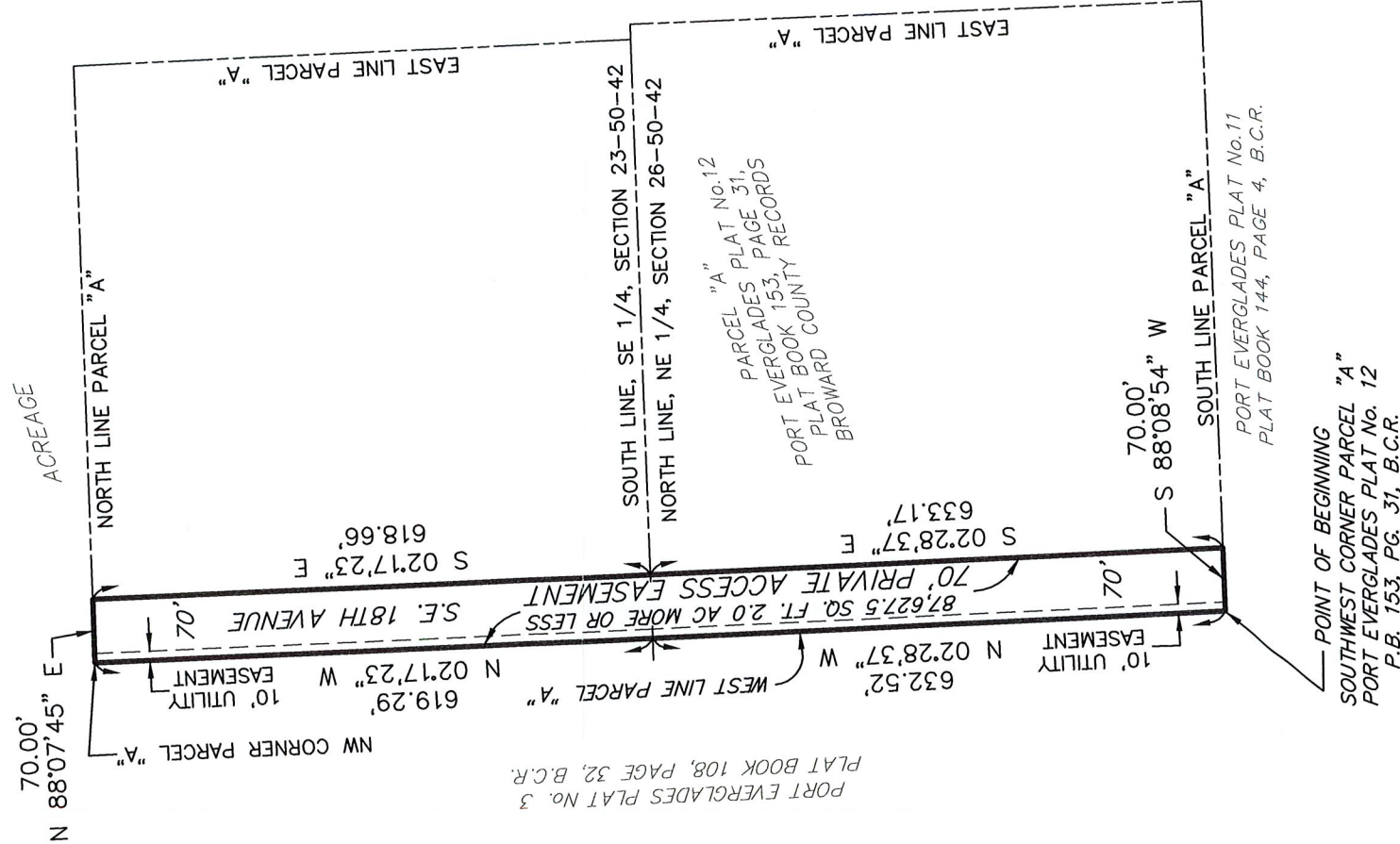


**LEGAL DESCRIPTION:**

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"; THENCE NORTH 02°28'37" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 632.52 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SAID SECTION 26; THENCE NORTH 02°17'23" WEST AND CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 619.29 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°07'45" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 70.00 FEET; THENCE SOUTH 02°17'23" EAST ALONG A LINE 70.00 FEET EAST OF AND PARALLEL WITH THE SAID WESTERLY LINE OF PARCEL "A", A DISTANCE OF 618.66 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 23; THENCE SOUTH 02°28'37" EAST ALONG A LINE 70.00 FEET EAST OF AND PARALLEL WITH THE SAID WESTERLY LINE OF PARCEL "A", A DISTANCE OF 633.17 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°08'54" WEST ALONG THE SAID SOUTH LINE OF PARCEL "A", A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA. CONTAINING 87,627.5 SQUARE FEET (2.0 ACRES) MORE OR LESS.




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.

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.

DATE: 3-13-19

**MATTHEW T. GRANSFIELD**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE No. 5581 STATE OF FLORIDA  
ADDRESS: 1850 FILER DRIVE FORT LAUDERDALE, FLORIDA 33316

		PORT EVERGLADES DEPARTMENT Hollywood/Ft.Lauderdale/Dania	
PROJECT:		SKETCH AND DESCRIPTION A PORTION OF PARCEL "A" PORT EVERGLADES PLAT NO 12 PLAT BOOK 153, PAGE 31, BROWARD COUNTY, FLORIDA	
DATE 03/12/19	DRAWN:	CHECKED:	SCALE: 1" = 200'
			SHEET: 1
			OF: 1