



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 "C"

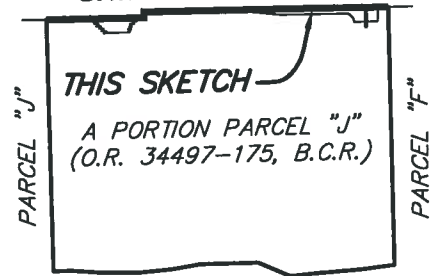
SKETCH AND DESCRIPTION
LEGAL DESCRIPTION OF NEW NON-VEHICULAR
ACCESS LINE, ALONG THE NORTH LINE
TRACT "J", PORT 95 COMMERCE PARK
PAGE 1 OF 2 PAGES

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.

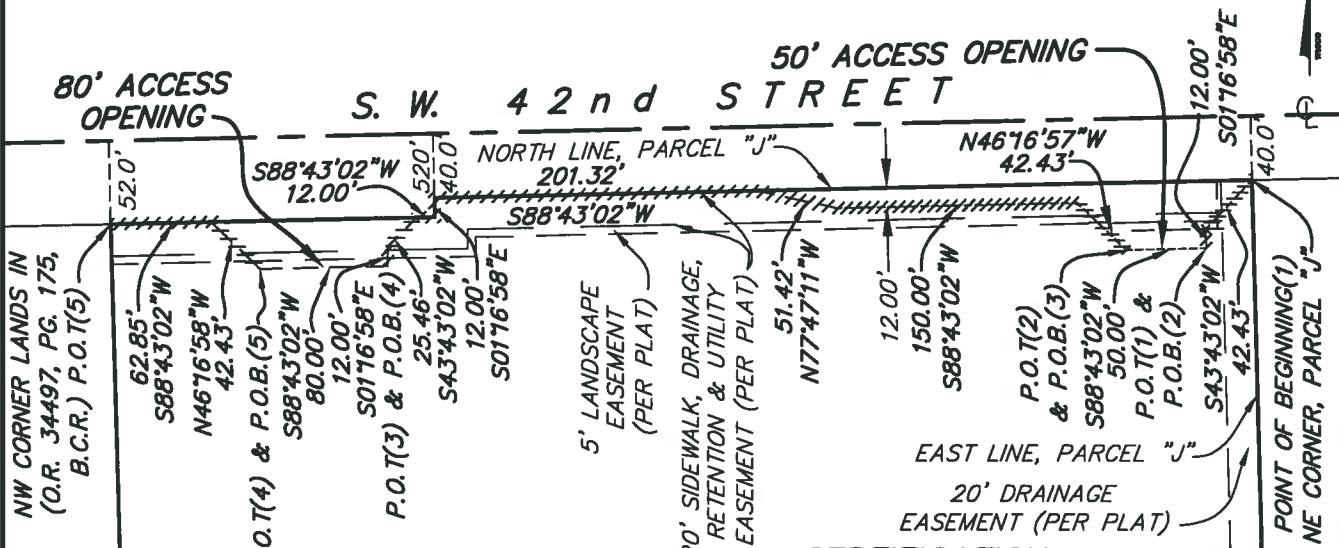
S.W. 42nd STREET



DANIA CUTOFF CANAL
SITE LAYOUT
NOT TO SCALE

LEGEND:

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



A PORTION PARCEL "J"
PORT 95 COMMERCE PARK
(O.R. 34497-175, B.C.R.)

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 7th day of June, 2018.

McLAUGHLIN ENGINEERING COMPANY

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

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.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-2170

CHECKED BY: _____

2017/2170



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SCALE 1" = 120'

EXHIBIT "C"

SKETCH AND DESCRIPTION
LEGAL DESCRIPTION OF NEW NON-VEHICULAR
ACCESS LINE, ALONG 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 43°43'02" West, a distance of 42.43 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 50 foot Access Opening; thence South 88°43'02" West, a distance of 50.00 feet to the Point of Termination (2) of said 50 foot Access Opening and to the Point of Beginning (3) of a Non-Vehicular Access Line; thence North 46°16'57" West, a distance of 42.43 feet; thence South 88°43'02" West, on a line 12.00 feet South of and parallel with the North line of said Parcel "J", a distance of 150.00 feet; thence North 77°47'11" West, a distance of 51.42 feet; thence South 88°43'02" West, on the said North line of Parcel "J", a distance of 201.32 feet; thence South 01°16'58" East, a distance of 12.00 feet; thence South 88°43'02" West, 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 (3) of said Non-Vehicular Access Line and to the Point of Beginning (4) of a 80 foot Access Opening; thence South 88°43'02" West, a distance of 80.00 feet to the Point of Termination (4) of said 80 foot Access Opening and to the Point of Beginning (5) 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 feet 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 (5) of the herein described line.

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

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 7th day of June, 2018.

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: _____

C: \JMMjr\2017\V2170(NVAL)