

# EXHIBIT 'A - PLAT 12'

## NOTES:

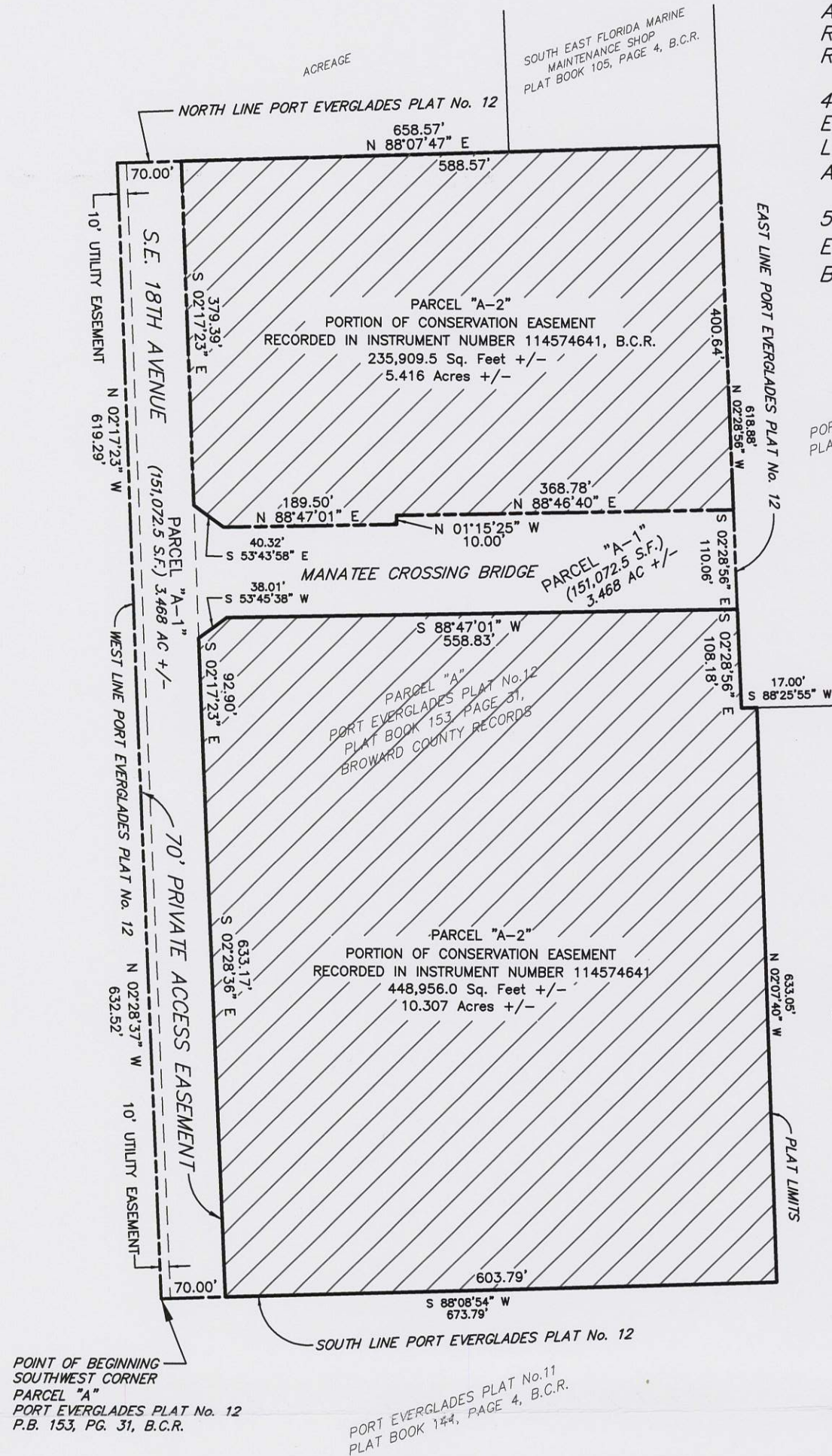
1. THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHT-OF-WAY, 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. 12, RECORDED IN PLAT BOOK 153, PAGE 31, BROWARD COUNTY RECORDS.

PORT EVERGLADES PLAT No. 7  
PLAT BOOK 145, PAGE 21, B.C.R.

LAKE MABLE SECTION OF HOLLYWOOD  
PLAT BOOK 9, PAGE 39, B.C.R.

## LEGEND:

P.B. - PLAT BOOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY RECORDS  
Sq. Feet - SQUARE FEET  
+/- - MORE OR LESS  
S.F. - SQUARE FEET  
AC - ACRES



## 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. 5381- STATE OF FLORIDA  
ADDRESS: 1850 ELLER DRIVE, FORT LAUDERDALE, FLORIDA 33316

DATE: 10-6-17

<b>BROWARD COUNTY</b> PORT EVERGLADES DEPARTMENT Hollywood/Ft. Lauderdale/Dania			
PROJECT: SKETCH AND DESCRIPTION PARCELS "A-1" AND "A-2" WITHIN PORT EVERGLADES PLAT NO 12 PLAT BOOK 153, PAGE 31, BROWARD COUNTY, FLORIDA			
DESIGNED:	DRAWN:	CHECKED:	DRAWING No:
DATE: 10/03/17	SCALE: 1"=200'	CADD FILE: PLAT 12 AREA SKETCH.dwg	SHEET: 1 OF: 2

# EXHIBIT 'A - PLAT 12'



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

PARCEL "A-1"

A PORTION OF PARCEL "A", PORT EVERGLADES PLAT No. 12, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN A PORTION OF SECTIONS 23 AND 26, ALL IN TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", PORT EVERGLADES PLAT No. 12; THENCE NORTH 02°28'37" WEST, ALONG THE WEST LINE OF SAID PORT EVERGLADES PLAT No. 12, A DISTANCE OF 632.52 FEET; THENCE CONTINUE ALONG THE WEST LINE OF SAID PORT EVERGLADES PLAT No. 12, NORTH 02°17'23" WEST, A DISTANCE OF 619.29 FEET TO THE NORTHWEST CORNER OF SAID PORT EVERGLADES PLAT No. 12; THENCE NORTH 88°07'47"EAST ALONG THE NORTH LINE OF SAID PORT EVERGLADES PLAT No. 12, A DISTANCE OF 70.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 70.00 FOOT PRIVATE ACCESS EASEMENT AS SHOWN ON SAID PORT EVERGLADES PLAT No. 12 AND BEING THE POINT OF INTERSECTION OF THE WEST LINE OF A CONSERVATION EASEMENT DESCRIBED IN EXHIBIT "A", RECORDED IN INSTRUMENT NUMBER 114574641, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°17'23" EAST ALONG SAID EAST LINE OF 70.00 FOOT PRIVATE ACCESS EASEMENT AND ALONG WEST LINE OF SAID CONSERVATION EASEMENT, A DISTANCE OF 379.39 FEET; THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY OF SAID CONSERVATION EASEMENT; THENCE SOUTH 53°43'58" EAST, A DISTANCE OF 40.32 FEET; THENCE NORTH 88°47'01" EAST, A DISTANCE OF 189.50 FEET; THENCE NORTH 01°15'25" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°46'40"EAST, A DISTANCE OF 368.78 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", PORT EVERGLADES PLAT No. 12; THENCE SOUTH 02°28'56"EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 110.06 FEET; THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID CONSERVATION EASEMENT; THENCE SOUTH 88°47'01" WEST, A DISTANCE OF 558.83 FEET; THENCE SOUTH 53°45'38" WEST, A DISTANCE OF 38.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID 70.00 FOOT PRIVATE ACCESS EASEMENT; THENCE SOUTH 02°17'23" EAST, ALONG THE SAID WEST LINE OF 70.00 FOOT PRIVATE ACCESS EASEMENT, A DISTANCE OF 92.90 FEET; THENCE SOUTH 02°28'36" EAST AND CONTINUING ALONG SAID EAST LINE OF 70.00 FOOT PRIVATE ACCESS EASEMENT, A DISTANCE OF 633.17 FEET, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PORT EVERGLADES PLAT No. 12; THENCE SOUTH 88°08'54" WEST, ALONG THE SAID SOUTH LINE OF PORT EVERGLADES PLAT No. 12, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 3.468 ACRES (151,072.5 SQUARE FEET) MORE OR LESS.

PARCEL "A-2"

ALL OF PARCEL "A", PORT EVERGLADES PLAT No. 12, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", PORT EVERGLADES PLAT No. 12; THENCE NORTH 02°28'37" WEST, ALONG THE WEST LINE OF SAID PORT EVERGLADES PLAT No. 12, A DISTANCE OF 632.52 FEET; THENCE CONTINUE ALONG THE WEST LINE OF SAID PORT EVERGLADES PLAT No. 12, NORTH 02°17'23" WEST, A DISTANCE OF 619.29 FEET TO THE NORTHWEST CORNER OF SAID PORT EVERGLADES PLAT No. 12; THENCE NORTH 88°07'47"EAST ALONG THE NORTH LINE OF SAID PORT EVERGLADES PLAT No. 12, A DISTANCE OF 70.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A 70.00 FOOT PRIVATE ACCESS EASEMENT AS SHOWN ON SAID PORT EVERGLADES PLAT No. 12 AND BEING THE POINT OF INTERSECTION OF THE WEST LINE OF A CONSERVATION EASEMENT DESCRIBED IN EXHIBIT "A", RECORDED IN INSTRUMENT NUMBER 114574641, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°17'23" EAST ALONG SAID EAST LINE OF 70.00 FOOT PRIVATE ACCESS EASEMENT AND ALONG WEST LINE OF SAID CONSERVATION EASEMENT, A DISTANCE OF 379.39 FEET; THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY OF SAID CONSERVATION EASEMENT; THENCE SOUTH 53°43'58" EAST, A DISTANCE OF 40.32 FEET; THENCE NORTH 88°47'01" EAST, A DISTANCE OF 189.50 FEET; THENCE NORTH 01°15'25" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°46'40"EAST, A DISTANCE OF 368.78 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", PORT EVERGLADES PLAT No. 12; THENCE SOUTH 02°28'56"EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 110.06 FEET; THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID CONSERVATION EASEMENT; THENCE SOUTH 88°47'01" WEST, A DISTANCE OF 558.83 FEET; THENCE SOUTH 53°45'38" WEST, A DISTANCE OF 38.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID 70.00 FOOT PRIVATE ACCESS EASEMENT; THENCE SOUTH 02°17'23" EAST, ALONG THE SAID WEST LINE OF 70.00 FOOT PRIVATE ACCESS EASEMENT, A DISTANCE OF 92.90 FEET; THENCE SOUTH 02°28'36" EAST AND CONTINUING ALONG SAID EAST LINE OF 70.00 FOOT PRIVATE ACCESS EASEMENT, A DISTANCE OF 633.17 FEET, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PORT EVERGLADES PLAT No. 12; THENCE SOUTH 88°08'54" WEST, ALONG THE SAID SOUTH LINE OF PORT EVERGLADES PLAT No. 12, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "A-2" SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 15.722 ACRES (684,865.5 SQUARE FEET) MORE OR LESS.

NOTES:

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<b>BROWARD COUNTY</b> FLORIDA		PORT EVERGLADES DEPARTMENT Hollywood/Ft.Lauderdale/Dania	
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DATE 10/03/17	SCALE: N/A	CADD FILE: PLAT 12 AREA SKETCH.dwg	SHEET: 2 OF: 2