

LOCATION SKETCH
NW 1/4, SECTION 19-48-42
NOT TO SCALE

DESCRIPTION

ALL OF TRACT 37, A PORTION OF TRACTS 30, 31, 32, 33, 34, 35 AND 36, BLOCK 90, A PORTION OF THAT CERTAIN 30-FOOT RIGHT-OF-WAY LYING NORTH OF TRACT 31 AND 32, AND A PORTION OF THAT CERTAIN 30-FOOT RIGHT-OF-WAY LYING SOUTH OF TRACTS 35, 36 AND 37, BLOCK 90, "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY; THENCE ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 19, NORTH 01° 00' 34" WEST, 241.11 FEET; THENCE NORTH 89° 38' 04" EAST, 120.00 FEET TO THE POINT OF BEGINNING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. 441), AS DELINEATED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86100-2549; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING NINE (9) COURSES: (1) NORTH 01° 00' 34" WEST, 84.26 FEET; THENCE (2) TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 15269.38 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 00' 52" 07", AN ARC DISTANCE OF 231.49 FEET; THENCE (3) NORTH 88° 59' 26" EAST, 15.00 FEET; THENCE (4) NORTH 01° 00' 34" WEST, 26.00 FEET; THENCE (5) SOUTH 88° 59' 26" WEST, 14.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 15269.38 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 57' 24" WEST); THENCE (6) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 56' 21", A DISTANCE OF 250.29 FEET; THENCE (7) SOUTH 89° 38' 04" WEST, 28.69 FEET; THENCE (8) NORTH 01° 00' 34" WEST, 68.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4262.28 FEET; THENCE (9) NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 20' 45", AN ARC DISTANCE OF 25.72 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89° 38' 04" EAST, 717.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "PERIMETER ROAD", AS DESCRIBED IN OFFICIAL RECORDS BOOK 14791, PAGE 446, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2000.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 83° 05' 06" EAST); THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03° 08' 41", A DISTANCE OF 109.77 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWELVE (12) COURSES: (1) SOUTH 04° 37' 54" WEST, 98.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1988.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 89° 02' 12" EAST); THENCE (2) SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04° 12' 18", A DISTANCE OF 145.90 FEET; THENCE (3) SOUTH 11° 53' 58" WEST, 104.35 FEET; THENCE (4) SOUTH 69° 14' 28" EAST, 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 354.66 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 69° 14' 28" EAST); THENCE (5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25° 49' 27", A DISTANCE OF 59.85 FEET; THENCE (6) SOUTH 61° 31' 49" WEST, 90.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 342.66 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 28° 33' 37" EAST); THENCE (7) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28° 11' 41", A DISTANCE OF 168.62 FEET; THENCE (8) SOUTH 89° 38' 04" WEST, 72.03 FEET; THENCE (9) SOUTH 00° 23' 34" EAST, 29.96 FEET; THENCE (10) SOUTH 89° 38' 04" WEST, 60.85 FEET; THENCE (11) NORTH 00° 21' 56" WEST, 18.00 FEET; THENCE (12) SOUTH 89° 38' 04" WEST, 212.46 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT SAID SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 19; THENCE ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 19, NORTH 01° 00' 34" WEST, 927.50 FEET; THENCE NORTH 89° 38' 04" EAST, 817.72 FEET; THENCE NORTH 89° 51' 22" EAST, 82.09 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID PERIMETER ROAD, AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 01° 00' 34" WEST, 273.82 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 14720, PAGE 317 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, NORTH 89° 38' 04" EAST, 109.81 FEET TO THE EAST LINE OF SAID "CONSERVATION PROPERTY"; THENCE ALONG SAID EAST LINE, NORTH 00° 27' 45" WEST, 226.41 FEET TO THE NORTH LINE OF SAID "CONSERVATION PROPERTY"; THENCE ALONG SAID NORTH LINE, SOUTH 89° 38' 04" WEST, 378.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF AFORESAID PERIMETER ROAD, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 360.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 64° 09' 53" WEST); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 41' 20", A DISTANCE OF 67.16 FEET TO A POINT OF NON-TANGENCY; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "WESTWOOD PLAZA" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 31, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID "WESTWOOD PLAZA", THE FOLLOWING TEN (10) COURSES: (1) SOUTH 70° 00' 56" EAST, 56.58 FEET; THENCE (2) NORTH 52° 24' 31" EAST, 15.20 FEET; THENCE (3) SOUTH 80° 21' 17" EAST, 38.35 FEET; THENCE (4) NORTH 49° 06' 29" EAST, 86.76 FEET; THENCE (5) SOUTH 88° 51' 59" EAST, 52.08 FEET; THENCE (6) SOUTH 88° 51' 44" EAST, 63.04 FEET; THENCE (7) NORTH 88° 26' 13" EAST, 31.44 FEET; THENCE (8) SOUTH 89° 10' 21" EAST, 87.32 FEET; THENCE (9) NORTH 00° 21' 56" WEST, 8.91 FEET; THENCE (10) NORTH 89° 38' 04" EAST, 340.82 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 38' 04" WEST); THENCE SOUTHERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE SOUTH LINE OF THE RIGHT-OF-WAY OF N.W. 14TH STREET, IN OFFICIAL RECORDS BOOK 142, PAGE 383, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 155° 22' 32", A DISTANCE OF 162.71 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89° 38' 04" EAST, CONTINUING ALONG SAID SOUTH LINE, 275.47 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 30; THENCE ALONG SAID EAST LINE OF TRACT 30, SOUTH 00° 23' 34" EAST, 650.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 30; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 30 AND 31, SOUTH 89° 38' 04" WEST, 660.97 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 90; THENCE ALONG THE EAST LINE OF SAID TRACT 37, SOUTH 00° 23' 34" EAST, 675.01 FEET TO A POINT ON THE CENTERLINE OF THE 30-FOOT-WIDE PLATTED ROAD LYING ADJACENT TO AND SOUTH OF SAID TRACT 37 AND TRACT 36; THENCE ALONG SAID CENTERLINE, SOUTH 89° 04' WEST, 791.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID PERIMETER ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 11° 54' 38" WEST, 2.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 439.66 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 12° 02' 59" EAST); THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54° 42' 26", A DISTANCE OF 573.27 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 03° 17' 06" EAST, 5.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2080.00 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 40' 32", A DISTANCE OF 387.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 33.058 ACRES, MORE OR LESS.

INFANTE PLAT

A REPLAT OF A PORTION OF BLOCK 90, PALM BEACH FARMS CO. PLAT NO. 3
PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS
IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MARCH 1991

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
KNOW ALL MEN BY THESE PRESENTS THAT
CHARLES M. INFANTE, TRUSTEE
OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS
PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE
MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "INFANTE PLAT", A REPLAT.
ALL UNDERLYING EASEMENTS AND RIGHTS-OF-WAY AS DEDICATED BY "PALM
BEACH FARMS CO. PLAT NO. 3" (P.B. 2, PGS. 45-54, P.B.C.R.) ARE HEREBY VACATED
BY THIS PLAT AND THE PUBLIC HEARING PROCESS USED FOR ITS ADOPTION.
EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF
THE PUBLIC, FOR PROPER PURPOSES.
RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER
PURPOSES.
PARCEL *E* IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR
CANAL AND DRAINAGE PURPOSES; RESERVING UNTO THE DEDICATORS, THEIR
SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS WHENEVER
DISCONTINUED BY LAW.

IN WITNESS WHEREOF, CHARLES M. INFANTE, TRUSTEE, HAS CAUSED THESE PRESENTS
TO BE EXECUTED THIS 11th DAY OF November, A.D., 1991.

Witness: Nicholas J. Sucko, Charles M. Infante
Thomas C. Sucko, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
BEFORE ME PERSONALLY APPEARED
CHARLES M. INFANTE
TRUSTEE

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND
WHO EXECUTED THE FOREGOING DEDICATION AS OWNER OF THE LANDS DESCRIBED
HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH
DEDICATION AS OWNER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED
OF SAID OWNER.

WITNESS MY HAND AND SEAL THIS 11th DAY OF November, A.D., 1991.

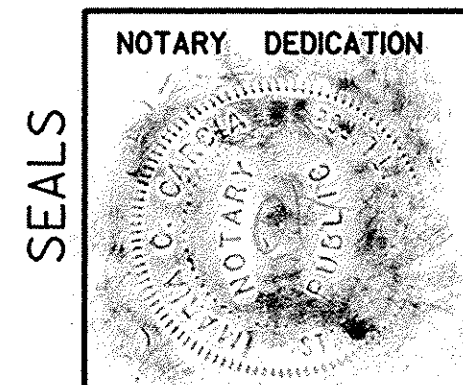
Aug. 27, 1995
MY COMMISSION EXPIRES: Thomas C. Sucko
NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE 1/31/92 KEITH AND SCHNARS, P.A.

Thomas Gene Lunsford
BY: THOMAS GENE LUNSFORD
PROFESSIONAL LAND SURVEYOR #4646
STATE OF FLORIDA
(FOR THE FIRM)



CITY OF MARGATE, CLERK'S CERTIFICATE

STATE OF FLORIDA } THIS IS TO CERTIFY THAT THIS PLAT OF
COUNTY OF BROWARD } SS "INFANTE PLAT"

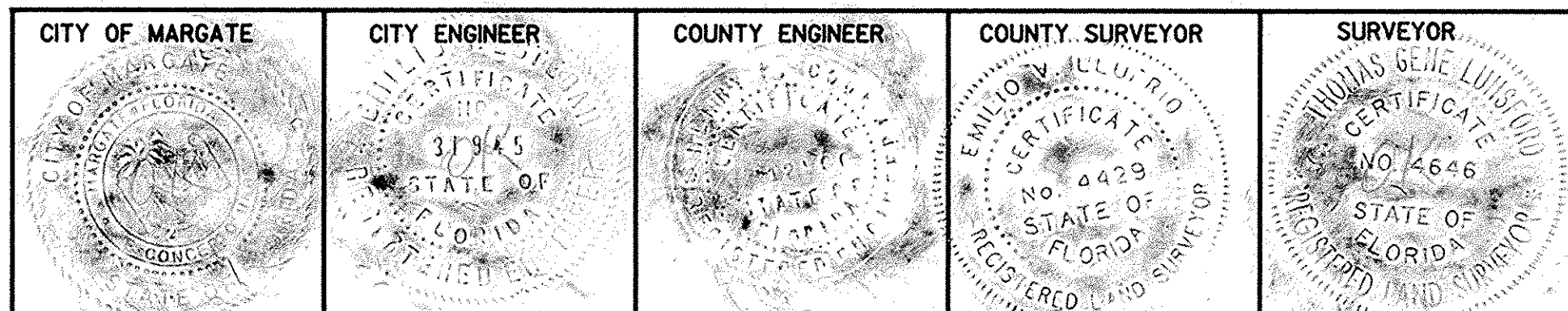
HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, AND DULY ADOPTED BY SAID CITY COMMISSION ON THIS 11th DAY OF September, A.D., 1991.
IN WITNESS WHEREOF THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 14th DAY OF November, A.D., 1991.

BY: Joseph Varsallone, Mayor - JOSEPH VARSALLONE
Shirley J. Baughman, City Clerk - SHIRLEY J. BAUGHMAN

PLANNING AND ZONING BOARD OF MARGATE

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT, THIS 2nd DAY OF July, A.D., 1991.

BY: Esther Winick, Chairman
ESTHER WINICK, CHAIRMAN



INFANTE PLAT	CHECKED BY	DATE
PRELIMINARY CHECK	LUNSFORD	3/91
ENGINEERING DEPT.		
FIELD BNDRY SURVEY		
CALCULATIONS	LOSSING	3/91
PRM'S SET		
PLANNING DEPT.	GARCIA	3/91
FINAL CHECK	LUNSFORD	11/91

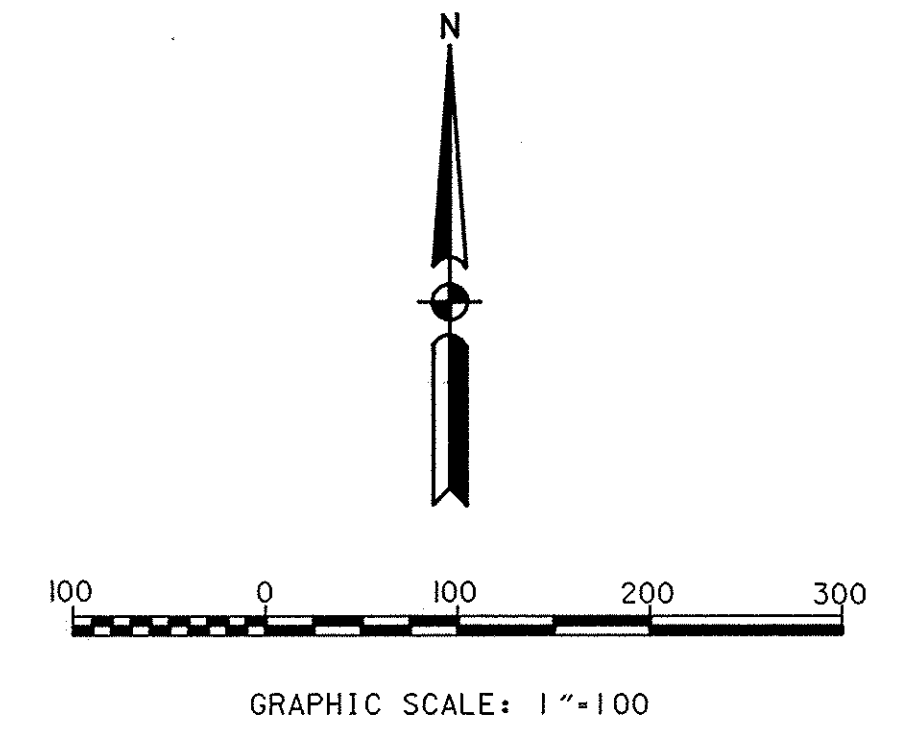
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OR Book 22098 pg 813

"INFANTE PLAT"

A REPLAT OF A PORTION OF BLOCK 90, PALM BEACH FARMS CO. PLAT NO. 3
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IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
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MARCH 1991



LEGEND

- L ARC LENGTH
- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCH MARK
- BASE LINE
- Δ CENTRAL ANGLE
- CENTERLINE
- ELEV. ELEVATION
- K&S KEITH AND SCHNARS
- O.R.B. OFFICIAL RECORD BOOK
- P. PLAT
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- SEC. SECTION
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT

AREA TABULATION

PARCEL "E" (DEDICATED CANAL R/W)	55,050 SQ.FT.	1.264 AC ±
PARCEL "A"	390,052 SQ.FT.	8.954 AC ±
PARCEL "B"	843,306 SQ.FT.	19.360 AC ±
PARCEL "C"	54,979 SQ.FT.	1.262 AC ±
PARCEL "D"	83,808 SQ.FT.	1.924 AC ±
DEDICATED R/W	12,793 SQ.FT.	0.294 AC ±
TOTAL	1,439,990 SQ.FT.	33.058 AC ±

SURVEY NOTES

- ⊙ INDICATES SET PERMANENT REFERENCE MONUMENT.
- SURVEY DATA IN FIELD BOOKS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA COORDINATE SYSTEM EAST ZONE, GRID NORTH, TRANSVERSE MERCATOR PROJECTION (STONER/KEITH RESURVEY AS RECORDED IN MISC. MAP BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA).
- |||| INDICATES NON-VEHICULAR ACCESS LINE.
- BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: THE U.S. COAST AND GEODETIC SURVEY, DISC STAMPED Z-97, ELEV. = 15.771 FT.

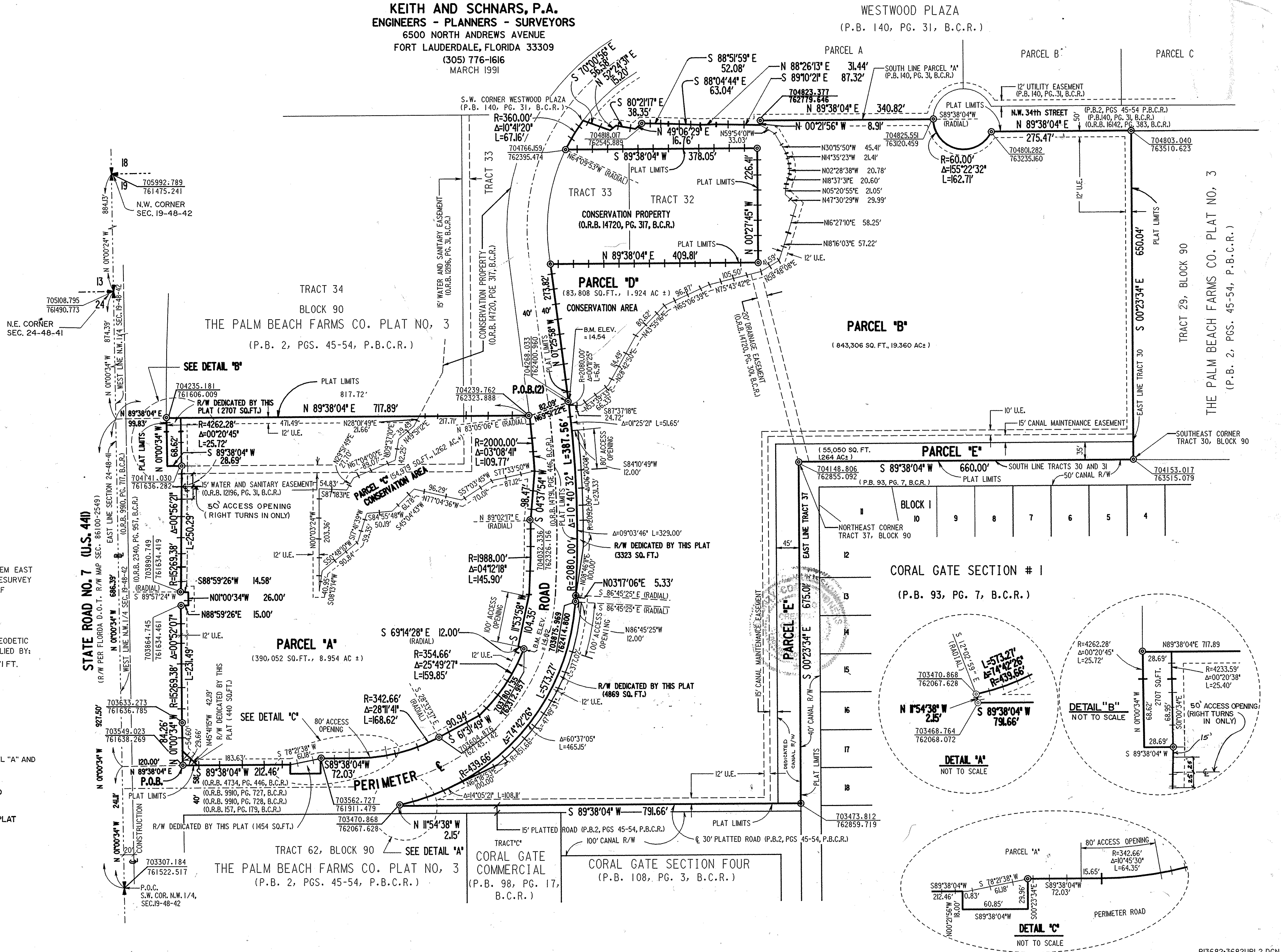
RESTRICTIONS

THIS PLAT IS RESTRICTED TO 212,486 SQUARE FEET OF COMMERCIAL USE ON PARCEL "A" AND 329 MULTI-FAMILY UNITS ON PARCEL "B". PARCELS "C" & "D" ARE RESTRICTED TO A CONSERVATION AREA. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



CORAL GATE SECTION #1

(P.B. 93, PG. 7, B.C.R.)

