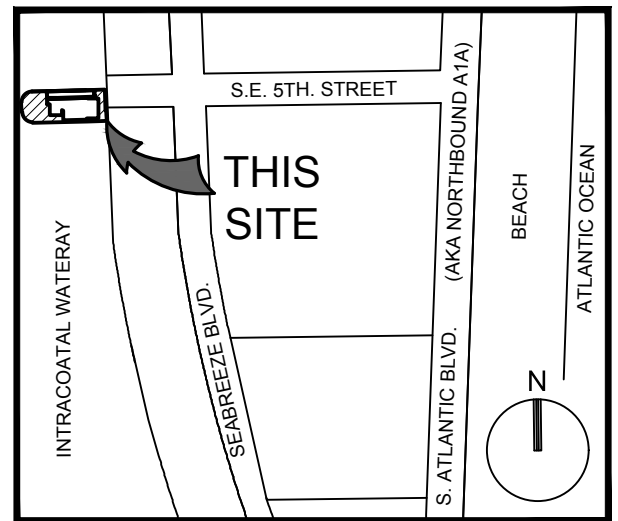


LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
BK.	BOOK
CHK.	CHECKED
DWNG.	DRAWING
FP&L	FLORIDA POWER & LIGHT COMPANY
L.B.	FLORIDA LICENSED BUSINESS NUMBER
N/A	NOT APPLICABLE
NO.	NUMBER
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS (CURVE DATA)
Δ	CENTRAL ANGLE (CURVE DATA)
L	ARC LENGTH (CURVE DATA)



LOCATION MAP:
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (STATE ROAD A-1-A) THE FOLLOWING TWO (2) COURSES; (1) SOUTH 01°39'43" EAST 192.47 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; (2) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1375.00 FEET; A CENTRAL ANGLE OF 04°04'09", AND AN ARC DISTANCE OF 97.65 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES; (1) SOUTH 88°23'17" WEST, 177.79 FEET; (2) SOUTH 88°43'17" WEST, 501.09 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT ON THE WESTERLY LINE OF SAID PARCEL "A"; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°06'01" AND AN ARC DISTANCE OF 157.25 FEET TO A POINT OF TANGENCY; (2) NORTH 01°10'42" WEST, 90.13 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; (3) NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 89°54'43" AND AN ARC DISTANCE OF 156.93 FEET TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) COURSES; (1) NORTH 88°44'01" EAST, 497.15 FEET; (2) NORTH 88°23'18" EAST, 176.14 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°39'43" EAST ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (STATE ROAD A-1-A) 81.22 FEET; THENCE SOUTH 88°20'17" WEST, 64.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°30'40" EAST, 180.93 FEET; THENCE SOUTH 88°55'57" WEST, 110.87 FEET; THENCE SOUTH 01°16'41" EAST, 13.22 FEET; THENCE SOUTH 88°45'52" WEST, 213.68 FEET; THENCE NORTH 01°17'53" WEST, 86.56 FEET; THENCE NORTH 46°13'17" WEST, 13.90 FEET; THENCE SOUTH 01°13'09" EAST, 47.99 FEET; THENCE SOUTH 88°50'44" WEST, 114.76 FEET; THENCE NORTH 01°20'58" WEST, 104.24 FEET; THENCE SOUTH 88°42'05" WEST, 22.16 FEET; THENCE NORTH 01°06'01" WEST, 46.39 FEET TO A POINT HEREIN AFTER REFERRED TO AS REFERENCE POINT "A"; THENCE NORTH 88°44'23" EAST, 372.33 FEET; THENCE SOUTH 01°41'21" EAST, 5.97 FEET; THENCE NORTH 88°29'26" EAST, 98.24 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 01°06'01" WEST, 9.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°06'01" WEST, 60.52 FEET; THENCE NORTH 88°39'05" EAST, 444.87 FEET; THENCE SOUTH 01°36'42" EAST, 13.30 FEET; THENCE SOUTH 88°23'18" WEST, 10.04 FEET; THENCE SOUTH 01°36'42" EAST, 24.73 FEET; THENCE NORTH 88°23'18" EAST, 10.04 FEET; THENCE SOUTH 01°36'42" EAST, 22.02 FEET; THENCE SOUTH 88°35'16" WEST, 357.17 FEET; THENCE SOUTH 88°36'08" EAST, 88.24 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 111,857 SQUARE FEET (2.569 ACRES) MORE OR LESS.

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
INTERNATIONAL SWIMMING
HALL OF FAME COMPLEX
P.B. 138, PG. 19, B.C.R.



301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 4

DRAWING NO. 11405.00 SKETCH & DESCRIPTION.DWG

DATE 05/26/23

SCALE N/A

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°39'43" EAST ALONG THE EAST LINE OF PARCEL "A", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, AS RECORDED IN PLAT BOOK 138, ON PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 60' OR SMALLER .

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 26, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
INTERNATIONAL SWIMMING
HALL OF FAME COMPLEX
P.B. 138, PG. 19, B.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



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SHEET 2 OF 4

DRAWING NO. 11405.00 SKETCH & DESCRIPTION.DWG

DATE 05/26/23

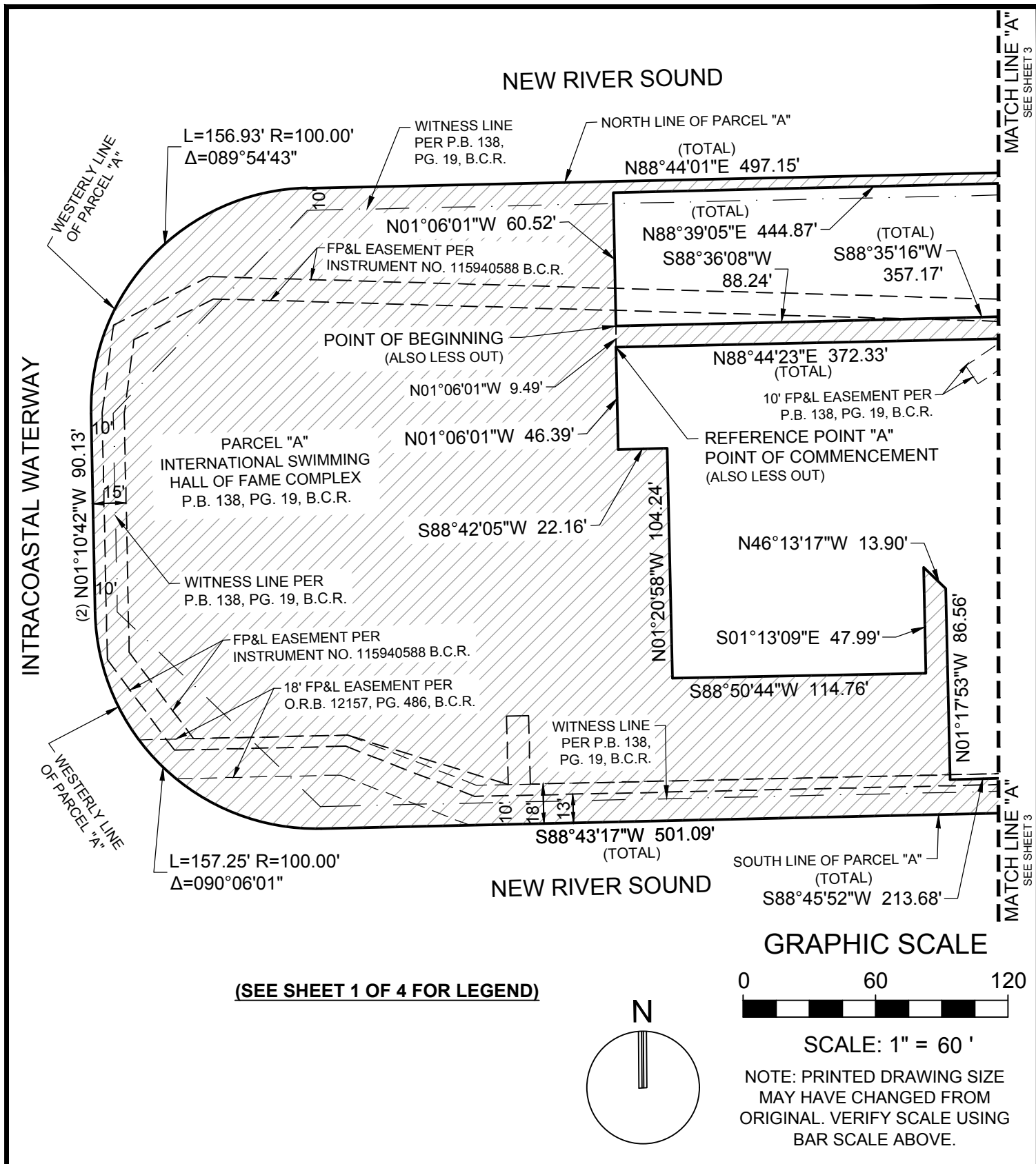
SCALE N/A

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS



SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
INTERNATIONAL SWIMMING
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SHEET 4 OF 4

DRAWING NO. 11405.00 SKETCH & DESCRIPTION.DWG

DATE 05/26/23

SCALE 1"=60'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE REVISIONS