



A PORTION OF PARCEL 1, 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 501.01 FEET; THENCE SOUTH 01°00'34" EAST, A DISTANCE OF 369.58 FEET; THENCE NORTH 88°59'26" WEST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 01°00'34" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 126.67 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 155.00 FEET; THENCE SOUTH 01°00'34" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 01°00'02" WEST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 01°00'34" EAST, A DISTANCE OF 11.89 FEET; THENCE SOUTH 88°59'26" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 1, A DISTANCE OF 99.01 FEET; THENCE SOUTH 01°00'34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 8.00 FEET; THENCE SOUTH 88°59'26" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 68.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 899.93 FEET AND A CENTRAL ANGLE OF 1°06'38", A DISTANCE OF 12.51 FEET; THENCE NORTH 72°42'30" WEST, ALONG SAID SOUTH LINE, ALSO BEING A NON-TANGENT LINE, A DISTANCE OF 91.43 FEET; THENCE NORTH 01°00'34" EAST, A DISTANCE OF 24.30 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 270.00 FEET; THENCE NORTH 01°00'34" EAST, A DISTANCE OF 169.66 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 388.54 FEET TO AN INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 24°56'49" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 04°04'45", A DISTANCE OF 23.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 60°58'26" EAST, A DISTANCE OF 107.61 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 228.00 FEET AND A CENTRAL ANGLE OF 25°24'41", A DISTANCE OF 97.51 FEET; THENCE NORTH 01°00'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 110.00 FEET; THENCE NORTH 01°00'34" 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 NINE (9) COURSES BEING COINCIDENT, WITH THE WESTERLY BOUNDARY OF SAID PLAT.)

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON THIS SHEET.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
6. PROPERTY ADDRESS: 3105-3285 N STATE ROAD 7, MARGATE FL, 33063
7. FLOOD INFORMATION IS AS FOLLOWS:

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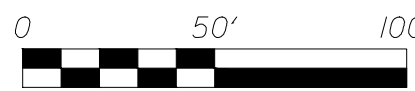
COMMUNITY NUMBER      : 12011C0165H
PANEL NUMBER          : 0165H
DATE OF FIRM INDEX    : 08-18-2014
ZONE                   : AH,X(0.2%)
BASE FLOOD ELEVATION  : 12.0' FOR AH

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TITLE COMMITMENT NO. 923059
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT DATE: AUGUST 6, 2020 AT 11:00PM

* DOCUMENT IS ILLEGIBLE
& OFFSITE EASEMENT TO BENEFIT PROPERTY
% PORTION OF LEGAL DESCRIPTION INCORRECT

W	WATER SERVICE		SIGN
E	ELECTRIC SERVICE		FIRE HYDRANT
T	TELEPHONE BOX		CATCH BASIN
C	CABLE TV BOX		LIGHT POLE
U	UNKNOWN SERVICE		WOOD UTILITY POLE
D	DRAINAGE MANHOLE		CONCRETE UTILITY POLE
S	SANITARY MANHOLE		CLEAN OUT
G	GAS MANHOLE		CENTERLINE
U	UNKNOWN MANHOLE		NON-VEHICULAR ACCESS LINE
V	VALVE		EXISTING ELEVATION
S	SANITARY VALVE		
U	UNKNOWN VALVE		



GRAPHIC SCALE
1"=50'



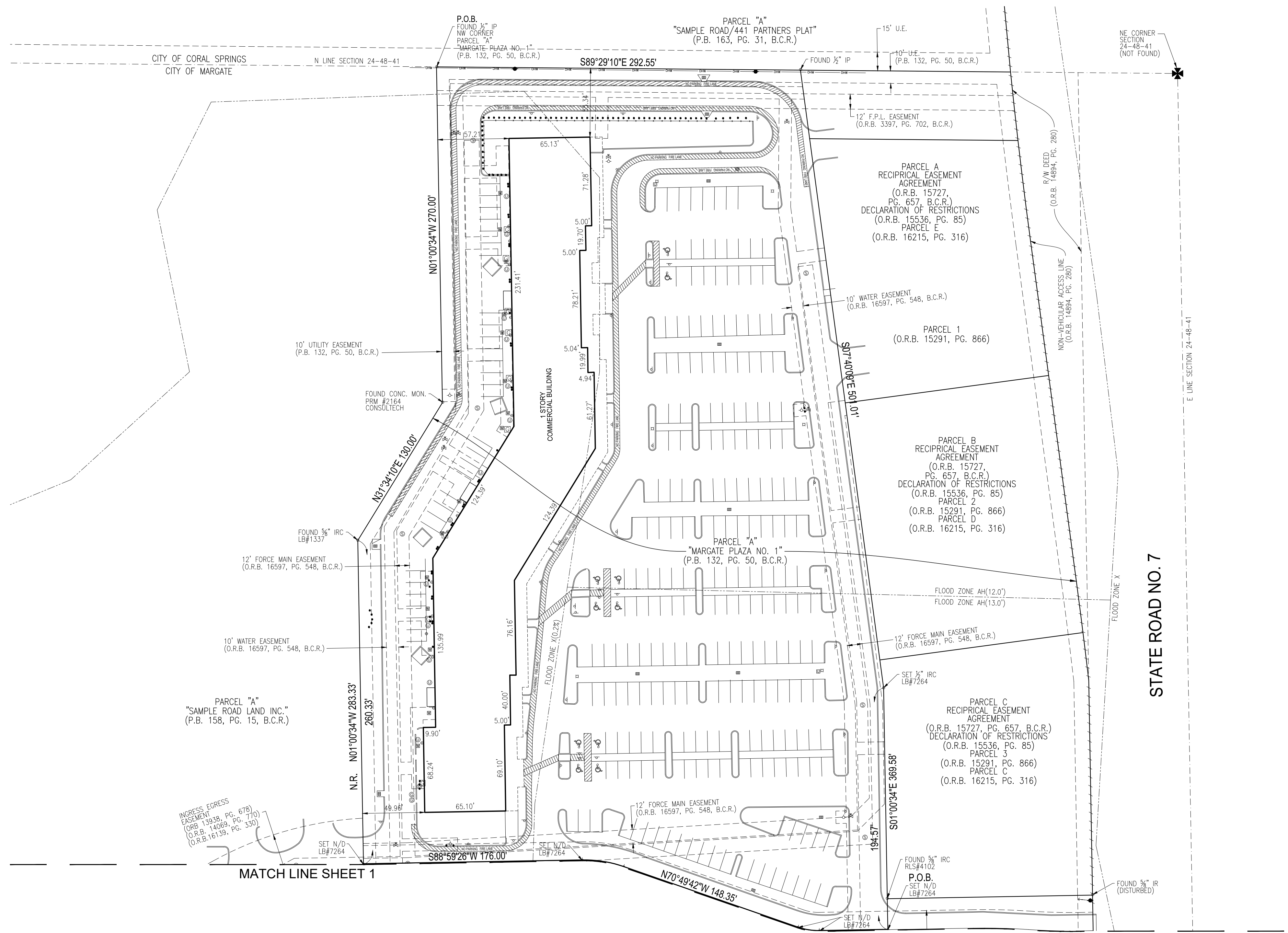
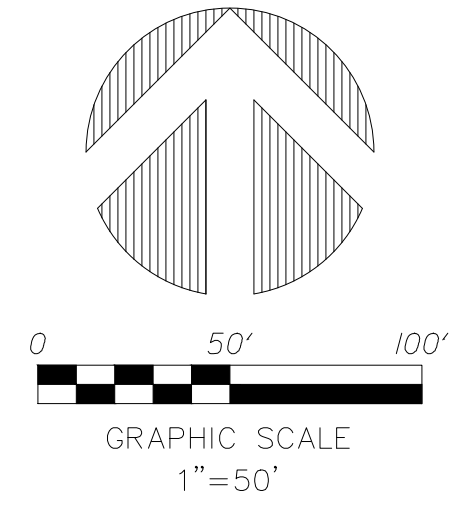
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: SEPTEMBER 2, 2020

SEA

Tel: (561) 241-9988
Fax: (561) 241-5182



947 Clint Moore Road
Boca Raton, FL 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

BOUNDARY SURVEY 3105-3285 N STATE ROAD 7

NO.	DATE	BY	CKD	REVISION
1				

SEAL

JOB NO.	19128
SCALE	1" = 50'
DRAWN	AJR
CHECKED	JSH
SHEET	2 OF 2

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