

LEGAL DESCRIPTION:

FORMERLY PARCEL C (WINDSOR EAST): (PER O.R.B. 48129, PG 1695, B.C.R.)

A PARCEL OF LAND IN MARGATE PLAZA NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01 DEGREES 00' 34" WEST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE WESTERLY RIGHT OF WAY OF STATE ROAD #7 (D.O.T. R/W MAP #86100-2549); A DISTANCE OF 844.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 59' 26" WEST A DISTANCE OF 165.00 FEET; THENCE NORTH 01 DEGREES 00' 34" WEST A DISTANCE OF 169.58 FEET; THENCE NORTH 07 DEGREES 40' 09" WEST A DISTANCE OF 22.61 FEET; THENCE NORTH 82 DEGREES 19' 51" EAST A DISTANCE OF 164.80 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 53' 25" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 31' 12"; (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.68 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; (2) THENCE SOUTH 01 DEGREES 00' 34" EAST A DISTANCE OF 172.67 FEET TO THE POINT OF BEGINNING. THE TWO (2) PREVIOUSLY DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PLAT AND THE SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD #7. SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

FORMERLY PARCEL D: (PER O.R.B. 48129, PG. 1695, B.C.R.)

A PARCEL OF LAND IN MARGATE PLAZA NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01 DEGREES 00' 34" WEST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE WESTERLY RIGHT OF WAY OF STATE ROAD #7 (D.O.T. R/W MAP #86100-2549); A DISTANCE OF 1017.34 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 83 DEGREES 24' 37" WEST FROM SAID INTERSECTION, HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00' 31" 12"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY PLAT LINE A DISTANCE OF 38.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 19' 51" WEST A DISTANCE OF 164.80 FEET; THENCE NORTH 07 DEGREES 40' 09" WEST A DISTANCE OF 208.50 FEET; THENCE NORTH 82 DEGREES 19' 51" EAST A DISTANCE OF 165.00 FEET; (1) THENCE SOUTH 07 DEGREES 40' 09" EAST A DISTANCE OF 166.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4262.28 FEET AND A CENTRAL ANGLE OF 00 DEGREES 33' 34"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.62 FEET TO THE POINT OF BEGINNING.

THE PREVIOUSLY DESCRIBED TWO (2) COURSES BEING COINCIDENT WITH SAID EASTERLY PLAT LINE AND WESTERLY RIGHT OF WAY LINE.

TOGETHER WITH: (FORMERLY A PORTION OF PARCEL "A")

A PORTION OF PARCEL "A", "MARGATE PLAZA NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°00'34" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 644.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°00'34' WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF PARCEL C AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 48129, PAGE 1695 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°59'26" WEST, ALONG THE SOUTH LINE OF SAID PARCEL C, A DISTANCE OF 165.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE SOUTH 01°00'34" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 88°59'26" EAST A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAINING 33,000 SQUARE FEET (0.7576 ACRE), MORE OR LESS.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

PARCEL X:

A PORTION OF PARCEL "A", "MARGATE PLAZA NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°00'34" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 644.67 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°59'26" WEST 165.00 FEET; THENCE NORTH 01°00'34" WEST 369.58 FEET; THENCE NORTH 07°40'09" WEST 231.11 FEET; THENCE NORTH 82°19'51" EAST 165.00 FEET; THENCE SOUTH 07°40'09" EAST ALONG THE WEST RIGHT OF WAY LINE OF STATE ROAD #7 (D.O.T. RIGHT OF WAY MAP #86100-2549) A DISTANCE OF 166.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4262.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 01°04'46" AND AN ARC DISTANCE OF 80.30 FEET; THENCE SOUTH 01°00'34" EAST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 372.67 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED BRAD GLICK, D.O., AS \_\_\_\_\_ OF BMSB PROPERTY MGMT GROUP, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_.

MY COMMISSION EXPIRES

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ADAM REISS, AS \_\_\_\_\_ OF PENN DUTCH PLAZA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_.

MY COMMISSION EXPIRES

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED SEAN LEDER, AS \_\_\_\_\_ OF LE-PSL LLC C/O LEDER GROUP, INC., A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_.

MY COMMISSION EXPIRES

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED THOMAS A. ADAMS AS, \_\_\_\_\_ OF KTJZ PARTNERS III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_.

MY COMMISSION EXPIRES

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MICHAEL TOMKO, AS CHIEF EXECUTIVE OFFICER OF BRIGHTSTAR CREDIT UNION., A FLORIDA CHARTERED CREDIT UNION, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_.

MY COMMISSION EXPIRES

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

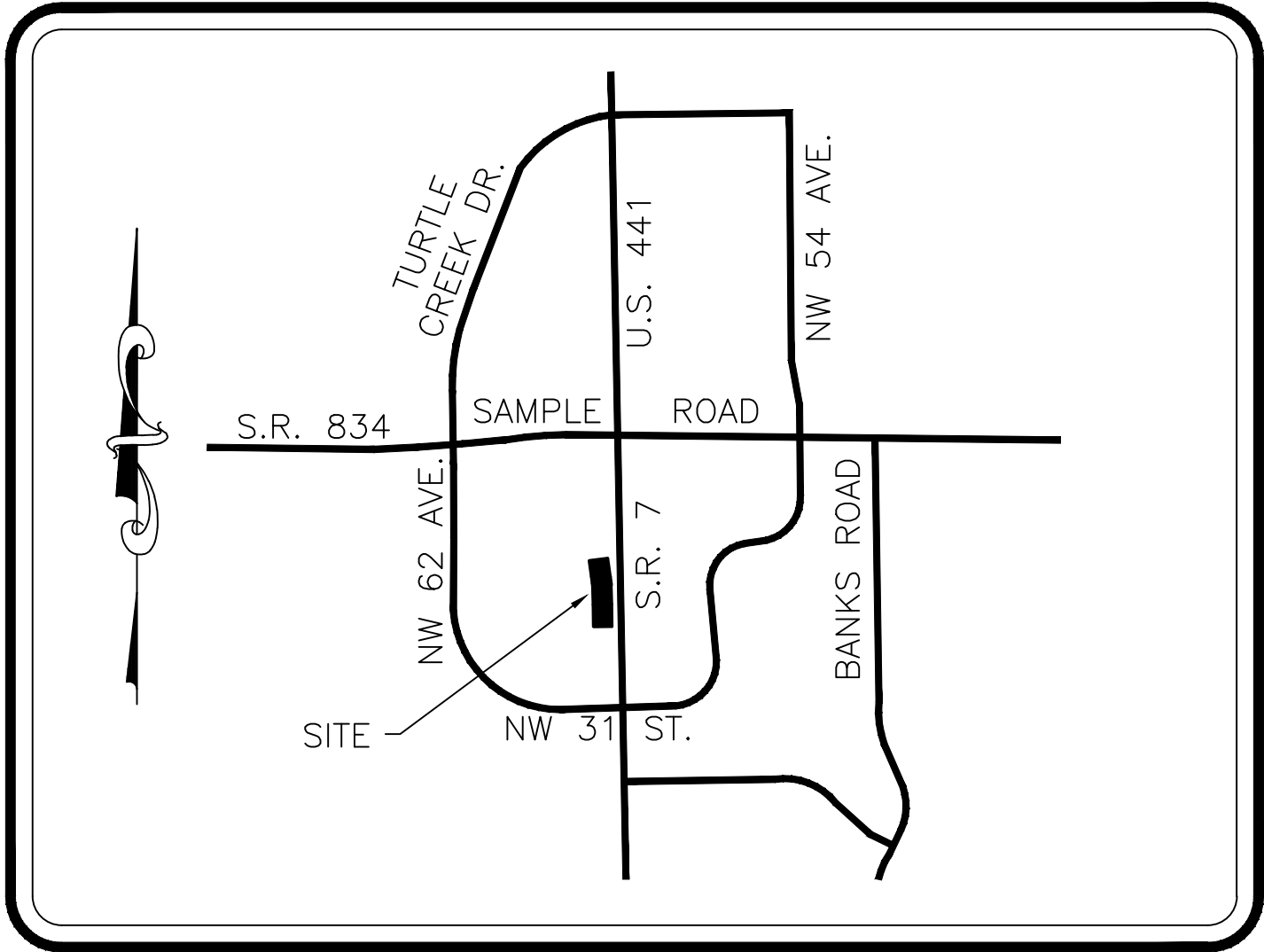
NOTARY PUBLIC, STATE OF FLORIDA

NEW SPRING SUBDIVISION

A SUBDIVISION RESURVEY OF A PORTION OF "MARGATE PLAZA No. 1" (P.B 132, PG. 50)  
SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST  
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS – PLANNERS – SURVEYORS  
LB 1337

6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(954) 776-1616  
DECEMBER, 2018



LOCATION MAP  
(NOT TO SCALE)

CITY CLERK'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS SUBDIVISION RESURVEY, NEW SPRING SUBDIVISION, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

IN WITNESS WHEREOF, THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY IT'S CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019. RESOLUTION NO. \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

CITY CLERK

CITY ENGINEER'S SIGNATURE:

THIS SUBDIVISION RESURVEY, NEW SPRING SUBDIVISION, IS APPROVED FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

CITY ENGINEER

CITY OF MARGATE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA HAS HEREBY ACCEPTED AND APPROVED THIS SUBDIVISION RESURVEY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

CHAIRPERSON

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY (SUBDIVISION RESURVEY) IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

REGISTERED LAND SURVEYOR  
FLORIDA REGISTRATION NUMBER \_\_\_\_\_

## NEW SPRING SUBDIVISION

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DECEMBER, 2018

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
B.C.R.	BROWARD COUNTY RECORDS
U.E.	UTILITY EASEMENT
L.B.	LICENCED BUSINESS
L	ARC LENGTH
R	RADIUS
$\Delta$	CENTRAL ANGLE
P.B.	PLAT BOOK
PG.	PAGE

