

SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST  
BROWARD COUNTY, FLORIDA  
FOR: CROWN CASTLE



1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 89°28'27" EAST ALONG THE NORTHERLY LINE OF PARCEL "A", MARGATE COMPLEX, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 172, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE SPECIAL PURPOSE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 28, 2019.
4. UNLESS NOTED OTHERWISE, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED AN INDEPENDENT SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, SETBACKS OR DEED RESTRICTIONS.

SITE STREET ADDRESS:  
851 NORTHWEST 66TH AVENUE, MARGATE, FL 33063

## FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120047 0355 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, DATED 8/18/2014, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AE", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED".

NOTE: THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL, FOR THE LOCATION OF THE SUBJECT PROPERTY, IS 10 FEET NAVD'88.

**SUREYOR'S NOTE:**  
THE TOWER AND ALL OF THE VISIBLE ABOVE-GROUND  
TOWER SITE RELATED IMPROVEMENTS ARE LOCATED  
WITHIN THE CROWN TOWER PARCEL AND VERIZON  
LEASE PARCEL.

CERTIFIED TO:  
CROWN CASTLE  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

GEOLINE SURVEYING, INC., LB 7082

David J. Smith 9/22/2020

DAVID G. SHORT  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022



# GEOLINE

## SURVEYING, INC.

*Professional Land Surveyors*

13430 NW 104th Terrace, Suite A  
 Alachua, Florida 32015  
 (386)418-0500 Fax (386)462-9986  
[geoline@geolineinc.com](mailto:geoline@geolineinc.com)

DESIGNED	FLOYD CURTIS
DRAWN	FLOYD CURTIS
CHECKED	DAVE SHORT



**CROWN  
CASTLE**

SCALE		AS SHOWN	
DATE	JUNE 28, 2019		
PROJECT #	265-11362		

**CROWN CASTLE SITE BUN #828746**

**VINSON PARK SITE, BROWARD COUNTY, FLORIDA**

















**ADDRESS: 851 NORTHWEST 66TH AVENUE, MARGATE, FL 33063**

DRAWING# 265-11362

SHEET # 1 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°28'27" W(P)	40.02'(P)
	N 89°23'10" W	40.05'
L2	N 01°03'11" W(P)	100.04'(P)
	N 00°59'28" W	100.18'
L3	S 08°16'22" E	147.61'
L4	S 08°16'22" E	152.57'
L5	S 08°16'22" E	149.30'
L6	N 81°43'38" E	29.55'
L7	N 01°02'37" W	57.26'

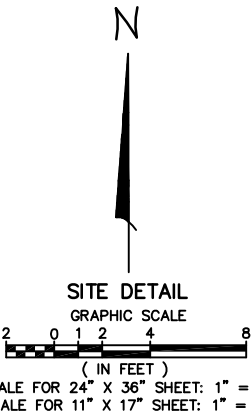
## LEGEND

- |                                                                                         |                                            |
|-----------------------------------------------------------------------------------------|--------------------------------------------|
|      | INDICATES CONCRETE MONUMENT FOUND AS NOTED |
|      | INDICATES IRON PIN FOUND AS NOTED          |
|      | INDICATES WOOD UTILITY POLE                |
|      | INDICATES CONCRETE UTILITY POLE            |
|      | INDICATES OVERHEAD POWER LINE              |
|      | INDICATES 6' TALL CHAINLINK FENCE          |
|      | INDICATES 8' TALL CHAINLINK FENCE          |
|      | INDICATES CONCRETE LIGHT POLE              |
|  (P) | INDICATES INFORMATION PER RECORDED PLAT    |
|  (D) | INDICATES RECORD DESCRIPTION DATA          |
|      | INDICATES SEWER VALVE                      |
|      | INDICATES WATER VALVE FOUND                |
|    | INDICATES WATER VALVE FOUND                |
|    | INDICATES ASPHALT                          |
|    | INDICATES CONCRETE                         |
|    | INDICATES OAK TREE AS NOTED                |
- TREE NOTE: INDICATED TREE SIZE IS TRUNK DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND

TREE NOTE: INDICATED TREE SIZE IS TRUNK  
DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND

BOUNDARY SURVEY

SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST  
BROWARD COUNTY, FLORIDA  
FOR: CROWN CASTLE



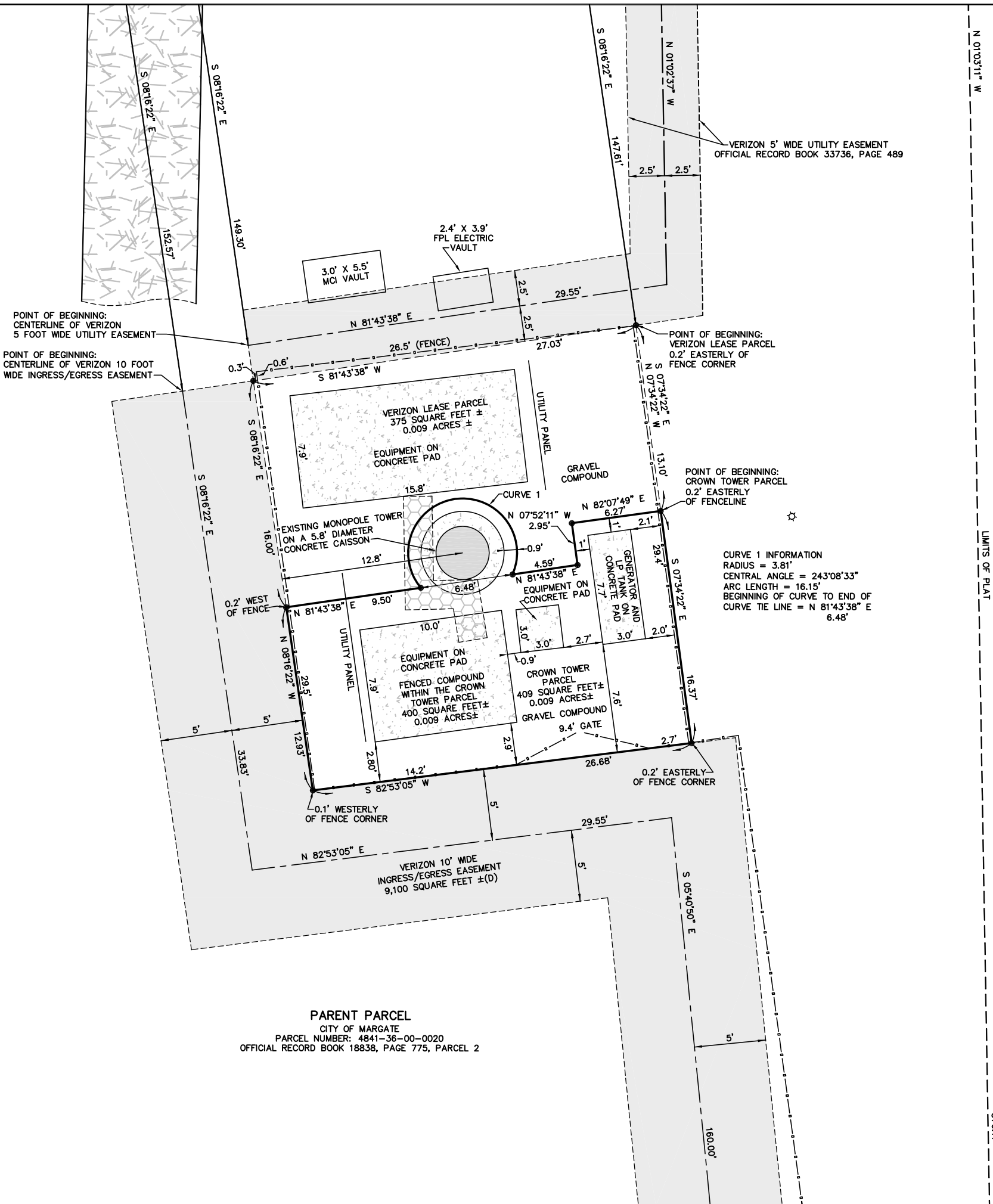
PARENT PARCEL  
CITY OF MARGATE  
PARCEL NUMBER: 4841-36-24-0010  
OFFICIAL RECORD BOOK 18838, PAGE 775, PARCEL 2

MARGATE COMPLEX  
PLAT BOOK 172, PAGE 45  
PARCEL "A"

- LEGEND
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
  - INDICATES CONCRETE MONUMENT FOUND AS NOTED
  - INDICATES IRON PIN FOUND AS NOTED
  - INDICATES OVERHEAD POWER LINE
  - INDICATES 8' TALL CHAINLINK FENCE
  - ☆ INDICATES CONCRETE LIGHT POLE
  - (D) INDICATES RECORD DESCRIPTION DATA
  - ▨ INDICATES WAVEGUIDE BRIDGE
  - ▩ INDICATES CONCRETE

GEOLINE SURVEYING, INC. Professional Land Surveyors  
13490 NW 104th Terrace, Suite A  
Alachua, Florida 32615  
(386)418-0500 Fax: (386)462-9986  
geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	JUNE 28, 2019
CHECKED	DAVE SHORT	PROJECT #	265-11362
CROWN CASTLE SITE BUN #828746			
VINSON PARK SITE, BROWARD COUNTY, FLORIDA			
ADDRESS: 851 NORTHWEST 66TH AVENUE, MARGATE, FL 33063			
DRAWING# 265-11362			SHEET# 2 OF 3

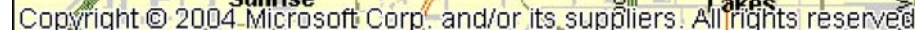


PARENT PARCEL  
CITY OF MARGATE  
PARCEL NUMBER: 4841-36-00-0020  
OFFICIAL RECORD BOOK 18838, PAGE 775, PARCEL 2

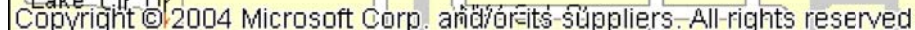
PARENT PARCEL  
CITY OF MARGATE  
PARCEL NUMBER: 4841-36-00-0030  
OFFICIAL RECORD BOOK 18838, PAGE 775, PARCEL 2



SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST  
BROWARD COUNTY, FLORIDA  
FOR: CROWN CASTLE



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

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.

*Professional Land Surveyors*

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 Alachua, Florida 32615  
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[geolineinc.com](http://geolineinc.com)

DESIGNED	FLOYD CURTIS		DATE	AS SHOWN
DRAWN	FLOYD CURTIS		SCALE	JUNE 28, 2019
CHECKED	DAVE SHORT		PROJECT #	265-11362

### CROWN CASTLE SITE BUN #828746

VINSON PARK SITE, BROWARD COUNTY, FLORIDA

ADDRESS: 851 NORTHWEST 66TH AVENUE, MARGATE, FL 33063

DRAWING # 265-11362	SHEET # 3 OF 3
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