



4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
B.A.R.C. MAINTENANCE EASEMENT
S.W. 28th. STREET, S.W. 27th. STREET AND S.W. 3rd. AVENUE
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF S.W. 28TH STREET, S.W. 3RD AVENUE AND S.W. 27TH STREET RIGHT OF WAYS, SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF S.W. 28TH STREET WITH THE EAST RIGHT OF WAY LINE OF S.W. 4TH AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "A", "RESUBDIVISION OF PORTION OF BLOCK 12, OF EVERGLADE LAND SALES COMPANY'S 2ND ADDITION TO LAUDERDALE, CORRECTED", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THENCE N.88°31'17"E., ALONG SAID NORTH RIGHT OF WAY LINE (SAID LINE ALSO BEING THE SOUTH LINE OF SAID TRACT "A") AND THE SOUTH LINE OF BLOCK 12, EVERGLADE LAND SALES COMPANY'S 2ND ADDITION TO LAUDERDALE, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 585.00 FEET, TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF S.W. 3RD AVENUE, SAID LINE ALSO BEING THE EAST LINE OF SAID BLOCK 12;

THENCE N.01°44'38"W., ALONG SAID WEST RIGHT OF WAY LINE (SAID LINE ALSO BEING THE EAST LINE OF SAID BLOCK 12), A DISTANCE OF 285.63 FEET, TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF S.W. 27TH STREET, SAID LINE ALSO BEING THE NORTH LINE OF SAID BLOCK 12;

THENCE S.88°29'22"W., ALONG SAID SOUTH RIGHT OF WAY LINE (SAID LINE ALSO BEING THE NORTH LINE OF SAID BLOCK 12), A DISTANCE OF 585.00 FEET, TO A POINT OF INTERSECTION WITH THE SAID EAST RIGHT OF WAY LINE OF S.W. 4TH AVENUE;

THENCE N.01°44'39"W., ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE, A DISTANCE OF 7.94 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.32°40'17"W.;

THENCE NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°56'08" AND A RADIUS OF 34.67 FEET, FOR AN ARC DISTANCE OF 18.11 FEET TO A POINT OF TANGENCY;

THENCE N.87°12'06"E., A DISTANCE OF 18.28 FEET;

THENCE N.88°33'09"E., A DISTANCE OF 249.82 FEET;

THENCE N.88°56'58"E., A DISTANCE OF 49.80 FEET;

THENCE N.88°32'02"E., A DISTANCE OF 112.99 FEET;

THENCE N.88°26'14"E., A DISTANCE OF 52.70 FEET;

THENCE N.88°25'53"E., A DISTANCE OF 83.14 FEET;

THENCE S.74°49'00"E., A DISTANCE OF 6.36 FEET;

THENCE S.68°57'39"E., A DISTANCE OF 6.34 FEET (THE PREVIOUS EIGHT COURSES BEING COINCIDENT WITH THE SOUTH EDGE OF PAVEMENT OF SAID S.W. 27TH STREET), TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.25°11'26"E.;

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°39'18" AND A RADIUS OF 11.28 FEET, FOR AN ARC DISTANCE OF 5.84 FEET, TO A POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.57°21'26"E.;

NOTE:
SEE SHEETS 4 AND 5 FOR A GRAPHIC DEPICTION OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA STATUTES, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

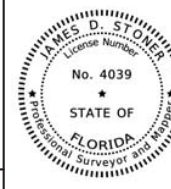
REVISIONS	DATE	BY

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/15/18	JDS	LSG	N/A



SHEET 1 OF 5

SKETCH NO. 18-8635 MAINT

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Florida Licensed Survey
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CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION: (CONTINUED)

THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°46'24" AND A RADIUS OF 24.21 FEET FOR AN ARC DISTANCE OF 7.93 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE S.13°07'20"E. A DISTANCE OF 5.74 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.07°02'54"E.;

THENCE EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 114°53'40" AND A RADIUS OF 8.41 FEET FOR AN ARC DISTANCE OF 16.86 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE S.45°10'07"W., A DISTANCE OF 12.19 FEET, TO A POINT OF THE WEST EDGE OF PAVEMENT OF SAID S.W. 3RD AVENUE;

THENCE S.01°58'22"E., A DISTANCE OF 72.27 FEET, ALONG SAID WEST EDGE OF PAVEMENT;

THENCE N.88°01'38"E., A DISTANCE OF 6.59 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 3.50 FEET FOR AN ARC DISTANCE OF 5.50 FEET, TO A POINT OF TANGENCY;

THENCE S.01°58'22"E., A DISTANCE OF 5.00 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 3.50 FEET FOR AN ARC DISTANCE OF 5.50 FEET, TO A POINT OF TANGENCY;

THENCE S.88°01'38"W., A DISTANCE OF 6.59 FEET, TO A POINT ON THE WEST EDGE OF PAVEMENT OF SAID S.W. 3RD AVENUE;

THENCE S.01°58'22"E., A DISTANCE OF 47.93 FEET, ALONG SAID WEST EDGE OF PAVEMENT;

THENCE N.88°01'38"E., A DISTANCE OF 6.82 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 3.50 FEET FOR AN ARC DISTANCE OF 5.50 FEET, TO A POINT OF TANGENCY;

THENCE S.01°58'22"E., A DISTANCE OF 4.84 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 3.50 FEET FOR AN ARC DISTANCE OF 5.50 FEET, TO A POINT OF TANGENCY;

THENCE S.88°01'38"W., A DISTANCE OF 6.82 FEET, TO A POINT ON THE WEST EDGE OF PAVEMENT OF SAID S.W. 3RD AVENUE;

THENCE S.01°58'22"E.; ALONG SAID WEST EDGE OF PAVEMENT, A DISTANCE OF 71.90 FEET,

THENCE S.45°14'12"E.; A DISTANCE OF 14.58 FEET;

THENCE S.01°42'01"E.; A DISTANCE OF 12.85 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.81°21'10"E.;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 80°45'22" AND A RADIUS OF 37.80 FEET FOR AN ARC DISTANCE OF 53.27 FEET, TO A POINT ON A NON-TANGENT LINE AND A POINT ON THE NORTH EDGE OF PAVEMENT OF SAID S.W. 28TH STREET;

THENCE S.88°35'01"W.; A DISTANCE OF 72.92 FEET;

THENCE S.88°48'53"W.; A DISTANCE OF 60.31 FEET;

THENCE N.89°52'22"W.; A DISTANCE OF 91.61 FEET;

THENCE S.89°00'39"W.; A DISTANCE OF 124.97 FEET;

NOTE:
SEE SHEETS 4 AND 5 FOR A GRAPHIC
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S.W. 28th. STREET, S.W. 27th. STREET AND S.W. 3rd. AVENUE
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION: (CONTINUED)

THENCE S.88°27'13"W.; A DISTANCE OF 28.03 FEET;

THENCE S.88°40'23"W.; A DISTANCE OF 35.55 FEET;

THENCE S.88°52'32"W.; A DISTANCE OF 36.13 FEET;

THENCE S.89°00'00"W.; A DISTANCE OF 75.96 FEET;

THENCE S.88°04'42"W.; A DISTANCE OF 40.53 FEET (THE PREVIOUS NINE COURSES BEING COINCIDENT WITH THE NORTH EDGE OF PAVEMENT OF SAID S.W. 28TH STREET), TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°32'10" AND A RADIUS OF 16.27 FEET FOR AN ARC DISTANCE OF 8.39 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE SAID EAST RIGHT OF WAY LINE OF SAID S.W. 4TH AVENUE;

THENCE N.01°44'39"W., ALONG SAID EXTENSION, A DISTANCE OF 7.76 FEET TO THE POINT OF BEGINNING:

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 0.46 ACRES (20,098 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.88°31'17"W., ALONG THE SOUTH LINE OF BLOCK 12, CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.

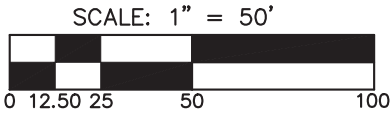
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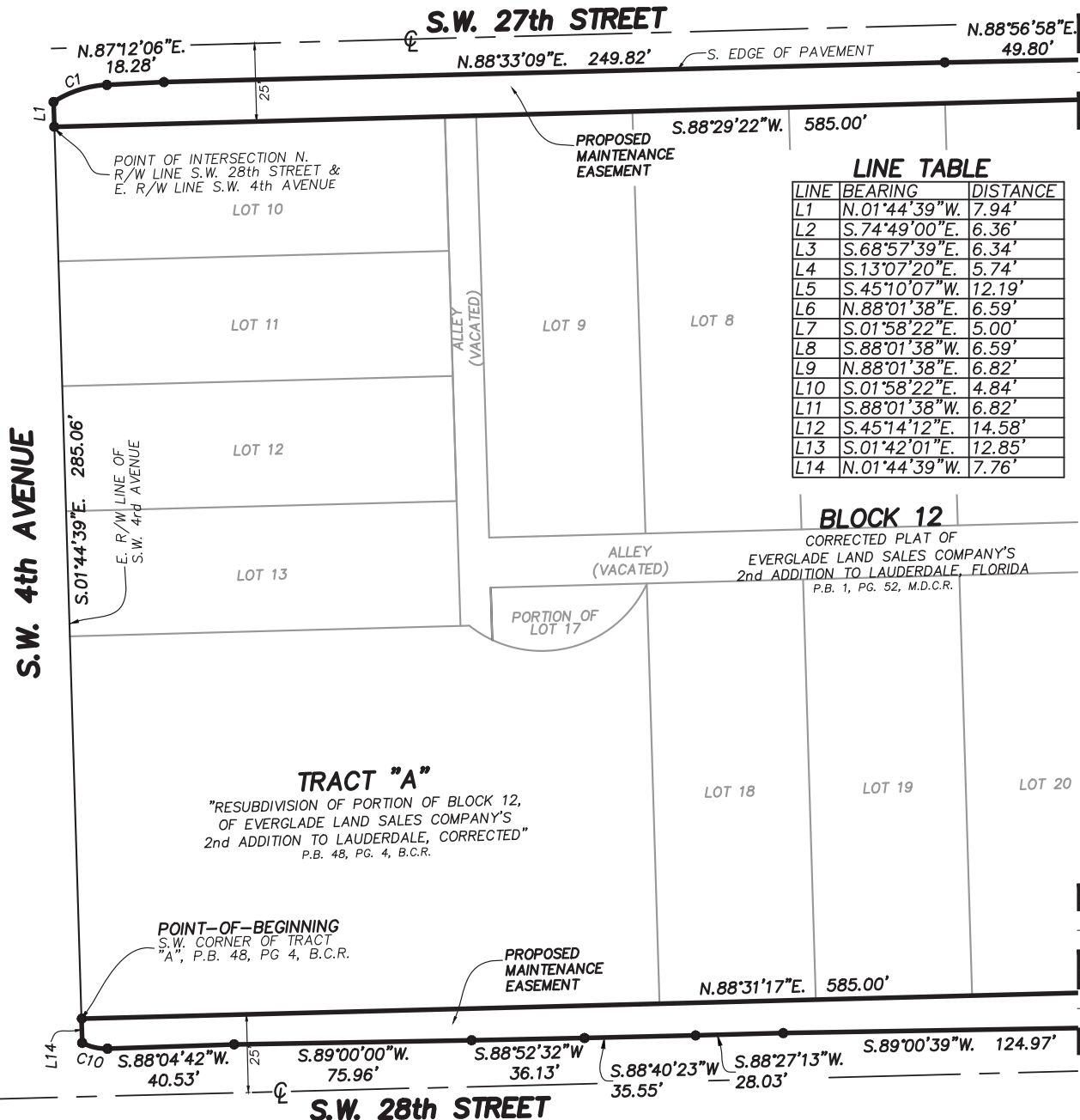
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LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- R/W. RIGHT-OF-WAY
- (C1) CURVE NUMBER
- (L1) LINE NUMBER



LINE TABLE

LINE	BEARING	DISTANCE
L1	N.01°44'39"W.	7.94'
L2	S.74°49'00"E.	6.36'
L3	S.68°57'39"E.	6.34'
L4	S.13°07'20"E.	5.74'
L5	S.45°10'07"W.	12.19'
L6	N.88°01'38"E.	6.59'
L7	S.01°58'22"E.	5.00'
L8	S.88°01'38"W.	6.59'
L9	N.88°01'38"E.	6.82'
L10	S.01°58'22"E.	4.84'
L11	S.88°01'38"W.	6.82'
L12	S.45°14'12"E.	14.58'
L13	S.01°42'01"E.	12.85'
L14	N.01°44'39"W.	7.76'

NOTE:
SEE SHEETS 1 THRU 3 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY SHOWN
GRAPHICALLY HEREON.



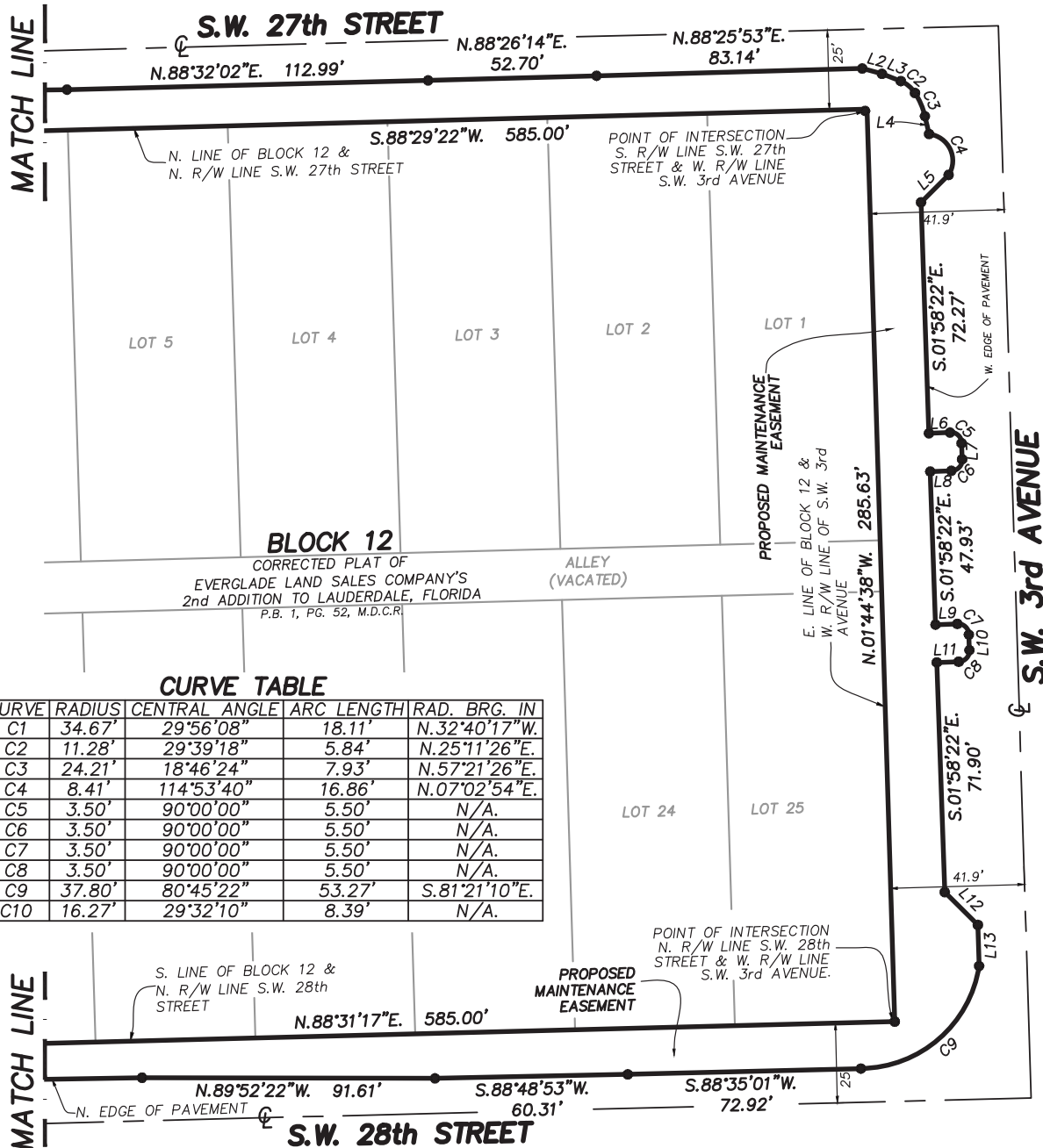
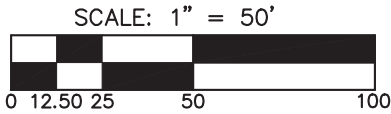
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- R/W. RIGHT-OF-WAY
- (C1) CURVE NUMBER
- (L1) LINE NUMBER



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	RAD. BRG. IN
C1	34.67'	29°56'08"	18.11'	N.32°40'17"W.
C2	11.28'	29°39'18"	5.84'	N.25°11'26"E.
C3	24.21'	18°46'24"	7.93'	N.57°21'26"E.
C4	8.41'	114°53'40"	16.86'	N.07°02'54"E.
C5	3.50'	90°00'00"	5.50'	N/A.
C6	3.50'	90°00'00"	5.50'	N/A.
C7	3.50'	90°00'00"	5.50'	N/A.
C8	3.50'	90°00'00"	5.50'	N/A.
C9	37.80'	80°45'22"	53.27'	S.81°21'10"E.
C10	16.27'	29°32'10"	8.39'	N/A.

NOTE:
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