

EXHIBIT "A"



**STONER**  
**SURVEYORS • MAPPERS**  
 Licensed Business No. 6633

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

TEL (954) 585-0997  
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**LEGAL DESCRIPTION OF:  
 X213 TOWER PARCEL  
 ACCESS/UTILITY EASEMENT  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 SECTION 5, TOWNSHIP 50 S., RANGE 42 E.**

**LEGAL DESCRIPTION: (X213 TOWER PARCEL)**

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL "A", BROWARD REGIONAL JUVENILE DETENTION CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE S.89°59'58"E., ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4), A DISTANCE OF 1890.82 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 22 AVENUE;

THENCE N.00°20'32"E., ALONG SAID CENTERLINE A DISTANCE OF 825.00 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST SOUTHERLY NORTH LINE OF SAID PARCEL "A";

THENCE S.89°59'58"E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A", AND THE POINT OF BEGINNING;

THENCE S.89°59'58"E., ALONG THE MOST SOUTHERLY NORTH LINE OF SAID PARCEL "A", AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 108.30 FEET;

THENCE S.01°16'49"W., A DISTANCE OF 16.49 FEET;

THENCE S.88°24'29"E., A DISTANCE OF 44.50 FEET;

THENCE S.11°10'31"E., A DISTANCE OF 62.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.09°41'06"W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°09'14" AND A RADIUS OF 258.16 FEET FOR AN ARC DISTANCE OF 153.89 FEET, TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A";

THENCE N.00°20'32"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 103.67 FEET;

THENCE N.89°39'28"W., A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE N.00°20'32"E., ALONG SAID WEST LINE A DISTANCE OF 43.31 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.322 ACRES (14,041 SQUARE FEET), MORE OR LESS.

BSM: *James D. Stoner*

DATE: February 16, 2024

NOTE:  
 SEE SHEET 3 OF 3 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 WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SEAL

DATE OF SIGNATURE: 2.5.2024

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

REVISIONS	DATE	BY
COMBINE PARCEL & ESMT.	1/02/24	JDS
REV. LEGAL DESC. ADD SEC. TIE	2/05/24	JDS

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
12/15/23	ORL	JDS	N/A

SHEET 1 OF 3

SKETCH NO. 23-9629\_TOW\_PARCEL



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**NOTES:**  
**X213 TOWER PARCEL**  
**ACCESS/UTILITY EASEMENT**  
**CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**  
**SECTION 5, TOWNSHIP 50 S., RANGE 42 E.**

**LEGAL DESCRIPTION: (ACCESS/UTILITY EASEMENT:**

AN ACCESS AND UTILITY EASEMENT BEING SITUATE WITHIN THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING A PORTION OF PARCEL "A", BROWARD REGIONAL JUVENILE DETENTION CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE S.89°59'58"E., ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4), A DISTANCE OF 1890.82 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.W. 22 AVENUE;

THENCE N.00°20'32"E., ALONG SAID CENTERLINE A DISTANCE OF 825.00 FEET, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST SOUTHERLY NORTH LINE OF SAID PARCEL "A";

THENCE S.89°59'58"E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 30.00 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A";

THENCE S.00°20'32"W., ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 43.13 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE S.00°20'32"W., ALONG SAID WEST LINE A DISTANCE OF 175.73 FEET;

THENCE S.89°39'28"E., A DISTANCE OF 37.53 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.56°23'47"W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°33'27" AND A RADIUS OF 206.16 FEET FOR AN ARC DISTANCE OF 45.18 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.43°50'21"W., A DISTANCE OF 52.00 FEET TO A POINT ON A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE OF PARCEL "A";

THENCE N.00°20'32"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 103.67 FEET;

THENCE N.89°39'28"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.153 ACRES (6,672 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. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.89°59'58"E., ALONG THE SOUTH LINE THE S.E. 1/4 OF SECTION 5, TOWNSHIP 50 S., RANGE 42 E., AS SHOWN ON THE PLAT OF "RIVERBEND CORPORATE PARK", RECORDED IN PLAT BOOK 175, PAGE(S) 95 THRU 97, OF THE PUBLIC RECORDS OF BROWARD 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.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

BSM: *Mary Lou*

DATE: February 16, 2024

NOTE:  
 SEE SHEET 3 OF 3 FOR A GRAPHIC  
 DEPICTION OF THE PROPERTY  
 DESCRIBED HEREON.

SHEET 2 OF 3

SKETCH NO.  
 23-9629\_TOW\_PARCEL



# STONER

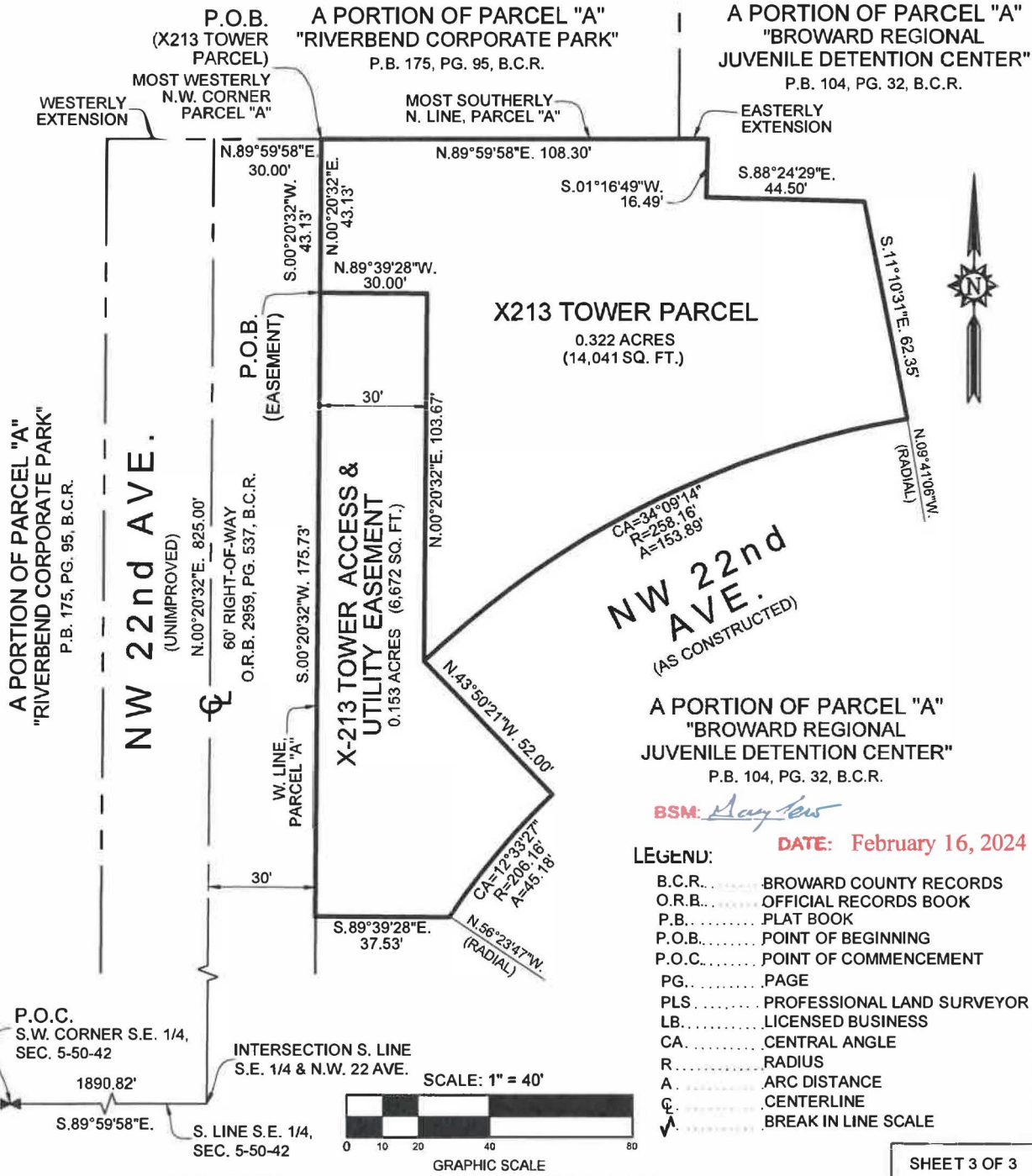
## SURVEYORS • MAPPERS

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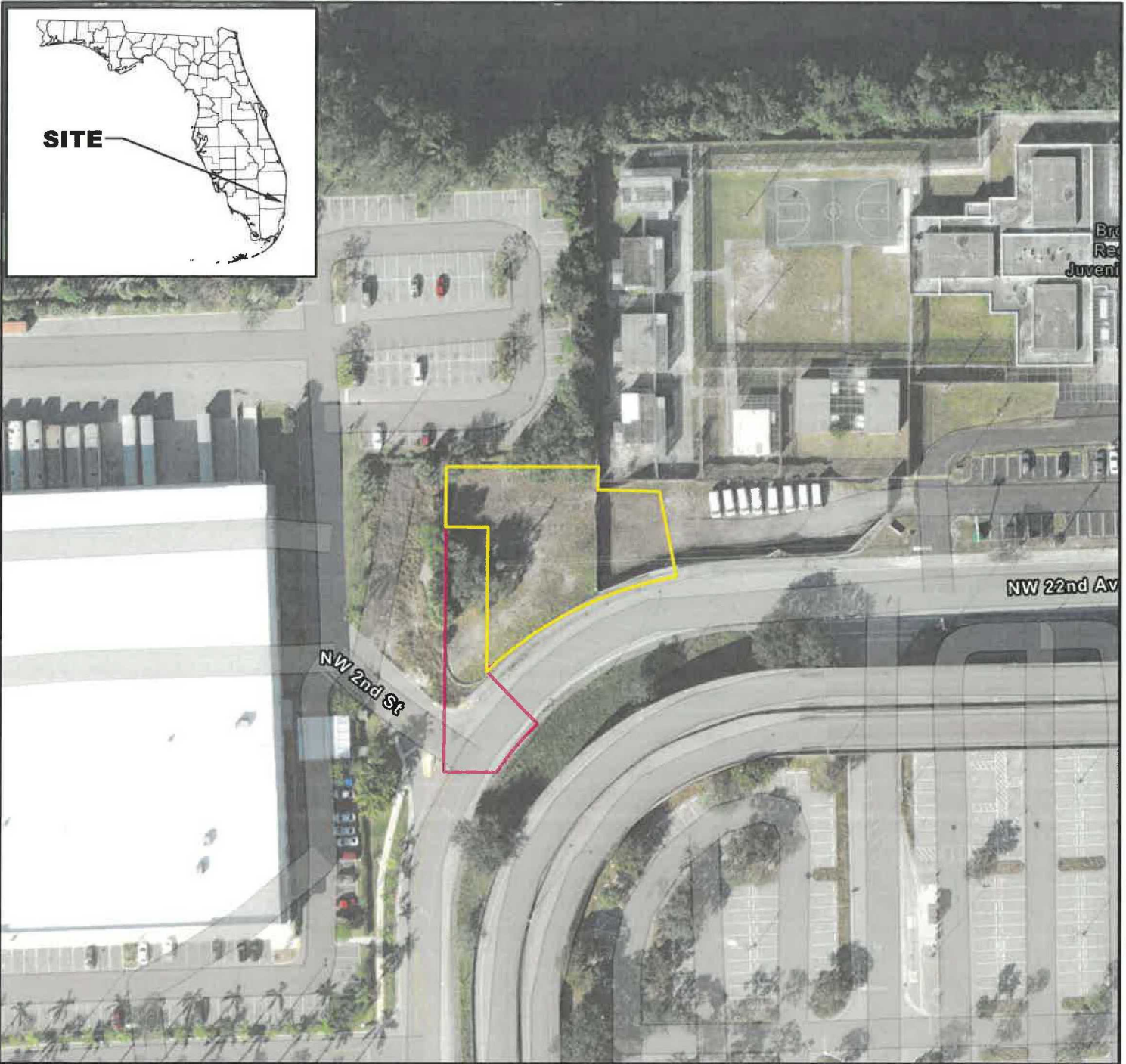
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### SKETCH OF DESCRIPTION X213 TOWER PARCEL & ACCESS/UTILITY EASEMENT CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA SECTION 5, TOWNSHIP 50 S., RANGE 42 E.



SKETCH NO. 23-9629\_TOW\_PARCEL

SHEET 3 OF 3



-  Tower Parcel
-  Access Easement



### Amendment 6 to Lease 4307 - Fort Lauderdale Tower Site

Broward County, Florida