

Scale 1" = 20'



TREE SYMBOL LEGEND:
= OAK
= UNKNOWN

NUMBER	TRUNK DIA.	TREE TYPE
69	10"	OAK
70	10"	OAK
71	6"	UNKNOWN
72	6"	UNKNOWN
73	6"	UNKNOWN
74	6"	UNKNOWN
75	6"	UNKNOWN
76	6"	UNKNOWN
77	6"	UNKNOWN
78	6"	UNKNOWN
79	14"	OAK
80	14"	OAK
81	14"	OAK

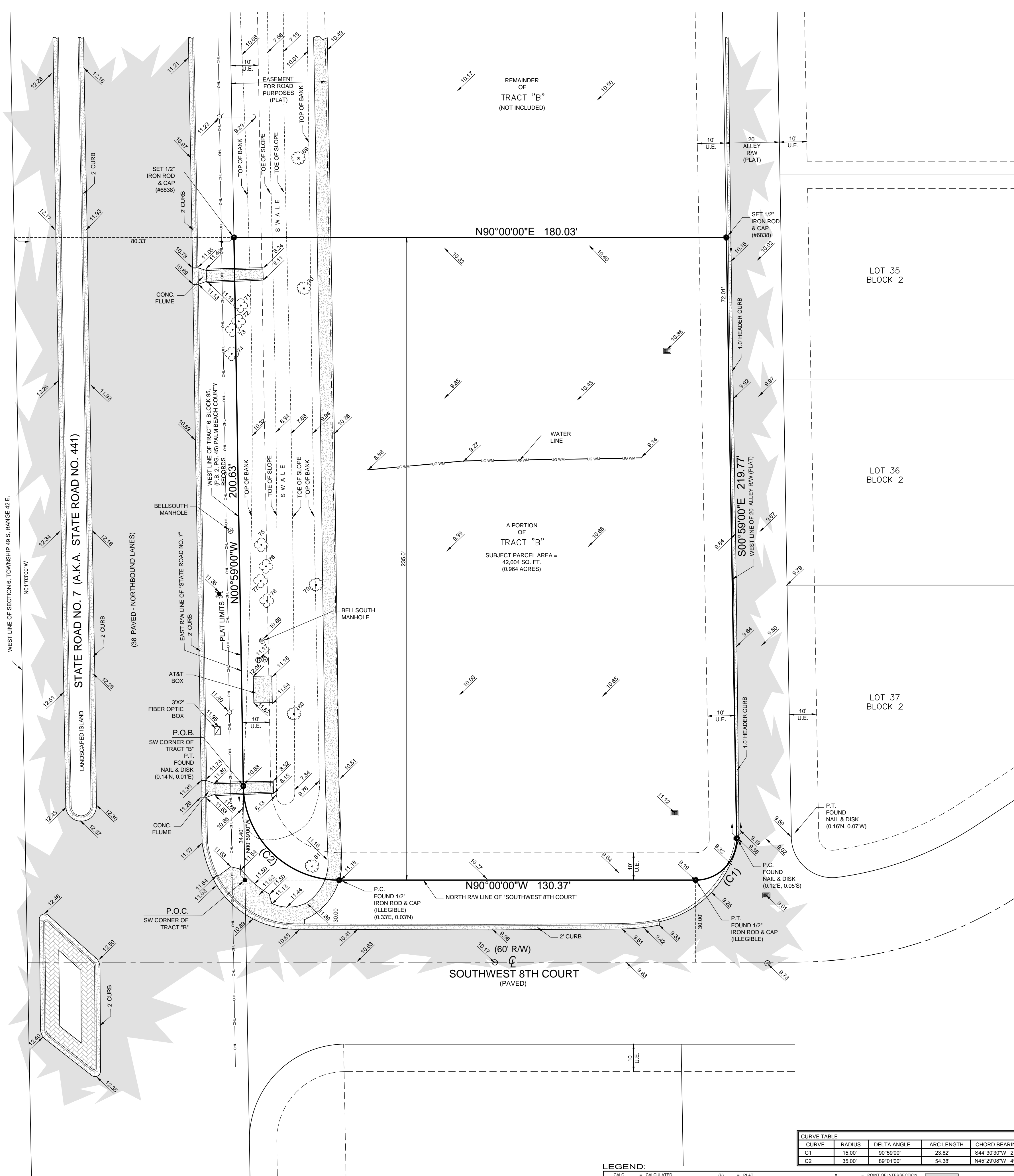
SURVEY NOTES:

- Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- Area of subject parcel as described hereon = 42,004 SQ. FT. (0.964 ACRES)
- Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System

b) = existing elevation (NAVD 88 typical).

- No underground improvements located.
- All bearings and distances shown hereon are plat and measured unless otherwise noted.
- This firm's "Certificate of Authorization" number is "LB 6838".



LEGEND:

CALC.	= CALCULATED	(PI)	= PLAT	P.I.	= POINT OF INTERSECTION	ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT	CONCRETE PLATWORK
CONC. MON.	= CONCRETE MONUMENT	A	= CENTRAL ANGLE	P.O.B.	= POINT OF BEGINNING	PAVER BRICK PLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY	WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CHB	= CHAIN BEARING	W/F	= WOOD FENCE	WATER METER
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	W/F	= WOOD FENCE	PRIE HYDRANT
P.F.	= FINISHED FLOOR ELEVATION	Q.R.B.	= QUAD RECORD BOOK	W/F	= WOOD FENCE	CATCH BASIN
EL.	= ELEVATION	P.B.	= POINT OF BEGINNING	W/F	= WOOD FENCE	SANITARY MANHOLE
(B.M.)	= BENCHMARK REFERENCE	P.C.	= POINT OF CURVATURE	W/F	= WOOD FENCE	
(D)	= DEED	P.T.	= POINT OF TANGENCY	W/F	= WOOD FENCE	
M	= MEASURED	P.R.C.	= POINT OF REVERSE CURVATURE	W/F	= WOOD FENCE	
		P.C.C.	= POINT OF COMPOUND CURVATURE	W/F	= WOOD FENCE	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	15.00'	90°59'00"	23.82'	S44°30'30"W 21.39'
C2	35.00'	89°01'00"	54.38'	N45°29'08"W 49.07'

CERTIFIED TO: Popeye's Restaurant
PROPERTY ADDRESS: 750 State Road 7, Margate, FL 33068
FLOOD ZONE: X500 (120047 - 12011C0355H 08/18/2014)

DESCRIPTION:
A portion of Tract B of the Plat of Serino Park Section 3, as recorded in Plat Book 81, Page 46, of the Public Records of Broward County, Florida, and also a portion of the property described in Official Records Instrument Number 114332739, of the Public Records of Broward County, Florida. Being more particularly described as follows:

Commencing at the Southwest corner of said Tract B, said point also being at the Point of Intersection of the North right of way line of Southwest 8th Court and the West line of said Tract B, also being the East right of way line of State Road No. 7 as per said Plat of Serino Park Section 3; thence North 00°59'00" West, along said West line of the Plat of Serino Park Section 3 and West line of said Tract B, a distance of 34.40 feet to the Southwest corner of said Tract B, and the Point of Beginning; thence continue North 00°59'00" West along the West line of said Tract B a distance of 200.63 feet; thence North 90°00'00" East along a line parallel to and 235.00 feet North of the North right of way line of Southwest 8th Court for a distance of 180.03 feet, to a point on the West right of way line of a 20 foot wide alley right of way as shown on said Plat of Serino Park Section 3, thence run along the West line of said alley right of way South 00°59'00" East for a distance of 219.77 feet to a point of curvature; thence Southwesterly along the arc of a curve to the right, having a radius of 15 feet, a central angle of 90°59'00", for an arc distance of 23.82 feet to a point of tangency on the North right of way line of Southwest 8th Court; thence North 90°00'00" West, along the said North right of way line of Southwest 8th Court, for a distance of 130.37 feet to a point of curvature; thence Northeasterly along the arc of a curve to the right, having a radius of 35 feet, a central angle of 89°01'00", for an arc distance of 54.38 feet to a point of tangency and the Point of Beginning.

Together with those certain non-exclusive easements for the benefit of a portion of the above described lands as created by that certain Declaration of Covenant for Public Cross-Access and Utilities Easement and Reciprocal Easement with Covenants and Restrictions recorded March 18, 2016 in Official Records Instrument No. 113579587, Public Records of Broward County, Florida.

REVISIONS:

03/11/2019 Revised boundary & legal description.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 02/15/2018

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JOB NO. Y190202

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