

M.D.O.K.

EXHIBIT "A"

TO REZONE FROM "I" TO "CR"

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET.

LESS AND EXCEPT:

PARCEL I

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY (F/K/A SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY, LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT-OF-WAY FOR NW 9TH AVENUE, AS DESCRIBED IN WARRANTY DEED TO BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THE NORTH 970.00 FEET AND LESS THE SOUTH 864.07 FEET THEREOF, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH ALONG THE WEST LINE A DISTANCE OF 582.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.58 FEET AND AN ARC DISTANCE OF 45.20 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTH 00°05'34" EAST, A DISTANCE OF 188.52 FEET; THENCE NORTH 89°38'24" WEST, A DISTANCE OF 228.11 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 87°41'42" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.58 FEET, AND AN ARC DISTANCE OF 187.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL II

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY (F/K/A SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY, LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT-OF-WAY FOR NW 9TH AVENUE, AS DESCRIBED IN WARRANTY DEED TO BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THE NORTH 970.00 FEET AND LESS THE SOUTH 864.07 FEET THEREOF, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL ("POINT OF BEGINNING"); THENCE SOUTH 89°08'00" EAST ALONG THE NORTH LINE, A DISTANCE OF 264.09 FEET; THENCE SOUTH 00°02'37" EAST, A DISTANCE OF 368.19 FEET; THENCE SOUTH 89°58'00" WEST, A DISTANCE OF 264.34 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH ALONG THE SAID WEST LINE, A DISTANCE OF 372.34 FEET TO THE POINT OF BEGINNING.

Drawn By	MAP
Cad. No.	200712
Ref. Dwg.	2013-079
Plotted:	8/26/20 7:41a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	8/26/20
Scale	NOT TO SCALE
Job. No.	200712
Dwg. No.	1020-047-4
Sheet	1 of 4

M.P.O.K

EXHIBIT "A"

LEGAL DESCRIPTION: (continued)

LESS AND EXCEPT:

CONDOMINIUM PARCEL

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT OF WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL, THENCE SOUTH 89°08'00" EAST, ALONG THE NORTH LINE, A DISTANCE OF 367.56 FEET; THENCE SOUTH 00°52'00" WEST, A DISTANCE OF 58.51 FEET TO THE POINT OF BEGINNING; THE FOLLOWING FOUR (4) COURSES BEING ALONG THE EXTERIOR SURFACE OF THE BUILDING STRUCTURE; (1) THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 752.00 FEET; (2) THENCE NORTH 89°58'06" EAST, A DISTANCE OF 401.75 FEET; (3) THENCE NORTH 00°00'34" WEST, A DISTANCE OF 752.00 FEET; (4) THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 401.75 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

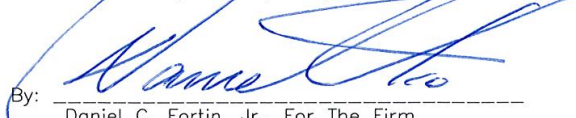
- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- Bearings hereon are referred to an assumed value of S 00°00'00" E for the East right of way line of Powerline Road.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 305,062 square feet, or 7.003 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-079.
- Non-Exclusive, Perpetual Easements for Ingress and Egress over a portion of Parcel II, and for parking over Parcel I, as created by that certain agreement recorded in Official Records Book 9658, Page 460, of the Public Records of Broward County, Florida.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

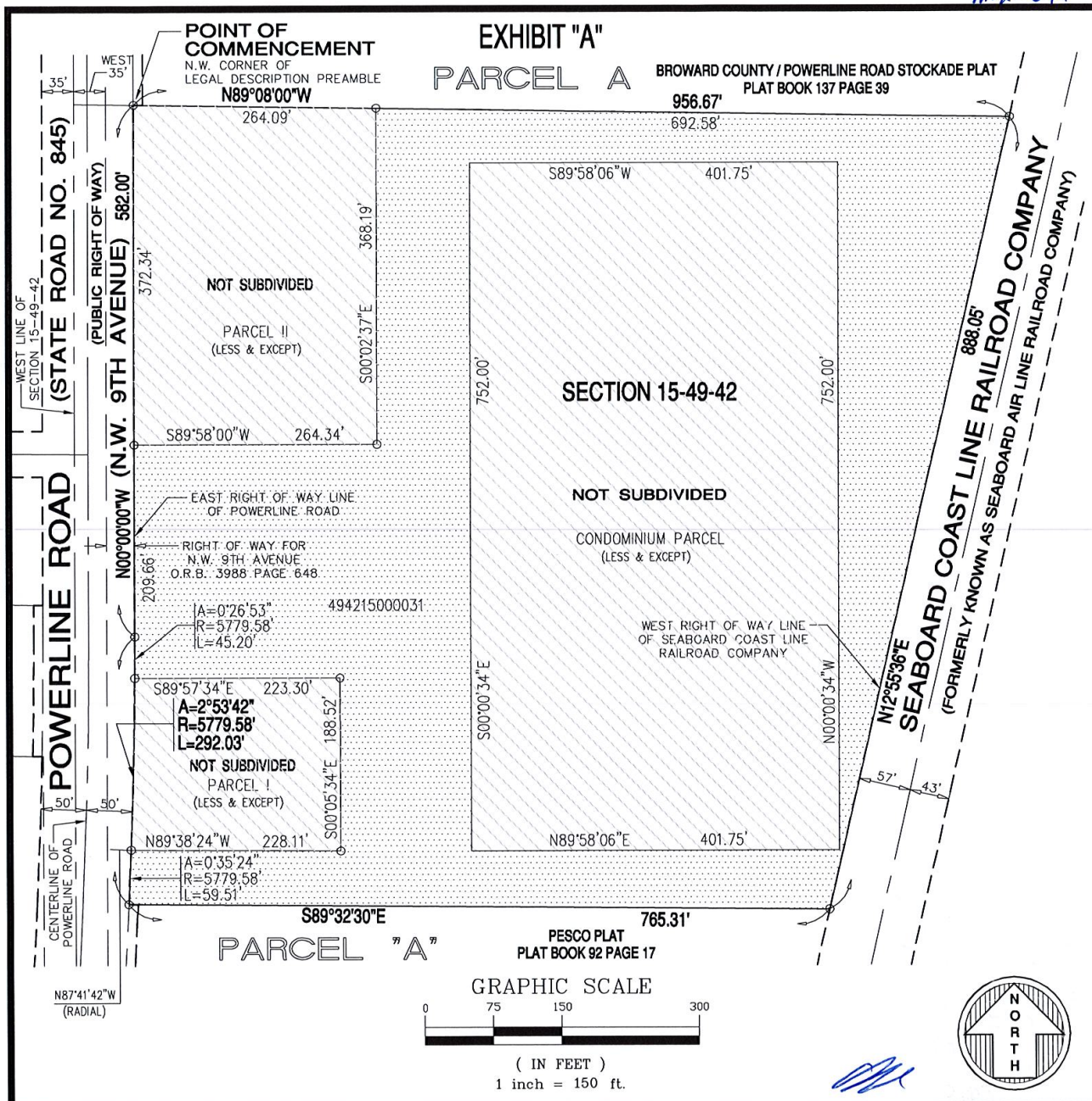
"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By MAP	LEGAL DESCRIPTION, NOTES & CERTIFICATION FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	Date 8/26/20
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M.R.O.K.



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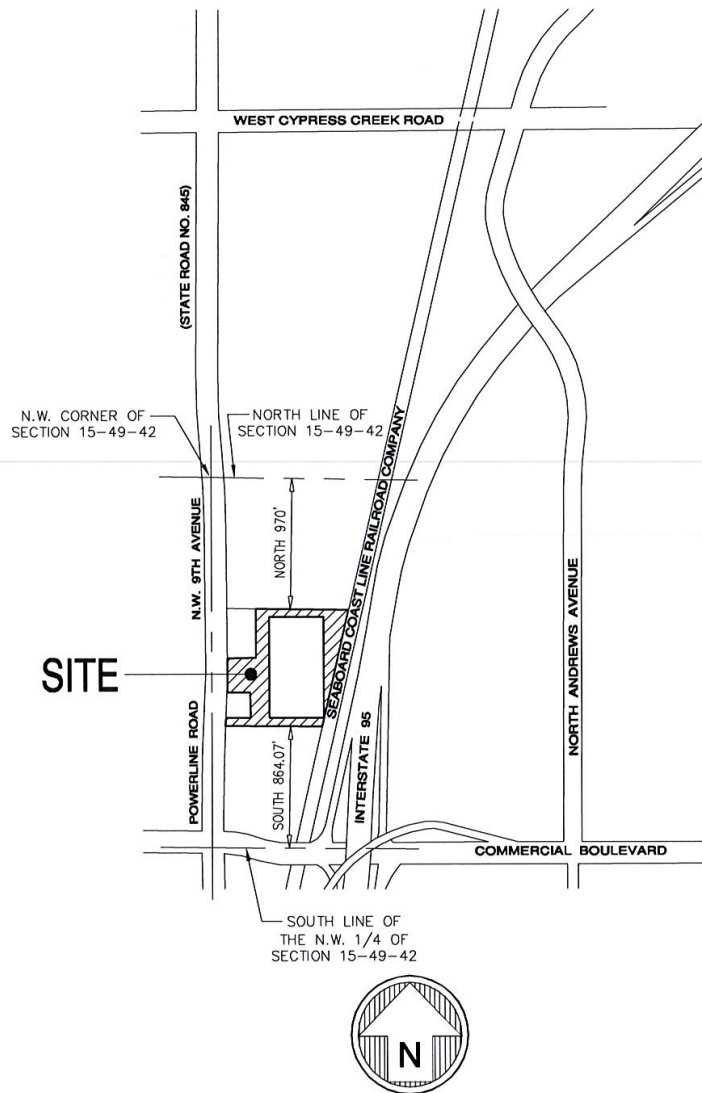
SKETCH OF DESCRIPTION

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CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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EXHIBIT "A"



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LOCATION SKETCH

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 Sheet 4 of 4

m.D. o.k.

EXHIBIT "A"

TO REZONE FROM "I" TO "CR"

LEGAL DESCRIPTION:

PARCEL II

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY (F/K/A SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY, LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT-OF-WAY FOR NW 9TH AVENUE, AS DESCRIBED IN WARRANTY DEED TO BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THE NORTH 970.00 FEET AND LESS THE SOUTH 864.07 FEET THEREOF, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL ("POINT OF BEGINNING"); THENCE SOUTH 89°08'00" EAST ALONG THE NORTH LINE, A DISTANCE OF 264.09 FEET; THENCE SOUTH 00°02'37" EAST, A DISTANCE OF 368.19 FEET; THENCE SOUTH 89°58'00" WEST, A DISTANCE OF 264.34 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH ALONG THE SAID WEST LINE, A DISTANCE OF 372.34 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- Bearings hereon are referred to an assumed value of N 00°00'00" W for the East right of way line of Powerline Road.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 97,827 square feet, or 2.246 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-079.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

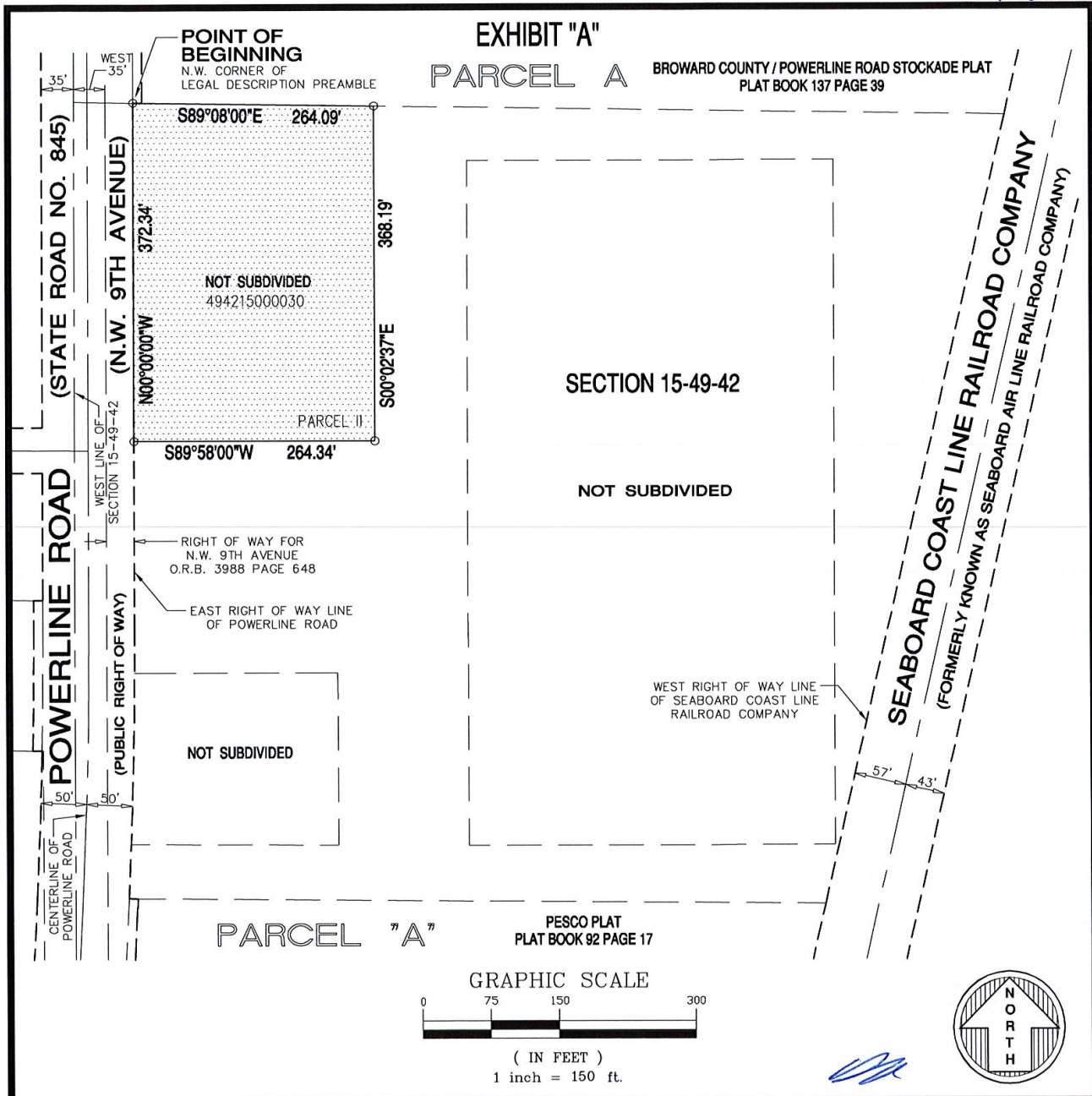
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LEGAL DESCRIPTION, NOTES & CERTIFICATION

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m.p.o.k



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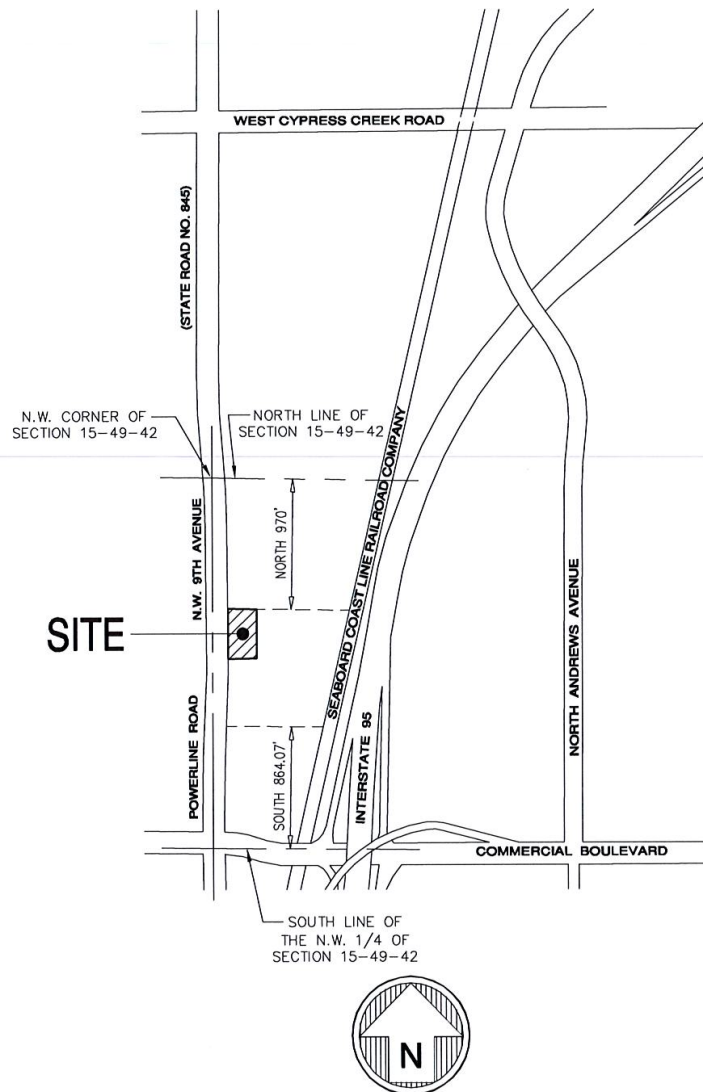
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M. D. O.K.

EXHIBIT "A"



DK

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LOCATION SKETCH

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Sheet	3 of 3

M.D. O.K.

EXHIBIT "A"

TO REZONE FROM "I" TO "CR"

LEGAL DESCRIPTION:

PARCEL I

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY (F/K/A SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY, LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT-OF-WAY FOR NW 9TH AVENUE, AS DESCRIBED IN WARRANTY DEED TO BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THE NORTH 970.00 FEET AND LESS THE SOUTH 864.07 FEET THEREOF, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH ALONG THE WEST LINE A DISTANCE OF 582.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.58 FEET AND AN ARC DISTANCE OF 45.20 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTH 00°05'34" EAST, A DISTANCE OF 188.52 FEET; THENCE NORTH 89°38'24" WEST, A DISTANCE OF 228.11 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 87°41'42" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.58 FEET, AND AN ARC DISTANCE OF 187.31 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- Bearings hereon are referred to an assumed value of N 00°00'00" W for the East right of way line of Powerline Road.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 42,314 square feet, or 0.971 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-079.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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FORTIN, LEAVY, SKILES, INC., LB3653

By:

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
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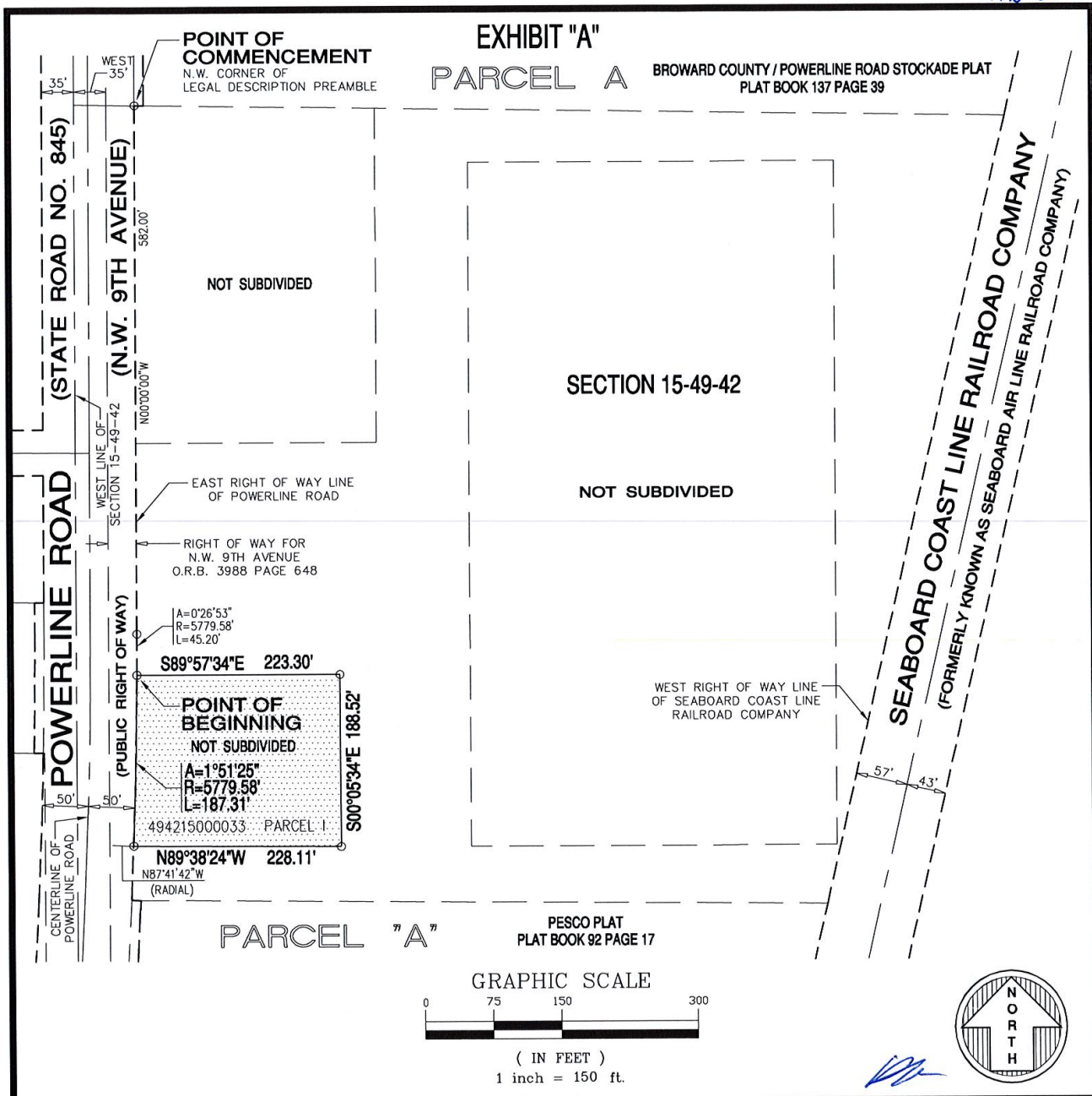
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LEGAL DESCRIPTION, NOTES & CERTIFICATION

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Dwg. No.	1020-047-2
Sheet	1 of 3

m.D.O.K.



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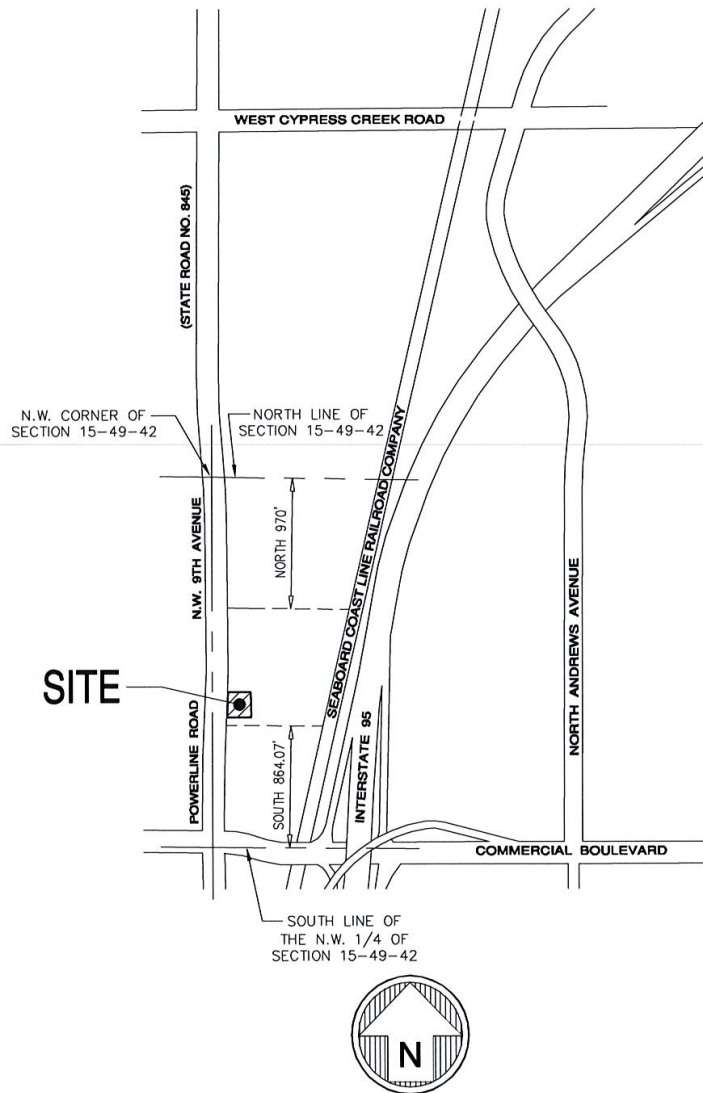
SKETCH OF DESCRIPTION

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11.10.0.K

EXHIBIT "A"



[Signature]

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LOCATION SKETCH

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Sheet	3 of 3

M.D.O.K

EXHIBIT "A"

TO REZONE FROM "I" TO "CR"

LEGAL DESCRIPTION:

CONDOMINIUM PARCEL

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT OF WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL, THENCE SOUTH 89°08'00" EAST, ALONG THE NORTH LINE, A DISTANCE OF 367.56 FEET; THENCE SOUTH 00°52'00" WEST, A DISTANCE OF 58.51 FEET TO THE POINT OF BEGINNING; THE FOLLOWING FOUR (4) COURSES BEING ALONG THE EXTERIOR SURFACE OF THE BUILDING STRUCTURE; (1) THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 752.00 FEET; (2) THENCE NORTH 89°58'06" EAST, A DISTANCE OF 401.75 FEET; (3) THENCE NORTH 00°00'34" WEST, A DISTANCE OF 752.00 FEET; (4) THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 401.75 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- Bearings hereon are referred to an assumed value of N 00°00'00" W for the East right of way line of Powerline Road.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 302,117 square feet, or 6.936 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-079.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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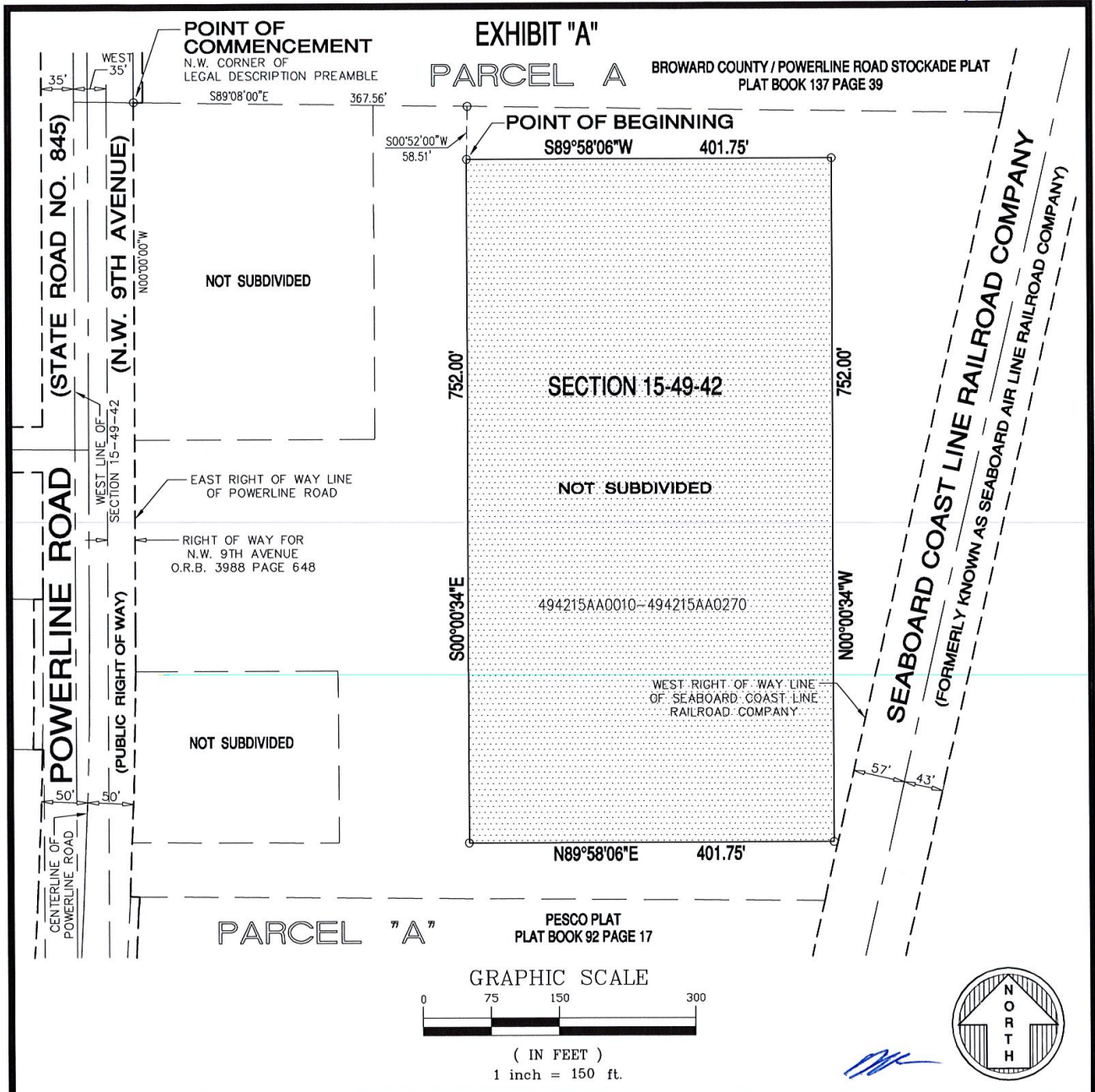
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Sheet	1 of 3

M.P.O.K.



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SKETCH OF DESCRIPTION

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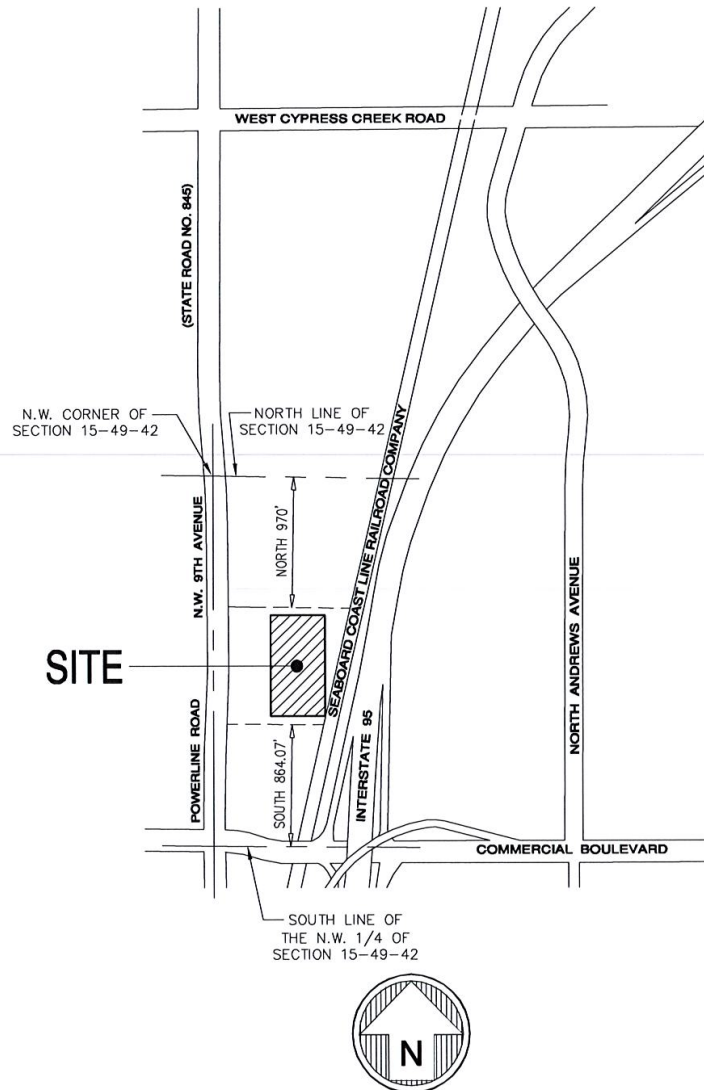
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Dwg. No. 1020-047-3

Sheet 2 of 3

M.D. O.K.

EXHIBIT "A"



[Handwritten signature]

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LOCATION SKETCH

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