

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:
PARCEL A, ORIOLE-MARGATE SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 23, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL NO. 117 AS DESCRIBED IN O.R. BOOK 9141, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA THAT PART OF PARCEL "A" OF ORIOLE-MARGATE SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 23, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, SAID PART BRING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 332.74 FEET, A CENTRAL ANGLE OF 14°24'18", AN ARC DISTANCE OF 133.34 FEET; THENCE NORTH 13°19'21" EAST A DISTANCE OF 78.44 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 412.04 FEET, A CENTRAL ANGLE OF 11°24'59", AN ARC DISTANCE OF 82.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 412.04 FEET, A CENTRAL ANGLE OF 07°41'31", AN ARC DISTANCE OF 12.17 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", HAVING A TANGENT BEARING OF SOUTH 00°12'57" WEST THROUGH SAID POINT; THENCE SOUTH 89°47'09" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" A DISTANCE OF 94.38 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°49'34", AN ARC DISTANCE OF 40.36 FEET TO THE POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 532.04 FEET, A CENTRAL ANGLE OF 01°31'28", AN ARC DISTANCE OF 14.16 FEET; THENCE NORTH 42°22'39" WEST A DISTANCE OF 36.53 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, AND HAVING A TANGENT BEARING OF NORTH 89°18'42" WEST THROUGH SAID POINT; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 7900.80 FEET, A CENTRAL ANGLE OF 00°30'18", AN ARC DISTANCE OF 69.64 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°48'24" WEST A DISTANCE OF 24.29 FEET TO THE POINT OF BEGINNING.

PARCEL STATISTICS:

A PORTION OF PARCEL A
CONTAINS 34,719.5 SQ. FEET
OR 0.797 ACRES MORE OR LESS

BUILDING STATISTICS:

ADDRESS #6900
CONTAINS 3513.66 SQ. FT.
AT GROUND LEVEL.

PARKING STATISTICS:

THERE ARE 11 STANDARD PARKING SPACES AND 1 ADDITIONAL ACCESS PARKING SPACE.

FLOOD ZONE: X

COMMUNITY NUMBER: 120047
PANEL: 0335
SUFFIX: H

FIELD WORK: 5/17/2019

CERTIFIED TO:

MONICA INVESTMENT GROUP INC.,
A FLORIDA CORPORATION;
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY;

PROPERTY ADDRESS:

6900 WEST ATLANTIC BOULEVARD
MARGATE, FLORIDA 33063

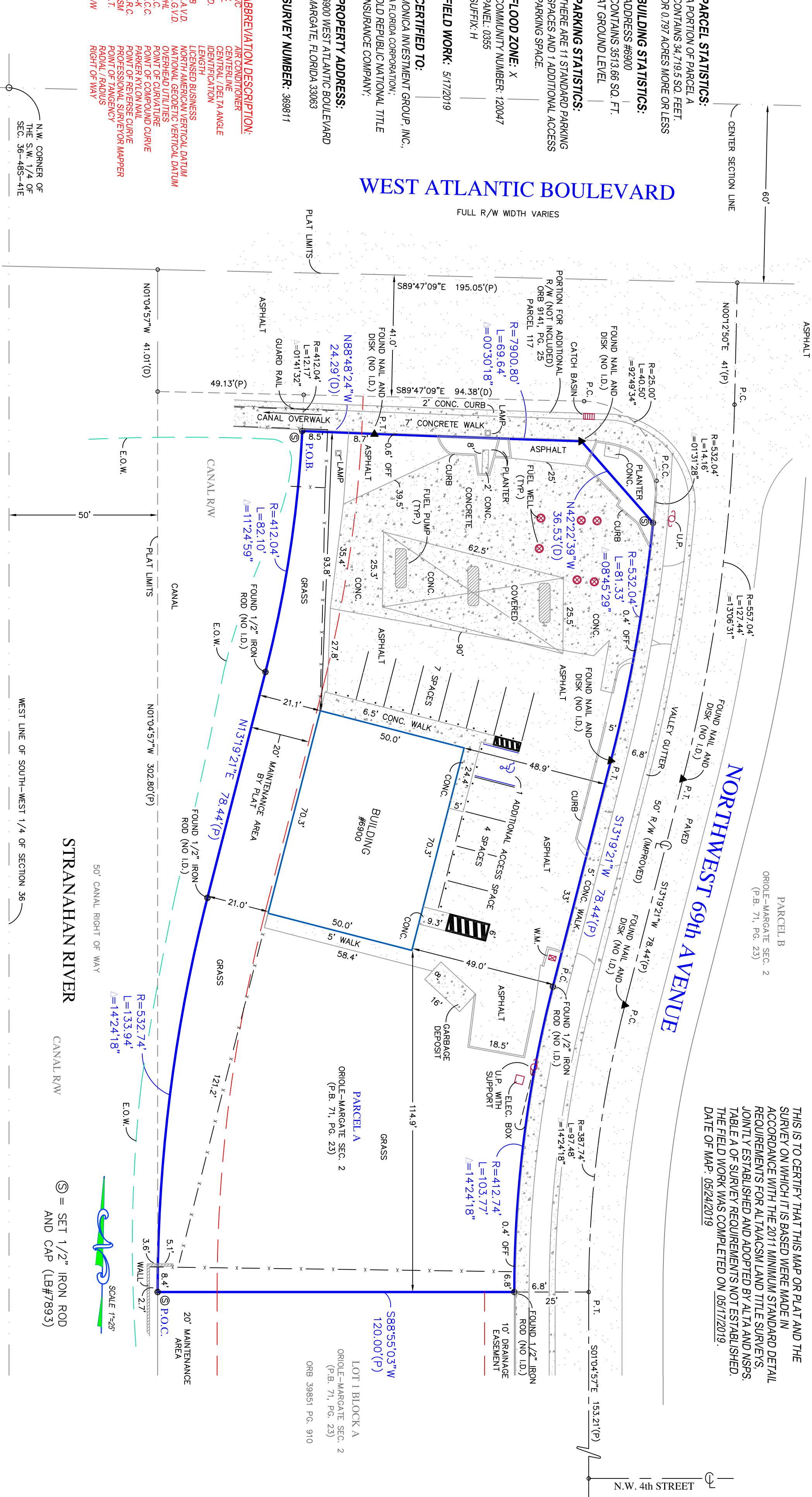
SURVEY NUMBER: 369811

ABBREVIATION DESCRIPTION:

- AC AN CONDITIONER
- LD LENGTH
- LB LICENSED BUSINESS
- NA V.D. NORTH AMERICAN VERTICAL DATUM
- NG V.D. NATIONAL GEODETIC VERTICAL DATUM
- OH OVERHEAD UTILITIES
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- P.B. POINT OF BEGINNING
- PSM PROFESSIONAL SURVEYOR-MAPPER
- P.T. POINT OF TANGENCY
- R RADIAL RADIUS
- R/W RIGHT OF WAY

SYMBOL DESCRIPTIONS:

- CATCH BASIN
- CENTERLINE ROAD
- COVERED AREA
- EXISTING ELEVATION
- MANHOLE
- MISC. FENCE
- PROPERTY CORNER
- UTILITY BOX
- UTILITY POLE
- WATER METER
- WELL
- WOOD FENCE



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON 05/17/2019. DATE OF MAP: 05/24/2019

I have reviewed OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S Commitment for Title Insurance File Number: 728297 Dated MAY 3, 2019 @ 11:00 PM All policy and title search items have been abstracted and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
6	P.B. 71	23	PLAT MATTERS	SHOWN HEREON
7	44650	1429	ORDINANCE NO. 2007-30	NOT PLOTTABLE
8	44650	1467	ORDINANCE NO. 2007-29	NOT PLOTTABLE
9	9141	25	ORDER OF RECORD	SHOWN HEREON

- CONG. AND ASPHALT CROSSING OVER PROPERTY LINE ON THE EASTERLY SIDE OF PARCEL A.
- ASPHALT, CONG., WALL AND FENCES CROSSING INTO THE 20' MAINTENANCE AREA ON THE WESTERLY SIDE OF PARCEL A.
- PROPERTY SUPPLIED BY CITY WATER AND SEWER.

THE PARCELS ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES UNLESS OTHERWISE SHOWN

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

REVISIONS:

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.

- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.



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