

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE NORTH 87°47'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, A DISTANCE OF 1,291.41 FEET; THENCE SOUTH 02°12'13" EAST, DEPARTING SAID NORTH SECTION LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND A POINT ON THE NORTH LINE OF PARCEL "C", AS SHOWN ON THE "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AS RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS SOUTH 02°12'13" EAST; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALSO BEING THE NORTH LINE OF PARCEL "C", AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°00'37", A DISTANCE OF 39.71 FEET TO THE EAST LINE OF SAID PARCEL "C", ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE; THENCE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND IT'S SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 208.59 FEET AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND IT'S SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 1,057.61 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, ALSO BEING THE NORTH LINE OF BLOCK "A" OF THE "AMENDED PLAT OF WOODLAND PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 18 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°02'57" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND NORTH LINE OF SAID BLOCK "A", A DISTANCE OF 660.40 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 655.00 FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID EAST LINE, A DISTANCE OF 92.27 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1,246.67 FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8;

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT) AND ARE REFERENCED TO THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 87°47'47" EAST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.


DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DAVID J. IRWIN, P.S.M.
FLORIDA LICENSE No. LS - 6672
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705


DAVID J. IRWIN
PROFESSIONAL SURVEYOR AND MAPPER

4/1/13

DATE OF SIGNATURE

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

CREECH
ENGINEERS, INC.
CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

RIVERBEND MARKETPLACE
L.U.P.A. SKETCH AND LEGAL DESCRIPTION

BROWARD COUNTY

FLORIDA

PROJECT NO. 12016.00	REVISED DATE: 4/1/13	DATE: SEPT. 12, 2012
CADD FILE: RIVERBEND_LUPA_REV 4-1-13	SCALE: N/A	SHEET 1 OF 3

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 1)

THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 500.09' FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE PLAT OF "HENDERSON MENTAL HEALTH CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 5 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 01°15'07" WEST, ALONG SAID EASTERLY LINE OF SAID "HENDERSON MENTAL HEALTH CENTER", A DISTANCE OF 166.67 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 38687, PAGE 916 AND OFFICIAL RECORD BOOK 30424, PAGE 967, AS RECORDED IN THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, A DISTANCE OF 130.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 2ND COURT; THENCE NORTH 01°15'07" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 2ND COURT AND THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 174, AS RECORDED IN THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF S.W. 2ND COURT, AS SHOWN ON THE PLAT OF "WOODLAND PARK (UNIT ONE)", AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 87°47'47" EAST, ALONG SAID CENTERLINE OF S.W. 2ND COURT, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°15'07" WEST, TO THE NORTH RIGHT OF WAY LINE OF SAID S.W. 2ND COURT, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF LOT 16 AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)", A DISTANCE OF 120.00 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF LOT 9 AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)", A DISTANCE OF 120.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 2ND STREET, AS SHOWN ON SAID PLAT OF "WOODLAND PARK (UNIT ONE)"; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF SAID S.W. 2ND STREET; THENCE NORTH 87°47'47" EAST, ALONG SAID CENTERLINE OF SAID S.W. 2ND STREET, A DISTANCE OF 475.00 FEET TO THE CENTERLINE OF S.W. 26TH AVENUE, AS SHOWN ON THE PLAT OF "AMENDED PLAT WOODLAND PARK-UNIT ONE", AS RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE NORTH 01°15'07" WEST, ALONG SAID CENTERLINE OF S.W. 26TH AVENUE, A DISTANCE OF 462.74 FEET; THENCE NORTH 87°47'47" EAST, DEPARTING SAID CENTERLINE OF S.W. 26TH AVENUE, A DISTANCE OF 351.28 FEET TO THE WESTERLY LINE OF PARCEL "C", AS SHOWN ON SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1"; THENCE SOUTH 01°13'21" EAST, ALONG THE SAID WESTERLY LINE OF PARCEL "C", A DISTANCE OF 117.02 FEET; THENCE NORTH 87°47'47" EAST, DEPARTING SAID WESTERLY LINE OF PARCEL "C", A DISTANCE OF 310.39 FEET TO THE EAST LINE OF SAID PARCEL "C", ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE AND THE **POINT OF BEGINNING**.

CONTAINING 23.88 ACRES. MORE OR LESS.

THIS IS NOT A SURVEY

CREECH
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7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
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RIVERBEND MARKETPLACE
L.U.P.A. SKETCH AND LEGAL DESCRIPTION

BROWARD COUNTY

FLORIDA

PROJECT NO. 12016.00

REVISED DATE: 4/1/13

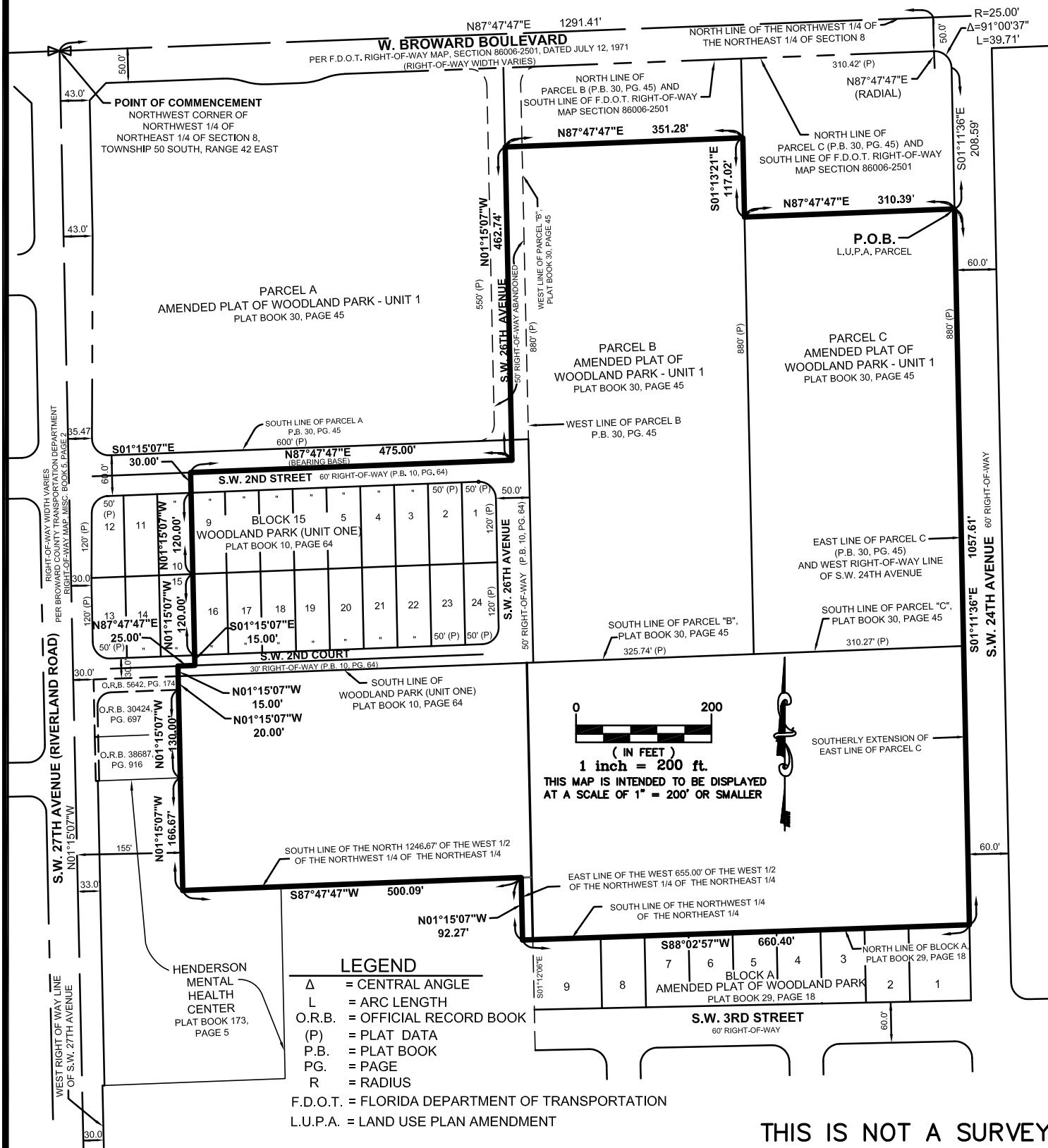
DATE: SEPT. 12, 2012

CADD FILE: RIVERBEND LUPA_REV 4-1-13

SCALE: N/A

SHEET 2 OF 3

SKETCH OF DESCRIPTION



THIS IS NOT A SURVEY

NOTE: SEE SHEETS 1 AND 2 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION

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RIVERBEND MARKETPLACE
L.U.P.A. SKETCH AND LEGAL DESCRIPTION

BROWARD COUNTY		FLORIDA	
PROJECT NO. 12016.00	REVISED DATE: 4/1/13	DATE: SEPT. 12, 2012	
CADD FILE: RIVERBEND LUPA, REV 4-1-13	SCALE: 1"=200'	SHEET 3 OF 3	