

 \triangleright

SUBDIVISION ESURV SECTION MARGATE, 유 **OWNSHIP PORTION BROWARD** 48 SOUTH, "MARG COUNTY, RANGE H U ORIDA. **EAST** NO.1" (P.B.132, PG. 50)

LEGAL DESCRIPTION

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT;
THENCE SOUTH 89:29'10" EAST ALONG THE NORTH LINE OF SAID PLAT AND ALONG THE MARGATE CITY LIMITS, A DISTANCE OF 292.55 FEET;
THENCE SOUTH 07:40'09" EAST, A DISTANCE OF 50.1.01 FEET;
THENCE SOUTH 07:00'34" EAST, A DISTANCE OF 194.57 FEET;
THENCE SOUTH 88:59'26" WEST, A DISTANCE OF 55.09 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 20'10'52", A
DISTANCE OF 17.61 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 70'49'42" WEST, A DISTANCE OF 148.35 FEET TO THE POINT OF GURVATURE OF A CIRCULAR CURVE TO THE LEFT;
THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 95.53 FEET AND A CENTRAL ANGLE OF 20'10'52", A
DISTANCE OF 33.65 FEET TO THE POINT OF TANGENCY;
THENCE SOUTH 88:59'26" WEST, A DISTANCE OF 176.00 FEET (THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE
CENTERLINE OF A 30.00 FOOT WIDE INGRESS EGRESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 16205, PAGE 739 OF
SAID PUBLIC RECORDS);
THENCE NORTH 01'00'34" WEST, A DISTANCE OF 260.33 FEET; THENCE NORTH 31'34'10" EAST, A DISTANCE OF 130.00 FEET;
THENCE NORTH 01'00'34" WEST, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING. (THE PREVIOUSLY DESCRIBED THREE
COURSES BEING COINCIDENT, WITH THE WESTERLY BOUNDARY OF SAID PLAT.)

SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 5.489 ACRES, MORE

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

50,

COMMENCE SOUTH 69729 TO EAST ALONG THE NORTHHEIST CORNER OF SAID PLAT AND ALONG THE MARGATE CITY LIMITS, A DISTANCE OF 292.55 FEET;
THENCE SOUTH 070403° EAST, A DISTANCE OF 59.457 FEET TO THE POINT OF BECINNING;
THENCE SOUTH 070033° EAST, A DISTANCE OF 194.57 FEET TO THE POINT OF BECINNING;
THENCE SOUTH 070033° EAST, A DISTANCE OF 194.57 FEET TO THE POINT OF BECINNING;
THENCE SOUTH 6701070° WEST, A DISTANCE OF 111.34 FEET;
THENCE SOUTH 6701070° WEST, A DISTANCE OF 111.34 FEET;
THENCE SOUTH 6701070° WEST, A DISTANCE OF 111.34 FEET;
THENCE SOUTH 6701070° WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;
THENCE SOUTH 6701070° WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;
THENCE SOUTH 6701070° WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;
THENCE SOUTH 6701070° WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;
THENCE WORTH 7270732° WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;
THENCE WORTH 7270732° WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;
THENCE WORTH 7270732° WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;
THENCE WORTH 7270732° WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET;
THENCE WORTH 7270732° WEST, A DISTANCE OF 738.54 FEET TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE TO THE LEFT,
THENCE WORTH 6700734° WEST, A DISTANCE OF 386.54 FEET TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE TO THE LEFT,
AT WHICH THE RADIUS SOUTH BEASS NORTH 2456 FEET TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE TO THE LEFT,
AT WHICH THE RADIUS SOUTH BEASS NORTH 2456 FEET TO AN INTERSECTION WITH A NORTH ANGLE OF 6725 FEET, A DISTANCE OF 7076 FEET WORD OF EET AND A CENTRAL ANGLE OF 672445°, A DISTANCE OF 7076 THE POINT OF THE YESTERY BOUNDARY OF SAID PLAY).

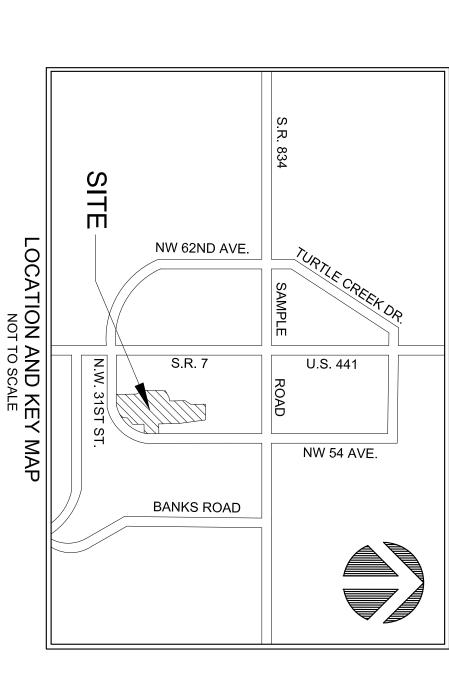
THENCE WORTH 675364 FEET, ADDISANCE OF 716.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT,
THENCE WORTH 6754642° EAST, A DISTANCE OF 148.35 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT,
THENCE WORTH 67566 FEET, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A CIRC

SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 11.811 ACRES, MORE

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

COMMENCING AT THE NORTHWEST CORNER OF SAID PLAT;
THENCE SOUTH 89*29'10" EAST ALONG THE NORTH LINE OF SAID PLAT AND ALONG THE MARGATE CITY LIMITS, A DISTANCE OF 292.55 FEET;
THENCE SOUTH 07*40'09" EAST, A DISTANCE OF 501.01 FEET; THENCE SOUTH 01*00'34" EAST, A DISTANCE OF 369.58 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88*59'26" EAST, A DISTANCE OF 165.00 FEET;
THENCE SOUTH 01*00'34" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 272.67 FEET;
THENCE SOUTH 88*59'26" WEST, A DISTANCE OF 165.00 FEET;
THENCE NORTH 01*00'34" WEST, A DISTANCE OF 272.67 FEET; TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 1.033 ACRES, MORE OR LESS



Ħ m INFORMATION

% * PAR PAR PAR PAR PAR PAR PAR PAR PAR PAR	30. 30.	26. 27.	24. 25.	24. -	22	20&23 20.	19	19&22	1 0.7	17.	17.	1 5.5	14.	1 . 4 .	1,13	13.	12.	-	=	1 0.	.9	9	യ യ	9	∞ 〜	7	Ω#⊧	PREPARED EFFECTIVE
NFORMATION IS ILLEGIBLE OFFSITE EASEMENT TO BE	INSTRUMENT INSTRUMENT INSTRUMENT	ORB 16215 INSTRUMENT				ORB 15102 ORB 15418					ORB 6670									ORB 14894	ORB 28353		ORB 16005 ORB 16004	<u> </u>	ORB 12606	PB 132	BOOK INSTRUMENT	E DATE: AUGUST 11,
NEFIT P	113302562 114573553 114593681	316 112752691 113795179	330	0 00 \ 0 01 \ 0 0	678 770	907 837	827	506	533 1950	830	49 651	548	242	99 4 657	739	_	702	314	620	280	544 1816	314	1 982	284	112///248 663		PAGE 116055449	BLIC NATIONAL 11, 2020
PROPERTY	ASSIGNMENT ASSIGNMENT SIGN EASEMENT	DEC OF RESTRICTIONS ASSIGNMENT	SEMENT	၁၀မှ	EASEMENT	FLOW EASEMENT	ACKNOWLEDGMENT	DRAINAGE EASEMENT	SPOIL&OUTFALL EASEMENT LEASE	SPOIL&OUTFALL EASEMENT	SPOIL&OUTFALL EASEMENT	WATER & SEWER EASEMENT		RECIPROCAL EASEMENT	CORRECTIVE EASEMENT	EASEMENT AGREEMENT	FPL EASEMENT	റ ഗ	C OF COVE	R/W DEED & NVAL	ASSIGNMENT	ASSIGNMENT	ASSIGNMENT ASSIGNMENT	LOPME	COV & RESTRICTION		DESCRIPTION N.O.C.	TITLE INSURANCE COMPANY
	YES YES																YES*				n vo				YES YES		LIES?	
	YES	YES YES	YES	K ES	YES	NO YES	Z 2	YES	NO YES	YES	YES	YES	NO	YES	YES	YES	Z Z	Z Z	NO	YES	Z Z O O	NO	Z Z O O	NO	N N	YES	PLOTTED?	

₽

LEGEND

C.S.S.R.Z. E.F.P.C.⊗	7 P.O.T.C. C.O.R.C. D.A.C.		٠٠	M N N N N N N N N N N N N N N N N N N N	iu () 	ABBREVIAT
= RADIOS = RIGHT-OF-WAY = SECTION = SQUARE FEET = UTILITY EASEMENT		ANENT OF BEI	PLAT	LANDSCAPE LICENSED LIFT STATIO MONUMENT	ARC LENG	DELTA (CENTRAL ANGLE)DRAINAGE EASEMENTFLORIDA DEPARTMENT OF TRANSPORTATION	TIONS COUNTY RECORDS

ACKNOWLEDGEMENT

NOTARY PUBLIC, STATE OF FLORIDA.	PRINT NAME:	SIGNATURE: DATE	MY COMMISSION EXPIRES:	WITNESS MY HAND AND SEAL THIS DAY OF A.D., 202	BEFORE ME PERSONALLY APPEARED, ASOF PENN DUTCH PLAZA, LLC., A FLORIDA LIMITED LIABILITY COMPANY WHO EXECUTED THE FORGOING INSTRUMENTAND ACKNOWLEDGED BEFORE ME THAT THE 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.	STATE OF FLORIDA) COUNTY OF BROWARD)
		DATE:		., 202	OF PENN DUTCH PLAZA, LLC., A RUMENTAND ACKNOWLEDGED BEFORE ME THAT STRUMENT IS THE FREE ACT AND DEED OF SAID TH.	

CITY CLERK'S CERTIFICATE

CITY **ENGINEER'S SIGNATURE**

CITY THIS IS TO OF MARGATE PLANNING AND ZONING BOARD:

CHAIRPERSON	PRINT NAME:	SIGNATURE:	THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA H. APPROVED THIS SUBDIVISION RESURVEY THIS DAY OF, 202
		DATE:	E, FLORIDA HAS HEREBY ACCEPTED AND, 202

S **URVEYOR'S CERTIFICATE**

CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DESCRIBED HEREON, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J—17.051. FLORIDA ADMINISTRATIVE CODE.	I HEREBY CERTIEY THAT THIS SPECIFIC PURPOSE SURVEY (SUBDIVISION RESURVEY) IS A TRUE AND
--	---

DEFF S. HODAPP

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L.S.5111
PERIMETER SURVEYING & MAPPING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER L.B.7264

