



prepared by  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
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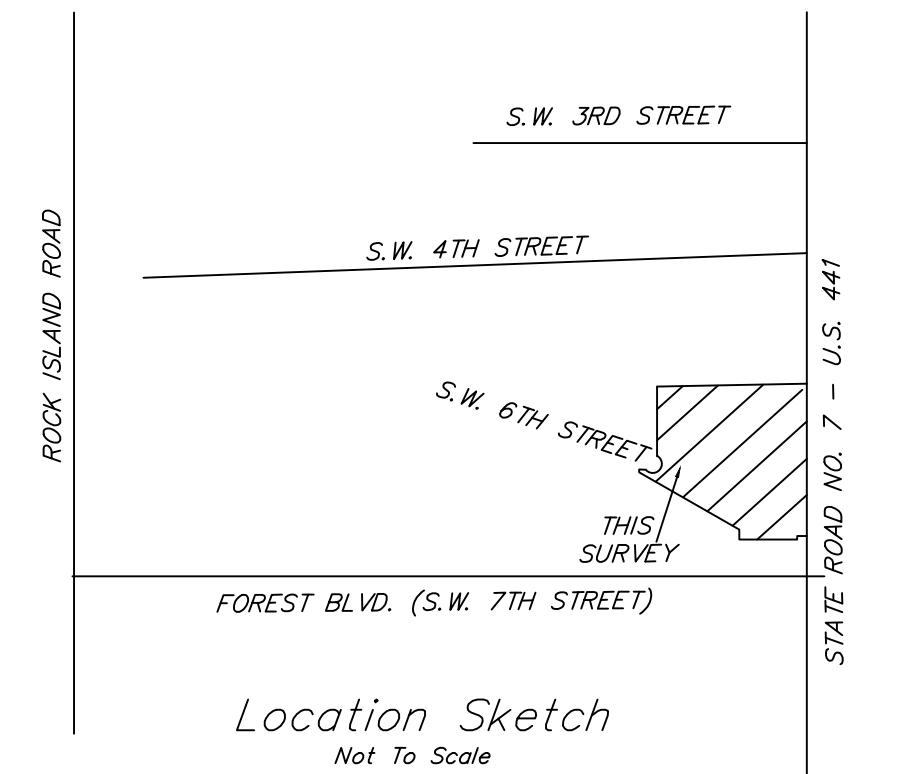
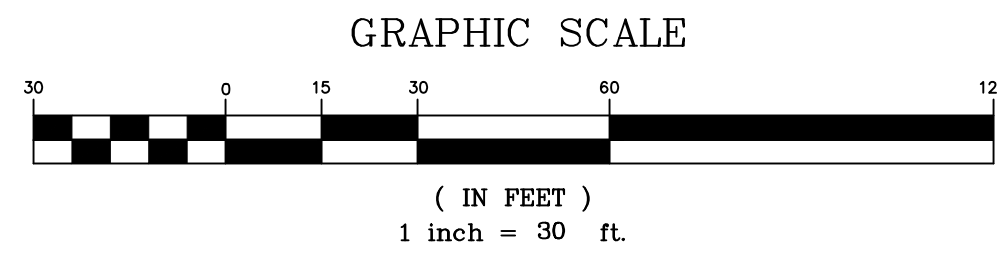
# ALTA/ACSM LAND TITLE SURVEY

## PORTION PARCEL "A", APPLGREEN SUBDIVISION, P.B. 77, PG. 38, B.C.R.

SHEET 2 OF 2

### LEGEND

- |   |                                      |
|---|--------------------------------------|
| Δ = CENTRAL ANGLE (DELTA)                       | ELEV. = ELEVATION                    |
| R = RADIUS                                      | O/S = OFFSET                         |
| A OR L = ARC LENGTH                             | A/C = AIR CONDITIONING               |
| CH.BRG. = CHORD BEARING                         | Q = CENTERLINE OF RIGHT-OF-WAY       |
| TAN.BRG. = TANGENT BEARING                      | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT                  | S.B.T. = SOUTHERN BELL TELEPHONE     |
| P.O.B. = POINT OF BEGINNING                     | B.C.R. = BROWARD COUNTY RECORDS      |
| W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS         |
| P.R.M. = PERMANENT REFERENCE MONUMENT           | O.R. = OFFICIAL RECORDS BOOK         |
| CONC. = CONCRETE                                | PG. = PAGE                           |
| C.B.S. = CONCRETE, BLOCK AND STUCCO             | R/W = RIGHT-OF-WAY                   |



### Legal Description PARCEL 2

A portion of Tract "A", APPLGREEN SUBDIVISION, as recorded in Plat Book 77, Page 38, of the public records of Broward County, Florida, more fully described as follows:

Commencing (1) at the Northeast corner of lot 28, Block "A", APPLGREEN SUBDIVISION, SECTION ONE, as recorded in Plat Book 100, Page 11, of the public records of Broward County, Florida; thence due South along the East line of said Block "A", a distance of 365.44 feet to the Point of Beginning; (1) thence continuing due South along the said East line, a distance of 97.73 feet to the Southeast corner of Lot 1 of said Block "A", and the North right-of-way line of S. W. Sixth Street; and a point on a curve; thence Easterly, Southerly and Westerly along a curve to the right, whose tangent bears North 73°09'03" East, having a radius of 35.00 feet and a central angle of 228°46'38", an arc distance of 139.75 feet to a point of reverse curve, and a point on the South right-of-way line of S.W. Sixth Street; thence Westerly along a curve to the left, and along the said South right-of-way line of S. W. Sixth Street, having a radius of 120.00 feet and a central angle of 04°48'57", an arc distance of 10.09 feet to a point; thence South 27°06'48" West, a distance of 5.49 feet; thence South 45°00'00" East, a distance of 239.69 feet; thence due South, a distance of 20.14 feet; thence due East, a distance of 200.17 feet to a point on a line 100.00 feet West of and parallel with the East line of Section 1, Township 49 South, Range 41 East; thence due North along said parallel line, a distance of 367.03 feet; thence South 87°17'32" West, a distance of 350.41 feet to the Point of Beginning.

AND PARCEL 2:

A portion of Tract "A", Applegreen Subdivision, as recorded in Plat Book 77, Page 38, of the Public Records of Broward County, Florida, more fully described as follows:

Commencing (2) at the Northeast corner of said Tract "A"; thence South along the East line of said Tract "A", a distance of 1206.16 feet; thence North 88 degrees 32 minutes 42 seconds West, a distance of 25.01 feet to the Point of Beginning, (2) thence continuing North 88 degrees 32 minutes 42 seconds West, a distance of 15.00 feet; thence due North along a line 100.00 feet West of and parallel with the East line of Section 1, Township 49 South, Range 41 East, a distance of 366.03 feet; thence North 87 degrees 17 minutes 32 seconds East, a distance of 15.02 feet; thence due South along the line 85.00 feet West of an parallel with the said East line Section 1, a distance of 367.11 feet to the Point of Beginning.

Said land situate, lying and being in the City of Margate, Broward County, Florida.

There are no other easements, road reservations or rights-of-way of record affecting this property per Chicago Title Insurance Company Commitment No. 300404503, dated April 20, 2004 @ 11:00 p.m.

As to Parcel 2:

- 14) Assignment per O.R. 10729, Page 3 B.C.R. may affect this property (No legal description contained in document).
- 15) Assignment per O.R. 10729, Page 3 B.C.R. may affect this property (No legal description contained in document).
- 16) Easement per O.R. 10854, Page 957 B.C.R. affects this property as shown.
- 17) Easement per O.R. 3920, Page 981 B.C.R. and O.R. 3976, Page 154 B.C.R. does not affect this property.
- 18) Easements per Record Plat 77, Page 38 B.C.R. affect this property as shown. Ordinance 82-7 per O.R. 10006, Page 311 B.C.R. does not affect this property.
- 19) Cross access easement per O.R. 10729, Page 7 B.C.R. affects this property - Nothing Plottable.
- 20) Agreement per O.R. 10455, Page 596 B.C.R. affects this property - Nothing Plottable.

This is to certify that this map or plat and the survey on which it is based as surveyed on the 25th day of May, 2004, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association (ALTA), the American Congress of Surveying and Mapping (ACSM) & the National Society of Professional Surveyors (NSPS) in 1999, Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification.

The undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

The undersigned further certifies that this survey was prepared in accordance with the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

### CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 25th day of May, 2004.  
 Additional information added this 19th day of July, 2004.  
 Additional information added this 18th day of August, 2004.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

### NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Nail in cap in center of paving at intersection of S.W. 61st. Avenue and S.W. 3rd Street. Elev.=10.68
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:  $\text{Elev.} = 10.40$
- 8) This property lies in Flood Zone "AH". Elev.=11.00, per Flood Insurance Rate Map No. 12011C0205 F, Dated: August 18, 1992, Community Panel No. 120047, Index Map Dated: October 2, 1997.

### OFFICE NOTES

FIELD BOOK NO. T.D.S., LB 89/8, LB 87/21, 957/42-44, PRINT

JOB ORDER NO. T-9479

CHECKED BY: \_\_\_\_\_

DRAWN BY: NATE

FILE NO. 04-3-