



McLAUGHLIN ENGINEERING COMPANY  
LB#285

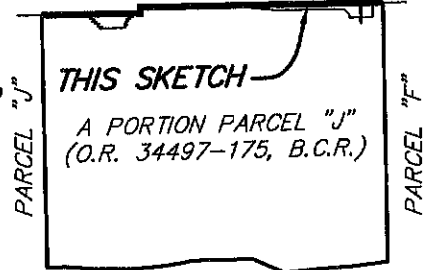
ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA  
33309 PHONE (954) 763-7611 \* FAX (954) 763-7615

SCALE 1" = 120'

EXHIBIT "B"

S.W. 42nd STREET

SKETCH AND DESCRIPTION  
LEGAL DESCRIPTION OF THE OLD NON-VEHICULAR  
ACCESS LINE, A PORTION OF THE NORTH LINE  
TRACT "J", PORT 95 COMMERCE PARK  
PAGE 1 OF 2 PAGES



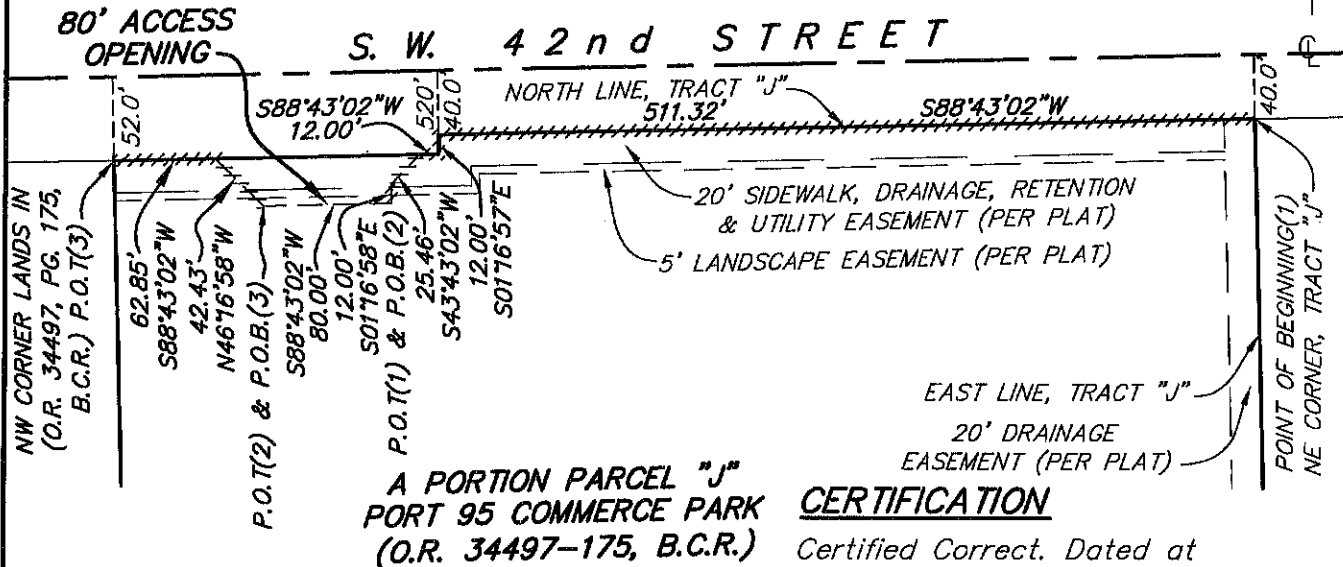
THIS SKETCH  
A PORTION PARCEL "J"  
(O.R. 34497-175, B.C.R.)  
DANIA CUTOFF CANAL  
SITE LAYOUT  
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of Parcel "J", PORT 95 COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida, more fully described on Sheet 2 of 2 Sheets.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida.

LEGEND:  
P.O.B. = POINT OF BEGINNING  
P.O.T. = POINT OF TERMINATION  
B.C.R. = BROWARD COUNTY RECORDS  
O.R. = OFFICIAL RECORDS BOOK



NOTES:

- 1) This sketch 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) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (144/2) and assume the North line of Parcel "J", as South 88°43'02" West.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 4th day of May, 2017.

McLAUGHLIN ENGINEERING COMPANY  
*J. M. McLaughlin Jr.*  
JAMES M. McLAUGHLIN JR.  
Registered Land Surveyor No. 4497  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. V-2170 \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

C: \JMMjr\2017\V2170(NVAL)



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

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1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA  
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**EXHIBIT "B"**

**SKETCH AND DESCRIPTION**  
**LEGAL DESCRIPTION OF THE OLD NON-VEHICULAR**  
**ACCESS LINE, A PORTION OF THE NORTH LINE**  
**TRACT "J", PORT 95 COMMERCE PARK**  
**PAGE 2 OF 2 PAGES**

**LEGAL DESCRIPTION:**

*A portion of the North Line and near the North line of Parcel "J", PORT 95 COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida, more fully described as follows:*

*Beginning (1) of a Non-Vehicular Access Line at the Northeast corner of said Parcel "J"; thence South 88°43'02" West, a distance of 511.32 feet; thence South 01°16'57" East, on said North line, a distance of 12.00 feet; thence South 88°43'02" West, on said North line, a distance of 12.00 feet; thence South 43°43'02" West, a distance of 25.46 feet; thence South 01°16'58" East, a distance of 12.00 feet to the Point of Termination (1) of said Non-Vehicular Access Line and to the Point of Beginning (2) of a 80 foot Access Opening; thence South 88°43'02" West, a distance of 80.00 feet to the Point of Termination (2) of said 80 foot Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence North 46°16'58" West, a distance of 42.43 feet; thence South 88°43'02" West, on the North line of said Parcel "J", a distance of 62.85 to the Northwest corner of the lands described in Official records Book 34497, Page 175, of the public records of Broward County, Florida and to the Point of Termination (3) of the herein described centerline.*

*Said lands situate, lying and being in the City of Hollywood, Broward County, Florida.*

**CERTIFICATION**

*Certified Correct. Dated at Fort Lauderdale, Florida this 4th day of May, 2017.*

**NOTES:**

- 1) This sketch 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) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (144/2) and assume the North line of Parcel "J", as South 88°43'02" West.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.  
Registered Land Surveyor No. 4497  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-2170

CHECKED BY: \_\_\_\_\_

REF. DWG. 13-3-055

C: \JMMjr\2017\V2170(NVAL)