



SITE: VINSON PARK

BUN: 828746

OWNERS: CITY OF MARGATE

PARCEL NUMBERS: 4841-36-00-0020 AND 4841-36-24-0010

BROWARD COUNTY, FLORIDA

PAGE 1 OF 3

PARENT PARCEL

(OFFICIAL RECORD BOOK 18838, PAGE 774, PARCEL 2)

PARCEL 2

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA. LESS ALL RIGHT OF WAY OF RECORD, INCLUDING, BUT NOT LIMITED TO THE WEST 50 FEET OF SAID PROPERTY FOR CANAL RIGHT OF WAY PURPOSES.

CROWN TOWER PARCEL

(PREPARED BY GEOLINE SURVEYING, INC.)

A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 50, PARADISE GARDENS, BLOCK 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°28'27" WEST ALONG THE SOUTH LINE OF SAID PARADISE GARDENS, BLOCK 1, ALSO BEING THE NORTH LINE OF SAID SOUTH 1/2 FOR 181.32 FEET; THENCE SOUTH 08°16'22" EAST FOR 147.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A 5 FOOT WIDE UTILITY EASEMENT AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 33736, PAGE 489 OF SAID PUBLIC RECORDS AND THE NORTHEASTERLY CORNER OF A 375 SQUARE FEET LEASE PARCEL; THENCE SOUTH 07°34'22" EAST ALONG THE EASTERLY LINE OF SAID LEASE PARCEL FOR 13.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID LEASE PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 07°34'22" EAST ALONG THE SOUTHERLY EXTENSION OF SAID EASTERLY LINE 16.37 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A 10 FOOT WIDE INGRESS/EGRESS EASEMENT AS PER DESCRIPTION RECORDED IN SAID OFFICIAL RECORD BOOK 33736, PAGE 489; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) SOUTH 82°53'05" WEST FOR 26.68 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LEASE PARCEL; (2) NORTH 08°16'22" WEST ALONG SAID SOUTHERLY EXTENSION OF SAID WESTERLY LINE FOR 12.93 FEET TO THE SOUTHWESTERLY CORNER OF SAID LEASE PARCEL; THENCE NORTH 81°43'38" EAST ALONG THE SOUTHERLY LINE OF SAID LEASE PARCEL FOR 9.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3.81 FEET AND A CENTRAL ANGLE OF 243°08'33"; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE FOR 16.15 FEET TO THE END OF SAID CURVE, A TIE LINE FROM SAID BEGINNING OF SAID CURVE TO SAID END OF SAID CURVE HAVING A BEARING OF NORTH 81°43'38" EAST AND A DISTANCE OF 6.48 FEET; THENCE NORTH 81°43'38" EAST ALONG SAID SOUTHERLY LINE FOR 4.59 FEET; THENCE NORTH 07°52'11" WEST ALONG SAID SOUTHERLY LINE FOR 2.95 FEET; THENCE NORTH 82°07'49" EAST ALONG SAID SOUTHERLY LINE FOR 6.27 FEET TO SAID POINT OF BEGINNING.

CONTAINING 409 SQUARE FEET (0.009 ACRES), MORE OR LESS.

VERIZON LEASE PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 50, PARADISE GARDENS, BLOCK 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°28'27" WEST ALONG THE SOUTH LINE OF SAID PARADISE GARDENS, BLOCK 1, ALSO BEING THE NORTH LINE OF SAID SOUTH 1/2 FOR 181.32 FEET; THENCE SOUTH 08°16'22" EAST FOR 147.61 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A 5 FOOT WIDE UTILITY EASEMENT AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 33736, PAGE 489 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 81°43'38" WEST ALONG SAID SOUTHERLY LINE FOR 27.03 FEET TO THE SOUTHWESTERLY CORNER OF SAID 5 FOOT WIDE UTILITY EASEMENT AND THE NORTHEASTERLY CORNER OF A 10 FOOT WIDE INGRESS/EGRESS EASEMENT AS PER DESCRIPTION RECORDED IN SAID OFFICIAL RECORD BOOK 33736, PAGE 489; THENCE SOUTH 08°16'22" EAST ALONG THE EASTERLY LINE OF SAID 10 FOOT WIDE INGRESS/EGRESS EASEMENT FOR 16.00 FEET TO THE NORTHWESTERLY CORNER OF A 409 SQUARE FEET TOWER PARCEL; THENCE NORTH 81°43'38" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 9.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3.81 FEET AND A CENTRAL ANGLE OF 243°08'33"; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF SAID CURVE FOR 16.15 FEET TO THE END OF SAID CURVE, A TIE LINE FROM SAID BEGINNING OF SAID CURVE TO SAID END OF SAID CURVE HAVING A BEARING OF NORTH 81°43'38" EAST AND A DISTANCE OF 6.48 FEET; THENCE NORTH 81°43'38" EAST ALONG SAID NORTHERLY LINE FOR 4.59 FEET; THENCE NORTH 07°52'11" WEST ALONG SAID NORTHERLY LINE FOR 2.95 FEET; THENCE NORTH 82°07'49" EAST ALONG SAID NORTHERLY LINE FOR 6.27 FEET TO THE NORTHEASTERLY CORNER OF SAID TOWER PARCEL; THENCE NORTH 07°34'22" WEST FOR 13.10 FEET TO SAID POINT OF BEGINNING.

CONTAINING 375 SQUARE FEET (0.009 ACRES), MORE OR LESS.

VERIZON 10 FOOT WIDE INGRESS/EGRESS EASEMENT
(OFFICIAL RECORD BOOK 33736, PAGE 489)

A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 50, PARADISE GARDENS, BLOCK 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°28'27" WEST ALONG THE SOUTH LINE OF SAID PARADISE GARDENS, BLOCK 1, ALSO BEING THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 213.73 FEET; THENCE SOUTH 08°16'22" EAST, A DISTANCE OF 152.57 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH 08°16'22" EAST, A DISTANCE OF 33.83 FEET; THENCE NORTH 82°53'05" EAST, A DISTANCE OF 29.55 FEET; THENCE SOUTH 05°40'50" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 54°45'15" EAST, A DISTANCE OF 147.70 FEET; THENCE SOUTH 07°07'52" WEST, A DISTANCE OF 152.22 FEET; THENCE SOUTH 84°48'07" EAST, A DISTANCE OF 386.60 FEET TO THE POINT OF TERMINATION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF N.W. 66TH AVENUE.

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 9100 SQUARE FEET, MORE OR LESS.

VERIZON 5 FOOT WIDE UTILITY EASEMENT
(OFFICIAL RECORD BOOK 33736, PAGE 489)

A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 50, PARADISE GARDENS, BLOCK 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°28'27" WEST ALONG THE SOUTH LINE OF SAID PARADISE GARDENS, BLOCK 1, ALSO BEING THE NORTH LINE OF SAID SOUTH 1/2 A DISTANCE OF 208.67 FEET; THENCE SOUTH 08°16'22" EAST, A DISTANCE OF 149.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°43'38" EAST, A DISTANCE OF 29.55 FEET; THENCE NORTH 01°02'37" WEST, A DISTANCE OF 57.26 FEET TO THE POINT OF TERMINATION, SAID POINT BEING ON THE SOUTH LINE OF A 50 FOOT UTILITY EASEMENT AS DESCRIBED IN THE OFFICIAL RECORD BOOK 6062, PAGE 77 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 434 SQUARE FEET, MORE OR LESS.

GEOLINE SURVEYING, INC.



David G. Short, P.S.M. 9/22/2020
Florida Professional Surveyor and Mapper
Florida Certificate of Registration No. 5022
Florida DBPR Certificate of Authorization No. LB7082
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