

## EXHIBIT '1' EXISTING NON-VEHICULAR ACCESS LINE



## SKETCH &amp; LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHERLY AND WESTERLY BOUNDARIES OF PARCEL A, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 84 (MARINA MILE BOULEVARD) AND THE EASTERLY RIGHT-OF-WAY LINE OF MARINA ROAD "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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL A, LYING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 84 (MARINA MILE BOULEVARD), BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 08°38'26" WEST; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY OF PARCEL A AND SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5829.53 FEET, A CENTRAL ANGLE OF 01°08'24", FOR AN ARC DISTANCE OF 116.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°29'59" WEST 160.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A, BEING THE BEGINNING OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 51°23'22" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY OF PARCEL A, AND SAID EASTERLY RIGHT-OF-WAY LINE OF MARINA ROAD AS SHOWN ON SAID PLAT, BEING THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 123.00 FEET, A CENTRAL ANGLE OF 66°16'16", FOR AN ARC DISTANCE OF 142.27 FEET TO THE POINT OF TERMINATION.

SAID LANDS SITUATE, LYING & BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 63861A

DATE: 12/21/17


EXISTING NON-VEHICULAR ACCESS LINE

HOLLYWOOD, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

  
☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR & MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR & MAPPER LS6136

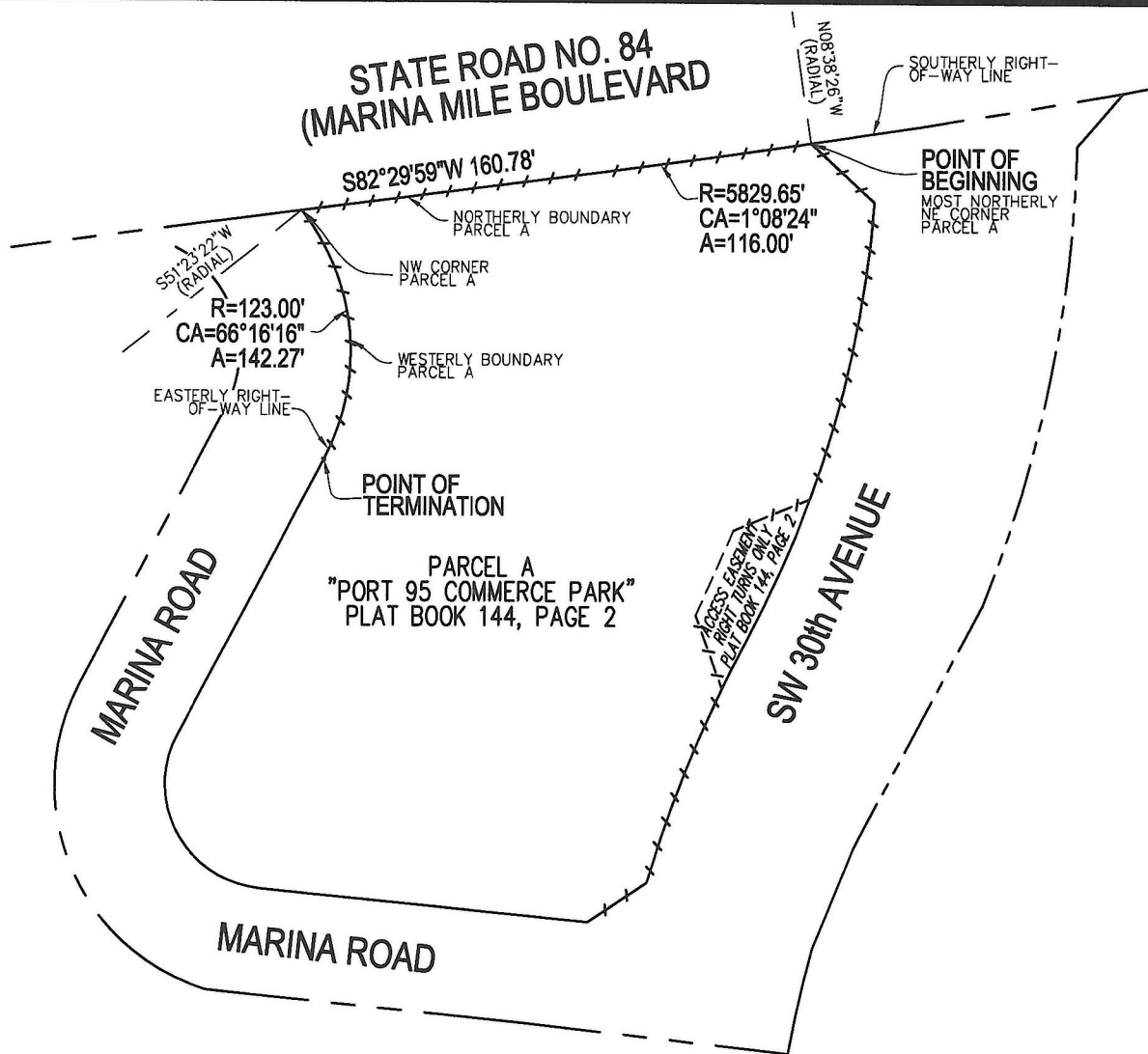


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**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL A, BEING  $N82^{\circ}29'59''E$ .
- 2) THIS IS NOT A SKETCH OF SURVEY & DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

**FILE: THOMAS ENGINEERING GROUP**

**SCALE: 1"=100'**

**DRAWN: L.S.**

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**SHEET 2 OF 2**

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**LEGEND:**

R RADIUS  
CA CENTRAL ANGLE  
A ARC LENGTH