



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

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

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

EXHIBIT "A"

LEGAL DESCRIPTION

FPL EASEMENT

BROWARD COUNTY WATER AND WASTEWATER SERVICES SITE 1B-1
300 N.W. 66th STREET, FORT LAUDERDALE
BROWARD COUNTY, FLORIDA
SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST

A FLORIDA POWER AND LIGHT COMPANY EASEMENT BEING A PORTION OF PARCEL "A", "1-B" PALMDALE PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.00°24'46"E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 324.89 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.00°24'46"E., A DISTANCE OF 16.00 FEET;

THENCE S.89°35'14"W., A DISTANCE OF 42.00 FEET;

THENCE N.00°24'46"W., A DISTANCE OF 16.00 FEET;

THENCE N.89°35'14"E., A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 672 SQUARE FEET, MORE OR LESS

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED 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. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.0°24'46"W., ALONG THE WEST LINE OF BLOCK 1, NORTH COLLIER ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. PLAT OF "1-B PALMDALE PLAT" DOES NOT SHOW BEARINGS.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS BASED ON OVERALL SITE PLAN DRAWING FILE PROVIDED BY CHEN MOORE & ASSOCIATES. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) 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 OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
1 MINOR REVISIONS PER COUNTY	09/25/17	WDLR

DATE OF SIGNATURE: 9/25/17
WALTER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6081 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/25/17	WDLR	JDS	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
15-8281-1B1 FPL

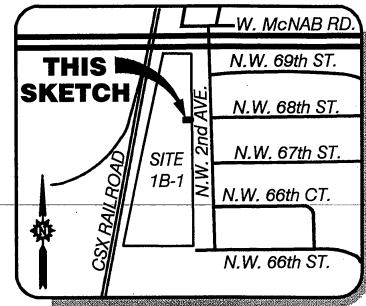
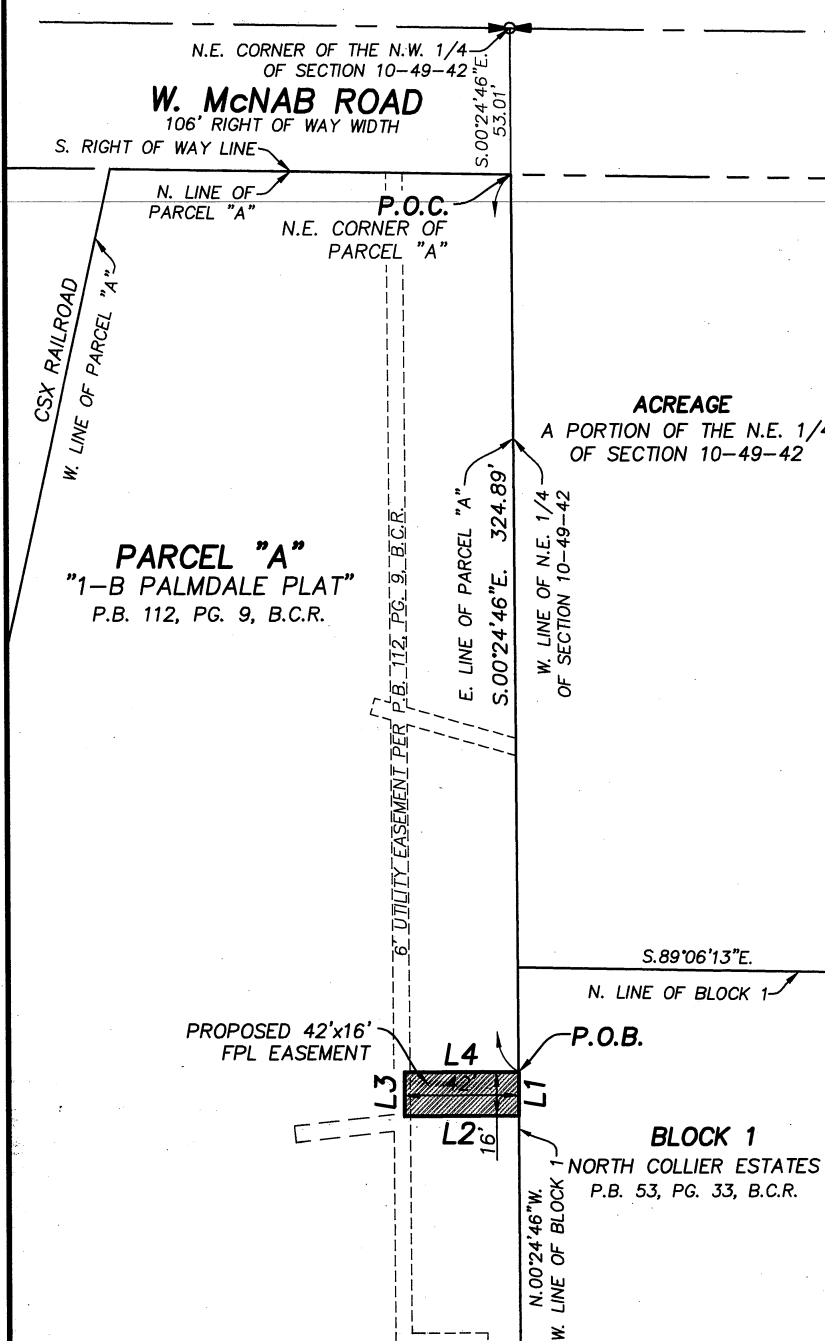


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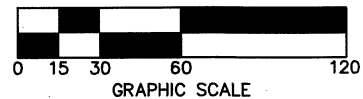


ACREAGE

A PORTION OF THE N.E. 1/4
OF SECTION 10-49-42



SCALE: 1" = 60'



LEGEND:

- B.C.R. . . . BROWARD COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT COMPANY
- L1 LINE NUMBER 1 (SEE LINE TABLE)
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. . . . POINT OF BEGINNING
- P.O.C. . . . POINT OF COMMENCEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.00°24'46"E.	16.00'
L2	S.89°35'14"W.	42.00'
L3	N.00°24'46"W.	16.00'
L4	N.89°35'14"E.	42.00'

NOTE:

SEE SHEET 1 OF 2 FOR THE
LEGAL DESCRIPTION OF THE
PROPERTY SHOWN
GRAPHICALLY HEREON.

SHEET 2 OF 2 SKETCH NO.
15-8281-1B1 FPL