

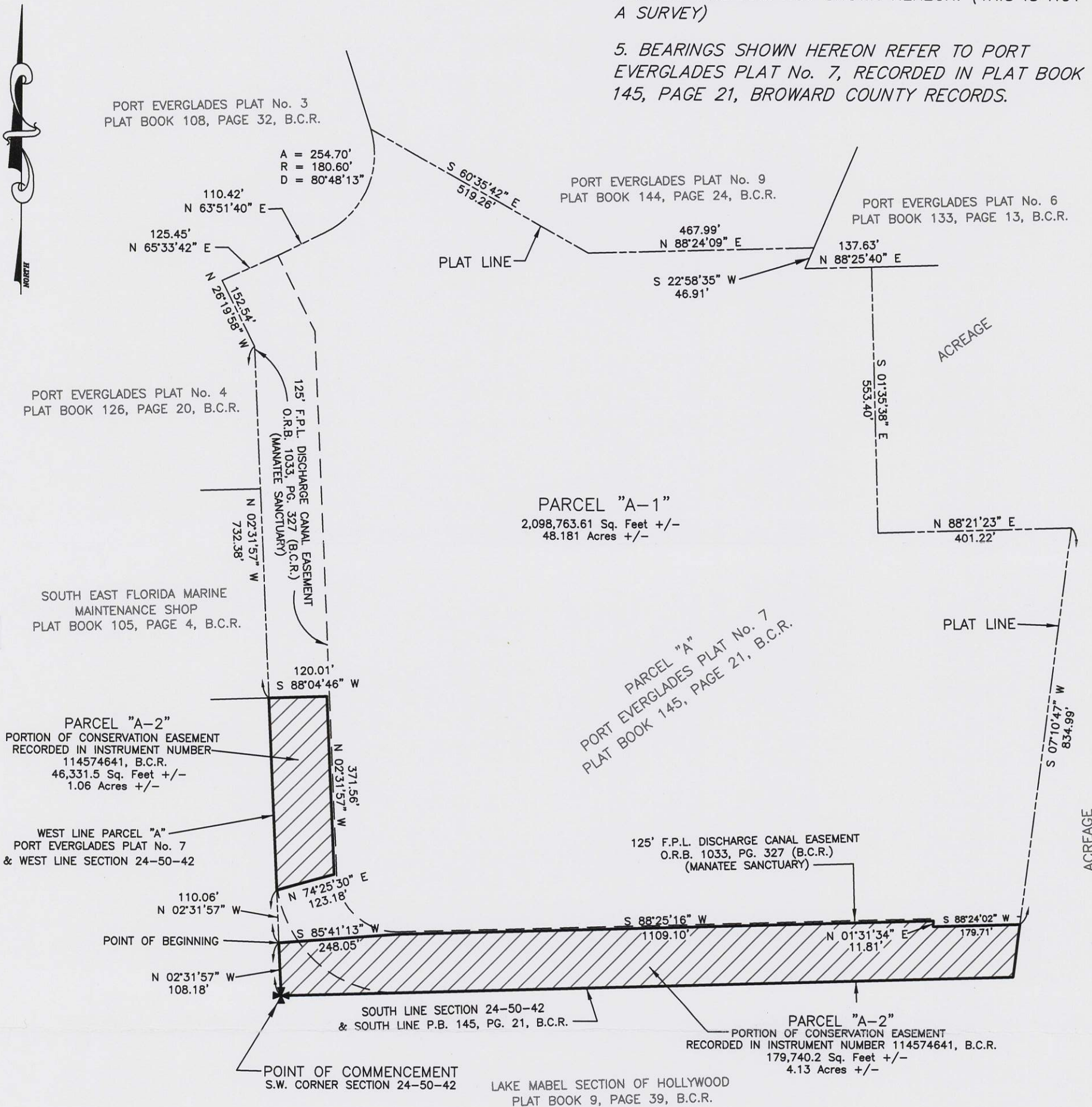
EXHIBIT 'A - PLAT 7'

LEGEND:

P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
Sq. Feet - SQUARE FEET
+/- - MORE OR LESS
O.R.B. - OFFICIAL RECORDS BOOK
F.P.L. - FLORIDA POWER & LIGHT COMPANY
A - ARC LENGTH
R - RADIUS
D - CENTRAL ANGLE

NOTES:

1. THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHT-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
4. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. (THIS IS NOT A SURVEY)
5. BEARINGS SHOWN HEREON REFER TO PORT EVERGLADES PLAT No. 7, RECORDED IN PLAT BOOK 145, PAGE 21, BROWARD COUNTY RECORDS.



CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MATTHEW T. BRANSFIELD
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. 5581 STATE OF FLORIDA
ADDRESS: 1850 ELLER DRIVE, FORT LAUDERDALE, FLORIDA 33316

DATE: 10-6-17

BROWARD COUNTY
FLORIDA

PORT EVERGLADES DEPARTMENT
Hollywood/Ft. Lauderdale/Dania

PROJECT: SKETCH AND DESCRIPTION
PARCELS "A-1" AND "A-2"
WITHIN PORT EVERGLADES PLAT NO 7
PLAT BOOK 145, PAGE 21, BROWARD COUNTY, FLORIDA

DESIGNED:	DRAWN:	CHECKED:	DRAWING No:
DATE	SCALE:	CADD FILE:	SHEET: OF:
10/05/17	1"=300'	PLAT 7 AREA SKETCH.dwg	1 2

EXHIBIT 'A - PLAT 7'

G:\Port\SEAENGCON\Mat\Land Projects R2\ARCHIVE DRAWINGS\CONSERVATION EASEMENT\dwg\PLAT 7 AREA SKETCH.dwg

LEGAL DESCRIPTION PARCELS "A-1" AND "A-2":

PARCEL "A-1"

A PORTION OF PARCEL "A", PORT EVERGLADES PLAT No. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN A PORTION OF SECTIONS 23 AND 24, ALL IN TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 02°31'57"WEST ALONG THE WEST LINE OF SAID SECTION 24 AND BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A", PORT EVERGLADES PLAT No. 7, A DISTANCE OF 108.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°31'57"WEST, ALONG THE SAID WEST LINE OF PARCEL "A", A DISTANCE OF 110.06 FEET; THE FOLLOWING THREE COURSES AND DISTANCES ARE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF A CONSERVATION EASEMENT DESCRIBED IN EXHIBIT "A", RECORDED IN INSTRUMENT NUMBER 114574641, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

1. THENCE NORTH 74°25'30"EAST, A DISTANCE OF 123.18 FEET;
2. THENCE NORTH 02°31'57"WEST, A DISTANCE OF 371.56 FEET;
3. THENCE SOUTH 88°04'46"WEST, A DISTANCE OF 120.01 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THE FOLLOWING TWELVE COURSES AND DISTANCES ARE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID PARCEL "A", PORT EVERGLADES PLAT No. 7;
1. THENCE NORTH 02°31'57"WEST, A DISTANCE OF 732.38;
2. THENCE NORTH 26°19'58"WEST, A DISTANCE OF 152.54 FEET;
3. THENCE NORTH 65°33'42"EAST, A DISTANCE OF 125.45 FEET;
4. THENCE NORTH 63°51'40"EAST, A DISTANCE OF 110.42 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;
5. THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 180.60 FEET, A CENTRAL ANGLE OF 80°48'13"AND AN ARC DISTANCE OF 254.70 FEET;
6. THENCE SOUTH 60°35'42"EAST, ALONG A NON-TANGENT LINE, A DISTANCE OF 519.26 FEET;
7. THENCE NORTH 88°24'09"EAST, A DISTANCE OF 467.99 FEET;
8. THENCE SOUTH 22°58'35"WEST, A DISTANCE OF 46.91 FEET;
9. THENCE NORTH 88°25'40"EAST, A DISTANCE OF 137.63 FEET;
10. THENCE SOUTH 01°35'38"EAST, A DISTANCE OF 553.40 FEET;
11. THENCE NORTH 88°21'23"EAST, A DISTANCE OF 401.22 FEET;
12. THENCE SOUTH 07°10'47"WEST, A DISTANCE OF 834.99 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID CONSERVATION EASEMENT, THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE NORTHERLY BOUNDARY OF SAID CONSERVATION EASEMENT;
1. THENCE SOUTH 88°24'02"WEST, A DISTANCE OF 179.71 FEET;
2. THENCE NORTH 01°31'34"EAST, A DISTANCE OF 11.81 FEET;
3. THENCE SOUTH 88°25'16"WEST, A DISTANCE OF 1109.10 FEET;
4. THENCE SOUTH 85°41'13"WEST, A DISTANCE OF 248.05 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 48.181 ACRES (2,098,763.61 SQUARE FEET) MORE OR LESS.

PARCEL "A-2"

ALL OF PARCEL "A", PORT EVERGLADES PLAT No. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 02°31'57"WEST ALONG THE WEST LINE OF SAID SECTION 24 AND BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A", PORT EVERGLADES PLAT No. 7, A DISTANCE OF 108.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°31'57"WEST, ALONG THE SAID WEST LINE OF PARCEL "A", A DISTANCE OF 110.06 FEET; THE FOLLOWING THREE COURSES AND DISTANCES ARE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF A CONSERVATION EASEMENT DESCRIBED IN EXHIBIT "A", RECORDED IN INSTRUMENT NUMBER 114574641, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

1. THENCE NORTH 74°25'30"EAST, A DISTANCE OF 123.18 FEET;
2. THENCE NORTH 02°31'57"WEST, A DISTANCE OF 371.56 FEET;
3. THENCE SOUTH 88°04'46"WEST, A DISTANCE OF 120.01 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A"; THE FOLLOWING TWELVE COURSES AND DISTANCES ARE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID PARCEL "A", PORT EVERGLADES PLAT No. 7;
1. THENCE NORTH 02°31'57"WEST, A DISTANCE OF 732.38;
2. THENCE NORTH 26°19'58"WEST, A DISTANCE OF 152.54 FEET;
3. THENCE NORTH 65°33'42"EAST, A DISTANCE OF 125.45 FEET;
4. THENCE NORTH 63°51'40"EAST, A DISTANCE OF 110.42 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT;
5. THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 180.60 FEET, A CENTRAL ANGLE OF 80°48'13"AND AN ARC DISTANCE OF 254.70 FEET;
6. THENCE SOUTH 60°35'42"EAST, ALONG A NON-TANGENT LINE, A DISTANCE OF 519.26 FEET;
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2. THENCE NORTH 01°31'34"EAST, A DISTANCE OF 11.81 FEET;
3. THENCE SOUTH 88°25'16"WEST, A DISTANCE OF 1109.10 FEET;
4. THENCE SOUTH 85°41'13"WEST, A DISTANCE OF 248.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "A-2" SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 5.19 ACRES (226,071.7 SQUARE FEET) MORE OR LESS.

NOTES:

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2. THIS SKETCH AND DESCRIPTION IS "NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHT-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
4. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. (THIS IS NOT A SURVEY)
5. BEARINGS SHOWN HEREON REFER TO PORT EVERGLADES PLAT No. 7, RECORDED IN PLAT BOOK 145, PAGE 21, BROWARD COUNTY RECORDS.

BROWARD COUNTY FLORIDA		PORT EVERGLADES DEPARTMENT Hollywood/Ft.Lauderdale/Dania	
PROJECT: SKETCH AND DESCRIPTION PARCELS "A-1" AND "A-2" WITHIN PORT EVERGLADES PLAT NO. 7 PLAT BOOK 145, PAGE 21, BROWARD COUNTY, FLORIDA			
DESIGNED:	DRAWN:	CHECKED:	DRAWING No:
DATE 10/05/17	SCALE: N/A	CHDD FILE: PLAT 7 AREA SKETCH.dwg	SHEET: 2 OF: 2