

DESCRIPTION:

A PORTION OF PARCEL "A", "441 SOUTH, LTD.II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 41 AND 42 AND A PORTION OF PARCEL "A", "THE FOREST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 16, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", "441 SOUTH, LTD.II; THENCE SOUTH 89°39'06" WEST ALONG THE SOUTH LINE THEREOF AND THE SOUTH LINE OF SAID PARCEL "A". "THE FOREST". A DISTANCE OF 1.272.10 FEET: THENCE NORTH 01°42'29" WEST ALONG THE WEST LINE OF THE EAST 265.00 FEET OF SAID PARCEL "A", "THE FOREST", A DISTANCE OF 322.07 FEET; THENCE NORTH 89°39'06" EAST, A DISTANCE OF 265.07 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL "A", "THE FOREST"; THENCE SOUTH 01°42'29" EAST ALONG SAID EAST LINE. A DISTANCE OF 3.14 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF A 30' PUBLIC INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT, AS RECORDED IN SAID PLAT BOOK 124, PAGE 41 AND 42: THENCE SOUTH 84°46'37" EAST ALONG SAID SOUTH LINE OF SAID EASEMENT. A DISTANCE OF 229.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 17°50'32"; THENCE EASTERLY ALONG SAID SOUTH LINE OF SAID EASEMENT AND ALONG THE ARC A DISTANCE OF 168.16 FEET TO A POINT OF TANGENCY: THENCE NORTH 77°22'51" EAST ALONG SAID SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 157.65 FEET; THENCE NORTH 77°22'51" EAST, A DISTANCE OF 220.44 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE OF SAID 30' PUBLIC INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT, AS RECORDED IN SAID PLAT BOOK 124, PAGE 41 AND 42 AND A POINT ON A NON TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID SOUTH EASEMENT LINE AND ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS SOUTH 64°58'25" EAST, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 12°20'13", AN ARC DISTANCE OF 66.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 57°48'19" EAST ALONG SAID SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 32.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE OF SAID EASEMENT AND ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 10°08'07", A DISTANCE OF 36.26 FEET; THENCE SOUTH 67°56'26" EAST, A DISTANCE OF 98.75 FEET; THENCE SOUTH 82°30'38" EAST, A DISTANCE OF 28.70 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL "A", "441 SOUTH, LTD.II"; THENCE SOUTH 01°42'29" EAST ALONG SAID EAST LINE, A DISTANCE OF 233.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 395.928 SQUARE FEET OR 9.0893 ACRES, MORE OR LESS.

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

LEGEND/ABBREVIATIONS

- CENTERLINE Δ – DELTA (CENTRAL ANGLE) L – ARC LENGTH
- R RADIUS
- CB CHORD BEARING
- CD CHORD DISTANCE CLF - CHAIN LINK FENCE
- CONC CONCRETE
- DE DRAINAGE EASEMENT FIRC - FOUND IRON ROD WITH CAP
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORD BOOK
- PC POINT OF CURVATURE
 PCC POINT OF COMPOUND CURVATURE
 PRC POINT OF REVERSE CURVATURE
- POINT OF REVERSE CURVATURE
- PNT POINT OF NON-TANGENCY PT - POINT OF TANGENCY
- N NORTHING WHEN USED WITH COORDINATES - EASTING WHEN USED WITH COORDINATES
- UE UTILITY EASEMENT - INDICATES SECTION CORNER
- → INDICATES 1/4 SECTION CORNER

SURVEYOR'S NOTES AND REPORT:

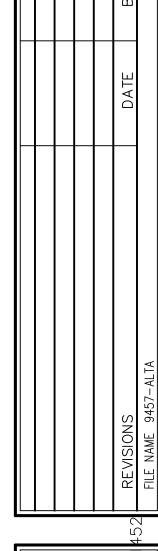
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- 2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT AND MATCHES THE DESCRIPTION IN THE TITLE COMMITMENT. (SEE NOTE 16 ALSO)
- 4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 89°39'06" WEST ALONG THE SOUTH LINE OF PARCEL "A", "441 SOUTH, LTD.II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 41 AND 42 AND A PORTION OF PARCEL "A", "THE FOREST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 16, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 5. PLOTTABLE MATTERS CONTAINED IN THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FILE NUMBER: _____, DATED _____, 2021 AT 8:00 AM, ARE REFLECTED ON THE SURVEY SHOWN HEREON.
- 6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- 7. THE PROPERTY HAS DIRECT ACCESS FROM STATE ROAD NO. 7 (U.S. 441) AVENUE, A PUBLIC RIGHT-OF-WAY. NOTE THAT THE EAST BOUND EXIT DOES NOT LIE WITHIN THE PUBLIC INGRESS EGRESS EASEMENT.
- 8. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- 9. AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- 10. AT THE TIME OF THIS SURVEY THERE NO PARKING ON THE SUBJECT PROPERTY.
- 11. AT THE TIME OF THE SURVEY THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 12. FLOOD ZONE "X", PANEL NUMBER 12011C0355H, FLOOD INSURANCE RATE MAP (FIRM), EFFECTIVE DATE AUGUST 18, 2014.
- 13. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 14. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK 2543, ELEVATION=14.560 NGVD29, 13.002 NAVD88.
- 15. SITE ADDRESS: 777 SOUTH STATE ROAD 7, MARGATE, FLORIDA, 33063.
- 16. THE PARCELS ARE CONTIGUOUS ALONG THEIR BOUNDARY LINES WITH NO GAP, GORE, OVERLAP OR HIATUS

CERTIFICATE:

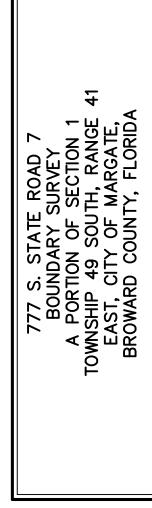
LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY FIRST AMERICAN TITLE INSURANCE COMPANY CALATLANTIC NATIONAL TITLE SOLUTIONS, LLC HOMECETERA INVESTMENTS, INC. BARRY ALAN WILEN, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 11(OBSERVED EVIDENCE ONLY), 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 17, 2021.

DATE OF PLAT OR MAP: MAY 19, 2021



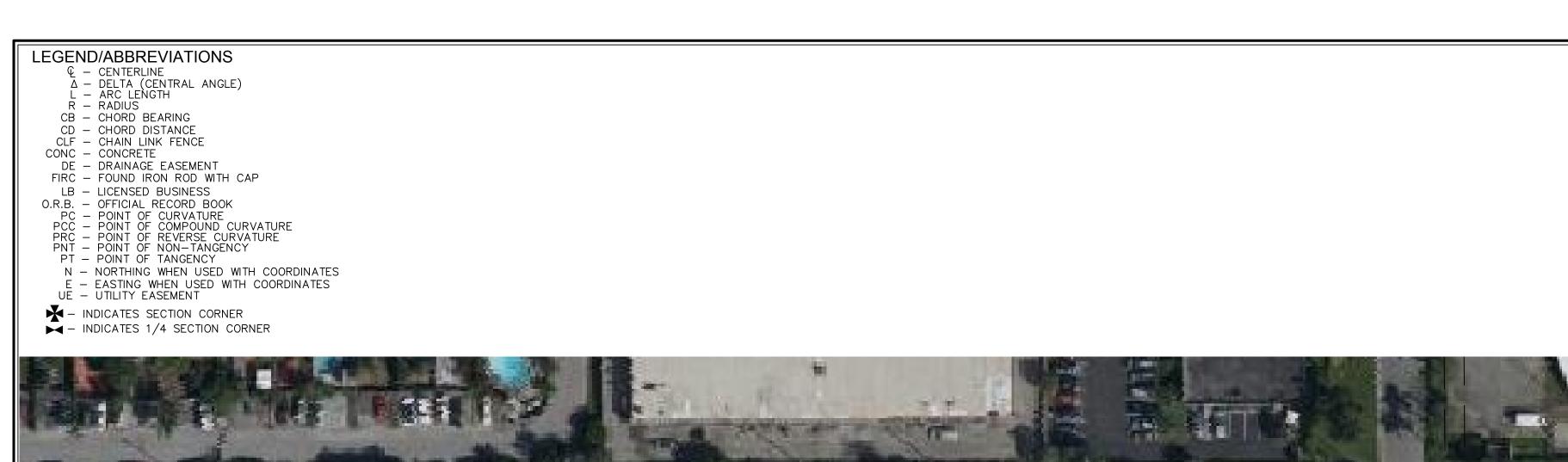


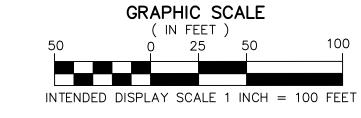


DATE 5/17/202 DRAWN BY F.B. / PG. ELE SCALE AS SHOWN

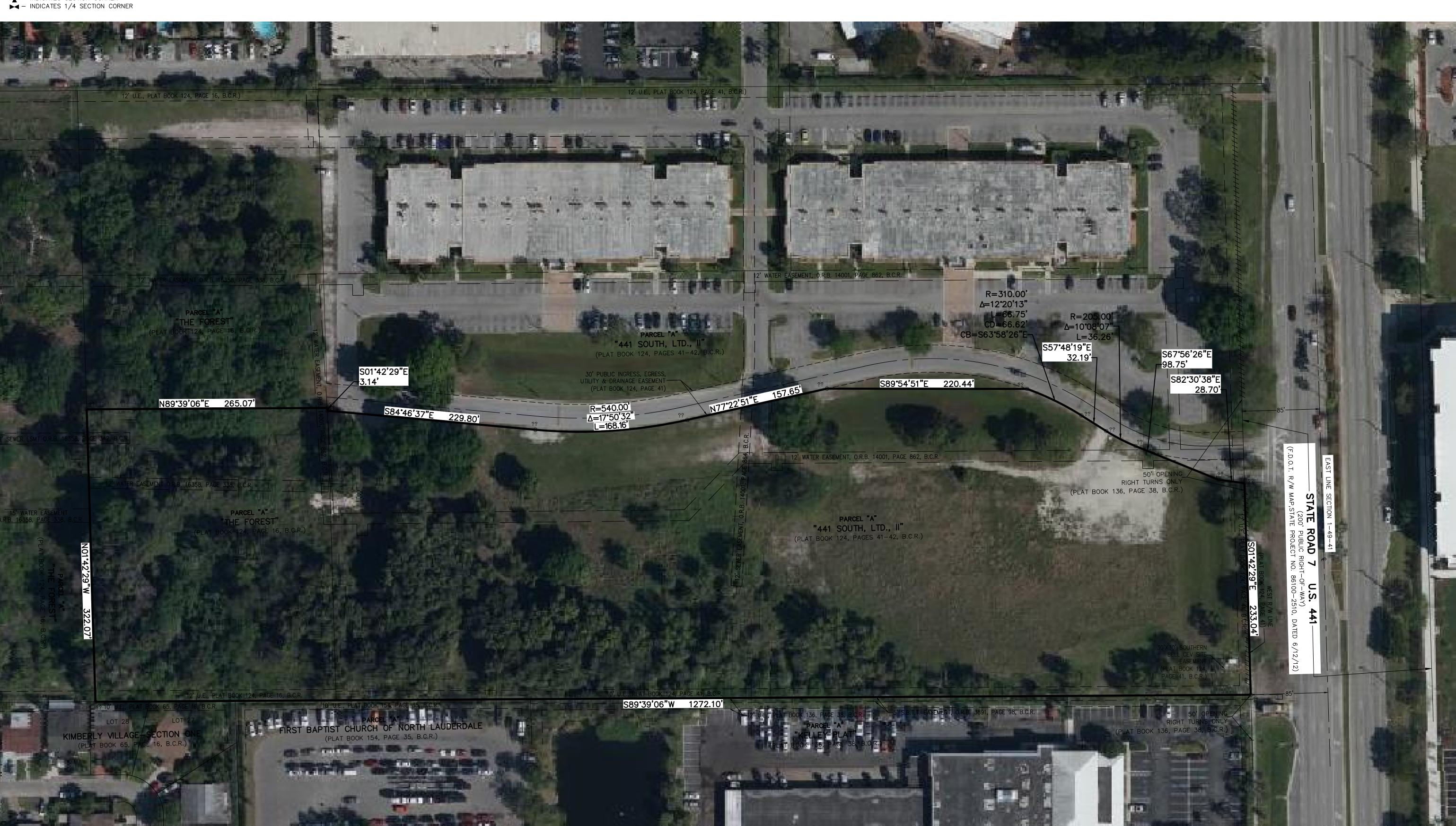
DAVID P. LINDLEY REGISTERED LAND SURVEYOR NO. 500 STATE OF FLORIDA L.B. 3591

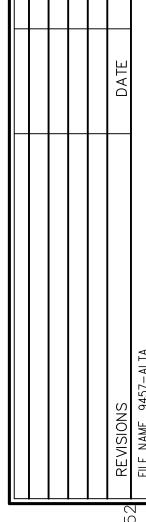
JOB # 9457 OF 2 SHEETS











CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING — LAND PLANNING
ANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
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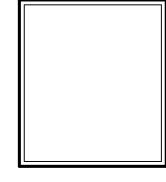
BOUNDARY SURVEY
A PORTION OF SECTION 1
TOWNSHIP 49 SOUTH, RANGE 41
EAST, CITY OF MARGATE,
BROWARD COUNTY, FLORIDA

DATE 5/17/2021

DRAWN BY DL

F.B./ PG. ELEC

SCALE AS SHOWN



JOB # 9457
SHT.NO.

OF 2 SHEETS