



prepared by:  
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# ALTA/ACSM LAND TITLE SURVEY

## PORTION OF TRACT "C" P.B. 26, PG. 21, B.C.R.

### PARCEL "A" THE FOREST, P.B. 129, PG. 16, B.C.R.

### PORTION OF PARCEL "A" 441 SOUTH, LTD, P.B. 124, P.G. 41, B.C.R.

#### Legal Description

The South one-half (50%) of Parcel "A" 441 SOUTH LTD. II, according to the plat thereof as recorded in Plat Book 124, Page 41, of the public records of Broward County, Florida.

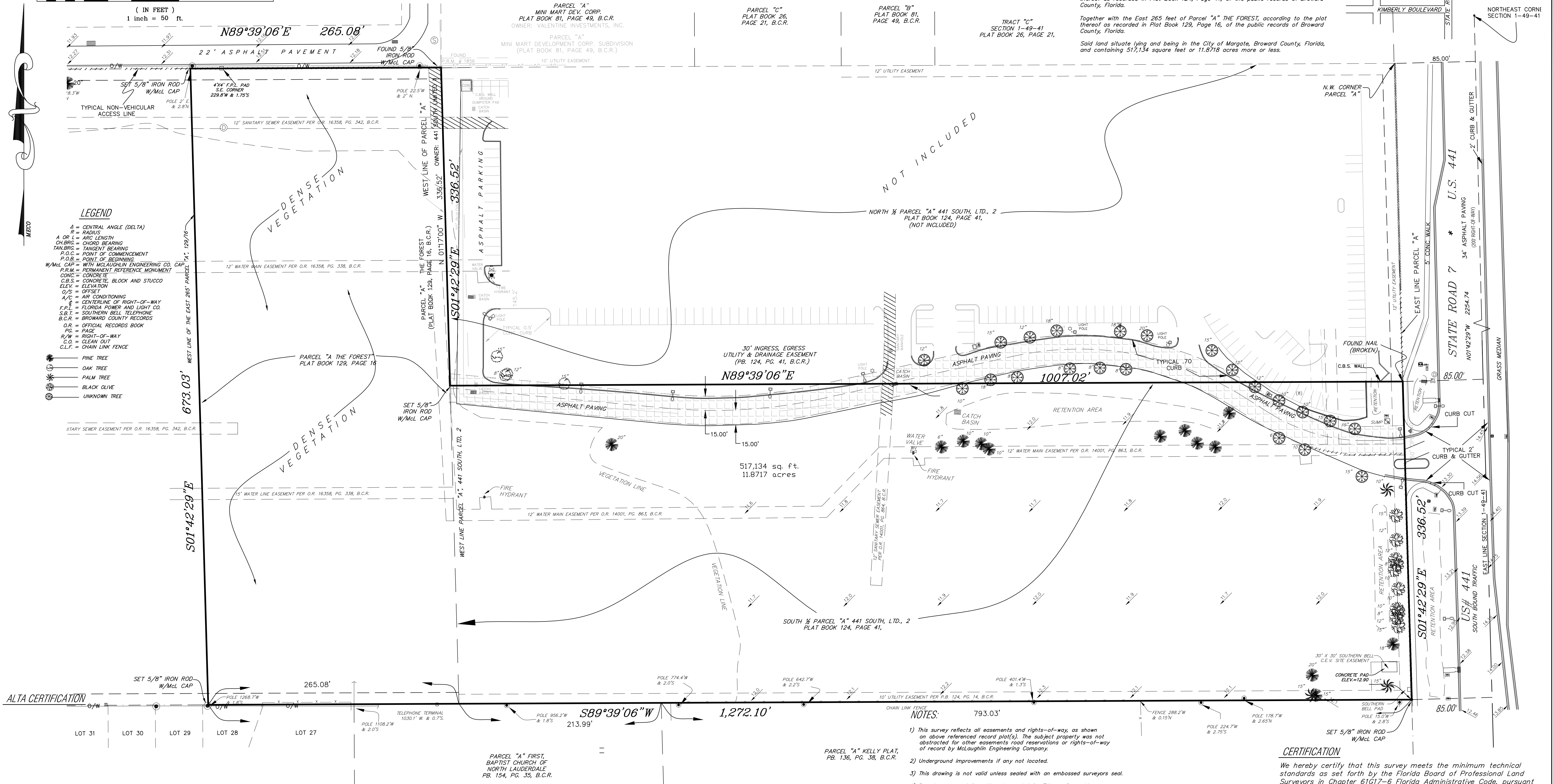
Together with the East 265 feet of Parcel "A" THE FOREST, according to the plat thereof as recorded in Plat Book 129, Page 16, of the public records of Broward County, Florida.

Said land situate lying and being in the City of Margate, Broward County, Florida, and containing 517,134 square feet or 11.8718 acres more or less.

GRAPHIC SCALE



( IN FEET )  
 1 inch = 50 ft.



- LEGEND**
- Δ = CENTRAL ANGLE (DELTA)
  - R = RADIUS
  - A OR L = ARC LENGTH
  - CH.BRG. = CHORD BEARING
  - TAN.BRG. = TANGENT BEARING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - CONG. = CONCRETE
  - C.B.S. = CONCRETE BLOCK AND STUCCO
  - ELEV. = ELEVATION
  - O/S = OFFSET
  - A/C = AIR CONDITIONING
  - C = CENTERLINE OF RIGHT-OF-WAY
  - F.P.L. = FLORIDA POWER AND LIGHT CO.
  - S.B.T. = SOUTHERN BELL TELEPHONE
  - B.C.R. = BROWARD COUNTY RECORDS
  - O.R. = OFFICIAL RECORDS BOOK
  - P.L. = PAGE
  - R/W = RIGHT-OF-WAY
  - C.O. = CLEAN OUT
  - C.L.F. = CHAIN LINK FENCE
- PINE TREE
  - OAK TREE
  - PALM TREE
  - BLACK OLIVE
  - UNKNOWN TREE

**ALTA CERTIFICATION**

FIELD BOOK NO. LB #204/43, LB #89/26 & 44, LB #93/12 & 13, 724/68, TDS, LB# 287/72  
 JOB ORDER NO. T-5108, T-3973, REF. DWG. AA-99, 93-03-90, Z-45, AA-1084, U-4638  
 CHECKED BY: JST, S.W.  
 DRAWN BY: JST, S.W.  
 \\\14\Suzanne\U4638\dwg\U4638.dwg 11/3/2008 4:56:56 PM EST

**ALTA ACSM CERTIFICATION**

This is to certify that this survey dated August 29th, 2008, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adapted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification. The undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies that survey meets the Minimum Technical Standards as forth by the Florida Board of Professional Land Surveyors Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

- 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: Broward County Benchmark No. 939, Top of concrete pipe State Road #7 & C-13 Canal, Elev.=16.137.
  - 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: Elev.=14.50.
  - 8) This property lies in Flood Zone "AH", Elev.=11.0 Per Flood Insurance Rate Map No. 1201100205 F Dated: August 18, 1992, Community Panel No. 120047 Index Map Dated: October 2, 1997.
  - 9) Bearings shown refer to assumed datum and assumes the East line of section 1-49-41 as North 01°42'29" West.
  - 10) Easements shown are per Record Plats 124/41, and 129/16, additional easements shown as supplied from client, there may be additional easements or restrictions affecting this property in the public records.

**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 29th day of August, 2008.

McLAUGHLIN ENGINEERING COMPANY

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

FILE NO.: 01 - 3 - 070 (08)