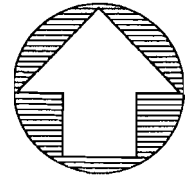


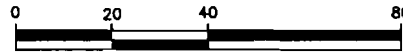
**FP&L EASEMENT
SKETCH AND DESCRIPTION**
PORTION OF THE SOUTHWEST 1/4 OF SECTION 27-50-40
VISTA VIEW PARK

SURVEY PROJECT NO. 2009-295



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

POINT OF COMMENCEMENT

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27-50-40

NORTH LINE SE 1/4 SECTION 28-50-40

NORTH LINE SW 1/4 SECTION 27-50-40

TRACT 47

(VISTA VIEW PARK)
SW 1/4 OF SECTION 27-50-40

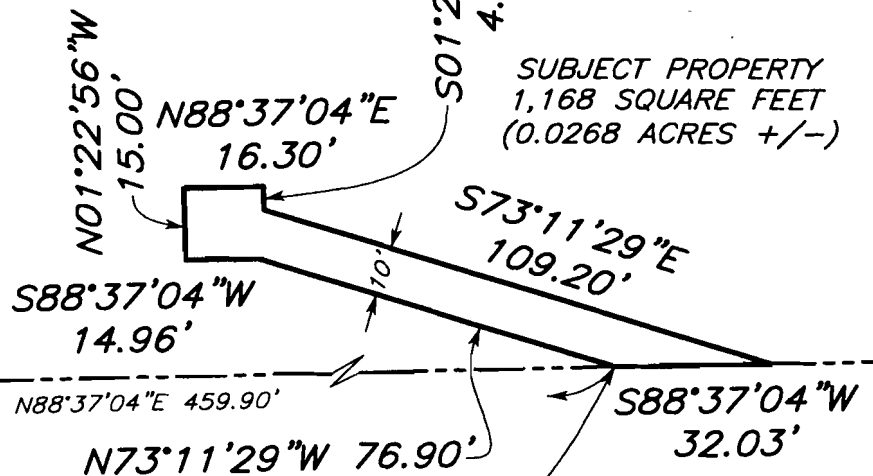
FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 1
(PB 2, PG 17, DCR)

PORTION OF TRACT 46

SE 1/4 OF SECTION 28-50-40
(VISTA VIEW PARK)
ACREAGE

WEST LINE OF THE SW 1/4 OF SECTION 27-50-40
S01°44'27"E 819.61'
15' R/W PER COURT ORDER (MINUTES OF THE CIRCUIT COURTS BOOK 156, PG 230) (PB 2, PG 17, DCR)

SUBJECT PROPERTY
1,168 SQUARE FEET
(0.0268 ACRES +/-)



NORTH R/W LINE

ORANGE DRIVE

RIGHT-OF-WAY WIDTH VARIES
(ORB 28727, PG 204, BCR)
(ORB 28727, PG 282, BCR)

POINT OF BEGINNING

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, LEGEND AND NOTES ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 1 OF 2

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 NORTH UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

**FP&L EASEMENT
SKETCH AND DESCRIPTION**
PORTION OF THE SOUTHWEST 1/4 OF SECTION 27-50-40
VISTA VIEW PARK

SURVEY PROJECT NO. 2009-295

LEGEND

CL	= CENTERLINE	DCR	= DADE COUNTY RECORDS
R/W	= RIGHT-OF-WAY	BCR	= BROWARD COUNTY RECORDS
PB	= PLAT BOOK	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
ORB	= OFFICIAL RECORDS BOOK	"BCED"	= BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
PG	= PAGE		

DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF TRACT 46 OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF THE PLAT ENTITLED "FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 1" AS RECORDED IN PLAT BOOK 2 AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 01°44'27" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 819.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ORANGE DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 28727 AT PAGE 282 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°37'04" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 459.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 73°11'29" WEST, A DISTANCE OF 76.90 FEET; THENCE NORTH 88°37'04" WEST, A DISTANCE OF 14.96 FEET; THENCE NORTH 01°22'56" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 88°37'04" EAST, A DISTANCE OF 16.30 FEET; THENCE SOUTH 01°22'56" EAST, A DISTANCE OF 4.92 FEET; THENCE SOUTH 73°11'29" EAST, A DISTANCE OF 109.20 FEET; THENCE SOUTH 88°37'04" WEST, A DISTANCE OF 32.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,168 SQUARE FEET (0.0268 ACRES) MORE OR LESS.

SURVEY NOTES

- 1) THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE REVIEWING SURVEYOR.
- 2) BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST. SAID LINE BEARS SOUTH 01°44'27" EAST AS PER THE "STONER/KEITH RESURVEY NO. 11 OF TOWNSHIP 50 SOUTH, RANGE 40 EAST" AS RECORDED IN MISCELLANEOUS MAP BOOK 4 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SEE SHEET 1 OF 2 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 2 OF 2

CERTIFICATE

THIS IS TO CERTIFY THAT THE SKETCH SHOWN HEREON AND THE ATTACHED DESCRIPTION ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

Eric B August 9/01/2009
PROFESSIONAL SURVEYOR AND MAPPER #5695, STATE OF FLORIDA
ERIC B AUGUSTO BROWARD COUNTY SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SKETCH	DRAWN BY	CHECKED BY	MANAGER
9-01-09	SY	EBA	EBA

SKETCH NO. 2009-295.DWG

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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