 55' 42", A DISTANCE OF 246.59 FEET; THENCE NORTH 89° 56' 36" EAST, A DISTANCE OF 224.00 FEET; THENCE SOUTH 00° 03' 24" EAST, A DISTANCE OF 212.34 FEET; THENCE NORTH 89° 38' 04" EAST, A DISTANCE OF 56.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 84° 07' 35", A 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 CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 73° 58' 26", A DISTANCE OF 38.73 FEET; THENCE SOUTH 11° 07' 29" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 2.16 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL "A" THE FOLLOWING ELEVEN (11) COURSES: WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 342.66 FEET AND A CENTRAL ANGLE OF 10° 45' 30", A DISTANCE OF 64.35 FEET TO A POINT OF TANGENCY; 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; 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 CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,269.38 FEET AND A CENTRAL ANGLE OF 00° 52' 07", A DISTANCE OF 231.49 FEET; 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 CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 89° 57' 24" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,269.38 FEET AND A CENTRAL ANGLE OF 00° 52' 58", A DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 112,237.75 SQUARE FEET/2.57 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 11, 2017. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-77 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA - LB #3591

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

ARBOR VIEW APARTMENTS
SPECIFIC PURPOSE SURVEY

DATE 4/11/17
DRAWN BY TW
F.B./ PG. ELEC
SCALE 1"=30'

JOB # 7690
SHT. NO. 7690
OF 1 SHEETS