

PARCEL 800

OWNER - BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AREA . 270 S.F.

LEGEND ASSOCIATES ASSOC. BASEL INF ₽ C.B. CHORD BEARING COR. CENTRAL ANGLE OF CURVE Δ EXIST. FLORIDA DEPARTMENT OF TRANSPORTATION FDOT F.P. INC. FINANCIAL PROJECT INCORPORATED LENGTH LB LICENSED BUSINESS NUMBER OFFICIAL RECORD BOOK NO. 0.R.B. PG. PAGE PLAT PLAT BOOK P.B. P.E. P.O.B. PERPETUAL EASEMENT POINT OF BEGINNING POINT OF COMMENCEMENT PROFESSIONAL SURVEYOR P.O.C. P.S.M. & MAPPER RADIUS RGE. RANGE RIGHT RT. R/W RIGHT OF WAY SEC. S.F. S.R. - SQUARE FEET - STATE ROAD STA. · STATION

· TOWNSHIP

GENERAL NOTES

I. BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATES SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983/1990 ADJUSTMENT. A BEARING OF SOUTH 86°00'16" EAST BEING ESTABLISHED BETWEEN MONUMENTS PNC-C2, STAMPED "842 86 13 C2" AND PNC-C1, STAMPED "842 86 13 C1" AS SHOWN ON PROJECT NETWORK CONTROL SHEET FOR STATE PROJECT 428724-1-52-01 AS ON FILE AT DISTRICT 4 SURVEYING AND MAPPING IN FORT LAUDERDALE.

NORTHING EASTING MONUMENT 650,973.805 936,792.811 PNC-CI FOUND FDOT ALUMINUM DISK IN CONCRETE 651,038.058 935,872.919 PNC-C2 FOUND FDOT ALUMINUM DISK IN CONCRETE

- INFORMATION SHOWN HEREON FOR STATE ROAD 842 (BROWARD BLVD.) IS BASED ON THE FDOT RIGHT OF WAY MAP SECTION NO. 86006-2501 AS PROVIDED BY FDOT.
- THIS SKETCH EXISTS SOLEY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING & MAPPING 3400 WEST COMMERCIAL BLVD. FT. LAUDERDALE, FL., 33309 (954) 777-4551

TIMS:RWMAPPING/r4287241/RWPS800.dgn					(954) 777-4551				
						RIDA DEPARTMENT OF TRANSPORTED FOR A			
***************************************			STATE ROAD NO. 842 (BROWARD BOULEVARD) BROWARD COUNTY						
***************************************		-		BY	DATE	PREPARED BY:	SCALE		
			DRAWN	C MILLER	06/06/16	M.G. VERA & ASSOC. (LB#2439)	1" = 1 MILE		
REVISION	SETY	DATE	CHECKED	M SOWERS	06/07/16	F.P. NO. 428724-1 SECTIO	N 86006-2551	SHEET 1 OF 3	

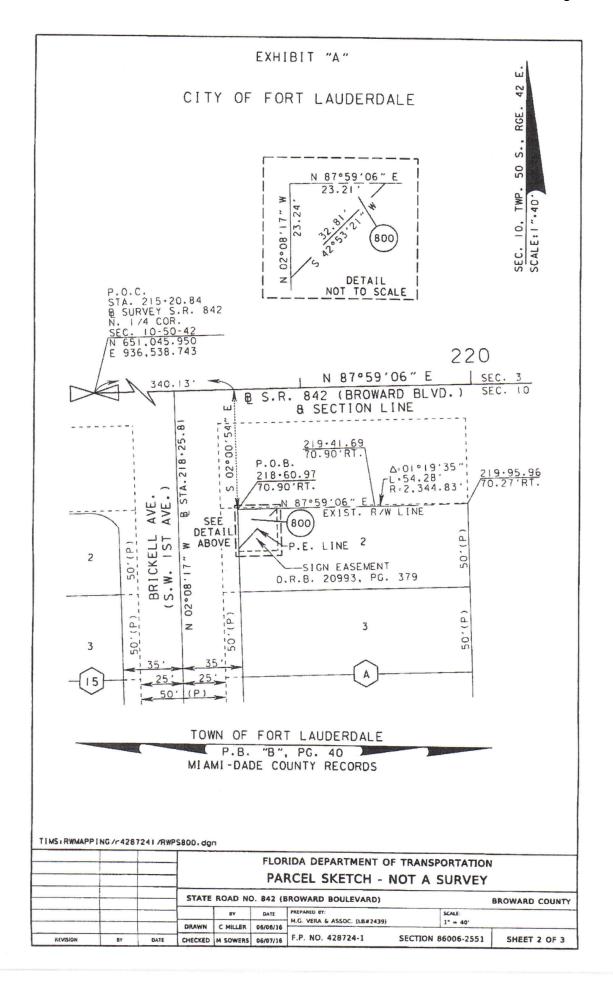


EXHIBIT "A"

Parcel 800 - Perpetual Easement

A portion of Lat 2, Block A, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book B, Page 40 of the Public Records of Miami-Dade County, Florida, lying in Section 10, Township 50 South, Range 42 East, being more particularly described as follows:

Commence at the North One-Quarter (N 1/4) Corner of said Section 10; thence North 87°59'06" East along the North line of the Northeast One-Quarter (NE 1/4) of said Section 10 and the Baseline of Survey of State Road 842 (Broward Boulevard), a distance of 340.13 feet; thence South 02°00'54" East along a line at a right angle to the last described course, a distance of 70.90 feet to a point on the Southerly Existing Right of Way line of State Road 842 (Broward Boulevard) and the POINT OF BEGINNING; thence North 87°59'06" East along said Southerly Existing Right of Way line, a distance of 23.21 feet; thence South 42°53'21" West, a distance of 32.81 feet to a point on the Easterly Existing Right of Way line of Brickell Avenue (S.W. 1st Avenue); thence North 02°08'17" West along said Easterly Existing Right of Way line of Brickell Avenue (S.W. 1st Avenue), a distance of 23.24 feet to the POINT OF BEGINNING.

Containing 270 square feet, more or less.

A perpetual easement for right of way or public road purposes in, over, under, upon, and through the above described property; together with the right to enter upon said property and construct and maintain a public road thereon with all associated appurtenances and other incidences necessary or convenient in connection therewith.

I hereby certify that this sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050-052. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. Statutes.

Jeffrey/D. Smith

Florida Surveyor and Mapper No. 4805
Florida Department of Transportation

Not valid unless signed and sealed.

-	MS:	RWMAPP	ING /r 428	7241	/RWP5800.dgn	

			FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY						
	STATE ROAD NO. 842 (BROWARD BOULEVARD)					BROWARD COUNTY			
				BY	DATE	PRIVARED NY		SCALL	
			DRAWN	C MILLER	06/06/16	M.G. VERA & ASSOC (18#2439)		NOT TO SCALE	
REVISION	81	0816	CHECKED	M SOWERS	06/07/16	F.P. NO. 428724-1	SECTION	86006-2551	SHEET 3 OF 3