

SPRINGS GATEWAY

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, & 3, GATEWAY MILE RESUBDIVISION (74-28)
AND A PORTION OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

THIS PLAT HAS BEEN AMENDED:

SEE O.R. BOOK 21787 PG 690

DESCRIPTION

1. PORTIONS OF TRACTS 1 AND 3, GATEWAY MILE RESUBDIVISION, AS RECORDED IN PLAT BOOK 74, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTH ONE HALF (N 1/2) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE SOUTH 89° 28' 44" EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 26, A DISTANCE OF 1164.14 FEET TO THE NORTHEAST CORNER OF THE LUPTON PLAT AS RECORDED IN PLAT BOOK 122, AT PAGE 30 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING;

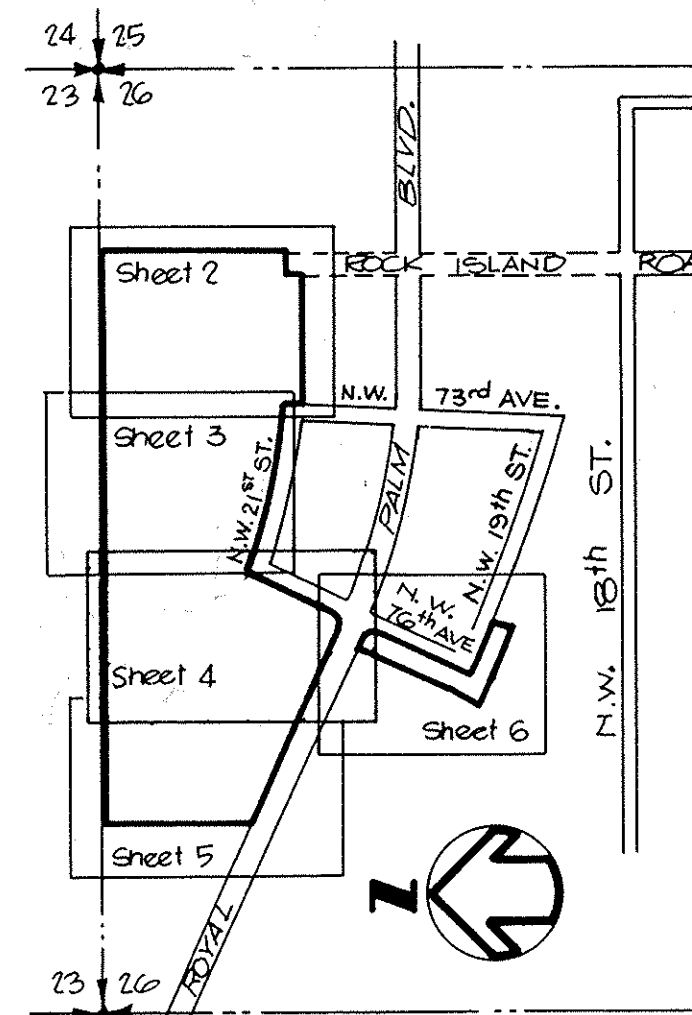
THENCE CONTINUE SOUTH 89° 28' 44" EAST, ALONG SAID NORTH BOUNDARY, 1477.11 FEET TO THE NORTH ONE QUARTER (N 1/4) CORNER OF SAID SECTION 26; THENCE SOUTH 89° 28' 40" EAST, CONTINUING ALONG THE NORTH BOUNDARY OF SAID SECTION 26, A DISTANCE OF 1452.48 FEET TO A POINT WHICH IS 1188.80 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID SECTION 26; (AS MEASURED ALONG SAID NORTH LINE), SAID POINT BEING THE NORTHWEST CORNER OF THE 285 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE SOUTH 01° 02' 01" EAST, ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 966.94 FEET TO THE NORTH LINE OF GATEWAY MILE RESUBDIVISION, AS RECORDED IN PLAT BOOK 74, PAGE 28, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY; THENCE NORTH 89° 31' 14" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 106.04 FEET TO THE EAST LINE OF TRACT 3 OF SAID GATEWAY MILE RESUBDIVISION; THENCE SOUTH 01° 02' 01" EAST, ALONG SAID EAST LINE, A DISTANCE OF 79.53 FEET; THENCE NORTH 89° 31' 14" WEST, A DISTANCE OF 520.03 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2456.50 FEET AND A CENTRAL ANGLE OF 02° 55' 31"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.42 FEET TO THE WEST LINE OF TRACT 3; THENCE NORTH 03° 59' 16" EAST, ALONG SAID WEST LINE OF SAID TRACT 3, A DISTANCE OF 79.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT 3, BEING A POINT ON THE NORTH BOUNDARY OF GATEWAY MILE AS RECORDED IN PLAT BOOK 63, PAGE 15, OF SAID PUBLIC RECORDS, SAID NORTH BOUNDARY BEING A CURVE, CONCAVE TO THE NORTHEAST (RADIAL LINE THROUGH SAID POINT BEARS NORTH 03° 23' 07" EAST); THENCE WESTERLY AND NORTH-WESTERLY, ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID GATEWAY MILE, THROUGH A CENTRAL ANGLE OF 21° 01' 07", AN ARC DISTANCE OF 871.99 FEET; THENCE NORTH 65° 35' 46" WEST, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF SAID GATEWAY MILE RESUBDIVISION; THENCE SOUTH 24° 24' 14" WEST, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 545.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF ROYAL PALM BOULEVARD AS SHOWN ON SAID GATEWAY MILE RESUBDIVISION; THENCE NORTH 65° 35' 46" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1170.64 FEET TO THE SOUTH-EAST CORNER OF SAID THE LUPTON PLAT; THENCE NORTH 00° 59' 25" WEST, ALONG THE EASTERLY LINE OF SAID THE LUPTON PLAT, A DISTANCE OF 790.81 FEET TO THE POINT OF BEGINNING; LESS THE RIGHT OF WAY FOR ROCK ISLAND ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 10003 AT PAGE 198 OF SAID PUBLIC RECORDS.

2. TOGETHER, WITH A PORTION OF TRACT 2, SAID GATEWAY MILE RESUBDIVISION TOGETHER WITH A PORTION OF THE NORTH ONE HALF (N 1/2) OF SAID SECTION 26, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH ONE HALF (N 1/2) OF SECTION 26; THENCE NORTH 89° 31' 13" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTH ONE HALF (N 1/2) OF SECTION 26, A DISTANCE OF 3088.73 FEET TO THE SOUTHEAST CORNER OF SUNFLOWER-MARGATE, AS RECORDED IN PLAT BOOK 82, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUNFLOWER-MARGATE AS MONUMENTED: NORTH 00° 29' 47" EAST, 516.04 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 251 OF SAID SUNFLOWER-MARGATE; BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, (RADIAL LINE THROUGH SAID POINT BEARS NORTH 19° 44' 45" EAST); THENCE NORTHWESTERLY CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID SUNFLOWER-MARGATE AND THE ARC OF SAID CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3743.00 FEET, A CENTRAL ANGLE OF 04° 40' 23", AN ARC DISTANCE OF 305.28 FEET; THENCE CONTINUING ALONG SAID BOUNDARY, TANGENT TO SAID CURVE, NORTH 65° 34' 52" WEST, 164.33 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 52° 36' 18" WEST); THENCE NORTHEASTERLY CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID SUNFLOWER-MARGATE AND THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 653.91 FEET, A CENTRAL ANGLE OF 12° 58' 34", AN ARC DISTANCE OF 148.10 FEET; THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID SUNFLOWER-MARGATE, TANGENT TO SAID CURVE, NORTH 24° 25' 08" EAST, 542.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED ROYAL PALM BOULEVARD BEING THE NORTH BOUNDARY OF TRACT 2, GATEWAY MILE RESUBDIVISION; THENCE SOUTH 65° 35' 46" EAST, ALONG SAID RIGHT-OF-WAY LINE AND THE NORTH BOUNDARY OF SAID TRACT 2, A DISTANCE OF 95.19 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 2, SOUTHERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 39.27 FEET; THENCE CONTINUING ALONG SAID EAST BOUNDARY OF TRACT 2, TANGENT TO SAID CURVE, SOUTH 24° 24' 14" WEST, 545.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF GATEWAY MILE; THENCE SOUTH 65° 35' 46" EAST, ALONG THE SOUTH BOUNDARY OF GATEWAY MILE, 25.00 FEET; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY OF GATEWAY MILE, SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 523.00 FEET, A CENTRAL ANGLE OF 04° 42' 32", AN ARC DISTANCE OF 297.75 FEET; THENCE ALONG A RADIALLY EXTENDED LINE, SOUTH 19° 41' 43" WEST, 119.23 FEET TO THE POINT OF BEGINNING. ALL OF SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 66.9207 ACRES MORE OR LESS.

SURVEY NOTES

- INDICATES PERMANENT REFERENCE MONUMENT (FOUND) AND IS A SQUARE CONCRETE MONUMENT WITH BRASS DISC.
- ⊙ INDICATES PERMANENT REFERENCE MONUMENT (FND) AND IS A 6" DIA. X 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED K.S. #2325 OR BRASS DISC STAMPED K.S. #2325 IN POURED CONCRETE AS NOTED.
- SURVEY DATA IN FIELD BOOK D104, PAGE 3-49
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY CITY OF CORAL SPRINGS ENGINEERING DEPARTMENT AT THE NW CORNER OF INTERSECTION OF ROYAL PALM BLVD. AND RIVERSIDE DRIVE
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, AS PER MISC. PLAT BOOK 3, PAGE 44, BROWARD COUNTY RECORDS.
- ⊙ INDICATES PERMANENT CONTROL POINT (P.C.P.), NAIL IN BRASS SURVEY CAP.
- ALL CORNER LOT RADII ARE 25 FEET, UNLESS NOTED OTHERWISE.
- ⊕ INDICATES SQUARE FEET. ALL AREAS ARE ROUNDED OFF TO THE NEAREST FOOT.
- U.E. = UTILITY EASEMENT.
- D.E. = DRAINAGE EASEMENT.
- — — — — INDICATES VEHICULAR NON-ACCESS LINE.



LOCATION SKETCH

N.T.S.

AREA TABULATION

PARCEL A	62,693	1.4392	AC
BLOCK L	197,112	4.5251	AC
SINGLE FAMILY LOTS	1,727,634	39.6610	AC
DUPLEX LOTS (BLOCK K)	122,248	2.8064	AC
CANALS & LAKES	359,845	8.2609	AC
RIGHT-OF-WAY	441,674	10.1395	AC
2' ADDITIONAL ROADWAY FOR ROCK ISLAND ROAD	3,859	0.0886	AC
TOTAL	2,915,065	66.9207	AC

DEDICATION

STATE OF FLORIDA) ss
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS, THAT FLORIDA NATIONAL PROPERTIES, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS SPRINGS GATEWAY, A REPLAT OF THE STREETS AND ADDITIONAL ROADWAY SHOWN AS INCLUDED IN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR STREET AND UTILITY PURPOSES. THE DRAINAGE EASEMENTS AND DRAINAGE AND MAINTENANCE AREAS ARE HEREBY DEDICATED TO THE CITY OF MARGATE FOR PROPER PURPOSES. ALL UTILITY EASEMENTS ARE HEREBY GRANTED IN PERPETUITY TO GOVERNMENTAL AGENCIES AND PUBLIC UTILITIES HAVING AUTHORITY TO PROVIDE FOR SUCH SERVICES. THE ROADWAY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES. IN WITNESS WHEREOF, FLORIDA NATIONAL PROPERTIES, INC., HAS CAUSED THIS DEDICATION TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS 21st DAY OF April, 1983.

W. J. Kerst
WITNESS (AS TO BOTH)

E. L. O'Brien
WITNESS (AS TO BOTH)

FLORIDA NATIONAL PROPERTIES, INC.

W. BUNTEMAYER, PRESIDENT

A. N. MALANOS, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA) ss
BROWARD COUNTY)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF April, 1983 BY W. BUNTEMAYER, PRESIDENT, AND A. N. MALANOS, SECRETARY, OF FLORIDA NATIONAL PROPERTIES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

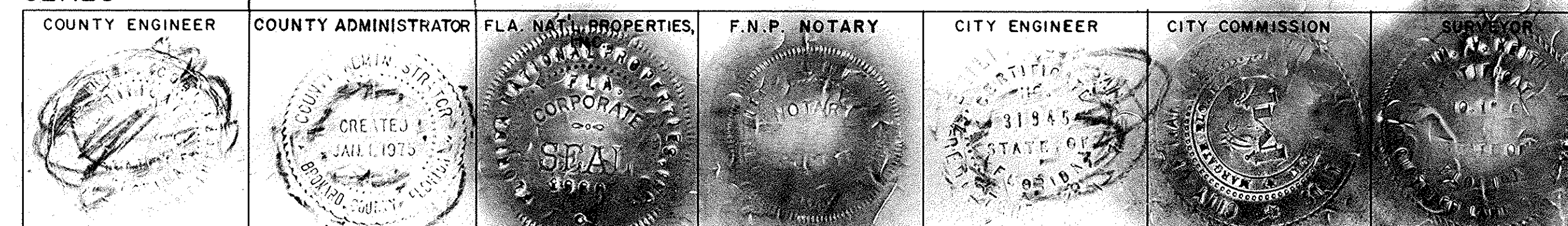
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 1, 1984
BONDED THRU GENERAL INS. UNDERWRITERS

MY COMMISSION EXPIRES

COUNTY COMMISSION

PREPARED BY
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
1115 NORTHEAST 4TH AVENUE
FORT LAUDERDALE, FLORIDA
(305) 763-3843

SEALS:



CITY CLERK'S CERTIFICATE

STATE OF FLORIDA) ss
COUNTY OF BROWARD)

THIS IS TO CERTIFY THAT THIS PLAT OF "SPRINGS GATEWAY" 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 21st DAY OF March, 1984. 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 21st DAY OF April, 1984.

Leonard Weisinger
MAYOR LEONARD WEISINGER

Shirley J. Daughman
CITY CLERK SHIRLEY DAUGHMAN

CITY ENGINEER

THIS PLAT OF "SPRINGS GATEWAY" IS APPROVED FOR RECORDING.

Emilio C. Esteban
CITY ENGINEER
EMILIO C. ESTEBAN
FLA. P.E. REG. 31945
5-12-86
DATE

CITY PLANNING & ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, ACCEPTED AND APPROVED THIS PLAT THIS 11th DAY OF May, 1983.

BY: Harry H. Boeckler Sr.
CHAIRMAN HARRY BOECKLER SR.

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook
HENRY P. COOK
DIRECTOR
FLA. P.E. REG. 12506
5-12-86
DATE

BY: Robert L. Thompson
ROBERT L. THOMPSON
COUNTY SURVEYOR
FLA. P.L.S. REG. 3869
5-9-86
DATE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 15th DAY OF October, A.D., 1985.

BY: John F. Starnes

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT FILED FOR RECORD THIS 14th DAY OF May, 1986, AND RECORDED IN PLAT BOOK 127, PAGE 17, RECORD VERIFIED.

ATTEST: F.T. JOHNSON
COUNTY ADMINISTRATOR

BY: Carol C. Doyle
DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 20th DAY OF NOVEMBER, 1984.

ATTEST: F.T. JOHNSON
COUNTY ADMINISTRATOR

BY: Mildred V. Cavanaugh
DEPUTY
BY: Chairman - COUNTY COMMISSION

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT PERMANENT REFERENCE MONUMENTS (P.R.M'S) HAVE BEEN SET AS INDICATED HEREON; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND BROWARD COUNTY ORDINANCE 81-16. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929, AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

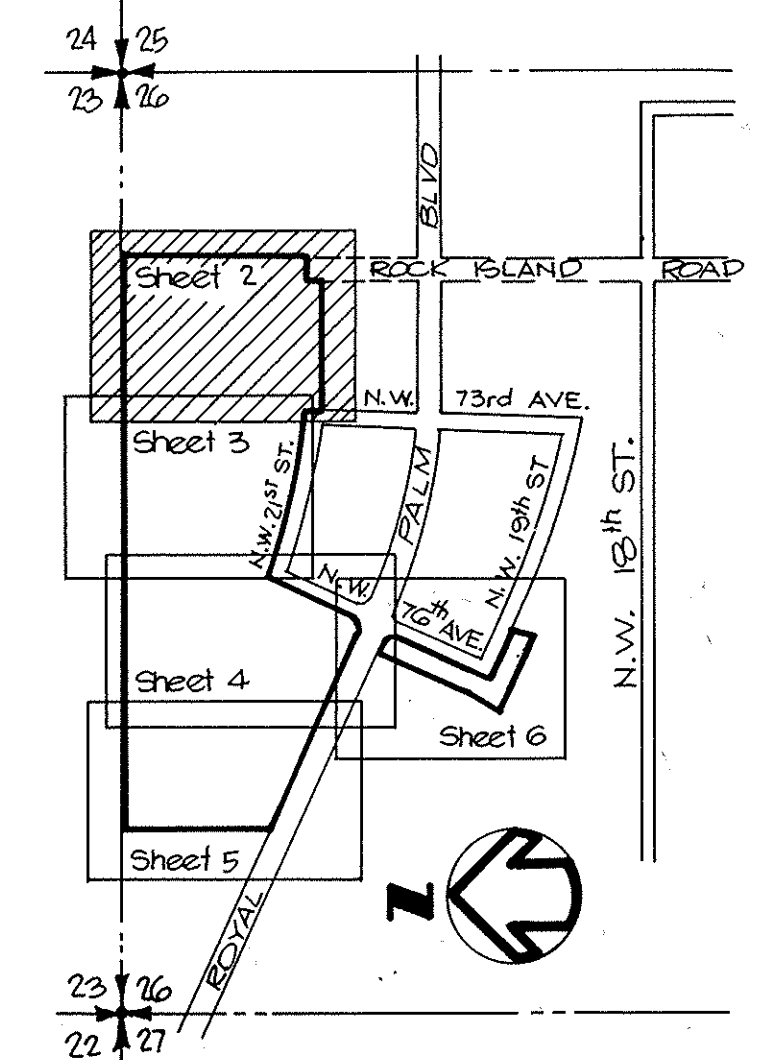
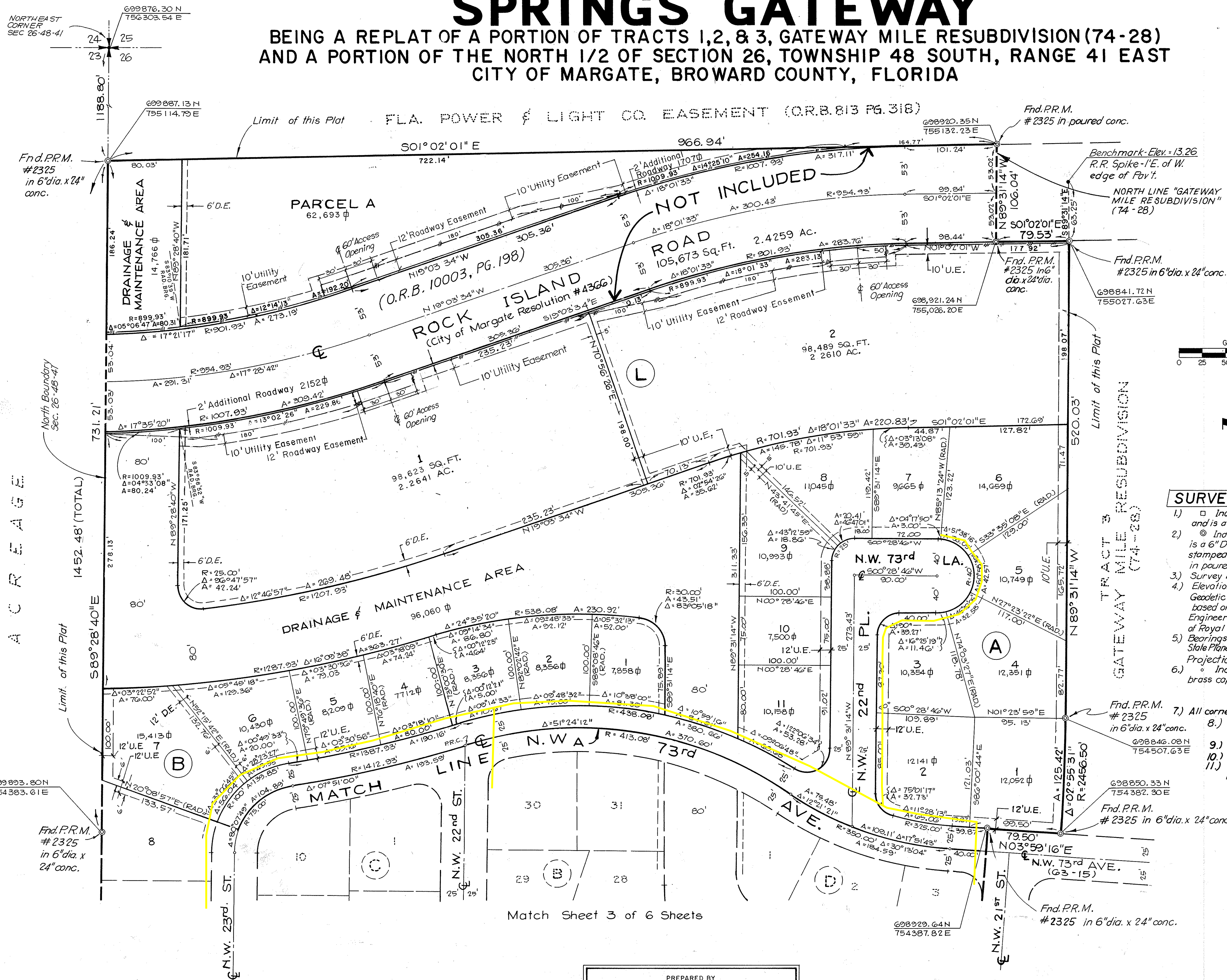
DATE: 10-29-82

BY: William V. Keith
REGISTERED LAND SURVEYOR NO. 1636
STATE OF FLORIDA

CHECKED BY: DATE: 6-25-82
CHECKED BY: DATE: 6-25-82
(FINAL SUBMISSION) (PRELIMINARY SUBMISSION)

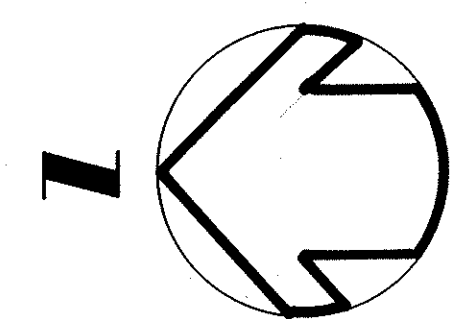
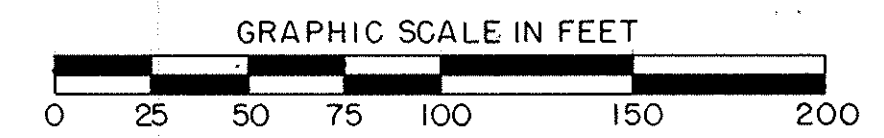
SPRINGS GATEWAY

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, & 3, GATEWAY MILE RESUBDIVISION (74-28)
AND A PORTION OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

N.T.S.



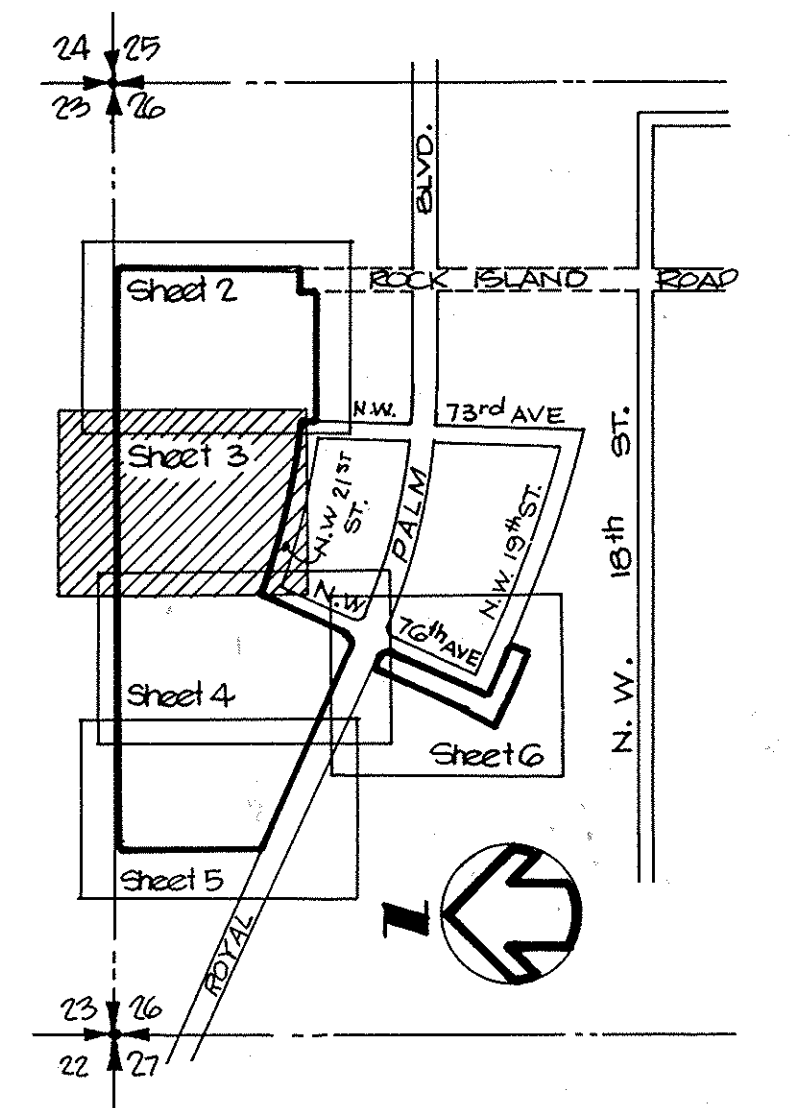
SURVEY NOTES

- 1) □ Indicates Permanent Reference Monument (Found) and is a square concrete monument with brass disc.
- 2) © Indicates Permanent Reference Monument (Found) and is a 6" Dia. x 24" concrete monument with brass disc stamped K.S. #2325 or Brass Disc stamped K.S. #2325 in poured concrete, as noted.
- 3) Survey Data in Field Book D104, Pages 3 - 49
- 4) Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and said elevations are based on benchmarks supplied by: City of Coral Springs Engineering Department at the N.W. Corner of intersection of Royal Palm Blvd. & Riverside Dr.
- 5) Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, Transverse Mercator Projection, as per Misc. Plat Book 3, Page 44, Brow. Co. Rec.
- 6) • Indicates Permanent Control Point (P.C.P.), nail in brass cap.
- 7) All corner lot radii are 25 feet unless shown otherwise.
- 8) φ Indicates square feet. All areas are rounded off to the nearest foot.
- 9) U.E. = Utility Easement
- 10) D.E. = Drainage Easement
- 11) ——— Indicates Vehicular Non-Access line.

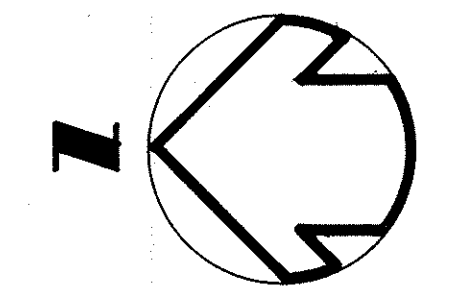
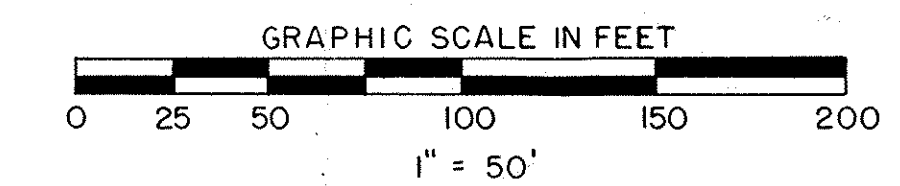
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SPRINGS GATEWAY

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CITY OF MARGATE, BROWARD COUNTY, FLORIDA



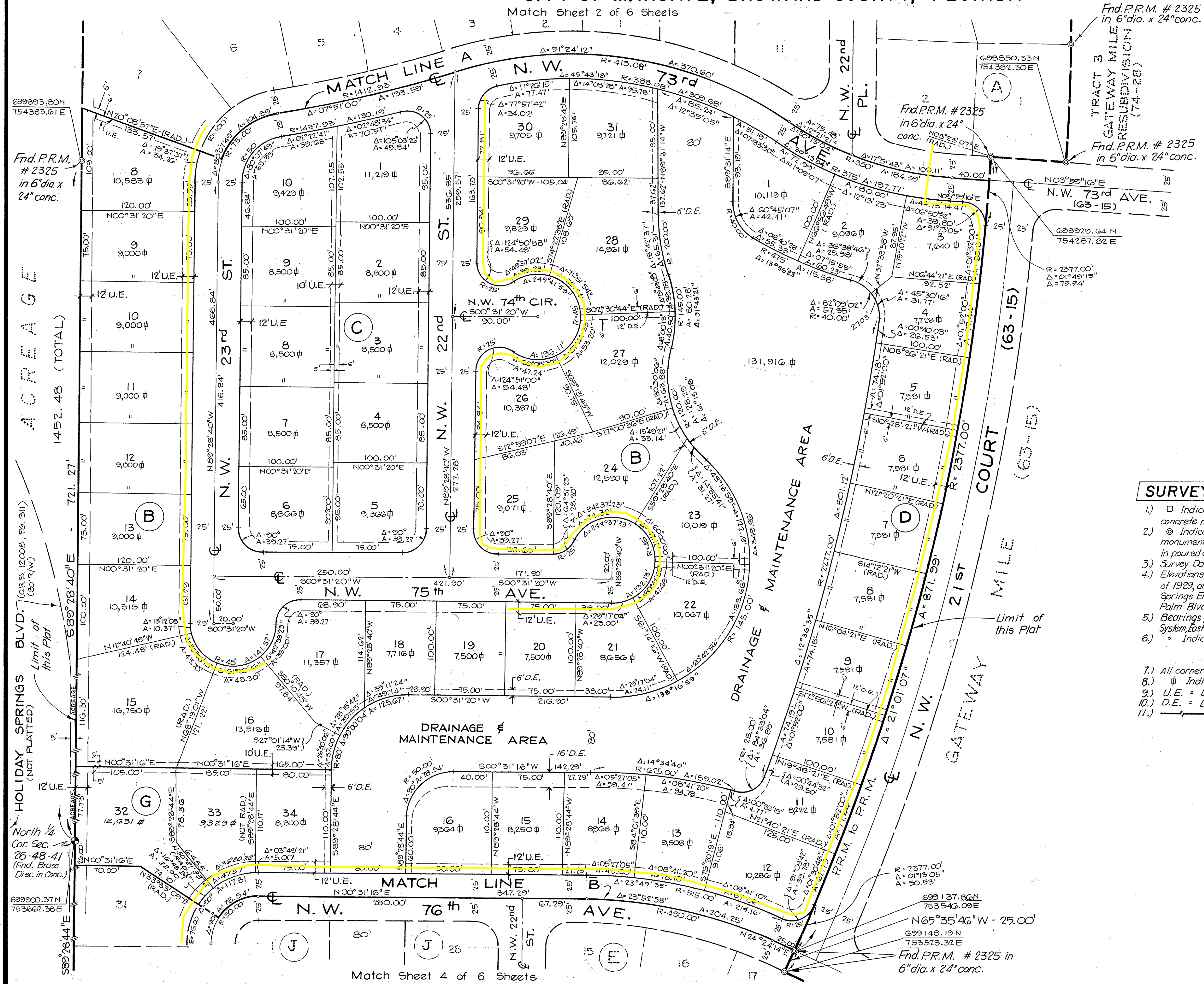
LOCATION SKETCH



SURVEY NOTES

- 1.) \square Indicates Permanent Reference Monument (Found) and is a square concrete monument with brass disc.
- 2.) \odot Indicates Permanent Reference Monument (Fnd) and is a 6" dia. x 24" concrete monument with brass disc stamped K.S. #2325 or Brass Disc stamped K.S. #2325 in poured concrete, as noted.
- 3.) Survey Data in Field Book D104, Pages 3 - 49.
- 4.) Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and said elevations are based on benchmarks supplied by: City of Coral Springs Engineering Department at the N.W. Corner of Intersection of Royal Palm Blvd & Riverside Drive.
- 5.) Bearings & Coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, Transverse Mercator Projection, as per Misc. Plat Book 3, Page 44, Brow. Co. Rec.
- 6.) \bullet Indicates Permanent Control Point (P.C.P.), nail in brass cap.
- 7.) All corner lot radii are 25 feet, unless noted otherwise.
- 8.) Φ Indicates square feet. All areas are rounded off to the nearest foot.
- 9.) U.E. = Utility Easement
- 10.) D.E. = Drainage Easement
- 11.) $\text{---} \text{---} \text{---}$ Indicates Vehicular Non-Access line.

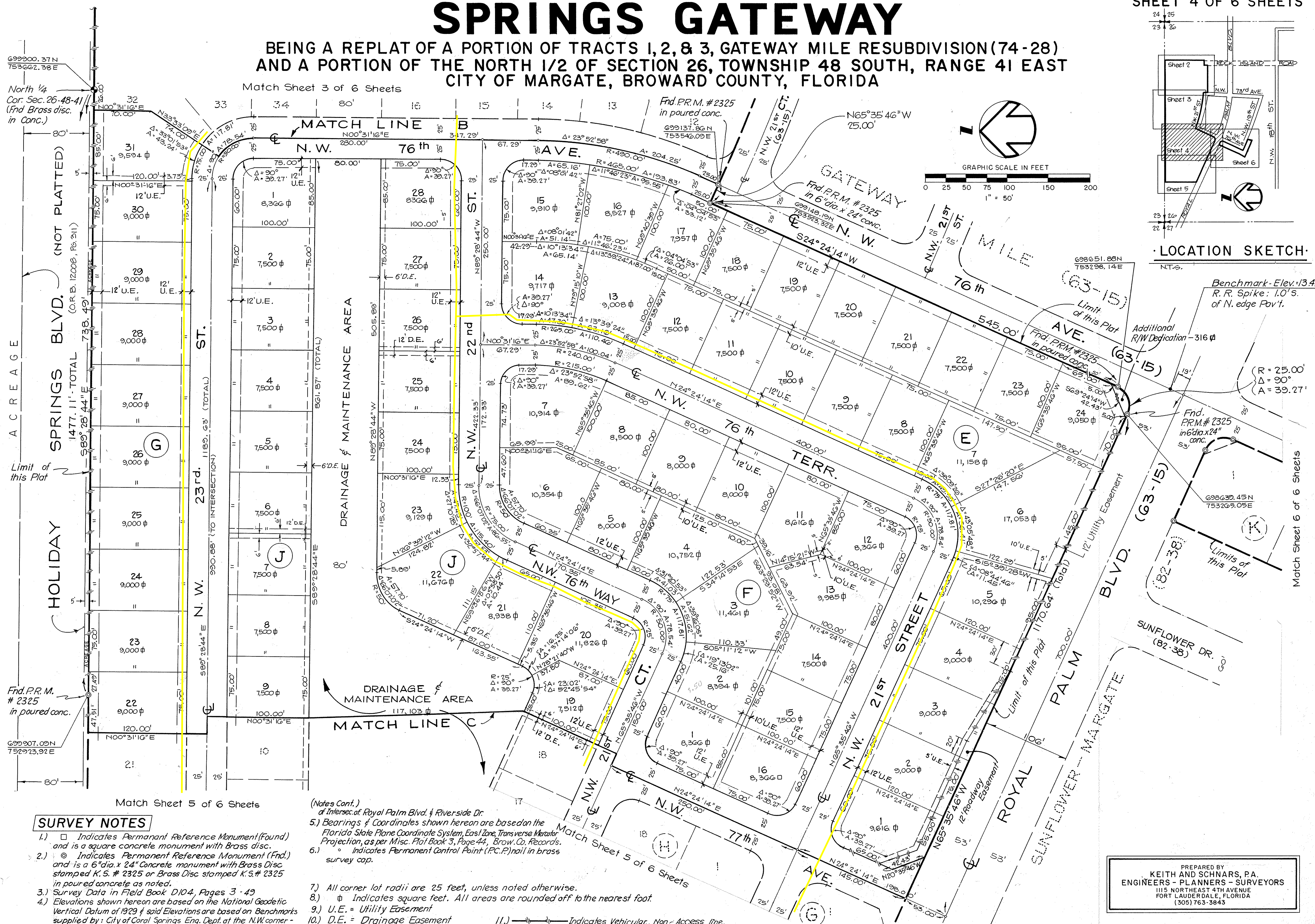
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Match Sheet 4 of 6 Sheets

SPRINGS GATEWAY

BEING A REPLAT OF A PORTION OF TRACTS 1, 2, & 3, GATEWAY MILE RESUBDIVISION (74-28)
AND A PORTION OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA



North 1/4
Cor. Sec. 26-48-41
(Find Brass disc.
in Conc.)

ACREAGE

SPRINGS BLVD. (NOT PLATTED)
1477.11' TOTAL
(O.R.B. 12006, P. 311)

Limit of this Plat

Find P.R.M. # 2325
in poured conc.

Match Sheet 5 of 6 Sheets

SURVEY NOTES

- 1.) \square Indicates Permanent Reference Monument (Found) and is a square concrete monument with Brass disc.
- 2.) \odot Indicates Permanent Reference Monument (Found) and is a 6" dia. x 24" Concrete monument with Brass Disc stamped K.S. # 2325 or Brass Disc stamped K.S. # 2325 in poured concrete as noted.
- 3.) Survey Data in Field Book D104, Pages 3-49
- 4.) Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 & said Elevations are based on Benchmarks supplied by: City of Coral Springs Eng. Dept. at the N.W. corner -

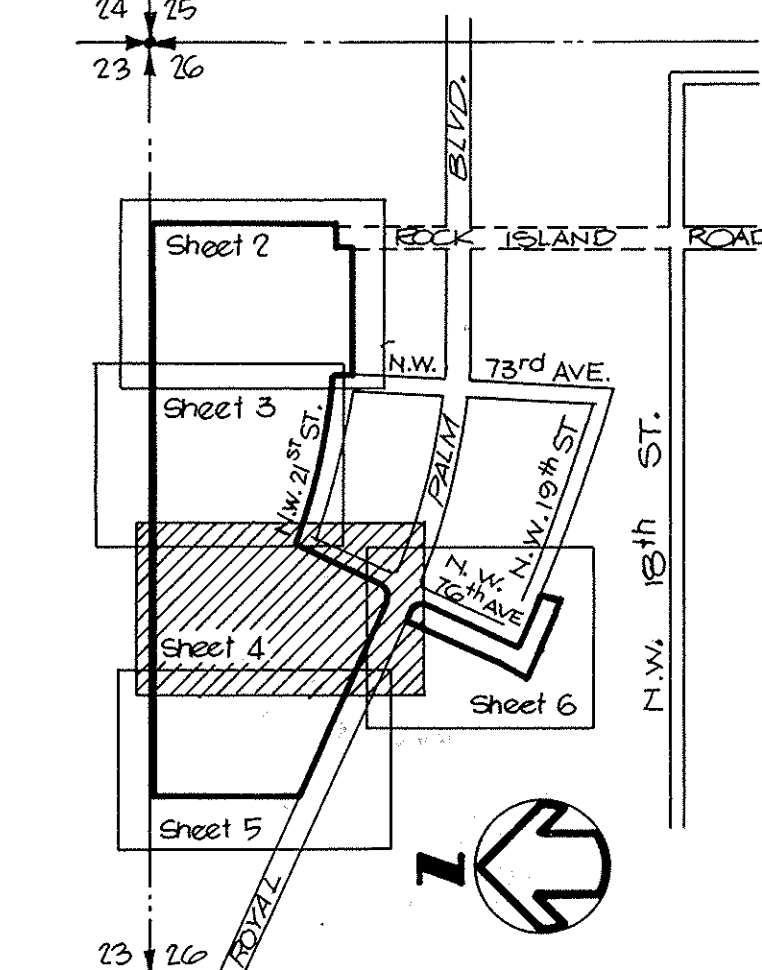
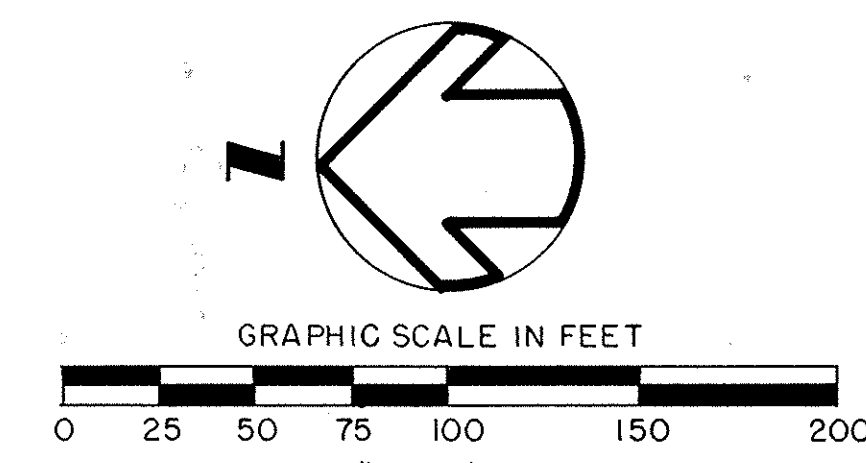
(Notes Cont.)

at Intersect. of Royal Palm Blvd. & Riverside Dr.

- 5.) Bearings & Coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, Transverse Mercator Projection, as per Misc. Plat Book 3, Page 44, Brow. Co. Records.
- 6.) \odot Indicates Permanent Control Point (P.C.P.) in brass survey cap.

- 7.) All corner lot radii are 25 feet, unless noted otherwise.
- 8.) Φ Indicates square feet. All areas are rounded off to the nearest foot.
- 9.) U.E. = Utility Easement
- 10.) D.E. = Drainage Easement

11.) $\text{---} \text{---} \text{---}$ Indicates Vehicular Non-Access Line.



LOCATION SKETCH

Benchmark - Elev. 13.41
R. R. Spike: 1.0' S.
of N. edge Pav't.

Additional
R/W Dedication - 316'

Find P.R.M. # 2325
in poured conc.

Find P.R.M. # 2325
in 6" dia. x 24" conc.

Find P.R.M. # 2325
in 6" dia. x 24" conc.

Find P.R.M. # 2325
in 6" dia. x 24" conc.

Find P.R.M. # 2325
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in 6" dia. x 24" conc.

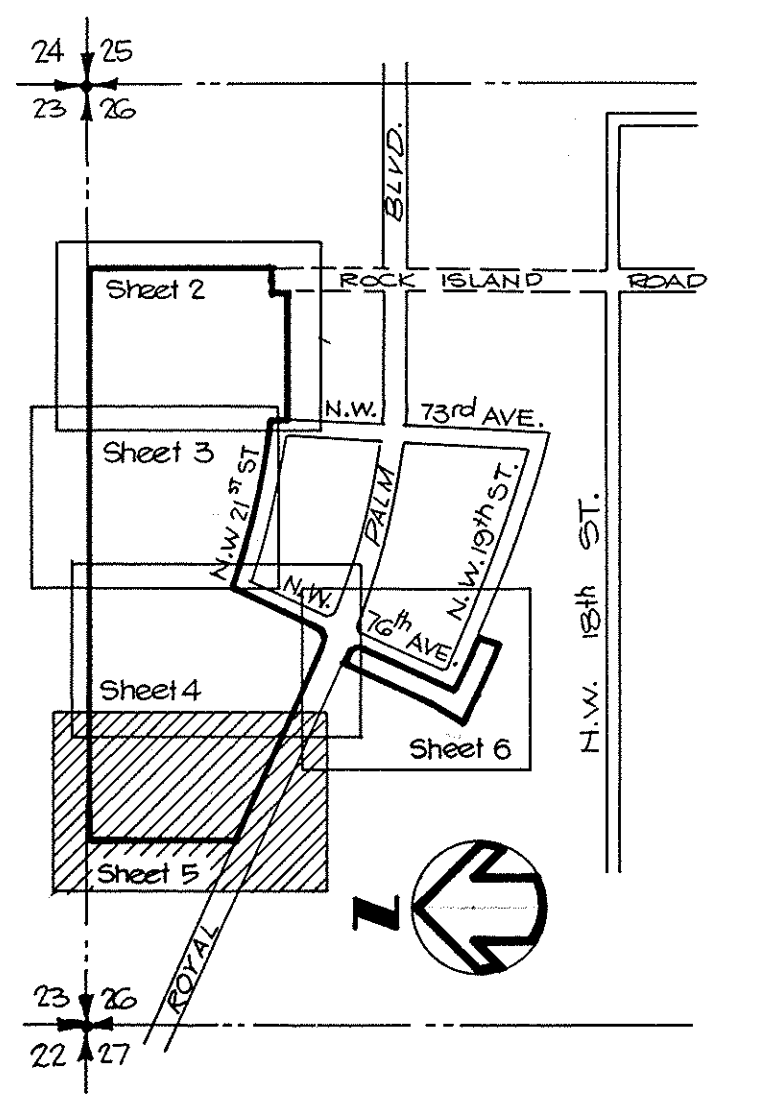
Find P.R.M. # 2325
in 6" dia. x 24" conc.

PREPARED BY
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SPRINGS GATEWAY

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AND A PORTION OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PREPARED BY
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
1115 NORTHEAST 4TH AVENUE
FORT LAUDERDALE, FLORIDA
(305) 763-3843



LOCATION SKETCH

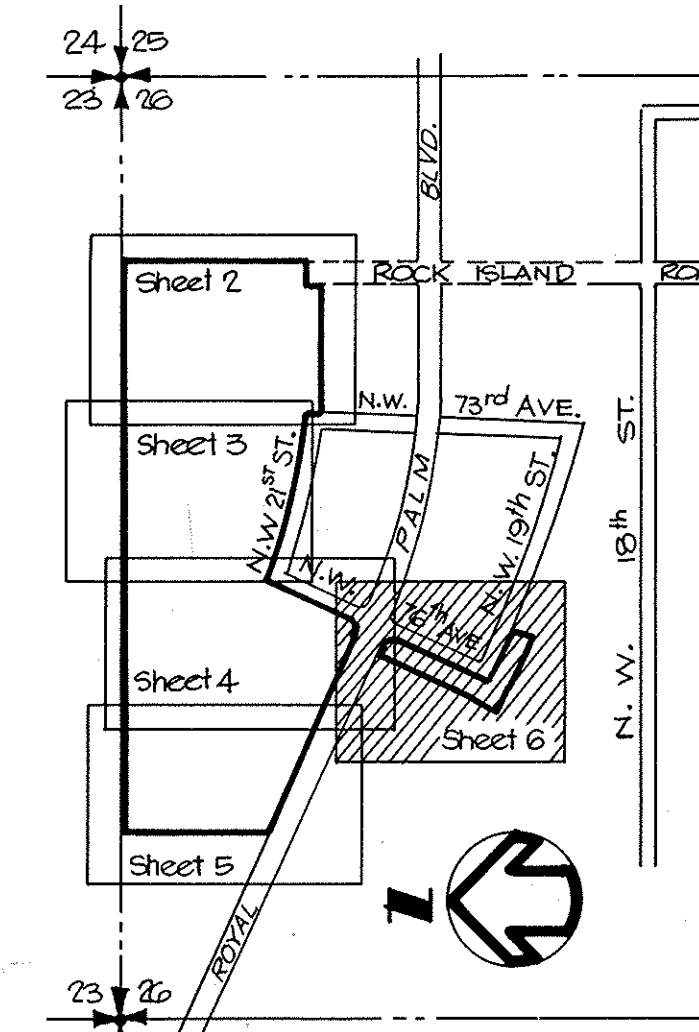
SURVEY NOTES

1. □ Indicates Permanent Reference Monument (Found) and is a square concrete monument with brass disc.
2. © Indicates Permanent Reference Monument (Fnd) and is a 6" Dia. x 24" Concrete Monument with brass disc stamped K.S. # 2325 or Brass Disc stamped K.S. # 2325 in poured concrete.
3. Survey Data in Field Book D104, Pages 3 - 49
4. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 and said elevations are based on benchmarks supplied by: City of Coral Springs Engineering Department at the N.W. Corner of intersection of Royal Palm Blvd & Riverside Dr.
5. Bearings and Coordinates shown here on are based on the Florida State Plane Coordinate System, East Zone, Transverse Mercator Projection, as per Misc. Plat Book 3, Page 44, Broward County Records.
6. * Indicates Permanent Control Point (R.C.P.), nail in brass disc.
7. All corner lot radii are 25 feet, unless noted otherwise.
8. φ Indicates square feet. All areas are rounded off to the nearest foot.
9. U.E. = Utility Easement
10. D.E. = Drainage Easement
11. ——— Indicates Vehicular Non-Access line.

SPRINGS GATEWAY

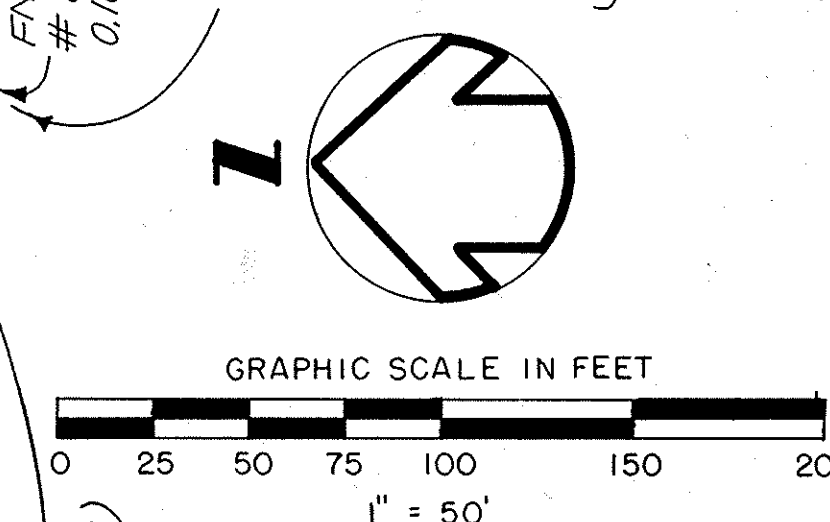
BEING A REPLAT OF A PORTION OF TRACTS 1, 2, & 3, GATEWAY MILE RESUBDIVISION (74-28)
AND A PORTION OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 41 EAST
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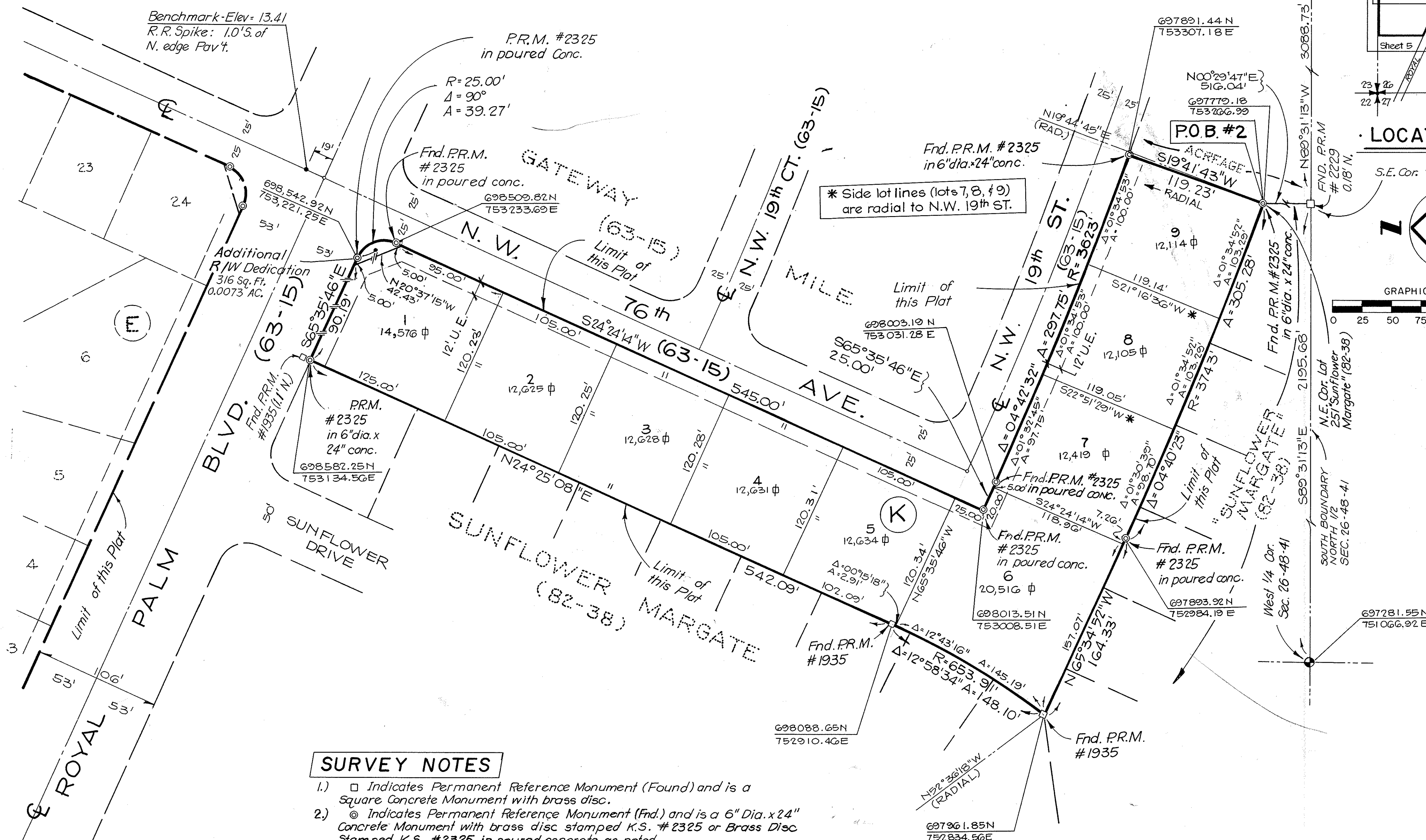


LOCATION SKETCH

S.E. Cor. "Sunflower Margate" (82-38)



Match Sheet 4 of 6 Sheets



SURVEY NOTES

- 1.) □ Indicates Permanent Reference Monument (Found) and is a Square Concrete Monument with brass disc.
- 2.) ⊙ Indicates Permanent Reference Monument (Fnd.) and is a 6" Dia. x 24" Concrete Monument with brass disc stamped K.S. #2325 or Brass Disc Stamped K.S. #2325 in poured concrete as noted.
- 3.) Survey Data in Field Book D104, pages 3 - 49.
- 4.) Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 and said elevations are based on benchmarks supplied by: City of Coral Springs Engineering Department, at the N.W. Corner of the intersection of Royal Palm Blvd. and Riverside Drive.
- 5.) Bearings and Coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone, Transverse Mercator Projection, as per Misc. Plat Book 3 Page 44, Brow. Co. Rec.
- 6.) • Indicates Permanent Control Point (R.C.P.), nail in Brass Survey Cap.
- 7.) All corner lot radii are 25 feet, unless shown otherwise.
- 8.) φ Indicates square feet. All areas are rounded off to the nearest foot.
- 9.) U.E. = Utility Easement
- 10.) D.E. = Drainage Easement
- 11.) ——— Indicates Vehicular Non-Access line.