

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(AE)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH	=	ENCROACH	CHATT	=	CHATTAHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
CL	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A.C.	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
□ VALVE	□	UTILITY BOX	---	---	PARKING STRIPE
⊙ MANHOLE	⊙	HYDRANT	---	---	OVERHEAD UTILITY LINES
⊙ BASIN	⊙	UTILITY POLE	---	---	6" CONCRETE WALL
⊙ WELL	⊙	VAULT	---	---	COVERED AREA
⊙ WATER METER	⊙	LIGHT	---	---	CONCRETE
⊙ MONITORING WELL	⊙	BOLLARD	---	---	BRICK PAVERS
⊙ PROPERTY CORNER	⊙	AIR CONDITIONER	---	---	ASPHALT

STREET ADDRESS:
830 S. State Road 7, Margate, Florida 33068

LEGAL DESCRIPTION:
PARCEL I: (Fee Simple Estate)
All of Tract "B", LESS the North 865.18 feet of Tract "B", SERINO PARK SECTION 3, according to the Plat thereof, as recorded in Plat Book 81, Page 46, of the Public Records of Broward County, Florida.

PARCEL II: (Non-Exclusive Easement Estate)
TOGETHER WITH that Access Travel Lane Easement for the benefit of Parcel I above as created by that Declaration of Easements and Restrictions, dated October 5, 2021 and recorded October 5, 2021 in O.R. Instrument No. 117637099, of the Public Records of Broward County, Florida.

Note: only Parcel I Fee Simple portion of legal description was surveyed. Parcel II Non-Exclusive Easement is only graphically shown hereon.

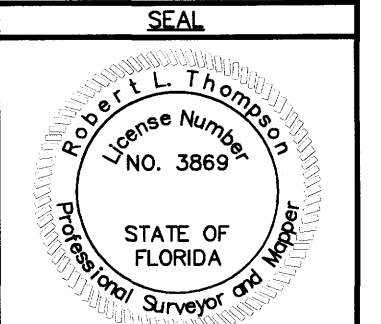
- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a Plat bearing of North 90°00'00" East along the North right of way line of S.W. 8th Court, Plat Book 81, Page 46, of the Public Records of Broward County, Florida.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 - This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment File No: 22077808 S01, Commitment Effective Date: May 20, 2022 at 8:00A.M.
 - Perimeter area of the subject property is 44,731 square feet, or 1.0269 acres, more or less.
 - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
 - There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
 - There was no evidence of recent street or sidewalk construction or repairs in the process of conducting the fieldwork.
 - Accuracy statement: This survey meets or exceeds the horizontal and vertical accuracy for Alta NSPS Land Title Survey Required February 2021.
 - Printed copies of this survey are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
 - PDF copies of this survey are not valid without the digital signature of a Florida Licensed Surveyor and Mapper and must be verified.
 - Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

FLOOD INFORMATION:
Community name and number: CITY OF MARGATE 120047
Map and panel number: 12011C0355H
Panel date: 08-18-2014
Flood zone: X(0.2%)
Base flood elevation: N/A

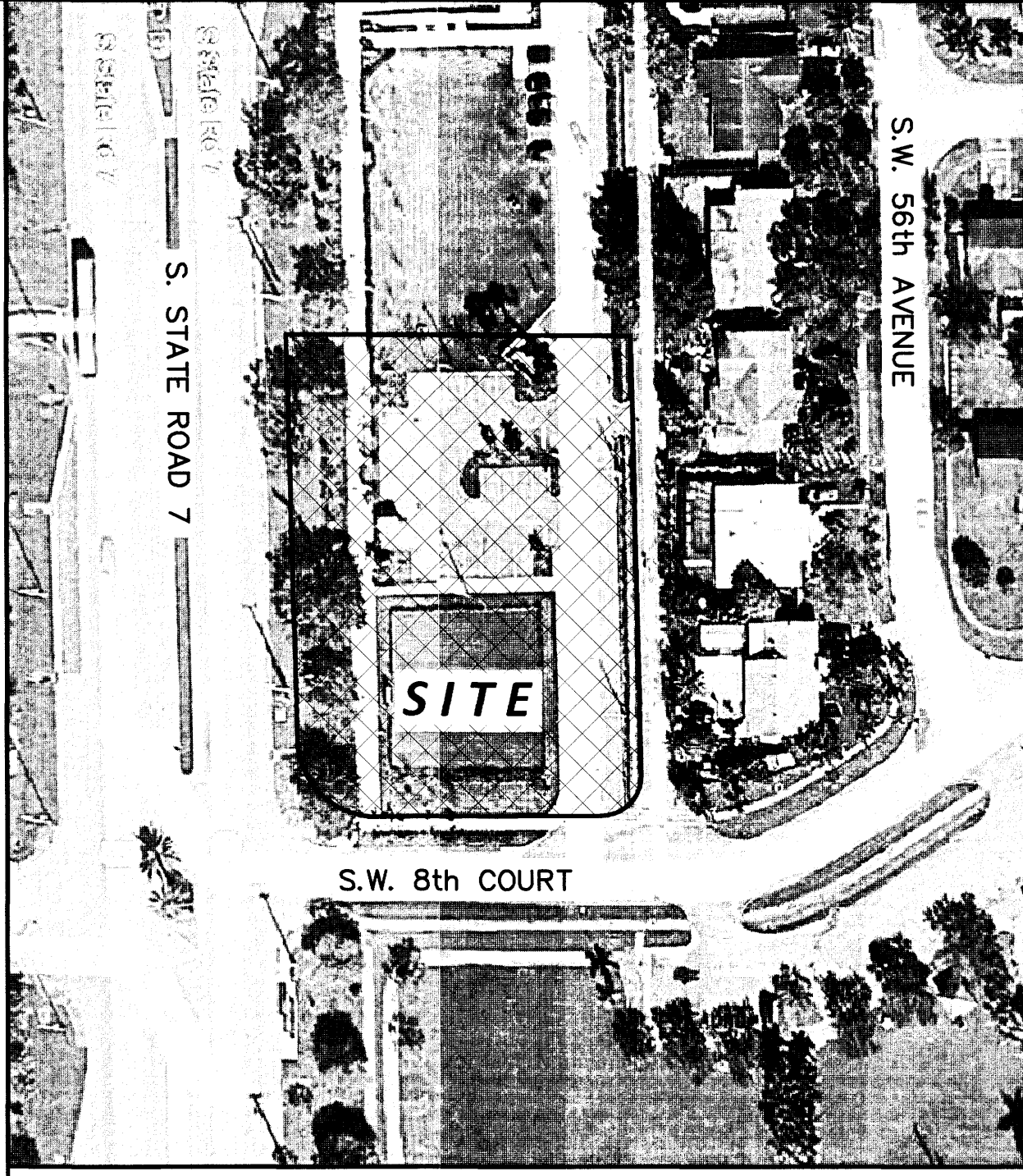
BENCHMARK INFORMATION:
Florida Department of Transportation Benchmark # X031
Elevation = 16.10' NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 06-08-2022	DRAWN BY: MLW
FIELD BOOK: ALS-SU-22-1091	CHECKED BY: MLW
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
SHOW PROPOSED BUILDING ON SURVEY 23-1829 NO FIELD VISIT	02-07-2024 MLW
TREE SURVEY SU-22-1980	11-15-2022 AL/RLT

CERTIFY TO:
M&A Brothers Realty, Inc., a Florida corporation
GrayRobinson, P.A.
Old Republic National Title Insurance Company



CERTIFICATION:
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, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 18 and 19 of Table A thereof. The fieldwork was completed on 06-08-2022.



LOCATION SKETCH NOT TO SCALE

SCHEDULE B2 EXCEPTIONS:

- Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **(This item is not a matter of survey.)**
- Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. **(After upon review of survey to be determined by title examiner.)**
- Rights or claims of parties in possession. **(This item is not a matter of survey.)**
- Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. **(This item is not a matter of survey.)**
- Easements or claims of easements not shown by the public records. **(This item is not certifiable.)**
- General or special taxes and assessments required to be paid in the year 2022 and subsequent years. **(This item is not a matter of survey.)**
- Easement recorded in O.R. Book 2490, Page 756, Public Records of Broward County, Florida. **(This item affects the subject property and is shown hereon.)**
- Restrictions, conditions, reservations, easements, dedications and other matters contained on the plat of Serino Park Section 3, as recorded in Plat Book 81, Page 46, Public Records of Broward County, Florida. **(There are no restrictions, conditions or reservations listed in the aforementioned plat. This plat dedicates all roadways and easement to the public for perpetual use. All other plottable matters of survey are shown hereon.)**
- City of Margate Developer Agreement recorded in O.R. Book 11858, Page 610, Public Records of Broward County, Florida. (as to Easement parcel) **(This item affects the Easement parcel however it is not a plottable matter of survey.)**
- City of Margate Developer Agreement recorded in O.R. Book 12236, Page 90, as affected by Affidavit recorded in O.R. Book 15139, Page 929, Public Records of Broward County, Florida. **(This item affects the subject property however it is not a plottable matter of survey.)**
- Resolution 1998-850 regarding water control recorded in O.R. Book 28837, Page 1194, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**
- Ordinance No. 2002-61 recorded in O.R. Book 34145, Page 1891, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**
- Ordinances regarding Comprehensive Plan recorded in O.R. Book 44650, Page 1429 and in O.R. Book 44650, Page 1467, Public Records of Broward County, Florida. **(This item is not a matter of survey.)**
- Restrictions, covenants, conditions and easements as contained in the Declaration of Covenant for Public Cross-Access and Utilities Easement and Reciprocal Easement with Covenants and Restrictions recorded in Official Instrument # 113579587, Public Records of Broward County, Florida, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. **(This item affects the subject property and is shown hereon.)**
- Utility Easement Deed, in favor of the City of Margate, Florida, recorded June 29, 2021 in O.R. Instrument No. 117384560, of the Public Records of Broward County, Florida. **(This item affects the subject property and is shown hereon.)**
- Terms and conditions of that Declaration of Easements and Restrictions, recorded October 5, 2021 in O.R. Instrument No. 117637099, of the Public Records of Broward County, Florida. **(This item affects the subject property and is shown hereon.)**

APPARENT ENCROACHMENTS:

- Asphalt and curb in (B2-14) water system utility easement throughout property.

