



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

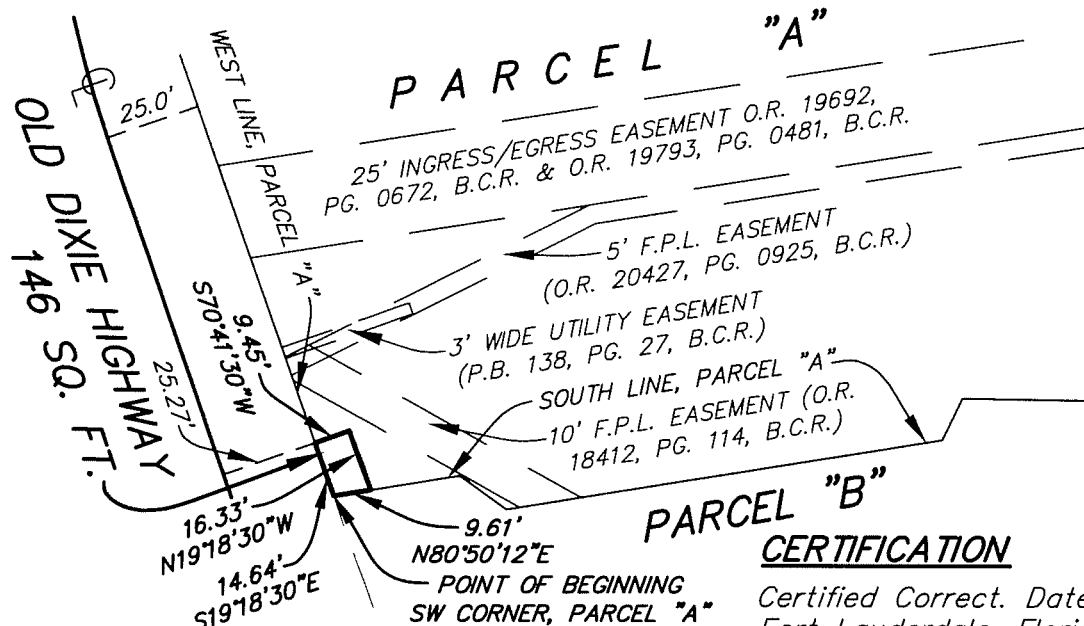
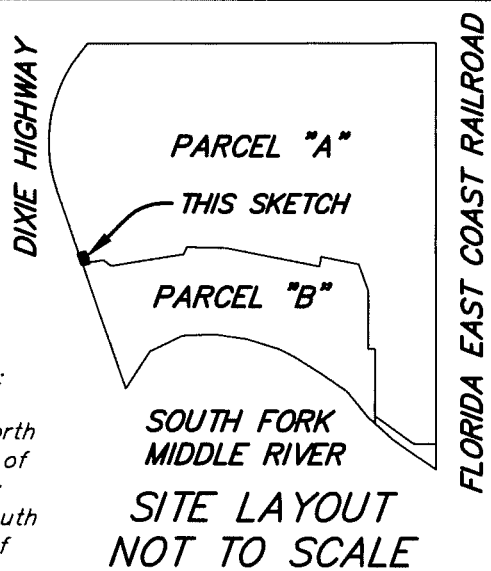
SKETCH AND DESCRIPTION
PARCEL "A"
IN PARCEL "A"
PARKER PLAT (138/27 B.C.R.)

LEGAL DESCRIPTION:

A portion of Parcel "A", PARKER PLAT, according to the plat thereof, as recorded in Plat Book 138, Page 27, of the public records of Broward County, Florida, bore full described as follows:

Beginning at the Southwest corner of said Parcel "A"; thence North 80°50'12" East, on the South line of said Parcel "A", a distance of 9.61 feet; thence North 19°18'30" West, a distance of 16.33 feet; thence South 70°41'30" West, a distance of 9.45 feet; thence South 19°18'30" East, on the West line of said Parcel "A", a distance of 14.64 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Wilton Manors, Broward County, Florida and containing 146 square feet or 0.0034 acres more or less.



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 18th day of April, 2019.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat and assume the West line of Parcel "A", as South 19°18'30" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-4298

CHECKED BY: _____

REF. DWG.: 07-3-138

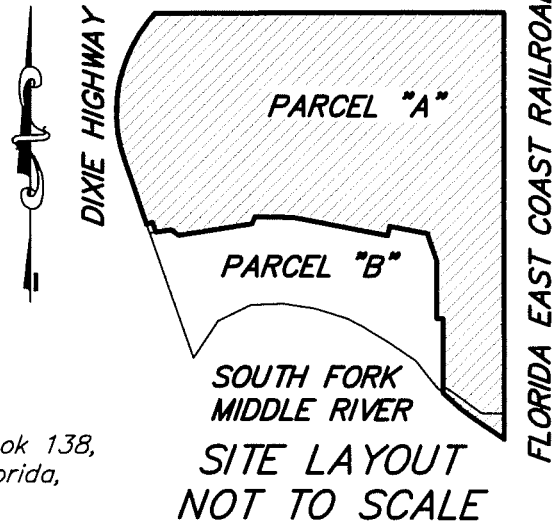
C: \JMMjr\2019\V4298 (PARCELS)



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SKETCH AND DESCRIPTION
PARCEL "A-1"
IN PARCELS "A" & "B",
PARKER PLAT (138/27 B.C.R.)
SHEET 1 OF 2 SHEETS



LEGAL DESCRIPTION:

A portion of Parcels "A" and "B", THE PARKER PLAT, according to the plat thereof as recorded in Plat Book 138, Page 27, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the Northeast corner of said Parcel "A"; thence South 89°46'54" West on the North line of said Parcel "A", a distance of 546.57 feet to the Northwest corner of said Parcel "A"; thence Southerly on the West line of said Parcel "A" and also on the East right-of-way line of Old Dixie Highway as shown on said plat, the following three (3) courses and distances; (1) thence South 38°02'20" West, a distance of 19.49 feet to a point of curve; (2) thence Southerly on said curve to the Left, with a radius of 225.00 feet, a central angle of 57°20'50", an arc distance of 225.20 feet to a point of tangency; (3) thence South 19°18'30" East, a distance of 106.75 feet to the end of said three (3) courses and distances; thence North 70°41'30" East, a distance of 9.45 feet; thence South 19°18'30" East, a distance of 16.33 feet to a point on a South line of said Parcel "A"; thence Easterly and Southerly on the common line of said Parcels "A" and "B" the following eleven (11) courses and distances; (1) thence North 80°50'12" East, a distance of 23.57 feet; (2) thence South 54°09'48" East, a distance of 15.00 feet; (3) thence North 80°50'12" East, a distance of 115.00 feet; (4) thence North 25°50'11" East, a distance of 12.00 feet; (5) thence South 89°09'48" East, a distance of 60.00 feet; (6) thence South 79°09'48" East, a distance of 150.00 feet; (7) thence North 10°50'11" East, a distance of 15.00 feet; (8) thence South 79°09'48" East, a distance of 60.00 feet; (9) thence South 20°09'48" East, a distance of 45.00 feet; (10) thence South 00°09'48" East, a distance of 90.00 feet; (11) thence North 89°50'11" East, a distance of 10.00 feet to the end of said eleven (11) courses and distances; thence South 00°09'48" East, on a West line of said Parcel "A" and its southerly extension, a distance of 116.45 feet to a point on the South line of said Parcel "B"; thence South 47°57'20" East, on the said South line of Parcel "B", a distance of 36.92 feet; thence South 55°52'08" East on the South line of said Parcel "B", a distance of 83.61 feet to the Southeast corner of said Parcel "B"; thence North 00°09'48" West, on the East line of said Parcels "B" and "A", a distance of 665.35 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Wilton Manors, Broward County, Florida and containing 226,585 square feet or 5.2017 acres more or less.

NOTES:

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- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat and assume the North line of Parcel "A", as North 89°46'54" West.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 18th day of April, 2019.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-3609

CHECKED BY: _____

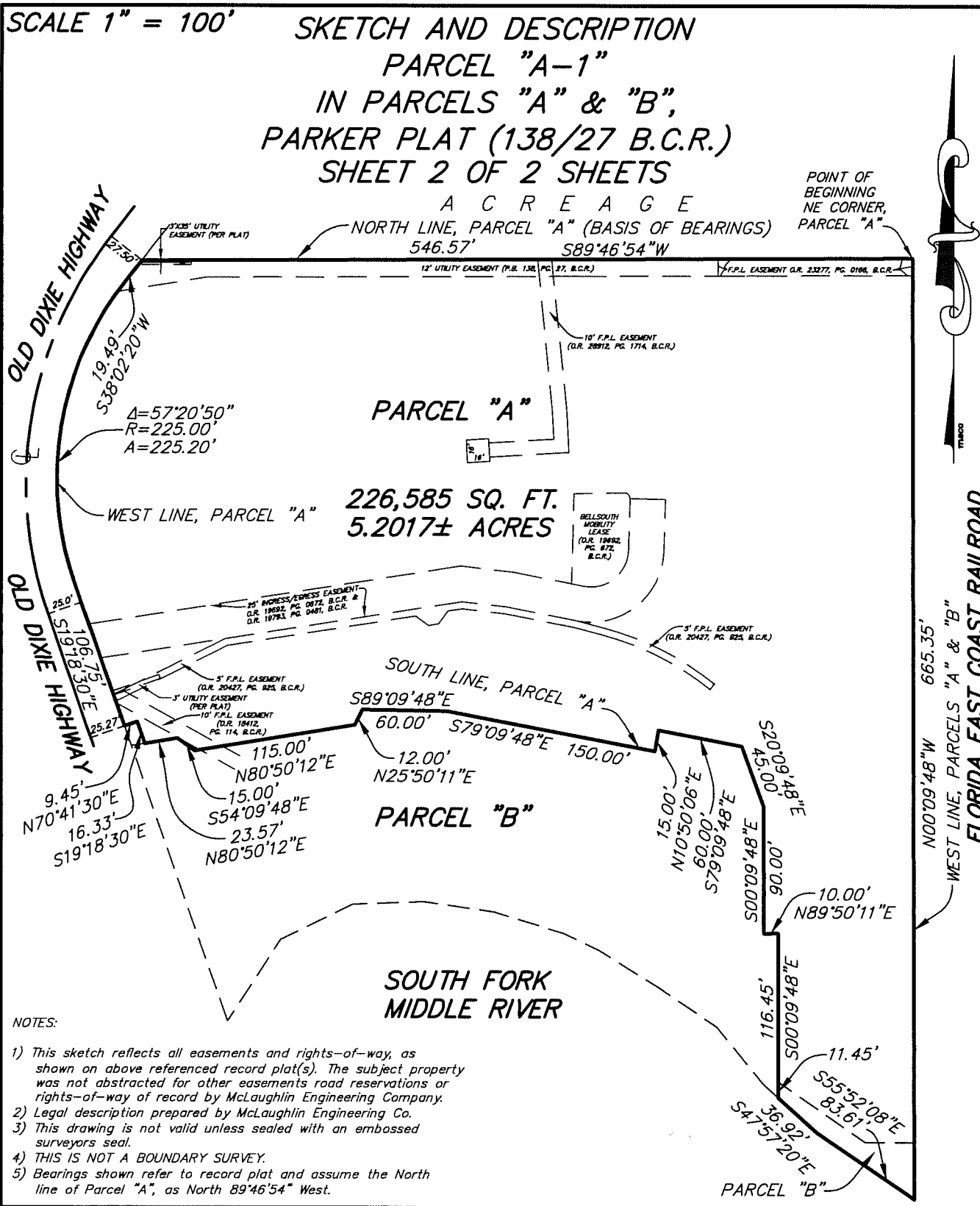
REF. DWG.: 07-3-138

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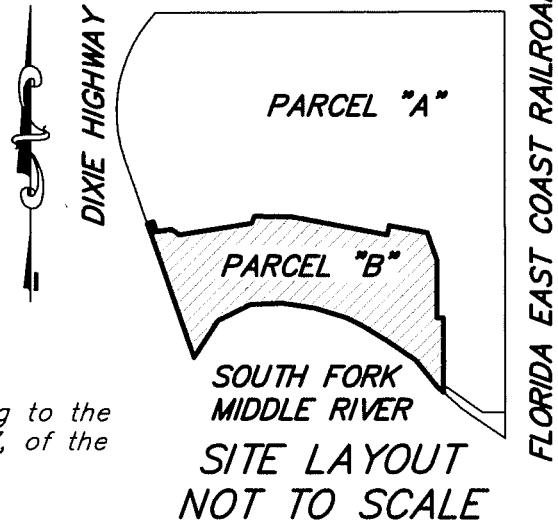
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SKETCH AND DESCRIPTION
PARCEL "B"
IN PARCEL "B",
PARKER PLAT (138/27 B.C.R.)
SHEET 1 OF 2 SHEETS



LEGAL DESCRIPTION:

A portion of Parcel "B", THE PARKER PLAT, according to the plat thereof as recorded in Plat Book 138, Page 27, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the at the Northeast corner of said Parcel "A"; thence South 00°09'48" East, on the East line of said Parcels "A" and "B", a distance of 665.35 feet to the Southeast corner of said Parcel "B"; thence North 55°52'08" West, on the South line of said Parcel "B", a distance of 83.61 feet; thence North 47°57'20" West on said South line, a distance of 36.92 feet to the Point of Beginning; thence continuing Westerly on the South line of said Parcel "B" the following ten (10) courses and distances; 1) North 47°57'20" West, a distance of 13.88 feet; 2) North 39°22'53" West, a distance of 52.81 feet; 3) thence North 55°52'08" West, a distance of 50.04 feet; 4) thence North 58°09'34" West, a distance of 50.00 feet; 5) thence North 64°33'03" West, a distance of 27.58 feet; 6) thence North 73°00'33" West, a distance of 51.65 feet; 7) thence North 81°52'32" West, a distance of 50.25 feet; 8) thence South 87°50'23" West, a distance of 50.16 feet; 9) thence South 64°02'41" West, a distance of 56.82 feet; 10) thence South 33°10'35" West, a distance of 68.94 feet to the Southwest corner of said Parcel "B" and to the end of said ten (10) courses and distances; thence North 19°18'30" West, on the West line of said Parcel "B", a distance of 206.12 feet to the Northeast corner of said Parcel "B"; thence Easterly and Southerly on the common line between said Parcels "A" and "B" the following eleven (11) courses and distances; 1) thence North 80°50'12" East, a distance of 33.18 feet; 2) thence South 54°09'48" East, a distance of 15.00 feet; 3) thence North 80°50'12" East, a distance of 115.00 feet; 4) thence North 25°50'11" East, a distance of 12.00 feet; 5) thence South 89°09'48" East, a distance of 60.00 feet; 6) thence South 79°09'48" East, a distance of 150.00 feet; 7) thence North 10°50'11" East, a distance of 15.00 feet; 8) thence South 79°09'48" East, a distance of 60.00 feet; 9) thence South 20°09'48" East, a distance of 45.00 feet; 10) thence South 00°09'48" East, a distance of 90.00 feet; 11) thence North 89°50'11" East, a distance of 10.00 feet to the end of said eleven (11) courses and distances; thence South 00°09'48" East, on a West line of said Parcel "B" and Southerly extension thereof, a distance of 116.45 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Wilton Manors, Broward County, Florida and containing 66,756 square feet or 1.5325 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 17th day of April, 2019.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

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DRAWN BY: JMMjr

JOB ORDER NO. V-3609

CHECKED BY: _____

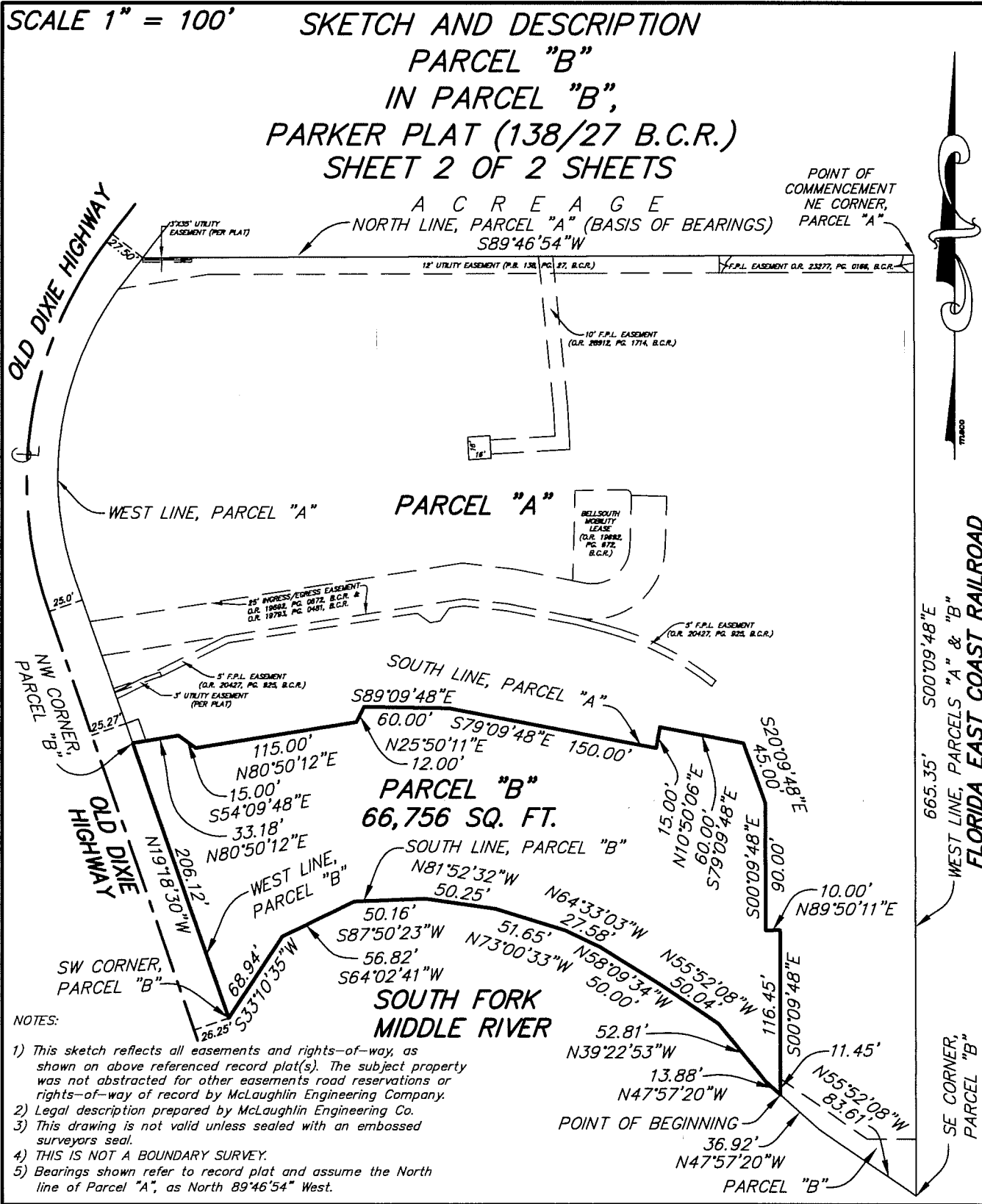
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