LEGAL DESCRIPTION

(OWNER 1)

PARCEL A: (PCN 504208000020 AND PCN 504208050020)

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE NORTH 50 FEET THEREOF;

AND LESS AND EXCEPT THAT PORTION DEDICATED FOR S.W. 24TH AVENUE (NOW KNOWN AS S.W. 26TH AVENUE) BY PLAT BOOK 30, PAGE 45.

SAID LANDS ALSO BEING DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND PARCEL B, WOODLAND PARK, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 01°13'33" EAST ON THE EAST LINE OF SAID PARCEL B AND ON THE EAST LINE OF THE WEST 1/2, OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 8, A DISTANCE OF 1291.39 FEET; THENCE SOUTH 88°03'25" WEST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 335.22 FEET; THENCE NORTH 01°14'09" WEST ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, A DISTANCE OF 409.81 FEET; THENCE NORTH 87°47'19" EAST ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 9.61 FEET; THENCE NORTH 01°14'09" WEST, ON THE WEST LINE OF SAID PARCEL B, A DISTANCE OF 855.42 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°01'28", AN ARC DISTANCE OF 38.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°47'19" EAST ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 301.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY,

TOGETHER WITH THE EAST 1/2 OF VACATED SOUTHWEST 26 AVENUE LYING WEST AND ADJACENT PARCEL A AS VACATED BY ORDINANCE NO. C-09-33 RECORDED IN OFFICIAL RECORDS BOOK 46862. PAGE 994. OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.

PARCEL B:

PARCEL 1: (PCN 504208050010, PCN 504208050011, PCN 504208050012, PCN 504208050013 AND PCN 504208050015)

ALL OF PARCEL A, AMENDED PLAT OF BLOCKS 4, 5, 6, 7 AND 14 OF WOODLAND PARK-UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THE WEST 196.44 FEET OF THE NORTH 285 FEET THEREOF, AND ALSO LESS THE RIGHT-OF-WAY FOR BROWARD BOULEVARD AND ALSO LESS THE WEST 5.00' AND ALSO LESS THAT PORTION THEREOF CONVEYED TO BROWARD COUNTY, FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 525, OF THE SAID PUBLIC RECORDS.

TOGETHER WITH THE WEST 1/2 OF VACATED SOUTHWEST 26 AVENUE LYING EAST AND ADJACENT PARCEL A AS VACATED BY ORDINANCE NO. C-09-33 RECORDED IN OFFICIAL RECORDS BOOK 46862, PAGE 994, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 6863, PAGE 396, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA:

PARCEL NO. 126

THOSE PARTS OF PARCEL "A" OF WOODLAND PARK, UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SAID PARTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 5.00 FEET OF SAID PARCEL "A" AND THAT PART OF SAID PARCEL "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE RUN N 87°47'51" E ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 59.18 FEET; THENCE S 02°12'09" E A DISTANCE OF 50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD AND THE POINT OF BEGINNING; THENCE S 43°16'15" W A DISTANCE OF 35.06 FEET; THENCE S 01°15'21" E A DISTANCE OF 525.41 FEET; THENCE S 87°47'51" W A DISTANCE OF 5 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.W. 27TH AVENUE; THENCE N 01°15'21" W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 530.33 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 20 FEET THOUGH A CENTRAL ANGLE OF 89°03'12", AN ARC DISTANCE OF 31.09 FEET TO THE END OF SAID CURVE; THENCE N 87°47'51" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD A DISTANCE OF 9.92 FEET TO THE POINT OF BEGINNING;

AND LESS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE RUN N 87°47′51" E A DISTANCE OF 239.57 FEET; THENCE S 02°12′09" E A DISTANCE OF 50.00 FEET TO A POINT OF CURVE AND THE POINT OF BEGINNING; THENCE FROM A TANGENT BEARING OF N 87°47′51" E RUN EASTERLY ALONG SAID CURVE WHICH IS CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 93 FEET, THROUGH A CENTRAL ANGLE OF 19°05′28" AN ARC DISTANCE OF 30.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 107 FEET THROUGH A CENTRAL ANGLE OF 19°05′28" AN ARC DISTANCE OF 35.65 FEET TO THE END OF SAID REVERSE CURVE; THENCE RUN N 87°47′51" E A DISTANCE OF 50.00 FEET TO A POINT OF CURVE WHICH IS CONCAVE TO THE NORTHWEST; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 107 FEET THROUGH A CENTRAL ANGLE OF 19°05′28" AN ARC DISTANCE OF 35.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG SAID REVERSE CURVE HAVING A RADIUS OF 93 FEET THROUGH A CENTRAL ANGLE OF 19°05′28" AN ARC DISTANCE OF 30.99 FEET TO THE END OF SAID REVERSE CURVE; THENCE RUN S 87°47′51" W A DISTANCE OF 180.82 FEET TO THE POINT OF BEGINNING:

CONTAINING 4,256 SQUARE FEET, MORE OR LESS.
ALL SHOWN ON THE RIGHT OF WAY MAP FOR STATE ROAD NO. 842, SECTION 86006-2501.

PARCEL 2: (PCN 504208050014)

THE WEST 196.44 FEET OF THE NORTH 285 FEET OF PARCEL A, AMENDED PLAT OF BLOCKS 4, 5, 6, 7 AND 14 OF WOODLAND PARK-UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 5.00' THEREOF, AND ALSO LESS THAT PORTION THEREOF CONVEYED TO BROWARD COUNTY, FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9334, PAGE 525, OF THE SAID PUBLIC RECORDS.

PARCEL 3: (PCN 504208000052)

THE SOUTH 316.67 FEET OF THE NORTH 1,246.67 FEET (AS MEASURED ALONG THE EAST AND WEST LINES) OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; LESS THE WEST 155 FEET THEREOF (AS MEASURED ALONG THE NORTH AND SOUTH LINES); THE NORTH LINE OF THE ABOVE-DESCRIBED PARCEL BEING THE SAME AS THE SOUTH LINE OF WOODLAND PARK UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4: (PCN 504208000040)

THE WEST 1/2, OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, EXCEPTING THEREFROM THAT PART THEREOF PLATTED AS WOODLAND PARK UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND EXCEPTING THE WEST 655 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 8, LYING SOUTH OF SAID WOODLAND PARK UNIT 1.

RIVERBEND MARKETPLACE

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),

RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14, WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MAY, 2013

PARCEL 5: (PCN 504208050030, PCN 504208050031)

THE NORTH 234 FEET OF PARCEL C, WOODLAND PARK UNIT 1, AMENDED PLAT OF BLOCKS 4, 5, 6, 7, AND 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6: (PCN 504208050040 AND PCN 504208000010)

ALL OF THE SOUTH 1,058.75 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF THE NE 1/4, OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE DEDICATED STREET.

ALL PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER 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: THENCE SOUTH 01°11'36" EAST, ALONG THE EAST LINE OF SAID PARCEL "C" AND IT'S SOUTHERLY EXTENSION. ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 1,266.20' FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE EAST ONE-HALF (E ½) OF THE EAST ONE-HALF (E ½) 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 EAST ONE-HALF (E ½) OF THE EAST ONE-HALF (E ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8 AND NORTH LINE OF 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 1/4) 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 1/4) OF SAID SECTION 8; THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 500.09' FEET TO AN INTERSECTION WITH A LINE LYING 155.00' FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.67' FEET TO AN INTERSECTION WITH THE SOUTH LINE OF "WOODLAND PARK (UNIT ONE)", ACCORDING TO THE PLAT THEREOF, 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 SOUTH LINE, A DISTANCE OF 525.01' FEET TO AN INTERSECTION WITH THE WEST LINE OF PARCEL "B" OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AS RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE NORTH 01°15'07" WEST, ALONG SAID WEST LINE, A DISTANCE OF 330.01' FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "A" OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1"; THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 619.12' FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°23'41", A DISTANCE OF 40.31' FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 625 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: THENCE NORTH 00°11'28" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 298.99' FEET; THENCE NORTH 01°15'07" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 200.45' FEET; THENCE NORTH 43°16'14" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 34.92' 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, SAID LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH. AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 172.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT. HAVING A RADIUS OF 93.00' FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 30.99' FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 107.00' FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 35.65' FEET TO THE POINT OF TANGENCY: THENCE NORTH 87°47'47" EAST. ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00' FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.00' FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 35.65' FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00' FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 30.99' FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 870.18' FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00' FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°00'37", A DISTANCE OF 39.71' FEET TO THE POINT OF BEGINNING.

CONTAINING: 30.73534 ACRES MORE OR LESS.

TOGETHER WITH: (OWNER 2)

LOTS 11, 12, 13 AND 14, IN BLOCK 15, OF WOODLAND PARK UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION OF SAID LOTS 12 AND 13, IN BLOCK 15, CONVEYED TO BROWARD COUNTY BY DEED DATED JUNE 12, 1981 AND RECORDED IN OFFICIAL RECORDS BOOK 9641, PAGE 940, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (N ½) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEG.14'18" EAST, ALONG THE WEST LINE OF THE NORTHEAST ONE QUARTER (NE ½) OF SAID SECTION 8, A DISTANCE OF 789.82 FEET; THENCE NORTH 89 DEG.45'51" EAST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE NORTH 01 DEG.14'09" WEST, ALONG THE WEST LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 106.22 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEG.07'40", AND AN ARC DISTANCE OF 38.89 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87 DEG.53'31" EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 2.69 FEET TO A POINT OF CUSP ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 02 DEG.06'29" EAST, FROM THE LAST DESCRIBED POINT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEG.41'03", AND AN ARC DISTANCE OF 38.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEG.12'28" WEST, A DISTANCE OF 106.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 23519 SQUARE FEET OR 0.53992 ACRES, MORE OR LESS.

TOGETHER WITH: (OWNER 3)

LOTS 9 AND 15, BLOCK 15, WOODLAND PARK UNIT ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 11,998 SQUARE FEET OR 0.27544 ACRES, MORE OR LESS.

TOGETHER WITH:

LOTS 5 THROUGH 8, 10, 16 THROUGH 20 AND 22, BLOCK 15, WOODLAND PARK UNIT ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINS 65,991 SQUARE FEET OR 1.51494 ACRES, MORE OR LESS.

TOGETHER WITH:

(OWNER 5)

LOTS 4 AND 21, BLOCK 15, WOODLAND PARK UNIT ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

CONTAINING 11,998 SQUARE FEET OR 0.27544 ACRES, MORE OR LESS.

TOGETHER WITH:

(OWNER 6)

LOT 3, BLOCK 15, WOODLAND PARK UNIT ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 5999.3 SQUARE FEET OR 0.13772 ACRES, MORE OR LESS.

TOGETHER WITH:

(OWNER 7)

LOT 23, LESS THE EAST 4 FEET, BLOCK 15, WOODLAND PARK UNIT ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 5519.1 SQUARE FEET OR 0.12670 ACRES, MORE OR LESS.

TOGETHER WITH:

(OWNER 8)

THE EAST 4 FEET OF LOT 23, AND ALL OF LOT 24, BLOCK 15, WOODLAND PARK UNIT ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 6350.0 SQUARE FEET OF 0.14578 ACRES, MORE OR LESS.

TOGETHER WITH: (OWNER 9)

LOTS 1 AND 2, BLOCK 15, WOODLAND PARK UNIT ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 11,859 SQUARE FEET OR 0.27225 ACRES, MORE OR LESS.

TOGETHER WITH: (OWNER 10)

A PARCEL OF L

A PARCEL OF LAND IN THE NE ¼ OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST ½ OF SAID SECTION 8, WHICH IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF WOODLAND PARK (PLAT OF WOODLAND PARK BEING RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) AND THE WEST LINE OF THE EAST ½ OF SAID SECTION 8; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID WOODLAND PARK A DISTANCE OF 155 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE EAST ½ OF SECTION 8 A DISTANCE OF 150 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID WOODLAND PARK A DISTANCE OF 155 FEET TO THE WEST LINE OF THE EAST ½ OF SECTION 8; THENCE NORTH ALONG THE WEST LINE OF THE EAST ½ OF SECTION 8 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 65 FEET AND LESS THE WEST 30 FEET THEREOF; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

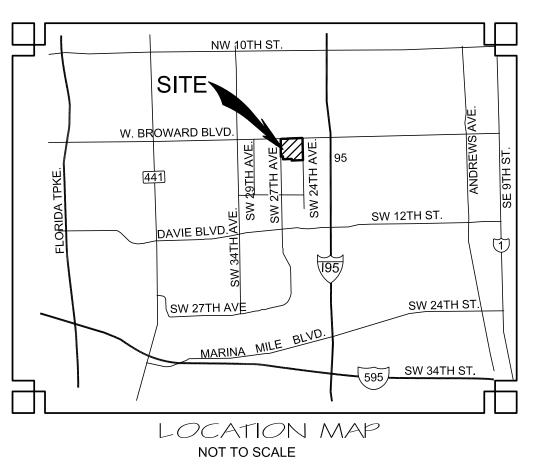
LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE CITY OF FORT LAUDERDALE BY WARRANTY DEED RECORDED FEBRUARY 15, 1974 IN OFFICIAL RECORDS BOOK 5642, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 7,715 SQUARE FEET, OR 0.17711 ACRES, MORE OR LESS.

PLAT BOOK

SHEET 1 OF 11

PAGE



TOGETHER WITH: (OWNER 11)

THE SOUTH 65 FEET OF A PARCEL OF LAND IN THE NE ¼ OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE E ½ OF SAID SECTION 8 WHICH IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF WOODLAND PARK (PLAT OF WOODLAND PARK BEING RECORDED IN PLAT BOOK 10, PAGE 64 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) AND THE WEST LINE OF THE E ½ OF SAID SECTION 8; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID WOODLAND PARK A DISTANCE OF 155 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE E ½ OF SECTION 8, A DISTANCE OF 150 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID WOODLAND PARK A DISTANCE OF 155 FEET TO THE WEST LINE OF THE E ½ OF SECTION 8; THENCE NORTH ALONG THE WEST LINE OF THE E ½ OF SECTION 8 A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; LESS THE

CONTAINING 7,800 SQUARE FEET, OR 0.17906 ACRES, MORE OR LESS.

WEST 30' FEET THEREOF.

RIGHT OF WAY (ABANDONED BY THIS PLAT)

ALL OF SOUTHWEST 26TH AVENUE, PLATTED AS SOUTHWEST 24TH AVENUE, (BEING A 50 FOOT PLATTED RIGHT-OF-WAY) AS SHOWN ON WOODLAND PARK (UNIT ONE), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86006-2501, DATED JULY 12, 1971, WHICH IS 50.00 SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

CONTAINING 44,257 SQUARE FEET OR 1.01599 ACRES, MORE OR LESS.

TOGETHER WITH:

RIGHT OF WAY (ABANDONED BY THIS PLAT)

ALL THAT PORTION OF SOUTHWEST 2ND COURT (BEING A 30' PLATTED RIGHT-OF-WAY) AS SHOWN ON WOODLAND PARK (UNIT ONE), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY.

CONTAINING 17,964 SQUARE FEET OR 0.41241 ACRES, MORE OR LESS.

TOGETHER WITH:

RIGHT OF WAY (ABANDONED BY THIS PLAT)

ALL THAT PORTION OF SOUTHWEST 2ND STREET (BEING A 60' PLATTED RIGHT-OF-WAY) AS SHOWN ON WOODLAND PARK (UNIT ONE), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY.

CONTAINING 35,933 SQUARE FEET OR 0.82493 ACRES, MORE OR LESS.



7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283—1413
4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255—5434
707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841—1705
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB—0006705

CEI JOB NO. 12016.00

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),
RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,
WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) 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 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) 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 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8. A DISTANCE OF 66.66 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 "A", 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. AND THE **POINT OF BEGINNING**: THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID PARCEL"A", A DISTANCE OF 172.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6863, PAGE 396, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 93.00 FEET; THENCE EASTERLY DEPARTING SAID NORTH LINE OF PARCEL A, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE. THROUGH A CENTRAL ANGLE OF 19°05'28". A DISTANCE OF 30.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28". A DISTANCE OF 35.65 FEET TO THE POINT OF TANGENCY: THENCE NORTH 87°47'47" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 35.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET: THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 30.99 FEET TO THE POINT OF TANGENCY AND INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501 AND SAID NORTH LINE OF PARCEL" A"; THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTH LINE OF PARCEL"A", PARCEL "B" AND PARCEL "C" OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", A DISTANCE OF 870.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 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 1,266,20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) 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 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) 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 INTERESECTION 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; THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 500.09' FEET TO AN INTERESECTION WITH A LINE LYING 155.00' FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF166.67 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "HENDERSON MENTAL HEALTH CENTER", AS RECORDED IN PLAT BOOK 173, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°47'47" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 120.00 FEET TO AN INTERSECTION WITH A LINE LYING 35.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SAID SECTION 8, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, THENCE NORTH 01°15'07" WEST, DEPARTING SAID NORTH LINE OF "HENDERSON MENTAL HEALTH CENTER". ALONG SAID EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 176 AND OFFICIAL RECORD BOOK 5642, PAGE 174, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 110.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 25°50'31", A DISTANCE OF 9.02 FEET TO THE END OF SAID CURVE AND TO AN INTERSECTION WITH A LINE LYING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 68.94 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 13, BLOCK 15, OF THE PLAT OF "WOODLAND PARK (UNIT ONE)", RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF S.W. 2ND COURT; SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS BEARS NORTH 44°48'09" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 43°56'44", A DISTANCE OF 19.17 FEET: THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF SAID LOT 13 AND EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 83.50 FEET TO AN INTERSECTION WITH THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°11'28" EAST, DEPARTING SAID WEST LINE OF LOT 13, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 107.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND EAST LINE OF OFFICIAL RECORD BOOK 9641, PAGE 940, THROUGH A CENTRAL ANGLE OF 32°41'56", A DISTANCE OF 14.27 FEET TO THE END OF SAID CURVE AND INTERSECTION WITH A LINE BEING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 87.40 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 525 OF SAID PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA. SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS NORTH 68°33'23" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 21°38'05", A DISTANCE OF 9.44 FEET: THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 525, THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 00°11'28" EAST, A DISTANCE OF 298.99 FEET; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 200.45 FEET; THENCE NORTH 43°16'14' EAST, A DISTANCE OF 34.92 FEET TO AN INTERSECTION WITH A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, BEING THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, AND NORTH LINE OF PARCEL "A", OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AND THE POINT OF BEGINNING:

CONTAINING 1.570.358 SQUARE FEET OR 36.05046 ACRES, MORE OR LESS.

MAY, 2013 DEDICATION STATE OF FLORIDA COUNTY OF BROWARD KNOWN ALL MEN BY THESE PRESENTS THAT: OWNER 1: GDC BROWARD RB, LLC, A DELAWARE LIMITED LIABILITY COMPANY OWNER 2: SUNMAX LLC. A FLORIDA LIMITED LIABILITY COMPANY OWNER 3: DONALD T. SWINARSKI, A MARRIED MAN (AS TO LOT 9) DONALD T. SWINARSKI, JR., A SINGLE MAN (AS TO LOT 15) OWNERS 4: RIVERBEND SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER 5: BRIAN PATTULLO OWNER 6: ARCO PROPERTY MANAGEMENT, LLC OWNER 7: BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BROWARD, STATE OF FLORIDA OWNER 8: GEORGE BERGER AND ARLENE M. BERGER, HUSBAND AND WIFE OWNER 9: CARL T. WALDRON OWNER 10: LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC., A FLORIDA CORPORATION **OWNER 11: JENNIFER PERSAUD** OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "RIVERBEND MARKETPLACE". THAT ALL RIGHTS-OF-WAY DEDICATED BY THIS PLAT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. AS TO OWNER 1 IN WITNESS WHEREOF, THAT OF GDC BROWARD RB, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS WITNESS: GDC BROWARD RB, LLC, A DELAWARE LIMITED LIABILITY COMPANY PRINTED NAME WITNESS: PRINTED NAME: PRINTED NAME: AS TO OWNER 2 IN WITNESS WHEREOF, THAT OF SUNMAX LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS WITNESS: SUNMAX LLC, A FLORIDA LIMITED LIABILITY COMPANY PRINTED NAME WITNESS: PRINTED NAME: IN WITNESS WHEREOF, THAT DONALD T. SWINARSKI, A MARRIED MAN AND DONALD T. SWINARSKI, JR., A SINGLE MAN HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _ DONALD T. SWINARSKI, A MARRIED MAN WITNESS: PRINTED NAME WITNESS: PRINTED NAME: WITNESS: DONALD T. SWINARSKI, A SINGLE MAN PRINTED NAME WITNESS: PRINTED NAME: AS TO OWNER 4: OF RIVERBEND SOUTH, LLC, IN WITNESS WHEREOF, THAT A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS __, 20___. WITNESS: RIVERBEND SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY PRINTED NAME WITNESS: PRINTED NAME: ATTEST: PRINTED NAME: IN WITNESS WHEREOF, THAT BRIAN PATTULLO, AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF WITNESS: PRINTED NAME **BRIAN PATTULLO**

WITNESS:

PRINTED NAME:

MANAGEMENT, LLC HAS CAUSED THESE PRESE	, ASOF ARCO PROPERTY NTS TO BE SIGNED THIS DAY OF, 20
WITNESS:PRINTED NAME	ARCO PROPERTY MANAGEMENT, LLC
WITNESS:PRINTED NAME:	BY:
	ATTEST:
	PRINTED NAME:
AS TO OWNER 7: N WITNESS WHEREOF, THAT COMMISSIONERS OF THE COUNTY OF BROWARD DAY OF, 20	, ASOF THE BOARD OF COUNTY O, STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED THIS
VITNESS:PRINTED NAME	BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BROWARD STATE OF FLORIDA
VITNESS: PRINTED NAME:	BY:
AS TO OWNER 8: N WITNESS WHEREOF, THAT GEORGE BERGER / SIGNED THIS DAY OF VITNESS:	
RINTED NAME	– GEORGE BERGER AND ARLENE M. BERGER, HUSBAND AND WIFE
VITNESS:PRINTED NAME:	HUSBAND:
VITNESS:RINTED NAME	– WIFE:
PRINTED NAME VITNESS: PRINTED NAME:	
VITNESS: PRINTED NAME: S TO OWNER 9: I WITNESS WHEREOF, THAT CARL T. WALDRON,	- AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _ CARL T. WALDRON
WITNESS: PRINTED NAME WITNESS: PRINTED NAME: AS TO OWNER 9: N WITNESS WHEREOF, THAT CARL T. WALDRON,	- AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _ CARL T. WALDRON
VITNESS: PRINTED NAME: S TO OWNER 9: N WITNESS WHEREOF, THAT CARL T. WALDRON,	- AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _ CARL T. WALDRON
VITNESS:	AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF CARL T. WALDRON BY: OF LES WILL'S RIVERLAND PORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF
PRINTED NAME: WITNESS: PRINTED NAME: S TO OWNER 9: N WITNESS WHEREOF, THAT CARL T. WALDRON,, 2013. WITNESS: PRINTED NAME WITNESS: PRINTED NAME: AS TO OWNER 10: N WITNESS WHEREOF, THAT BAIT, TACKLE & GUN SHOP, INC., A FLORIDA COR, 20 WITNESS: PRINTED NAME	AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF CARL T. WALDRON BY: OF LES WILL'S RIVERLAND PORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC.,
WITNESS:	AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF CARL T. WALDRON BY: OF LES WILL'S RIVERLAND PORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC.,
VITNESS:	AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF CARL T. WALDRON BY: OF LES WILL'S RIVERLAND PORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC., A FLORIDA CORPORATION
VITNESS:	AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF CARL T. WALDRON BY: OF LES WILL'S RIVERLAND PORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC., A FLORIDA CORPORATION
PRINTED NAME: PRINTED NAME: PRINTED NAME: S TO OWNER 9: N WITNESS WHEREOF, THAT CARL T. WALDRON,	AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF CARL T. WALDRON BY: ASOF LES WILL'S RIVERLAND PORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC., A FLORIDA CORPORATION BY: ATTEST: PRINTED NAME:
PRINTED NAME WITNESS: PRINTED NAME: S TO OWNER 9: N WITNESS WHEREOF, THAT CARL T. WALDRON,, 2013. WITNESS: PRINTED NAME WITNESS: PRINTED NAME: AS TO OWNER 10: N WITNESS WHEREOF, THAT BAIT, TACKLE & GUN SHOP, INC., A FLORIDA COR, 20 WITNESS: PRINTED NAME WITNESS: PRINTED NAME WITNESS:	AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF CARL T. WALDRON BY: AS OF LES WILL'S RIVERLAND PORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC., A FLORIDA CORPORATION BY: ATTEST: PRINTED NAME: D, AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF
PRINTED NAME: VITNESS:	AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF CARL T. WALDRON BY: AS OF LES WILL'S RIVERLAND PORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF LES WILL'S RIVERLAND BAIT, TACKLE & GUN SHOP, INC., A FLORIDA CORPORATION BY: ATTEST: PRINTED NAME: D, AN INDIVIDUAL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF



PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

CEI JOB NO. 12016.00

PLAT BOOK ____ PAGE ____

SHEET 3 OF 11

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),
RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,
WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MAY, 2013

ACKNOWLEDGMENT STATE OF FLORIDA COUNTY OF MIAMI-DADE AS TO OWNER 1: AS TO OWNER 5: AS TO OWNER 9: BEFORE ME, PERSONALLY APPEARED , WHO IS PERSONALLY KNOWN TO ME, OR HAS BEFORE ME, PERSONALLY APPEARED BRIAN PATTULLO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED BEFORE ME, PERSONALLY APPEARED CARL T. WALDRON, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING DEED OF SAID CORPORATION. AND DEED OF SAID CORPORATION. INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ______, 20__. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _______, 20__. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ______, 20__. MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: PRINT NUMBER: PRINT NUMBER: PRINT NUMBER: AS TO OWNER 2: AS TO OWNER 6: AS TO OWNER 10: BEFORE ME, PERSONALLY APPEARED . WHO IS PERSONALLY KNOWN TO ME, OR HAS BEFORE ME, PERSONALLY APPEARED BEFORE ME, PERSONALLY APPEARED , WHO IS PERSONALLY KNOWN TO ME, OR HAS , WHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID CORPORATION. AND THAT THE SEAL AFFIXED TO THE FOREGOING EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION. AND THAT THE SEAL AFFIXED TO THE FOREGOING EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ______ WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ______, 20__. MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: NOTARY PUBLIC: NOTARY PUBLIC: PRINT NUMBER: PRINT NUMBER: _____ PRINT NUMBER: AS TO OWNER 3: AS TO OWNER 7: AS TO OWNER 11: BEFORE ME, PERSONALLY APPEARED _____ , WHO IS PERSONALLY KNOWN TO ME, OR HAS BEFORE ME, PERSONALLY APPEARED DONALD T. SWINARSKI, A MARRIED MAN AND DONALD T. SWINARSKI, JR., A SINGLE MAN, WHO BEFORE ME, PERSONALLY APPEARED JENNIFER PERSAUD, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUALS. AND DEED OF SAID CORPORATION. INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ______, 20__. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ______, 20__. MY COMMISSION EXPIRES:_____ MY COMMISSION EXPIRES:_____ WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ______, 20__. NOTARY PUBLIC: _____ NOTARY PUBLIC: _____ MY COMMISSION EXPIRES:_____ NOTARY PUBLIC: _____ PRINT NAME: PRINT NUMBER: _____ PRINT NUMBER: _____ PRINT NUMBER: _____

BEFORE ME, PERSONALLY APPEARED GEORGE BERGER AND ARLENE M. BERGER, HUSBAND AND WIFE, WHO ARE PERSONALLY

FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT, AND THAT SAID

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _______, 20__.

AS IDENTIFICATION, AND WHO EXECUTED THE

NOTARY PUBLIC:

PRINT NUMBER: _____

KNOWN TO ME. OR HAVE PRODUCED

INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES:_____

AS TO OWNER 8:

, WHO IS PERSONALLY KNOWN TO ME, OR HAS

NOTARY PUBLIC:

PRINT NUMBER:

AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE

PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT

EXECUTED SUCH INSTRUMENT AS SUCH OFFICE OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING

REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF ______, 20__.

INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND

AS TO OWNER 4:

MY COMMISSION EXPIRES:

BEFORE ME, PERSONALLY APPEARED _____



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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

CEI JOB NO. 12016.00

000 MD

PLAT BOOK PAGE
SHEET 4 OF 11

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE), RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,

WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PRINT NUMBER:

MAY, 2013

MORTGAGEE'S CONSENT TATE OF FLORIDA OUNTY OF MIAMI-DADE		MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF MIAMI-DADE
S TO OWNER 1:		AS TO OWNER 3:
HE UNDERSIGNED HEREBY CERTIFIES THAT I EREBY JOINS IN AND CONSENTS TO THE DED ND AGREES THAT IT'S MORTGAGE WHICH IS I	T IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND ICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF RECORDED IN OFFICIAL RECORD BOOK 42300, AT PAGE 1998 OF THE PUBLIC HALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.	THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT IT'S MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 36772, AT PAGE 443, RE-RECORDED IN BOOK 37301, AT PAGE 1227 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
WITNESS WHEREOF: THE SAID BANKING CC, THIS DAY OF	RPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS, 20	IN WITNESS WHEREOF: THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS, THIS DAY OF, 20
ITNESS:	FIFTH THIRD BANK	WITNESS: BANK OF AMERICA, N.A.
RINTED NAME		PRINTED NAME BY: PRINTED NAME:
ITNESS:RINTED NAME:	BY: PRINTED NAME: TITLE:	WITNESS: TITLE: PRINTED NAME:
ORTGAGEE'S ACKNOWLEDGEME	NT Control of the con	
ATE OF FLORIDA DUNTY OF MIAMI-DADE		MORTGAGEE'S ACKNOWLEDGEMENT
		STATE OF FLORIDA COUNTY OF MIAMI-DADE
S TO OWNER 1: EFORE ME, PERSONALLY APPEARED	, WHO IS PERSONALLY KNOWN TO ME, OR HAS	AS TO OWNER 3:
RODUCED S	AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE	BEFORE ME, PERSONALLY APPEARED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMEN
STRUMENT IS THE CORPORATE SEAL OF SAI	ER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING DESCRIPTION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.	AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
ITNESS MY HAND AND OFFICIAL SEAL THIS _	DAY OF	WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF , 20 .
Y COMMISSION EXPIRES:	NOTARY PUBLIC:	MY COMMISSION EXPIRES:
	PRINT NAME:	NOTARY PUBLIC:
		PRINT NAME:
	PRINT NUMBER:	PRINT NUMBER:
MORTGAGEE'S CONSENT TATE OF FLORIDA		MORTGAGEE'S CONSENT STATE OF FLORIDA
OUNTY OF MIAMI-DADE S TO OWNER 2:		COUNTY OF MIAMI-DADE AS TO OWNER 4:
HE UNDERSIGNED HEREBY CERTIFIES THAT I EREBY JOINS IN AND CONSENTS TO THE DED ND AGREES THAT IT'S MORTGAGE WHICH IS I F BROWARD COUNTY, FLORIDA, SHALL BE SU	T IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND ICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF RECORDED IN OFFICIAL RECORD BOOK 37301, AT PAGE 528 OF THE PUBLIC RECORDS IBORDINATED TO THE DEDICATION SHOWN HEREON. RPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS	THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AN HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT IT'S MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 43245, AT PAGE 1353, AS MODIFIED IN BOOK 43502, PAGE 1541, BOOK 45076, PAGE 1701, BOOK 46087, PAGE 1635 AND BOOK 46455, PAGE 222 AND ULTIMATELY ASSIGNED AND RECORDED IN BOOK 47514, PAGE 1569, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
, THIS DAY OF	., 20	IN WITNESS WHEREOF: THE SAID BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS
ITNESS: RINTED NAME	GREENPOINT MORTGAGE FUNDING, INC., A NEW YORK CORPORATION	, THIS DAY OF, 20
ITNESS:RINTED NAME:	BY: PRINTED NAME: TITLE:	WITNESS: STERLING BANK PRINTED NAME
ORTGAGEE'S ACKNOWLEDGEME	ENT	WITNESS: BY: PRINTED NAME: TITLE:
TATE OF FLORIDA OUNTY OF MIAMI-DADE		
S TO OWNER 2:		MORTGAGEE'S ACKNOWLEDGEMENT
FORE ME, PERSONALLY APPEARED	, WHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT	STATE OF FLORIDA COUNTY OF MIAMI-DADE
S	AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE	AS TO OWNER 4:
STRUMENT IS THE CORPORATE SEAL OF SAII	ER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING DOORDOOD CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND	BEFORE ME, PERSONALLY APPEARED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMEN
EGULAR CORPORATE AUTHORITY, AND THAT	SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.	ASAND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING
ITNESS MY HAND AND OFFICIAL SEAL THIS _	DAY OF	INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
Y COMMISSION EXPIRES:	NOTARY PUBLIC:	WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF, 20
	PRINT NAME:	MY COMMISSION EXPIRES:
	PRINT NUMBER:	NOTARY PUBLIC:
		PRINT NAME:

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE

COUNTY OF MIAMI-DAD

AS TO OWNER 10:

PRINTED NAME:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT IT'S MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30424, AT PAGE 969, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

TITLE:

IN WITNESS WHEREOF: THE SAID		HAS CAUSED THESE PRESENTS TO BE SIGNED BY	
, THIS	DAY OF	, 20 <u></u>	
WITNESS:PRINTED NAME		TASOS VOULGARIS	
T TOTAL DE LA TANE		BY:	
WITNESS:		PRINTED NAME:	

STATE OF FLORIDA COUNTY OF MIAMI-DADE			
AS TO OWNER 10:			
BEFORE ME, PERSONALLY APPEARED	, WH	O IS PERSONALLY KNOWN TO	ME, OR HAS
PRODUCED	AS IDENTIFICATION, AN	ND WHO EXECUTED THE FORE	GOING INSTRUMEN
AS	AND SEVERALLY AC	CKNOWLEDGED TO AND BEFOR	RE ME THAT HE
EXECUTED SUCH INSTRUMENT AS SUCH OFFICER (OF SAID CORPORATION, AND	THAT THE SEAL AFFIXED TO THE	HE FOREGOING
INSTRUMENT IS THE CORPORATE SEAL OF SAID CO	DRPORATION AND THAT IT WA	S AFFIXED TO SAID INSTRUME	NT BY DUE AND
REGULAR CORPORATE AUTHORITY, AND THAT SAID	D INSTRUMENT IS THE FREE $ extit{A}$	ACT AND DEED OF SAID CORPO	RATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS	DAY OF	, 20	
MY COMMISSION EXPIRES:			

NOTARY PUBLIC:	
PRINT NAME:	
PRINT NUMBER: _	



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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

CEI JOB NO. 12016.00

PLAT BOOK ____ PAGE ___ SHEET 5 OF 11

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),
RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,
WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
MAY, 2013

ITY OF FORT LAUDERDALE DIRECTOR OF PUBLIC WORKS	BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION	
HIS PLAT IS APPROVED AND ACCEPTED FOR RECORD, THIS DAY OF, 20	THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND AND IS APPROVED AND ACCEPTED FOR RECORDATION.	
Y:	BY: BY:	
RINT NAME: IRECTOR OF PUBLIC WORKS, FLORIDA P.E. REGISTRATION NO	ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS 4030 RICHARD TORNESE DIRECTOR PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 40263	
	DATE: DATE:	
ITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD		
HIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND		
CCEPTED THIS PLAT, THIS DAY OF, 20	BROWARD COUNTY PLANNING COUNCIL	
Y:	THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITD DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS DAY OF, 20	
CHAIRPERSON	BY:CHAIRPERSON	
	THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS DAY OF, 20	
CITY OF FORT LAUDERDALE CITY COMMISSION	BY: EXECUTIVE DIRECTOR OR DESIGNEE	
HIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF FORT AUDERDALE, FLORIDA, IN AND BY RESOLUTION NO ADOPTED BY THE SAID CITY COMMISSION, THIS DAY OF, 20 O BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN HIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH THE WRITTEN CONFIRMATION FROM ROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.		
Y: BY:	BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION	
JOHN P. SEILER JONDA K. JOSEPH	COUNTY RECORDS DIVISION - RECORDING SECTION	
MAYOR CITY CLERK	THIS PLAT FILED FOR RECORD THIS DAY OF, 20, AND RECORDED IN PLAT BOOK, PAGE, RECORD VERIFIED.	
	ATTEST: BERTHA HENRY BY: COUNTY ADMINISTRATOR DEPUTY	
ROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT	CERTIFICATE OF SURVEYOR AND MAPPER	
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS DAY OF, 20	I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY	
Y: DIRECTOR/DESIGNEE	RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M."), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF FORT LAUDERDALE, FLORIDA AND BROWARD COUNTY, FLORIDA.	
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT,	THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH THE STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.	
COUNTY RECORDS DIVISION - MINUTES SECTION	DATE:	
THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS DAY OF, 20	PATRICK B. MEEDS PROFESSIONAL SURVEYOR AND MAPPER NO. 4728 STATE OF FLORIDA CREECH ENGINEERS, INC 7881 S.W. ELLIPSE WAY,	
ATTEST: BERTHA HENRY BY: COUNTY ADMINISTRATOR DEPUTY	STUART, FLORIDA 34997 CERTIFICATE OF AUTHORIZATION NO. 6705	
BY·		

CITY	DIRECTOR OF PUBLIC WORKS	COUNTY	COUNTY	COUNTY	PLATTING
COMMISSION		COMMISSION	ENGINEER	SURVEYOR	SURVEYOR

MAYOR - COUNTY COMMISSION

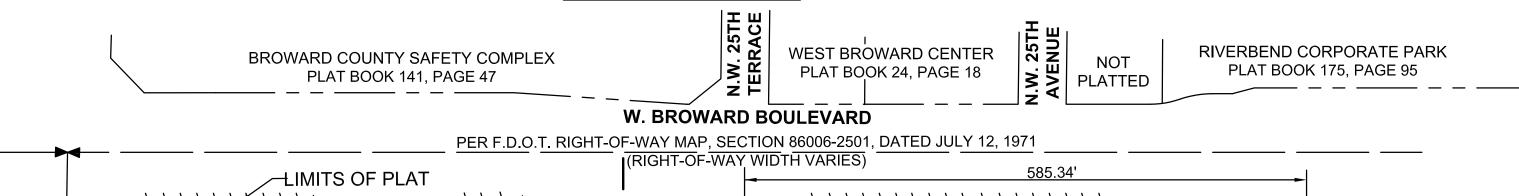


RIVERBEND MARKETPLACE BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE),

RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14. WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MAY, 2013





RIGHT-OF-WAY INSTRUMENTS (SEE SHEETS 7-10)

1 inch = 100 ft

THIS MAP IS INTENDED TO BE DISPLAYED

AT A SCALE OF 1" = 100' OR SMALLER

W. BROWARD BOULEVARD (A) EASEMENTS AND DEDICATIONS PLAT BOOK 141, PAGE 47 (B) EASEMENTS AND DEDICATIONS

© ORDER OF TAKING O.R.B. 6863, PAGE 396 ① DEED O.R.B. 6863, PAGE 593 © EASEMENTS AND DEDICATIONS PLAT BOOK 175, PAGE 95

S.W. 24TH AVENUE

E EASEMENTS AND DEDICATIONS PLAT BOOK 29, PAGE 18

WARRANTY DEED

WARRANTY DEED

SX-WARRANTY DEED

S.W. 27TH AVENUE (F) DEED O.R.B. 6709, PAGE 568 © WARRANTY DEED O.R.B. 9444, PAGE 904 (WARRANTY DEED WARRANTY DEED O.R.B. 9127, PAGE 923 O.R.B. 9444, PAGE 935 O.R.B. 583, PAGE 393 O.R.B. 586, PAGE 120 (I) EASEMENTS AND DEDICATIONS PLAT BOOK 173, PAGE 5 (K) WARRANTY DEED O.R.B. 5642, PAGE 176 WARRANTY DEED O.R.B. 5642, PAGE 174 M WARRANTY DEED O.R.B. 9641. PAGE 940 © ORDER OF TAKING O.R.B. 6863. PAGE 396 O.R.B. 9334, PAGE 525 **(N)** WARRANTY DEED © EASEMENTS AND DEDICATIONS PLAT BOOK 30, PAGE 45 (P) EASEMENTS AND DEDICATIONS PLAT BOOK 10, PAGE 64 (R) WARRANTY DEED O.R.B. 9656, PAGE 919 O.R.B. 9656, PAGE 930

LEGEND

BM = BENCHMARK (NR) = NON-RADIAL = CENTERLINE P.B. = PLAT BOOK = EASTING PG. = PAGE

PK = PARKER KALON INC. = INCORPORATED LB = LICENSED BUSINESS P.O.B. = POINT OF BEGINNING

O.R.B. 9656, PAGE 933

O.R.B. 9656. PAGE 936

LS = LICENSED SURVEYOR (R) = RADIAL R = RADIUS N. = NORTHING

NO. = NUMBER L = ARC LENGTH # = NUMBER

\\\\ = NON-VEHICULAR ACCESS LINE

F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

NAD = NORTH AMERICAN DATUM N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

O.R.B. = OFFICIAL RECORDS BOOK

P.C.P. = PERMANENT CONTROL POINT P.R.M. = PERMANENT REFERENCE MONUMENT

PSM = PROFESSIONAL SURVEYOR AND MAPPER

= SECTION QUARTER CORNER

= FOUND SECTION QUARTER CORNER

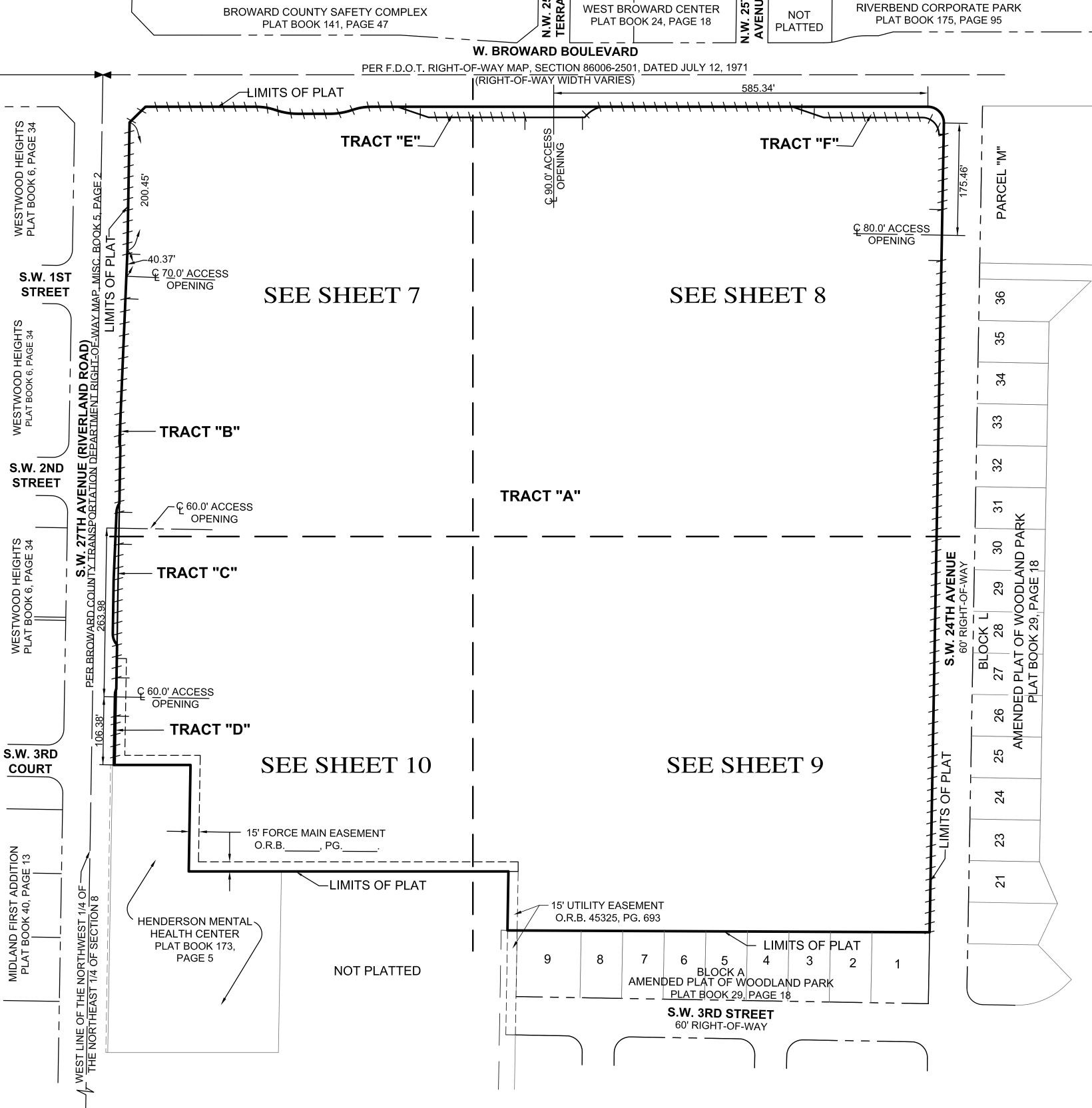
■ = SET P.R.M. - 4" ROUND CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED " CREECH ENGINEERS INC. PRM LB 6705"

■ = SET 5/8" IRON ROD AND CAP STAMPED "CREECH INC. LB 6705"

 = SET PK NAIL AND DISK STAMPED "LB 6705 CREECH INC." OR STAMPED "LB 6705 P.R.M." AS SHOWN

O = FOUND IRON ROD

□ = FOUND P.R.M. - 4"X4" CONCRETE MONUMENT WITH 3" BRASS DISK OR 3"X3" CONCRETE MONUMENT WITH 1.5" BRASS DISK, STAMPED "PRM LB 6935"; OR 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "McLAUGHLIN ENG PRM LB 285"



PLAT BOOK **PAGE**

NOTICE:

SHEET 6 OF 11

THIS PLAT. AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 87°47'47" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. BROWARD BOULEVARD. THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT) BASED ON THE FOLLOWING MONUMENTS AS PUBLISHED BY THE BROWARD COUNTY DIVISION OF ENGINEERING:

THE MARK IS AN IRON PIPE LOCATED IN ASPHALT CUT-OUT IN THE CENTER OF INTERSECTION OF BROWARD BLVD. & N.W. 27TH AVE.

N = 650,721.160E = 925,866.014

THE MARK IS A BROWARD COUNTY ENGINEERING DEPARTMENT G.P.S. WASHER/PK, LOCATED IN CONCRETE MEDIAN OF BROWARD BLVD, APPROX, OVER C.S.X. R/R

N = 650,793,645E = 928.548.763

2. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE BASED UPON THE FOLLOWING BENCHMARKS:

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THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 141 TOP OF CURB NW 27 AVE. & W. BROWARD *RESET

EL. = 7.844' (N.G.V.D. 29)

"BM SW 116" (CITY OF FORT LAUDERDALE)

THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM SW 116 TOP OF CURB POC 3' N OF BK SWK E-W @ SW COR OF BROWARD BLVD & SW 27 AVE

EL. = 8.011' (N.G.V.D. 29)

3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED

4. A PORTION OF THIS PLAT IS SUBJECT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42002, PAGE 497; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42836, PAGE 132, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PLAT NOTES:

1. THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091. SUBSECTION (28). FLORIDA INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: F HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLI TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC. TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC. TELEPHONE. GAS. OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION. INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

2. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY , 20 , THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUES UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY

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7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413 4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

CEI JOB NO. 12016.00

SHEET 7 ISHEET 8 ISHEET 101 SHEET 9 KEY MAP NOT TO SCALE

RIGHT-OF-WAY INSTRUMENTS

(A) EASEMENTS AND DEDICATIONS PLAT BOOK 141, PAGE 47

© EASEMENTS AND DEDICATIONS PLAT BOOK 175, PAGE 95

(E) EASEMENTS AND DEDICATIONS PLAT BOOK 29, PAGE 18

O.R.B. 6863. PAGE 396

O.R.B. 6863, PAGE 593

O.R.B. 6709, PAGE 568

O.R.B. 9444, PAGE 904

O.R.B. 9127, PAGE 923

O.R.B. 9444, PAGE 935

O.R.B. 583, PAGE 393

O.R.B. 586, PAGE 120

PLAT BOOK 173, PAGE 5

O.R.B. 5642, PAGE 176

O.R.B. 5642, PAGE 174

O.R.B. 9641, PAGE 940

O.R.B. 6863, PAGE 396

O.R.B. 9334, PAGE 525

PLAT BOOK 30, PAGE 45

PLAT BOOK 10. PAGE 64

O.R.B. 9656. PAGE 919

O.R.B. 9656, PAGE 930

O.R.B. 9656, PAGE 933

O.R.B. 9656, PAGE 936

(B) EASEMENTS AND DEDICATIONS PLAT BOOK 24, PAGE 18

W. BROWARD BOULEVARD

S.W. 24TH AVENUE

S.W. 27TH AVENUE

© ORDER OF TAKING

© WARRANTY DEED

WARRANTY DEED WARRANTY DEED

(K) WARRANTY DEED

WARRANTY DEED

M WARRANTY DEED

© ORDER OF TAKING

N WARRANTY DEED

® WARRANTY DEED

SX-WARRANTY DEED

WARRANTY DEED

WARRANTY DEED

(J) EASEMENTS AND DEDICATIONS

© EASEMENTS AND DEDICATIONS

(P) EASEMENTS AND DEDICATIONS

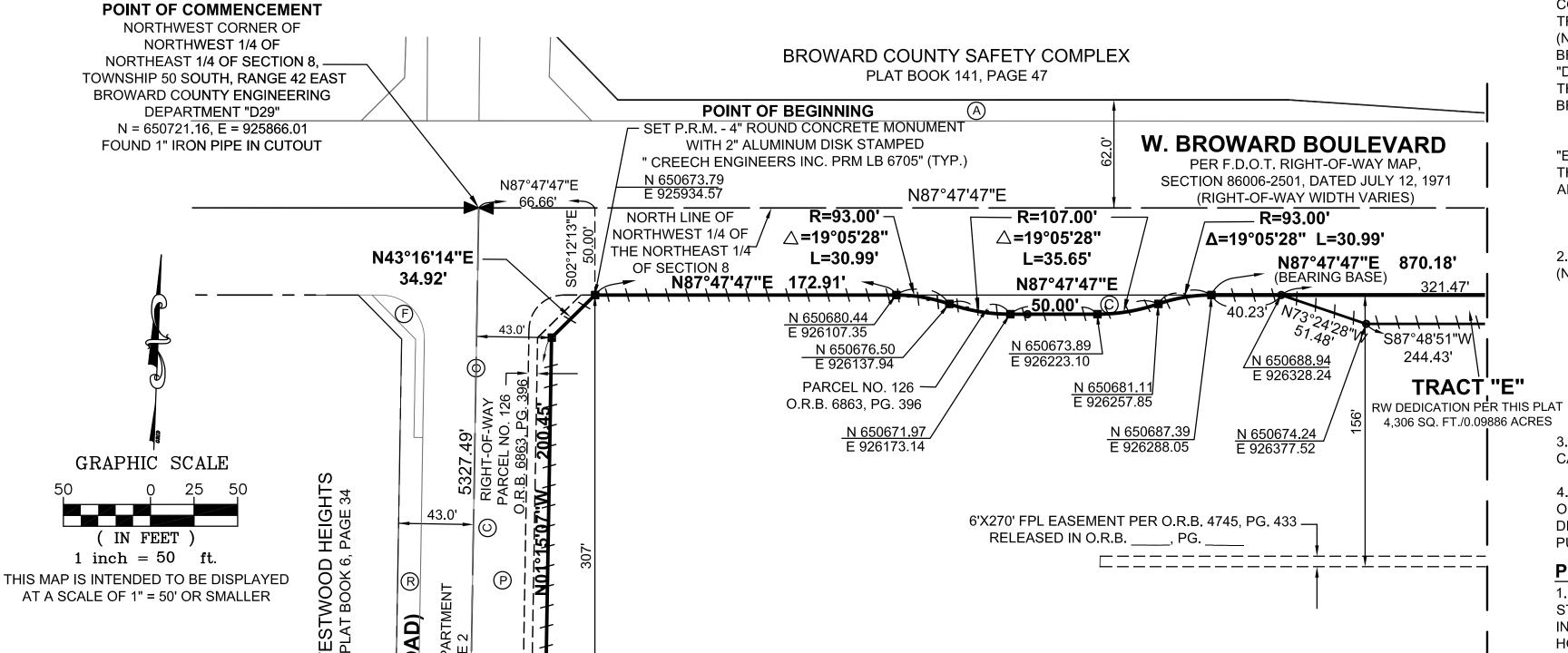
① DEED

(F) DEED

RIVERBEND MARKETPLACE

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE), RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14. WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MAY, 2013



N 650447.97

E 925915.02

N 650209.69

E 925914.22

– N68°33'23"E (R)

─N01°15'07"W 221.42'

<u>Ç</u> 7<u>0</u>.0' ACCESS

OPENING

6'X17' FPL EASEMENT PER O.R.B. 4745, PG. 433

RELEASED IN O.R.B. _____, PG. ____

TRACT "B"

-RW DEDICATION PER THIS PLAT

56 SQ. FT./0.00129 ACRES

-TRACT "C"

RW DEDICATION PER THIS PLAT

1,131 SQ. FT./0.03012 ACRES

SEE DETAIL "A"

- € 50.0' ACCESS OPENING

AND S

5'07'

FOUND 5/8"

IRON ROD,

NOT I.D.

(LEANING)

'R≠25.00'

L = 9.44'

R=25.00'

L = 14.27'

WEST LINE,

O.R.B. 9641

PG. 940-

△=32°41'56"

△=21°38'05"

LEGEND

= BENCHMARK (NR) = NON-RADIAL P.B. = PLAT BOOK = CENTERLINE E. = EASTING PG. = PAGE PK = PARKER KALON INC. = INCORPORATED LB = LICENSED BUSINESS P.O.B. = POINT OF BEGINNING LS = LICENSED SURVEYOR (R) = RADIAL

R = RADIUS N. = NORTHING = CENTRAL ANGLE NO. = NUMBER L = ARC LENGTH # = NUMBER

\\\\ = NON-VEHICULAR ACCESS LINE

F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

NAD = NORTH AMERICAN DATUM N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

O.R.B. = OFFICIAL RECORDS BOOK

P.C.P. = PERMANENT CONTROL POINT P.R.M. = PERMANENT REFERENCE MONUMENT

PSM = PROFESSIONAL SURVEYOR AND MAPPER

= SECTION QUARTER CORNER

= FOUND SECTION QUARTER CORNER

= SET P.R.M. - 4" ROUND CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED " CREECH ENGINEERS INC. PRM LB 6705'

■ = SET 5/8" IRON ROD AND CAP STAMPED "CREECH INC. LB 6705"

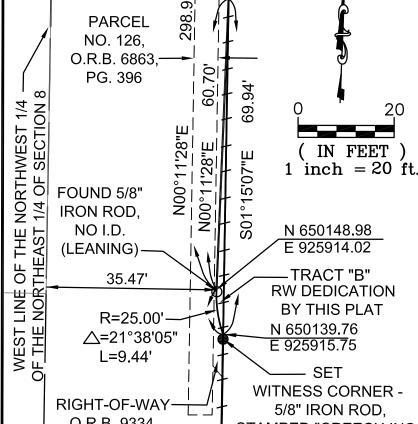
 = SET PK NAIL AND DISK STAMPED "LB 6705 CREECH INC." OR STAMPED "LB 6705 P.R.M." AS SHOWN

O = FOUND IRON ROD

□ = FOUND P.R.M. - 4"X4" CONCRETE MONUMENT WITH 3" BRASS DISK OR 3"X3" CONCRETE MONUMENT WITH 1.5" BRASS DISK, STAMPED "PRM LB 6935"; OR 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "McLAUGHLIN ENG PRM LB 285"

DETAIL "A"

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20' OR SMALLER



O.R.B. 9334, STAMPED "CREECH INC PAGE 525 LB 6705" 1.0' SOUTH

SEE SHEET 10 OF 11

PLAT BOOK

NOTICE:

SHEET 7 OF 11

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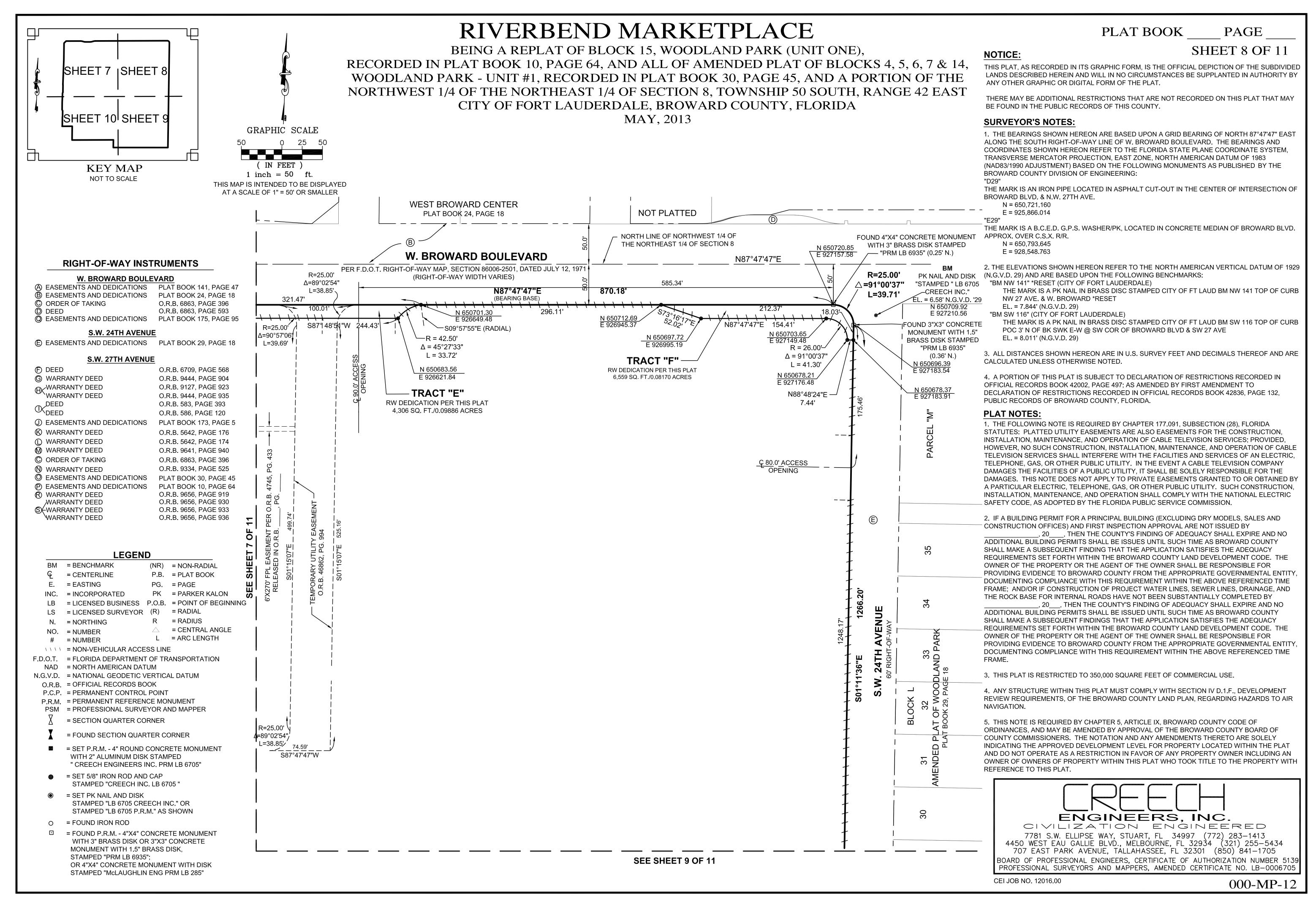
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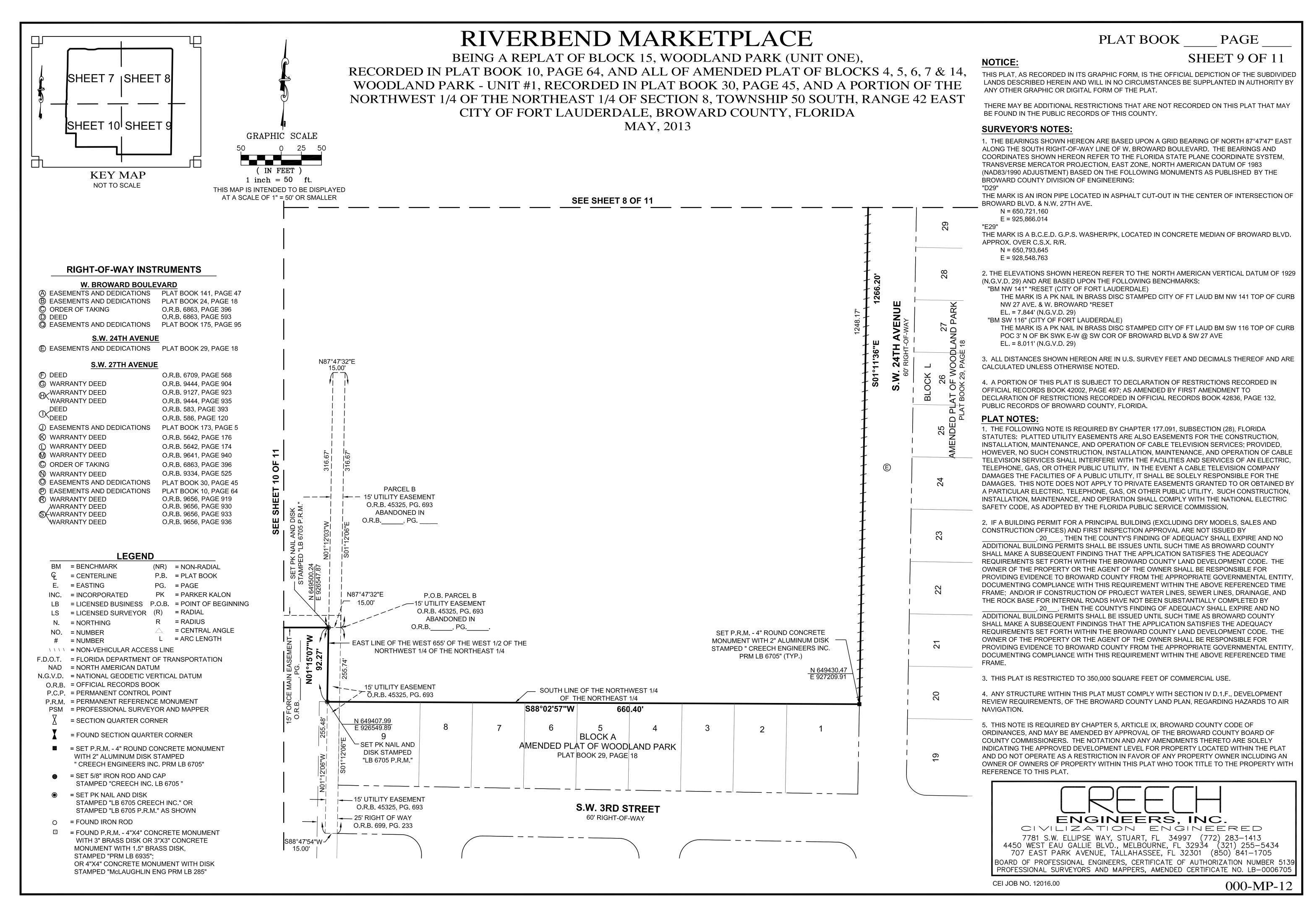
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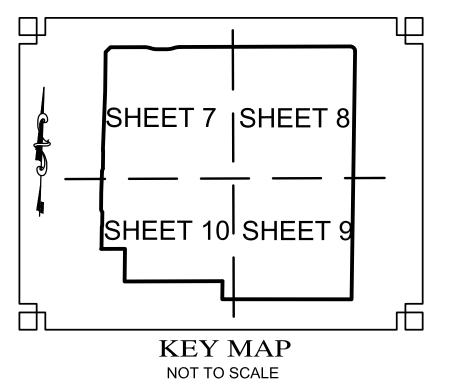


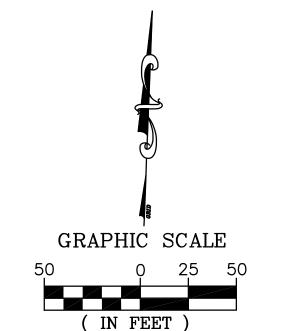
CIVILIZATION ENGINEERED 7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413 4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

CEI JOB NO. 12016.00









1 inch = 50 ft

AT A SCALE OF 1" = 50' OR SMALLER

SECTION 8,

DEPARTMENT "D31"

N - 645,394.97

E - 925,982.43

TOWNSHIP 50 SOUTH, RANGE 42 EAST

BROWARD COUNTY ENGINEERING —

RIGHT-OF-WAY INSTRUMENTS

W. BROWARD BOULEVARD

(A) EASEMENTS AND DEDICATIONS PLAT BOOK 141, PAGE 47 (B) EASEMENTS AND DEDICATIONS PLAT BOOK 24, PAGE 18 © ORDER OF TAKING O.R.B. 6863. PAGE 396 O.R.B. 6863, PAGE 593 ① DEED © EASEMENTS AND DEDICATIONS PLAT BOOK 175, PAGE 95

S.W. 24TH AVENUE

(E) EASEMENTS AND DEDICATIONS PLAT BOOK 29, PAGE 18

S.W. 27TH AVENUE

(F) DEED O.R.B. 6709, PAGE 568 © WARRANTY DEED O.R.B. 9444, PAGE 904 WARRANTY DEED WARRANTY DEED O.R.B. 9127, PAGE 923 O.R.B. 9444, PAGE 935 O.R.B. 583, PAGE 393 O.R.B. 586, PAGE 120 (J) EASEMENTS AND DEDICATIONS PLAT BOOK 173, PAGE 5 **(K)** WARRANTY DEED O.R.B. 5642, PAGE 176 WARRANTY DEED O.R.B. 5642, PAGE 174 M WARRANTY DEED O.R.B. 9641, PAGE 940 © ORDER OF TAKING O.R.B. 6863, PAGE 396 O.R.B. 9334, PAGE 525 **(N)** WARRANTY DEED © EASEMENTS AND DEDICATIONS PLAT BOOK 30, PAGE 45 (P) EASEMENTS AND DEDICATIONS PLAT BOOK 10, PAGE 64 (R) WARRANTY DEED O.R.B. 9656, PAGE 919 WARRANTY DEED O.R.B. 9656, PAGE 930 SX-WARRANTY DEED O.R.B. 9656, PAGE 933 WARRANTY DEED O.R.B. 9656, PAGE 936

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□ = FOUND P.R.M. - 4"X4" CONCRETE MONUMENT

MONUMENT WITH 1.5" BRASS DISK,

STAMPED "PRM LB 6935";

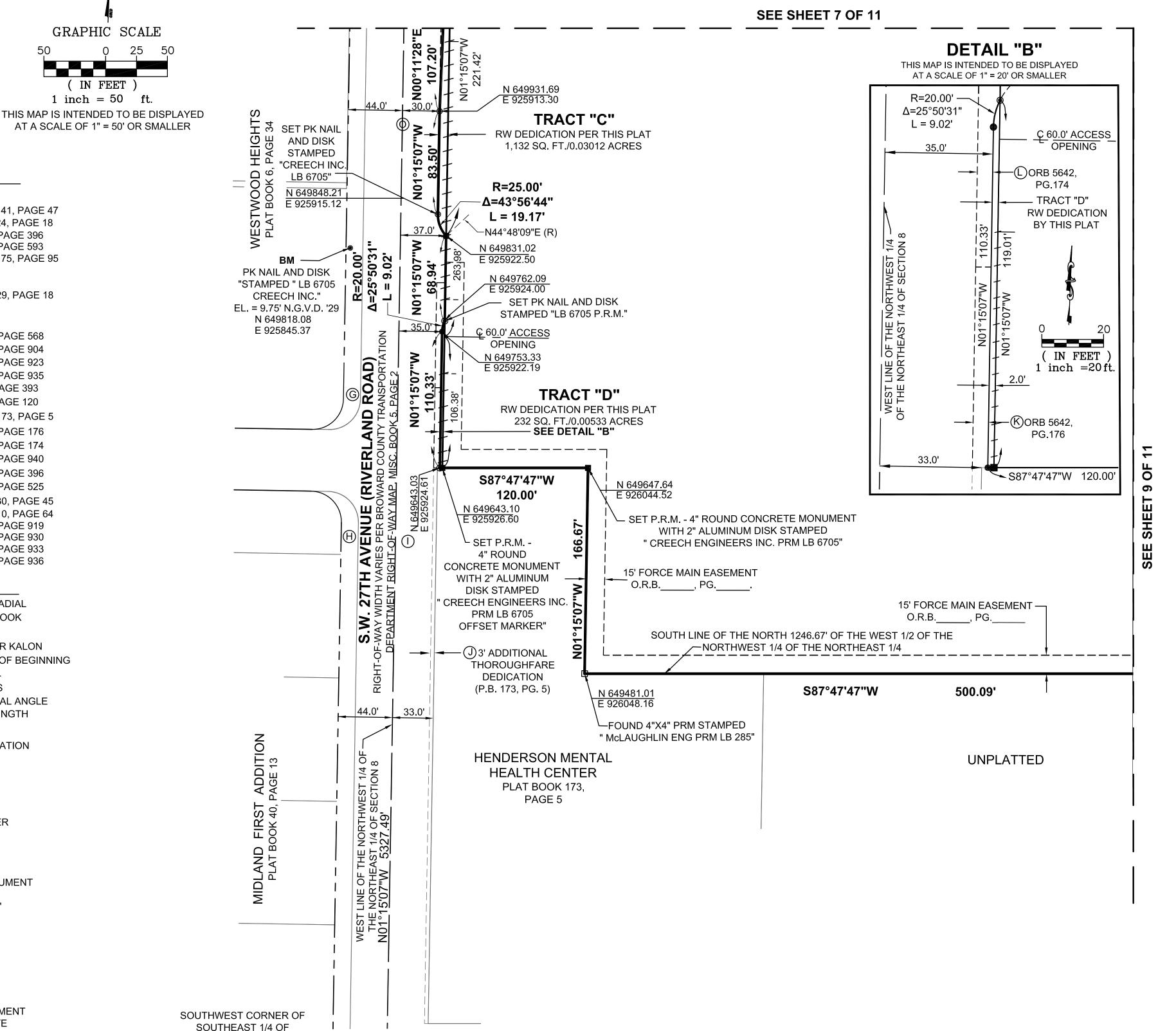
WITH 3" BRASS DISK OR 3"X3" CONCRETE

OR 4"X4" CONCRETE MONUMENT WITH DISK

STAMPED "McLAUGHLIN ENG PRM LB 285"

RIVERBEND MARKETPLACE

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PLAT BOOK PAGE

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SHEET 10 OF 11

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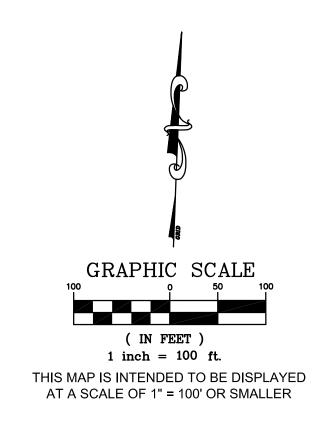
7781 S.W. ELLIPSE WAY, STUART, FL 34997 (772) 283-1413 4450 WEST EAU GALLIE BLVD., MELBOURNE, FL 32934 (321) 255-5434 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139

PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

CEI JOB NO. 12016.00

BEING A REPLAT OF BLOCK 15, WOODLAND PARK (UNIT ONE), RECORDED IN PLAT BOOK 10, PAGE 64, AND ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14. WOODLAND PARK - UNIT #1, RECORDED IN PLAT BOOK 30, PAGE 45, AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MAY, 2013



RIGHT-OF-WAY INSTRUMENTS

W. BROWARD BOULEVARD

(A) EASEMENTS AND DEDICATIONS PLAT BOOK 141, PAGE 47 (B) EASEMENTS AND DEDICATIONS PLAT BOOK 24, PAGE 18 © ORDER OF TAKING ① DEED

O.R.B. 6863, PAGE 396 O.R.B. 6863, PAGE 593 © EASEMENTS AND DEDICATIONS PLAT BOOK 175, PAGE 95

S.W. 24TH AVENUE

(E) EASEMENTS AND DEDICATIONS PLAT BOOK 29, PAGE 18

S.W. 27TH AVENUE

(F) DEED O.R.B. 6709, PAGE 568 © WARRANTY DEED O.R.B. 9444, PAGE 904 WARRANTY DEED WARRANTY DEED O.R.B. 9127, PAGE 923 O.R.B. 9444, PAGE 935 O.R.B. 583, PAGE 393 O.R.B. 586, PAGE 120 (J) EASEMENTS AND DEDICATIONS PLAT BOOK 173, PAGE 5 **(K)** WARRANTY DEED O.R.B. 5642, PAGE 176 WARRANTY DEED O.R.B. 5642, PAGE 174 M WARRANTY DEED O.R.B. 9641, PAGE 940 © ORDER OF TAKING O.R.B. 6863, PAGE 396 O.R.B. 9334, PAGE 525 WARRANTY DEED © EASEMENTS AND DEDICATIONS PLAT BOOK 30, PAGE 45 (P) EASEMENTS AND DEDICATIONS PLAT BOOK 10, PAGE 64 ® WARRANTY DEED O.R.B. 9656, PAGE 919 O.R.B. 9656, PAGE 930 WARRANTY DEED SX-WARRANTY DEED O.R.B. 9656. PAGE 933 WARRANTY DEED O.R.B. 9656, PAGE 936

LEGEND

(NR) = NON-RADIAL

BM = BENCHMARK

= CENTERLINE P.B. = PLAT BOOK = EASTING PG. = PAGE PK = PARKER KALON INC. = INCORPORATED LB = LICENSED BUSINESS P.O.B. = POINT OF BEGINNING LS = LICENSED SURVEYOR (R) = RADIAL R = RADIUS N. = NORTHING NO. = NUMBER L = ARC LENGTH # = NUMBER \\\\ = NON-VEHICULAR ACCESS LINE F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION NAD = NORTH AMERICAN DATUM N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM O.R.B. = OFFICIAL RECORDS BOOK P.C.P. = PERMANENT CONTROL POINT P.R.M. = PERMANENT REFERENCE MONUMENT PSM = PROFESSIONAL SURVEYOR AND MAPPER = SECTION QUARTER CORNER = FOUND SECTION QUARTER CORNER

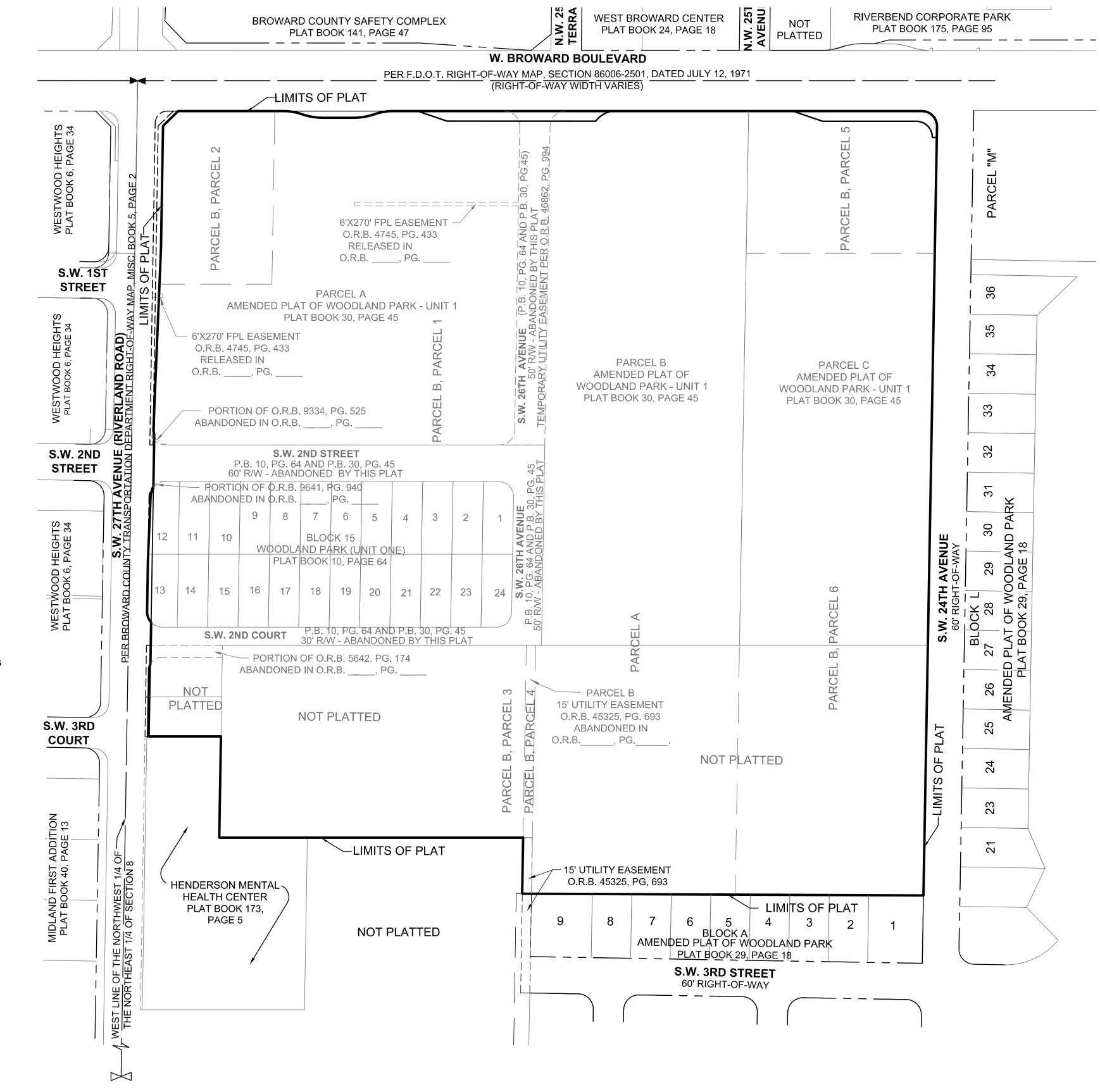
= SET P.R.M. - 4" ROUND CONCRETE MONUMENT

= SET PK NAIL AND DISK

STAMPED "LB 6705 CREECH INC." OR STAMPED "LB 6705 P.R.M." AS SHOWN

O = FOUND IRON ROD

□ = FOUND P.R.M. - 4"X4" CONCRETE MONUMENT WITH 3" BRASS DISK OR 3"X3" CONCRETE MONUMENT WITH 1.5" BRASS DISK, STAMPED "PRM LB 6935"; OR 4"X4" CONCRETE MONUMENT WITH DISK STAMPED "McLAUGHLIN ENG PRM LB 285"



PLAT BOOK PAGE

NOTICE:

SHEET 11 OF 11

THIS PLAT. AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 87°47'47" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF W. BROWARD BOULEVARD. THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT) BASED ON THE FOLLOWING MONUMENTS AS PUBLISHED BY THE BROWARD COUNTY DIVISION OF ENGINEERING:

THE MARK IS AN IRON PIPE LOCATED IN ASPHALT CUT-OUT IN THE CENTER OF INTERSECTION OF BROWARD BLVD. & N.W. 27TH AVE.

N = 650,721.160E = 925,866.014

THE MARK IS A B.C.E.D. G.P.S. WASHER/PK, LOCATED IN CONCRETE MEDIAN OF BROWARD BLVD.

APPROX. OVER C.S.X. R/R. N = 650,793,645

E = 928,548.763

2. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE BASED UPON THE FOLLOWING BENCHMARKS:

"BM NW 141" *RESET (CITY OF FORT LAUDERDALE)

THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM NW 141 TOP OF CURB NW 27 AVE. & W. BROWARD *RESET

EL. = 7.844' (N.G.V.D. 29)

"BM SW 116" (CITY OF FORT LAUDERDALE)

THE MARK IS A PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUD BM SW 116 TOP OF CURB POC 3' N OF BK SWK E-W @ SW COR OF BROWARD BLVD & SW 27 AVE

EL. = 8.011' (N.G.V.D. 29)

3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.

4. A PORTION OF THIS PLAT IS SUBJECT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42002, PAGE 497; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 42836. PAGE 132. PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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