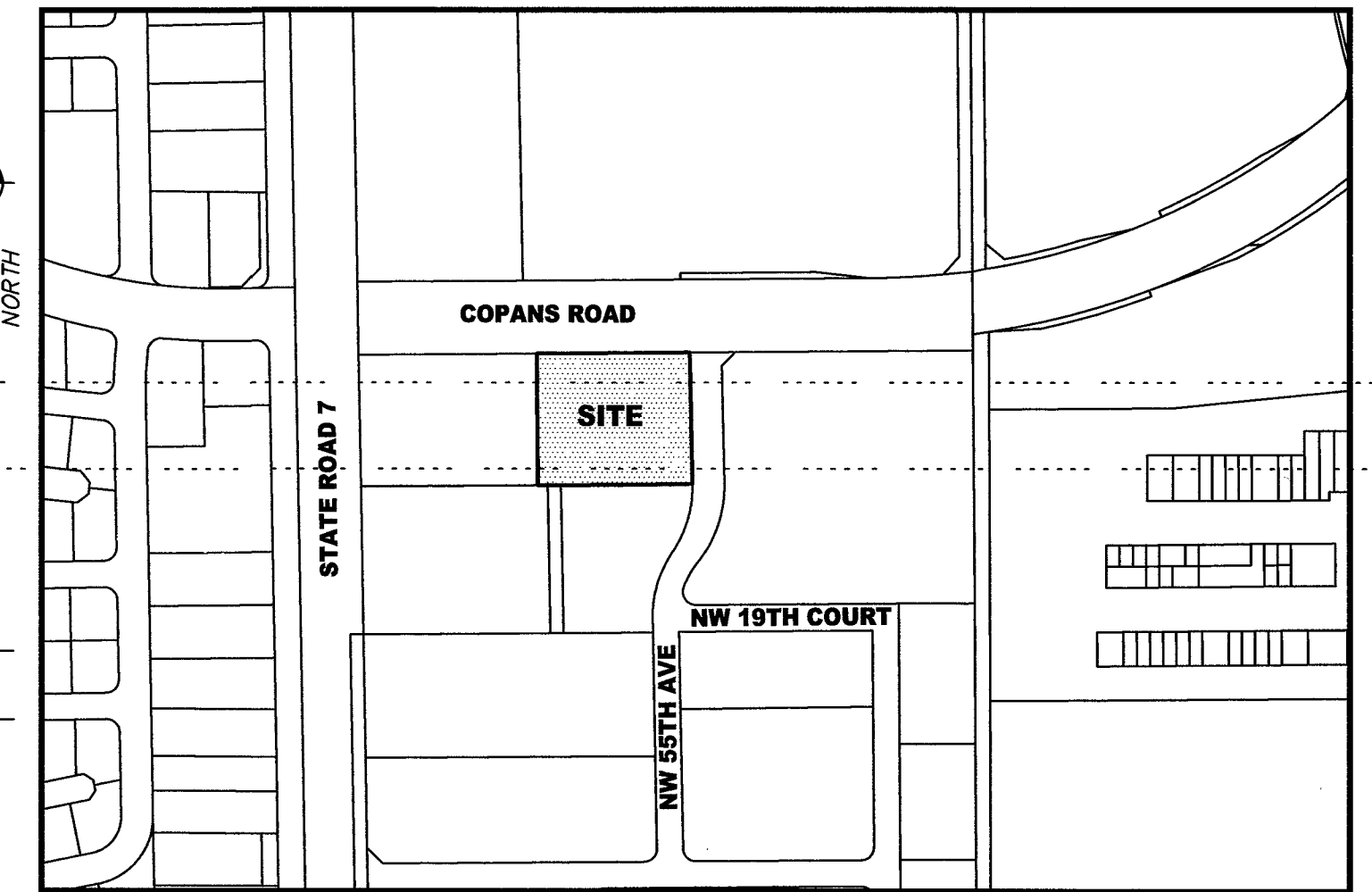


THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
REV. APRIL 2019

CULVER

A SUBDIVISION RESURVEY OF A PORTION OF MARGATE
DISTRICT HEADQUARTERS (P.B. 88, PG. 14, B.C.R.)
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST;
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

PLAT BOOK _____, PAGE _____
SHEET 1 OF 1



DESCRIPTION:
A PORTION OF TRACT A, MARGATE DISTRICT HEADQUARTERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 01°08'38" EAST ALONG THE EAST LINE OF SAID TRACT A AND THE WEST RIGHT-OF-WAY LINE OF N.W. 55TH AVENUE FOR A DISTANCE OF 250.00 FEET TO THE SOUTH LINE OF SAID TRACT A; THENCE SOUTH 89°33'02" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 293.69 FEET TO A POINT; THENCE NORTH 01°08'38" W FOR A DISTANCE OF 250.00 FEET TO THE NORTH LINE OF SAID TRACT A AND THE SOUTH RIGHT-OF-WAY LINE OF COPANS ROAD; THENCE NORTH 89°33'02" EAST, ALONG SAID NORTH LINE OF TRACT A AND SOUTH RIGHT-OF-WAY LINE OF COPANS ROAD FOR A DISTANCE OF 293.69 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN BROWARD COUNTY, FLORIDA AND CONTAINS 73,417 SQUARE FEET (1.6854 ACRES), MORE OR LESS.

CITY CERTIFICATE:
THIS IS TO CERTIFY: THAT THIS SUBDIVISION RESURVEY, CULVER, HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF MARGATE, FLORIDA AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS _____ DAY OF _____ 20____.

BY: _____ DATE: _____
MAYOR

BY: _____ DATE: _____
CITY CLERK

CITY ENGINEER'S SIGNATURE:
THIS SUBDIVISION RESURVEY, CULVER, IS APPROVED FOR RECORDING THIS _____ DAY OF _____ 20____.

BY: _____ DATE: _____
NAME:

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 _____ 20____.

BY: _____ DATE: _____
CHAIRPERSON

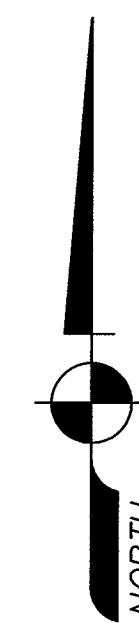
SURVEYOR'S NOTES:
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
2. DISTANCES AND/OR ANGLES SHOWN HEREON ARE IN ACCORD WITH THE PLAT AND/OR DEED OF RECORD AND AGREE WITH THE SURVEY MEASUREMENTS, UNLESS OTHERWISE NOTED. BEARINGS ARE ASSUMED BASED ON THE NORTH LINE OF TRACT 'A' HAVING A BEARING OF N89°33'02"E.
3. ABBREVIATION LEGEND: B.C.R. = BROWARD COUNTY RECORDS; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SUBDIVISION RESURVEY IS TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATE SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

DATE: _____

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300

0 30 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 30'



LOT 1
MEARS COMMERCIAL PARK
(P.B. 107/12, B.C.R.)

PARCEL 'A'
NW 55TH AVENUE
(NEARS PARKWAY)
VARIABLE WIDTH RIGHT-OF-WAY
(P.B. 107/12, B.C.R.)

PARCEL 'B'
MULLINAX FORD
(134/49, B.C.R.)

PARCEL 'A'
MULLINAX FORD
(P.B. 134/49, B.C.R.)

COPANS ROAD
(ROYAL PALM BOULEVARD)
VARIABLE WIDTH RIGHT-OF-WAY
(O.R.B. 10255/488, B.C.R.)

A PORTION OF TRACT 'A'
MARGATE DISTRICT HEADQUARTERS
(P.B. 88/14, B.C.R.)
73,417 SQUARE FEET

DRIVEWAY PARCEL
(INSTRUMENT #114352864, B.C.R.)

LOT 2
MEARS COMMERCIAL PARK
(P.B. 107/12, B.C.R.)

TRACT 18, BLOCK 93
PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2/45-54, P.B.C.R.)

TRACT 19, BLOCK 93
PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2/45-54, P.B.C.R.)

REMAINDER OF TRACT 'A'
MARGATE DISTRICT HEADQUARTERS
(P.B. 88/14, B.C.R.)

10' FPL&L EASEMENT
(O.R.B. 4532/26, B.C.R.)
RELEASED PER
(INSTRUMENT #115360075, B.C.R.)

WEST LINE TRACT 'A'
(P.B. 88/14, B.C.R.)

10' SANITARY SEWER EASEMENT
(INSTRUMENT # _____, B.C.R.)

10' WATER EASEMENT
(INSTRUMENT #15266682, B.C.R.)

10' WATER EASEMENT
(INSTRUMENT # _____, B.C.R.)

10' FLORIDA POWER & LIGHT EASEMENT
(INSTRUMENT # _____, B.C.R.)

12' UNDERGROUND
DRAINAGE EASEMENT
(P.B. 88/14, B.C.R.)

EAST LINE TRACT 'A'
(P.B. 88/14, B.C.R.)

SOUTH LINE TRACT 'A'
(P.B. 88/14, B.C.R.)

N89°33'02"E

293.69'

N89°33'02"E

250.00'

N01°08'38"W

250.00'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

336.25'

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'

S89°33'02"W

629.94' (TOTAL)

30.06'

30.06'

336.25'

S89°33'02"W

293.69'