

## 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

SCAL	LE 1"	= 120'		EXHIBIT	<i>"B"</i>	S.W. 42nd STREE	:7
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A po acco Book Cour	ortion o ording t k 144, l	o the pla Page 2,	at th <mark>ere</mark> of, a. of the public	5 COMMERCE I s recorded in records of Bi ibed on Sheet	Plat coward	DANIA CUTOFF CA SITE LAYOUT NOT TO SCAL	
Holly		Broward C	County, Florid	P. 0£ P. 0. B. C. . 0. R.	END: 3. = POINT OF BI T. = POINT OF T R. = BROWARD O = OFFICIAL REC	TERMINATION COUNTY RECORDS ORDS BOOK	Doyu
	PENING			2 n d S			70 E
NW CORNER LANDS IN (O.R. 34497, PG. 175, B.C.R.) P.O.T(3)	62.85' 52.0' \$88*43'02"W	M 86 97 84 (2) T.O. 7 & P.O. 8 (3) W. 20'E + 888 (2) P.O. 9 (2) P.	SOTIG 58"E SOTIG 58"E SA5.43"W SA3'43"OZ"W SA3'43"OZ"W SOTIG 57"E SOTIG 57"E	·\ &	EASE  Certified C  Fort Laude	T (PER PLAT) T (PER PLAT) IST LINE, TRACT "J" 20' DRAINAGE EMENT (PER PLAT)	POINT OF BEGINNING(1) NE CORNER, TRACT "J"
shown was no rights— 2) Legal of 3) This dr surveyo 4) THIS IS 5) Bearing	on above rept abstracted of way of a description provides a constant of the co	eferenced record for other ea record by McL repared by Mc valid unless of UNDARY SURVE fer to record p	s and rights—of-way, rd plat(s). The subje- sements road reserve- aughlin Engineering C Laughlin Engineering sealed with an embo- Y. th 8843'02" West.	ct property ations or ompany. Co. ssed	McLAUGHLIN VAMES M. Registered Lar	ENGINEERING COMPANY  MCLAUGHLIN JR.  and Surveyor No. 4497  e of Florida.	
FIELD BO		V-2170			DRAWN BY:	JMM jr	(NVAL)



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## EXHIBIT "B"

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION OF THE OLD NON-VEHICULAR

ACCESS LINE, A PORTION OF 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 88'43'02" West, a distance of 511.32 feet; thence South 01'16'57" East, on said North line, a distance of 12.00 feet; thence South 88'43'02" West, on said North line, 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 (1) of said Non-Vehicular Access Line and to the Point of Beginning (2) of a 80 foot Access Opening; thence South 88'43'02" West, a distance of 80.00 feet to the Point of Termination (2) of said 80 foot Access Opening and to the Point of Beginning (3) 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 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 (3) of the herein described centerline.

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

## **CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 4th day of May, 2017.

 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.

 Legal description prepared by McLaughlin Engineering Co.
 This drawing is not valid unless sealed with an embossed surveyors seal.

4) THIS IS NOT A BOUNDARY SURVEY.

 Bearings shown refer to record plat (144/2) and assume the North line of Parcel "J", as South 88'43'02" West.

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MCLAUGHLIN ENGINEERING COMPANY

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

FIELD BOOK NO.		DRAWN BY: JMMJr
JOB ORDER NO.	V-2170	CHECKED BY:
	REF. DWG. 13—3—055	C: \JMMjr/2017/V2170(NVAL)