

EXHIBIT 'A - PLAT II'

NOTES:

LEGEND:

P.B. - PLAT BOOK

PG. - PAGE

B.C.R. - BROWARD COUNTY RECORDS

Sq. Feet – SQUARE FEET

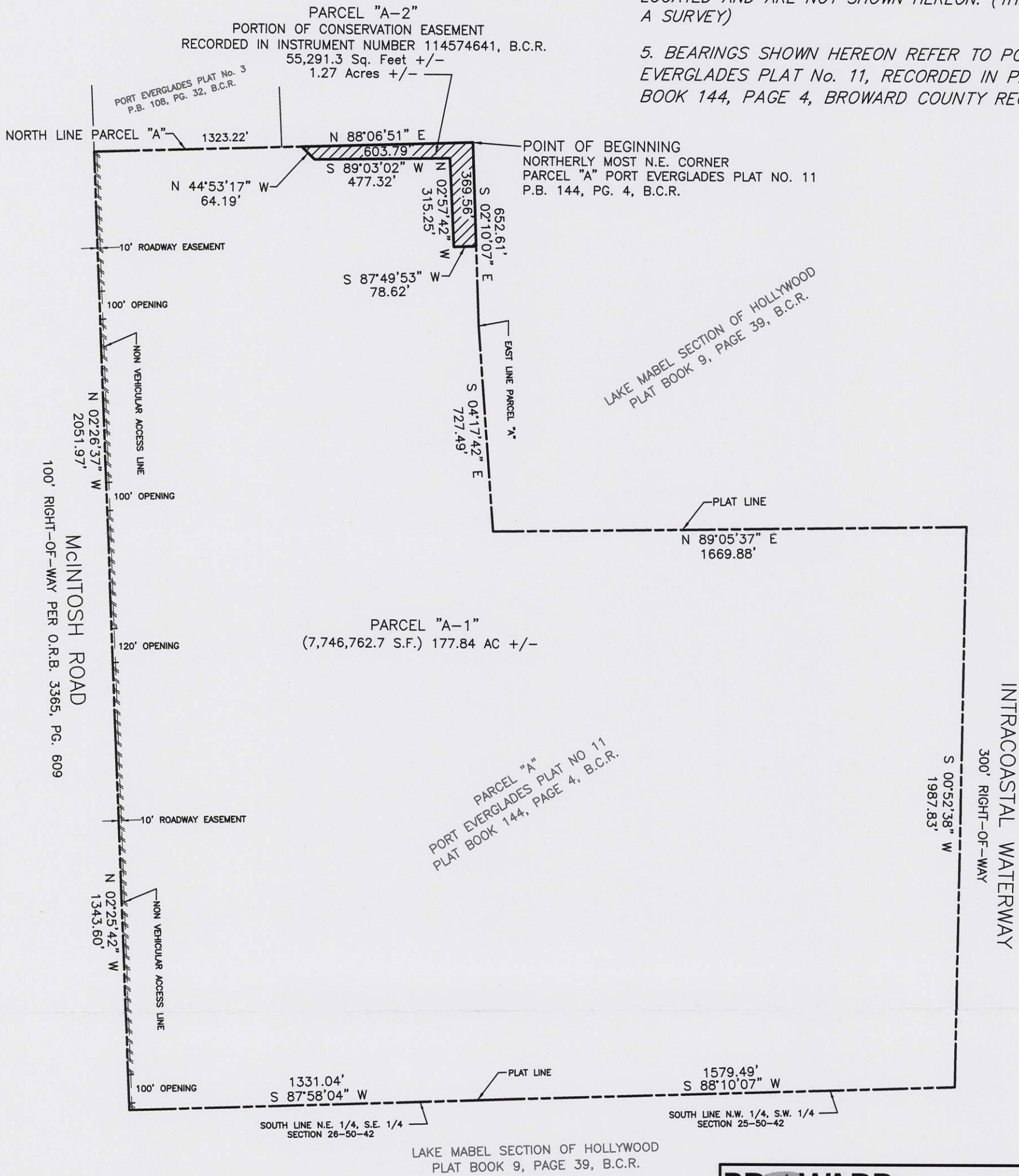
\pm - MORE OR LESS

S.F. - SQUARE FEET

AC - ACRES

O.R.B. - OFFICIAL RECORDS BOOK

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. 11, RECORDED IN PLAT BOOK 144, PAGE 4, 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


 BROWARD COUNTY F L O R I D A		PORT EVERGLADES DEPARTMENT Hollywood/Ft.Lauderdale/Dania
PROJECT:	SKETCH AND DESCRIPTION PARCELS "A-1" AND "A-2" WITHIN PORT EVERGLADES PLAT NO 11 PLAT BOOK 144, PAGE 4, BROWARD COUNTY, FLORIDA	
DESIGNED:	DRAWN:	CHECKED:
DATE	SCALE:	CADD FILE:
10/03/17	1"=500'	PLAT 11 AREA SKETCH.dwg
		DRAWING No:
		OF:
		1 2

EXHIBIT 'A - PLAT II'

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

PARCEL "A-1"
ALL OF PARCEL "A" PORT EVERGLADES PLAT NO 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHERLY MOST NORTHEAST CORNER OF SAID PARCEL "A", PORT EVERGLADES PLAT NO 11; THENCE SOUTH 02°10'07"EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 369.56 FEET; THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY LINE OF A CONSERVATION EASEMENT DESCRIBED IN EXHIBIT "A", RECORDED IN INSTRUMENT NUMBER 114574641, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
1. THENCE SOUTH 87°49'53"WEST, A DISTANCE OF 78.62 FEET;
2. THENCE NORTH 02°57'42"WEST, A DISTANCE OF 315.25 FEET;
3. THENCE SOUTH 89°03'02"WEST, A DISTANCE OF 477.32 FEET;
4. THENCE NORTH 44°53'17"WEST, A DISTANCE OF 64.19 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88°06'51"EAST ALONG SAID NORTH LINE OF PARCEL "A", A DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "A-1" SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 177.84 ACRES (7,746,762.7 SQUARE FEET) MORE OF LESS.

PARCEL "A-2"
A PORTION OF PARCEL "A", PORT EVERGLADES PLAT NO 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST NORTHEAST CORNER OF SAID PARCEL "A", PORT EVERGLADES PLAT NO 11; THENCE SOUTH 02°10'07"EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 369.56 FEET; THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY LINE OF A CONSERVATION EASEMENT DESCRIBED IN EXHIBIT "A", RECORDED IN INSTRUMENT NUMBER 114574641, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
1. THENCE SOUTH 87°49'53"WEST, A DISTANCE OF 78.62 FEET;
2. THENCE NORTH 02°57'42"WEST, A DISTANCE OF 315.25 FEET;
3. THENCE SOUTH 89°03'02"WEST, A DISTANCE OF 477.32 FEET;
4. THENCE NORTH 44°53'17"WEST, A DISTANCE OF 64.19 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88°06'51"EAST ALONG SAID NORTH LINE OF PARCEL "A", A DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 1.27 ACRES (55,291.3 SQUARE FEET) MORE OR LESS.

NOTES:

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- 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. 11, RECORDED IN PLAT BOOK 144, PAGE 4, 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 11 PLAT BOOK 144, PAGE 4, BROWARD COUNTY, FLORIDA			
DESIGNED:	DRAWN:	CHECKED:	DRAWING No:
DATE 10/03/17	SCALE: N/A	CADD FILE: PLAT 11 AREA SKETCH.dwg	SHEET: 2 OF: 2