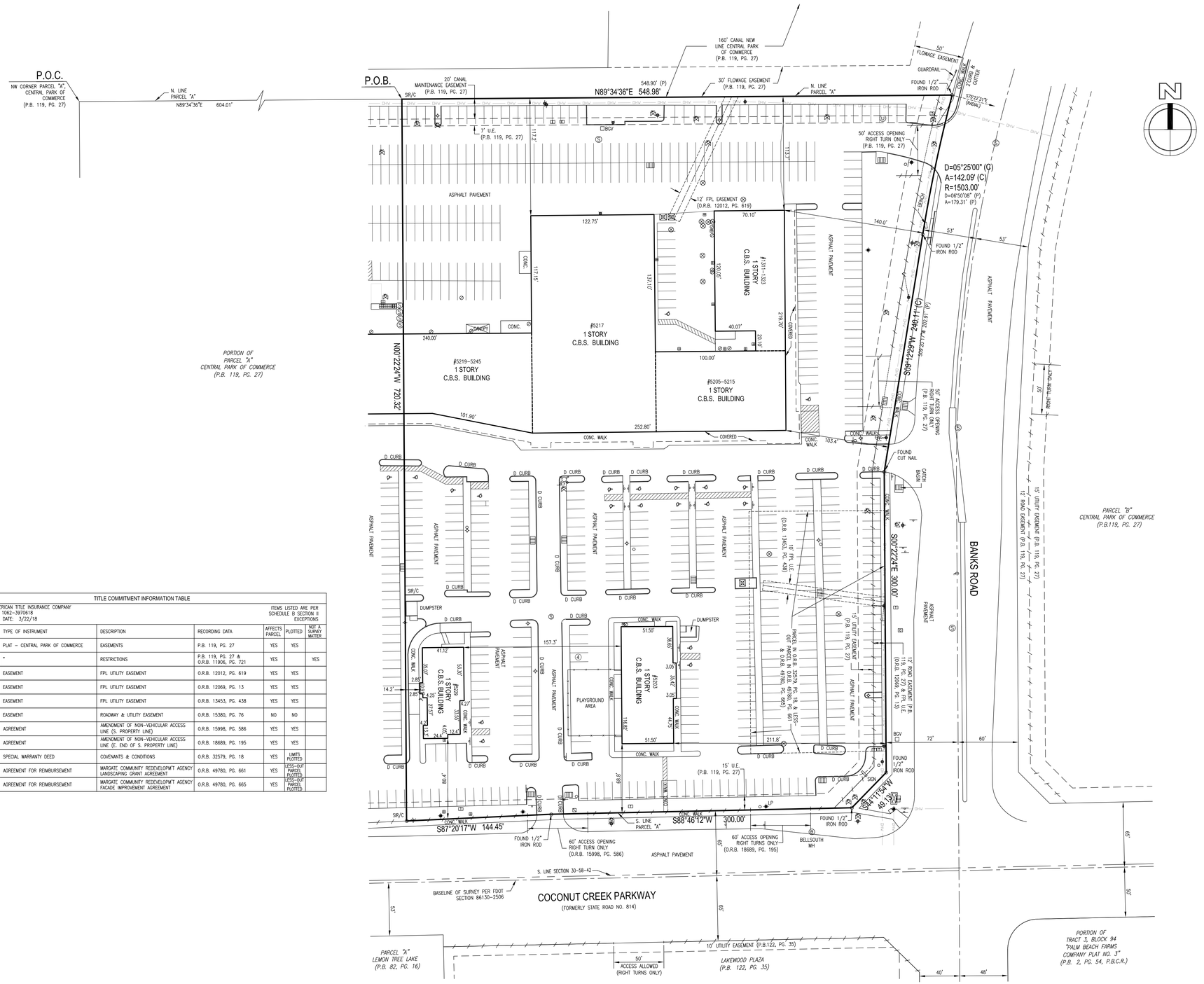

TITLE COMMITMENT INFORMATION TABLE						
FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: 1062-3970618 EFFECTIVE DATE: 3/22/18				ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS		
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED	NOT A SURVEY MATTER
9	PLAT - CENTRAL PARK OF COMMERCE	EASEMENTS	P.B. 119, PG. 27	YES	YES	
"	"	RESTRICTIONS	P.B. 119, PG. 27 & O.R.B. 11906, PG. 721	YES		YES
10	EASEMENT	FPL UTILITY EASEMENT	O.R.B. 12012, PG. 619	YES	YES	
11	EASEMENT	FPL UTILITY EASEMENT	O.R.B. 12069, PG. 13	YES	YES	
12	EASEMENT	FPL UTILITY EASEMENT	O.R.B. 13453, PG. 438	YES	YES	
13	EASEMENT	ROADWAY & UTILITY EASEMENT	O.R.B. 15380, PG. 76	NO	NO	
14	AGREEMENT	AMENDMENT OF NON-VEHICULAR ACCESS LINE (S. PROPERTY LINE)	O.R.B. 15998, PG. 586	YES	YES	
15	AGREEMENT	AMENDMENT OF NON-VEHICULAR ACCESS LINE (E. END OF S. PROPERTY LINE)	O.R.B. 18689, PG. 195	YES	YES	
16	SPECIAL WARRANTY DEED	COVENANTS & CONDITIONS	O.R.B. 32579, PG. 18	YES	LIMITS PLOTTED	
17	AGREEMENT FOR REIMBURSEMENT	MARGATE COMMUNITY REDEVELOPM'T AGENCY LANDSCAPING GRANT AGREEMENT	O.R.B. 49780, PG. 661	YES	LESS-OUT PARCEL PLOTTED	
18	AGREEMENT FOR REIMBURSEMENT	MARGATE COMMUNITY REDEVELOPM'T AGENCY FACADE IMPROVEMENT AGREEMENT	O.R.B. 49780, PG. 665	YES	LESS-OUT PARCEL PLOTTED	

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°34'36" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 604.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°34'36" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 548.98 FEET (548.90' PER PLAT) TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 75°22'31" EAST; THENCE ALONG THE EAST AND SOUTH LINES OF SAID PARCEL "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1503.00 FEET AND A CENTRAL ANGLE OF 05°25'00", A DISTANCE OF 142.09 FEET (CENTRAL ANGLE OF 06°50'08" AND A DISTANCE OF 179.31 FEET PER PLAT) TO A POINT OF TANGENCY; THENCE SOUTH 09°12'29" WEST, A DISTANCE OF 240.11 FEET (SOUTH 09°20'17" WEST, A DISTANCE OF 202.91 FEET PER PLAT); THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 44°11'54" WEST, A DISTANCE OF 49.13 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 87°20'17" WEST, A DISTANCE OF 144.45 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 720.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS PRINTED DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS ELECTRONIC DRAWING IS VALID WITH A DIGITAL SEAL, BEING AN ELECTRONIC DIGITAL AUTHENTICATION PROCESS, ATTACHED BY A FLORIDA LICENSED SURVEYOR AND MAPPER, PURSUANT TO CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
3. THE AREA OF THIS PROPERTY IS 8.113 ACRES, MORE OR LESS.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID PARCEL "A" HAVING A BEARING OF N89°34'36"E, AS SHOWN ON THE RECORD PLAT.
7. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
8. PROPERTY ADDRESS: 5203 COCONUT CREEK PARKWAY, MARGATE, FL 33063
9. FEMA FLOOD ELEVATION INFORMATION:
   A. FIRM NO.: 12011C0355H
   B. EFFECTIVE DATE: AUGUST 18, 2014
   C. ZONE: X
   D. BASE FLOOD ELEV.:N/A
10. CERTIFIED TO:
    TC MC MARGATE APARTMENTS LLC
    FIRST AMERICAN TITLE INSURANCE COMPANY
    GREENBERG TRAURIG, P.A.
    ALLIANCE XVI, LLC, FLORIDA LIMITED LIABILITY COMPANY

ABBREVIATIONS:

A	=	ARC LENGTH
A/C	=	AIR CONDITIONER
ALUM.	=	ALUMINUM
B.C.R.	=	BROWARD COUNTY RECORDS
BGV	=	BELOW GRADE VAULT
(C)	=	CALCULATED
CB	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK STRUCTURE
CLF	=	CHAIN LINK FENCE
CMP	=	CORRUGATED METAL PIPE
CONC.	=	CONCRETE
D	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
ELEV.	=	ELEVATION
F.F.	=	FINISHED FLOOR
FIP	=	FOUND IRON PIPE
FIR/C	=	FOUND IRON ROD W/CAP
FIR	=	FOUND IRON ROD
FND.	=	FOUND
ICV	=	IRRIGATION CONTROL VALVE
INV	=	INVERT
LP	=	LIGHT POLE
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
(P)	=	PLAT
P.B.	=	PLAT BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PG.	=	PAGE
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
SIR/C	=	SET 1/2" IRON ROD W/CAP LB7924
SMH	=	SANITARY SEWER MANHOLE
SN/D	=	SET NAIL & DISC LB7924
S.F.	=	SQUARE FEET
STY.	=	STORY
TCB	=	TRAFFIC CONTROL BOX
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT
WV	=	WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- ELECTRICAL BOX
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- MONITORING WELL
- NON-VEHICULAR ACCESS LINE
- POLE, CONCRETE
- POLE, WOOD
- SANITARY MANHOLE
- SIGN
- STAND PIPE
- TELEPHONE BOX
- UNDERGROUND GAS MARKER
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: c=US, o=HSQ GROUP, ou=A01410D0000017299F83AD8000066A75, cn=Daniel C Laak
Date: 2021.02.17 14:58:41 -05'00'

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LAST DATE OF FIELD SURVEY: 7/16/19

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
3	7/16/19	EC	DCW	UPDATE SURVEY	FILE
2	5/21/18	EC	DCW	ADD TITLE COMMITMENT TABLE	N/A
1	4/30/18	EC	DCW	REVISE BOUNDARY	FILE

SCALE: 1"=50' DATE: 1/16/18
DRAWN BY: EC FIELD BOOK: FILE
CHECKED BY: DCW SURVEY TYPE: BOUNDARY

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

MAP OF BOUNDARY SURVEY
MARQUESA
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER 170318

SHEET NUMBER 1 OF 1