

**LAND DESCRIPTION:**

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE "H" (NORTHEAST 13TH STREET) OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SAID EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE "H" AND ALONG THE NORTH RIGHT-OF-WAY LINE THEREOF BEARING SOUTH 87° 51' 41" WEST, A DISTANCE OF 238.64 FEET; THENCE NORTH 40° 41' 41" EAST ALONG A LINE 175 FEET WEST OF AND PARALLEL TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD, A DISTANCE OF 192.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 40° 41' 41" EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 126.72 FEET TO A POINT OF CURVE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT WHICH IS PARALLEL TO THE SAID WESTERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILROAD, HAVING A RADIUS OF 2637.66 FEET, WITH A CENTRAL ANGLE OF 03° 45' 50", AN ARC DISTANCE OF 173.28 FEET; THENCE NORTH 53° 04' 09" WEST ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 125 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, WHOSE TANGENT IS PERPENDICULAR TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 2512.66 FEET, WITH A CENTRAL ANGLE OF 03° 45' 50" AND ARC DISTANCE OF 165.06 FEET TO A POINT OF TANGENCY; THENCE SOUTH 40° 41' 41" WEST ALONG A LINE 300 FEET WEST OF AND PARALLEL TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 126.72 FEET; THENCE SOUTH 49° 18' 19" EAST A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: A NONEXCLUSIVE EASEMENT FOREVER FOR A RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE LANDS DESCRIBED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3551, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE RIGHT AND PRIVILEGE TO RECONSTRUCT, INSPECT, ALTER AND IMPROVE, REMOVE OR RELOCATE SUCH ROADWAY ON THE RIGHT OF WAY ABOVE DESCRIBED, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT THEREOF FOR THE ABOVE MENTIONED PURPOSES, INCLUDING THE RIGHT TO CUT AND KEEP CLEAR ALL TREES AND UNDERGROWTH, AND OTHER OBSTRUCTIONS WITHIN SAID RIGHT OF WAY THAT MAY INTERFERE WITH PROPER CONSTRUCTION, OPERATION, AND MAINTENANCE OF SUCH ROADWAY; AND SUBJECT TO THE RIGHTS OF THE FLORIDA POWER & LIGHT COMPANY AS ENUMERATED IN THE AFOREDESCRIBED INSTRUMENT.

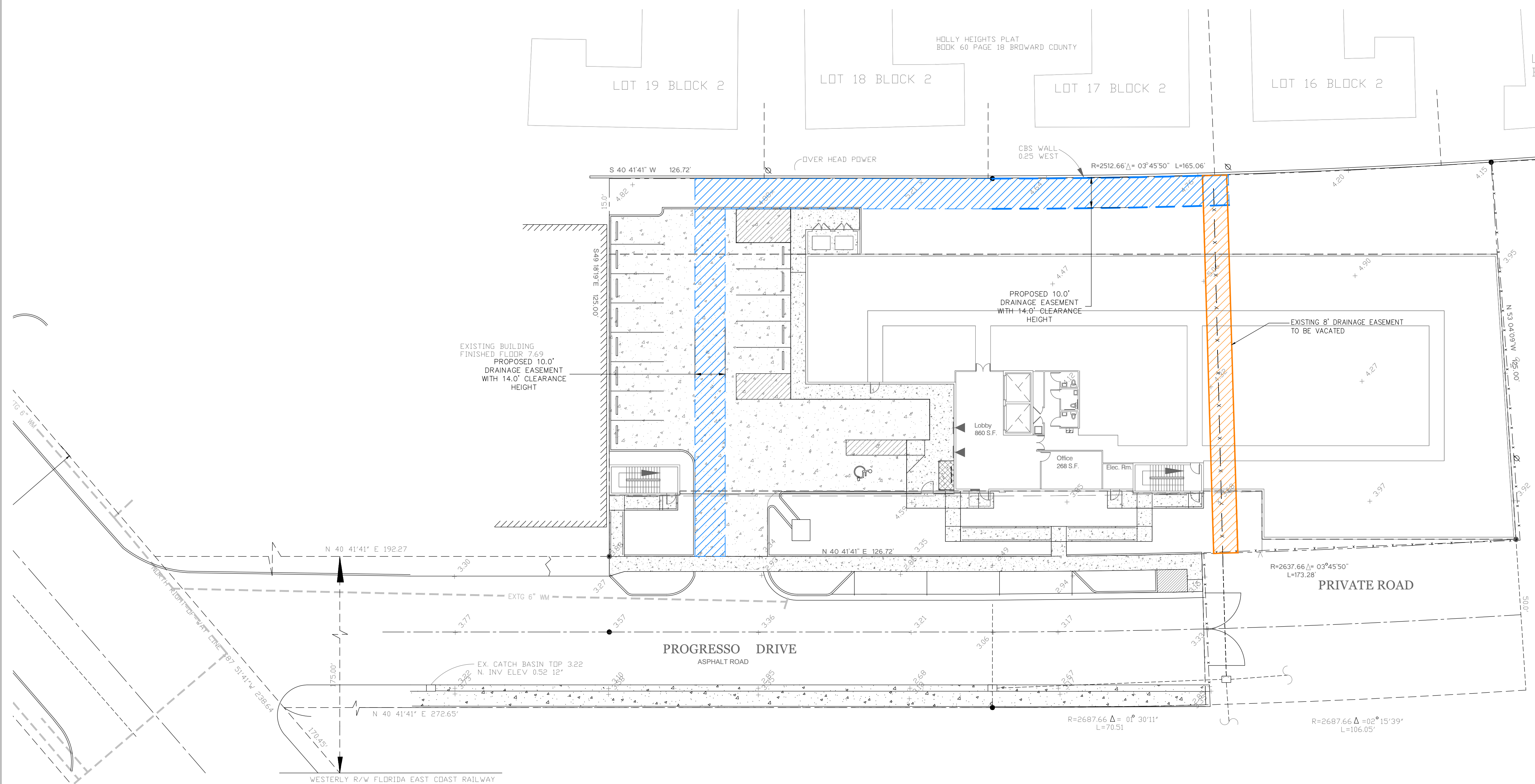
GRANTOR RESERVES THE RIGHT AND PRIVILEGE TO USE AND THE ABOVE DESCRIBED RIGHT OF WAY FOR ALL PURPOSES EXCEPT AS MIGHT INTERFERE WITH GRANTEE OR ASSIGNEE'S USE, OCCUPATION OR ENJOYMENT THEREOF, OR AS MIGHT CAUSE HAZARDOUS CONDITION; AND PROVIDED, FURTHER, BY WAY OF ILLUSTRATION AND NOT OF LIMITATION TO THE GRANT HEREIN MADE, NO PORTION OF THE RIGHT OF WAY SHALL BE EXCAVATED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE GRANTEE, OR ASSIGNEE, AND NO BUILDING, STRUCTURE OR OBSTRUCTION SHALL BE LOCATED OR CONSTRUCTED ON SAID RIGHT OF WAY BY THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS. AT SUCH TIME AS A PERMANENT, DEDICATED ROADWAY OF 50 FEET IN WIDTH IS PROVIDED, EXTENDING FOR A DISTANCE OF 100 FEET TO THE NORTH OF THE REALTY CONVEYED, IN FEE, TO GRANTEE, AND ABUTTING UPON SAID CONVEYED PROPERTY TO ITS NORTHERLY BOUNDARY, AS AFOREDESCRIBED IN THE CONVEYANCE, GRANTEE HEREIN WILL AT SUCH TIME RELINQUISH, REMISE AND RELEASE ALL HIS RIGHTS, TITLE AND INTEREST IN THE ABOVE 50 FOOT ROADWAY EASEMENT.

TOGETHER WITH: AN INGRESS AND EGRESS FROM KING MOTOR CENTER, INC. GRANTED TO GERALD P. ROSEN AND RECORDED IN OFFICIAL RECORDS BOOK 4271, PAGE 531 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER AND ACROSS THE PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD AND THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE "H" (NORTHEAST 13TH STREET) OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE WESTERLY ALONG THE SAID EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF AVENUE "H", AND ALONG THE NORTH RIGHT-OF-WAY LINE THEREOF, BEARING SOUTH 87° 51' 41" WEST, A DISTANCE OF 170.45 FEET; THENCE NORTH 40° 41' 41" EAST ALONG A LINE 125 FEET WEST OF AND PARALLEL TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 272.85 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 2687.66 FEET, AND A CENTRAL ANGLE OF 01° 30' 11" AND ARC DISTANCE OF 70.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG THE CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 02° 15' 39", AN ARC DISTANCE OF 108.05 FEET; THENCE NORTH 53° 04' 09" WEST, ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE A DISTANCE OF 50 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2637.66 FEET, WITH A CENTRAL ANGLE OF 02° 15' 39", AND ARC DISTANCE OF 104.08 FEET; THENCE SOUTH 50° 48' 30" EAST, ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.



LOCATION SKETCH  
SCALE: N.T.S.



Drawing name: F:\2016\_jobs\16-1283.00 Progresso Self Storage\16-1283.00 Site.dwg  
Apr 03, 2017 12:44pm

**FES**  
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Sheet Title  
**EASEMENT EXHIBIT**

Job Title  
**AALW SELF STORAGE**

1375 PROGRESSO DRIVE, FT. LAUDERDALE, FL 33304

Phase:  
DRC DOCUMENTS

Revisions	

Scale: 1" = 20'	Date: 06/21/16
Job No: 16-1283.00	Plot Date: 06/21/16
Drawn by: BMK	Sheet No. <b>X1</b>
Proj. Mgr. JMF	
Appr. by: JMF	1 of 2

