

EXHIBIT C

LAND DESCRIPTION EASEMENT AREA SHERIDAN STATION CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

A portion of Parcel D SHERIDAN STATION PLAT, according to the Plat thereof as recorded in Plat Book 181, Pages 51 through 55, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Parcel D also being the Northwest corner of Parcel B of said SHERIDAN STATION PLAT;

THENCE North 88°29'58" East on the line common to said Parcels B and D, a distance of 216.00 feet;

THENCE South 01°30'02" East on said line common to Parcels B and D, A distance of 106.07 feet to the POINT OF BEGINNING;

THENCE North 88°29'58" East on a line 34.27 feet North of and parallel with said line common to Parcels B and D, a distance of 92.94 feet;

THENCE North 01°30'05" West, a distance of 19.28 feet;

THENCE North 88°29'29" East on a line 28.55 feet North of and parallel with said line common to Parcels B and D, a distance of 35.44 feet;

THENCE South 01°30'05" East, a distance of 5.37 feet;

THENCE North 88°29'29" East, on a line 23.18 feet North of and parallel with said line common to Parcels B and D, a distance of 34.11 feet;

THENCE North 01°30'05" West, a distance of 5.37 feet;

THENCE North 88°29'29" East on a line 28.55 feet North of and parallel with said line common to Parcels B and D, a distance of 54.03 feet to the intersection with said line common to Parcels B and D, said point being Reference Point "A";

THENCE on said line common to Parcels B and D the following five (5) courses and distances

1. South 01°28'28" East, a distance of 28.55 feet;

Prepared By:

CALVIN, GIORDANO AND ASSOCIATES, INC.

1800 Eller Drive, Suite 600

Fort Lauderdale, Florida 33316

January 14, 2015

Revised January 15, 2015

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EXHIBIT C

2. South 88°29'29" West, a distance of 118.89 feet;
3. South 01°30'05" East, a distance of 25.00 feet;
4. South 88°29'58" West, a distance of 97.62 feet;
5. North 01°30'02" West, a distance of 34.27 feet to the POINT OF BEGINNING;

Containing 6,647 square feet (0.1526 acres), more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE at said Reference Point "A";

THENCE North 01°28'28" West on said line common to Parcels B and D, a distance of 30.93 feet;

THENCE North 88°30'11" East on said line common to Parcels B and D, a distance of 56.27 feet to POINT OF BEGINNING Number 2;

THENCE North 01°28'28" West, a distance of 14.91 feet;

THENCE North 88°30'11" East on a line 14.91 feet North of and parallel with said line common to Parcels B and D , a distance of 25.86 feet to the Easterly boundary line of said Parcel D;

THENCE South 19°26'38" West on said Easterly boundary line to the Southeast corner of said Parcel D and the Northeast corner of said Parcel B, a distance of 15.96 feet;

THENCE South 88°30'11" West on said line common to Parcels B and D, a distance of 20.17 feet to POINT OF BEGINNING Number 2;

Containing 343 square feet (0.0079 acres), more or less.

Said lands lying in the City of Hollywood, Broward County, Florida, and containing a total combined area of 6,990 square feet (0.1605 acres) more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.

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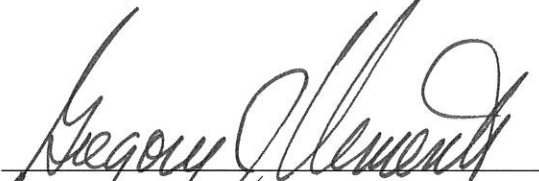
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2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.
3. Bearings shown hereon are based on the Easterly boundary line of Parcel D, SHERIDAN STATION PLAT as recorded in Plat Book 181, Pages 51 through 55, Broward County Records having a bearing of South 19°26'38" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

 Date: 1-15-2015
Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

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CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
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EAST LINE OF SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)
West R/W line Interstate 95

N88°30'11"E 25.86'
AREA = 343 Square Feet
(Acres: 0.01)
N01°28'28"W 14.91'

S19°26'38"W
-15.96'
S88°30'11"W
20.17'

INTERSTATE HIGHWAY I-95
(STATE ROAD 9)

P.O.B. #2

N88°30'11"E
56.27'

S01°28'28"E
28.55'

N01°28'28"W
30.93'

Reference POINT "A"

N88°29'29"E 54.03'

S01°30'05"E 5.37'

N88°29'29"E 34.11'

S01°30'05"E 5.37'

N88°29'29"E 35.44'

N01°30'05"W 19.28'

N88°29'58"E 92.94'

AREA = 6,647 Square Feet
(Acres: 0.15)

P.O.B.

S01°30'02"E
106.07'

N01°30'02"W
34.27'

COMMON LINE TO PARCELS "B" & "D"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)

P.O.C.
S.W. CORNER OF PARCEL "D"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)

WEST LINE OF SHERIDAN STATION PLAT
(P.B.181, PG.s 51 through 55, B.C.R.)
East R/W line C.S.X. RR

PARCEL "D"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)

PARCEL "B"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)

COMMON LINE TO
PARCELS "B" & "D"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51
through 55, B.C.R.)

EXHIBIT "C"

SCALE
1" = 60'

LEGEND:

LB LICENSED BUSINESS
BCR BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT

REVISED 1-15-2015

C.S.X. RAILROAD



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
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Certificate of Authorization 6791

SKETCH AND LEGAL DESCRIPTION
EASEMENT AREA
BROWARD COUNTY, FLORIDA

SCALE 1" = 60'	PROJECT No. 13-5958	SHEET 4
DATE 01-14-15	CAD FILE SEE LOT1	4