

PROJECT:
1375 PROGRESSO SELF STORAGE
SITE ADDRESS: 1375 PROGRESSO DRIVE, FORT LAUDERDALE
DRC: EASEMENT VACATION

SHEET INDEX:

- SKETCH AND LEGAL DESCRIPTION
- SURVEY
- AERIAL
- PROJECT LOCATION



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 2512.86 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 AFORESAID 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 AFORESAID 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.

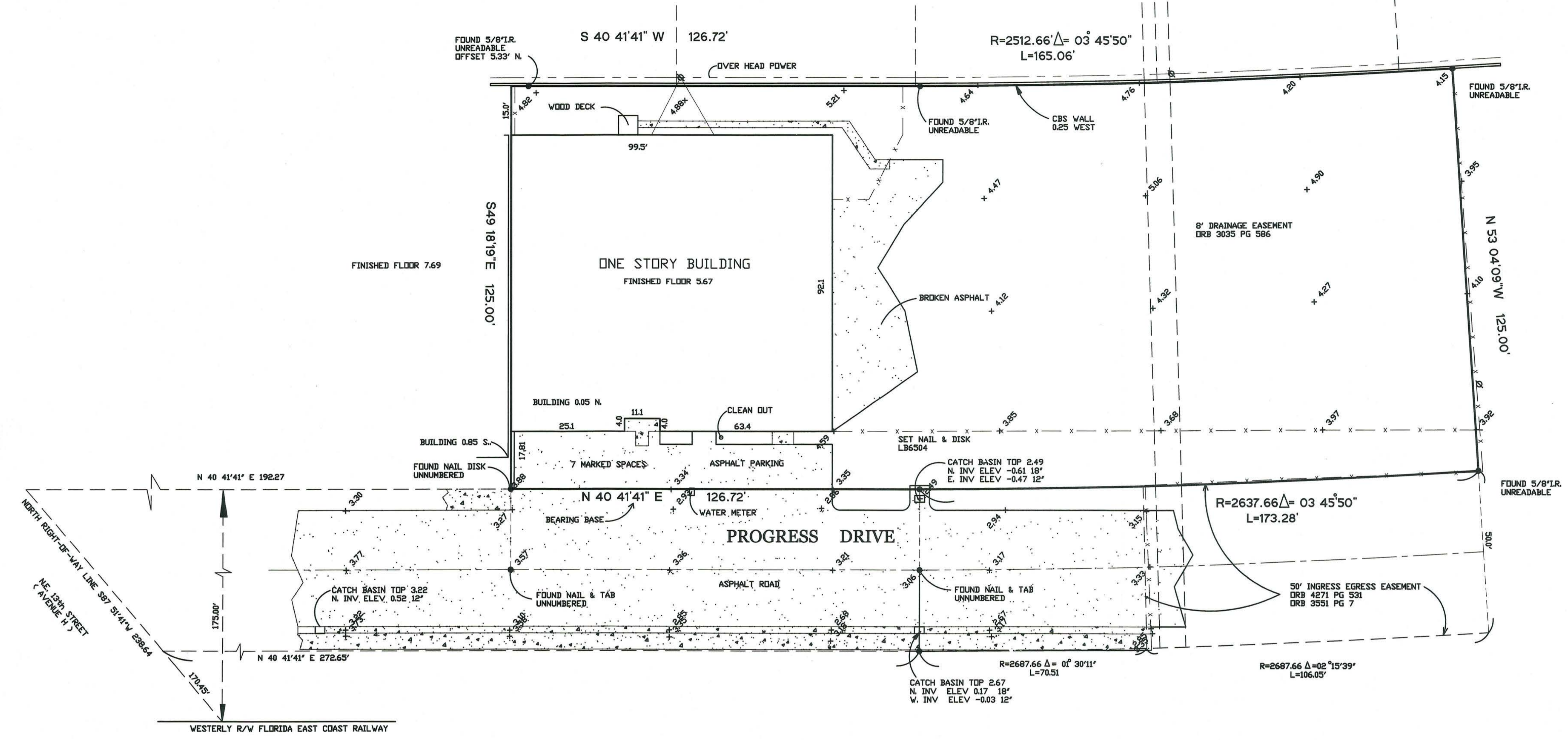
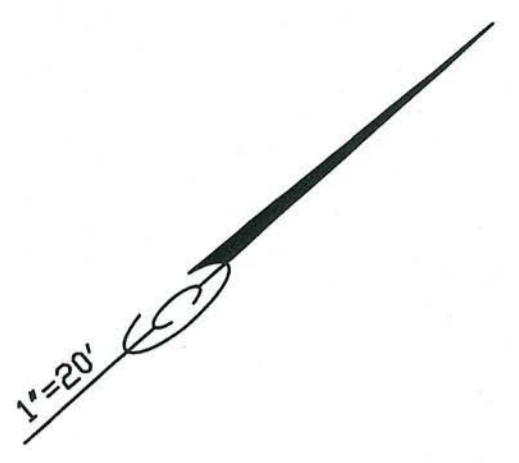
TOGETHER WITH: AN INGRESS AND EGRESS FROM KING MOTOR CENTER, INC. GRANTED TO GERALD P. ROSEN AND RECORDED IN OFFICIAL RECORDS BOOK 4271, PAGE 531 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER AND ACROSS THE PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY 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 2637.66 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 106.05 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 50 FEET TO THE POINT OF BEGINNING.

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

LOCATION SKETCH
 SCALE: 1" = 20'



LOT 19 BLOCK 2 LOT 18 BLOCK 2 LOT 17 BLOCK 2 LOT 16 BLOCK 2 LOT 15 BLOCK 2



LEGAL 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 PROGRESS, 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 284.6 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 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 AFORESAID 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 GRANTEE, 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, INFEED TO GRANTEE, AND ABUTTING UPON SAID CONVEYED PROPERTY TO ITS NORTHERLY BOUNDARY, AS AFORESAID IN THE CONVEYANCE, GRANTEE HEREBY WILL AT SUCH TIME RELINQUISH, REMOVE 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 PROGRESS, 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 272.65 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 02° 15' 39", AN 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 106.05 FEET; THENCE NORTH 53° 04' 09" WEST ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 02° 15' 39", AN ARC 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 03° 45' 50", AN ARC DISTANCE OF 173.28 FEET; THENCE SOUTH 49° 18' 19" EAST ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

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

- NOTES:**
- 1) BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING BASE
 - 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
 - 3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988
 - 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

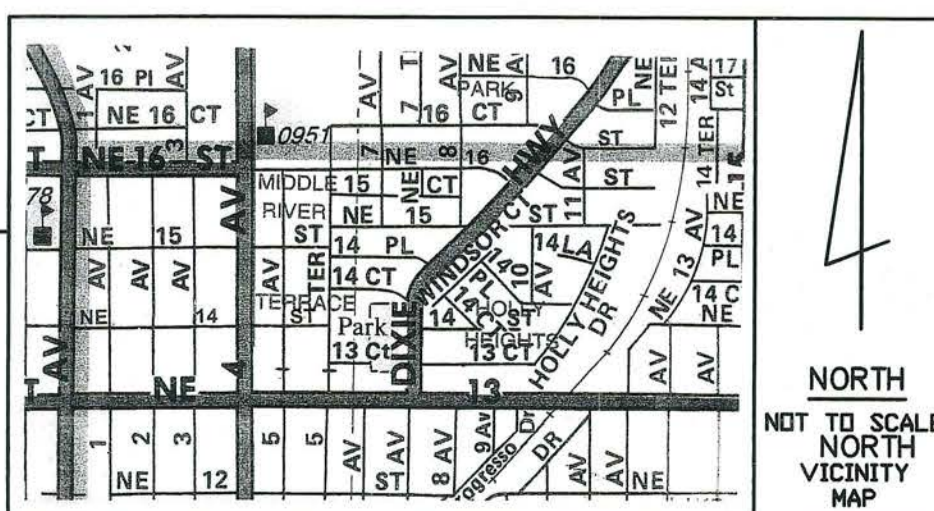
DR.B = official record book
 C.B.S. = concrete block structure
 P.C.C. = point of compound curve
 P.C.P. = permanent control point
 P.O.C. = point of commencement
 P.O.B. = point of beginning
 D/E = drainage easement
 C.M.P. = corrugated metal pipe
 R.L.S. = registered land surveyor
 L.B. = licensed business

TRAM = transformer pad
 F.P.A.L. = Florida power and light
 DM = concrete monument
 P.R.C. = point of reverse
 P.I. = point of intersection
 P.T. = point of tangency
 H = not field measured
 V.P.F. = wood privacy fence
 CHATT = chattoohoochee
 ELEV = elevation

P.B. = plat book
 T/V = typical
 R/W = right-of-way
 ASPH = asphalt
 H.S. = horseshoe
 U/E = utility easement
 CHATT = chattoohoochee
 P.R.M. = permanent reference monument

P = plat
 TYP = typical
 M = MEASURED
 L.P. = IRON PIPE
 RP = radius point
 L = ARC LENGTH
 D.L. = centerline
 ALLUM = aluminum
 D/P = point of curvature

P.G. = page
 I.R. = iron rod
 R = radius
 J = deed
 D/S = offset
 CONC. = concrete
 ESWT = easement
 CALC. = calculated



Renner, Burgess, Inc.
 1 S.E. 4th Ave., Suite 212
 Delray Beach, FL 33483
 Phone 561-243-4624
 Fax 243-4869

AUTHORIZATION NUMBER LB6504
 I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 53-17.50, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 HARRY A. BURGESS PLS 5089

CERTIFIED TO
 FLOOD ZONE AH ELEV 6.0
 MAP No. 12011C0369 H
 MAP DATE 8-18-2014
 DATE 1-28-2016
 JOB NO. 1-16-062

NDT VALID UNLESS SEALED WITH EMBROSSED SURVEYOR'S SEAL

Permission to copy this photograph is granted, providing that the copies are not made or reduplicated for distribution for direct commercial advantage, and that the entire title block appears on all copies. To copy or otherwise redistribute requires a fee and/or the specific permission of Broward County.

Broward County makes no claim or guarantee regarding the accuracy of any copies.

DATE OF FLIGHT

2015

SECTION

35

TOWNSHIP

49S

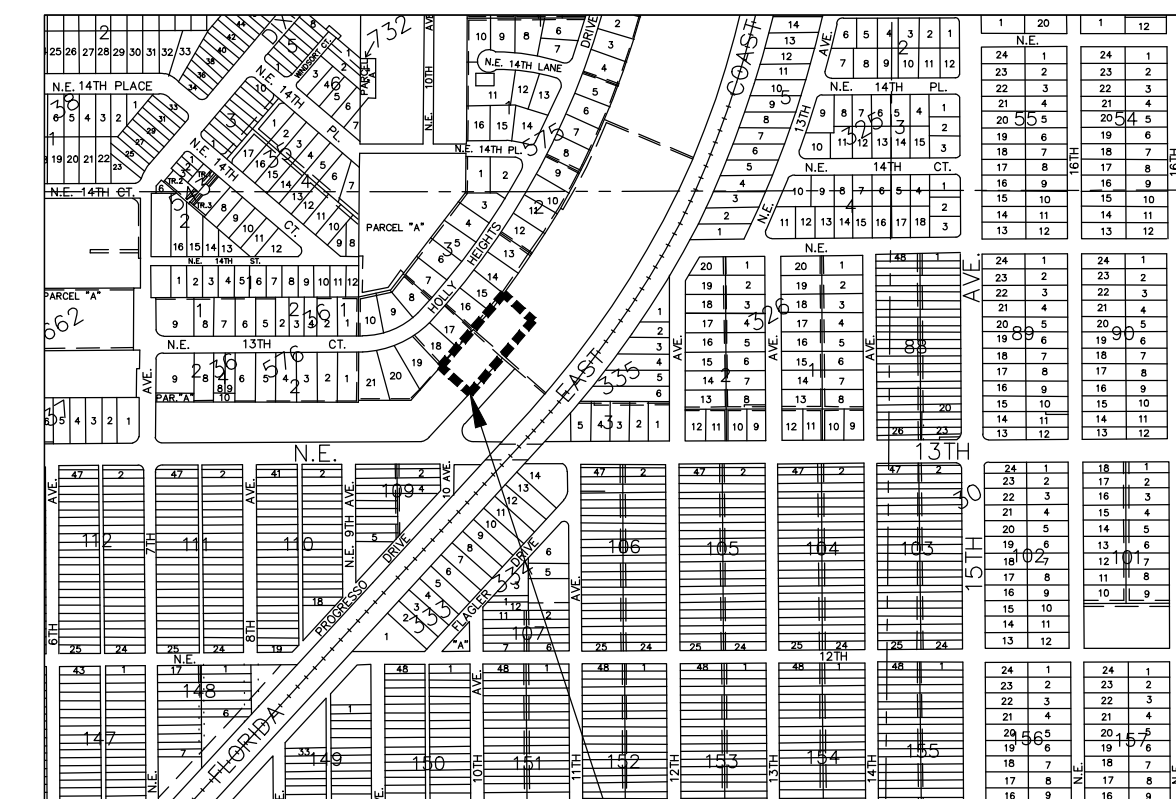
RANGE

42E

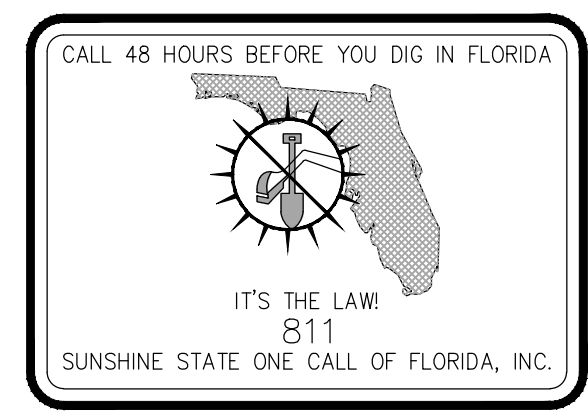
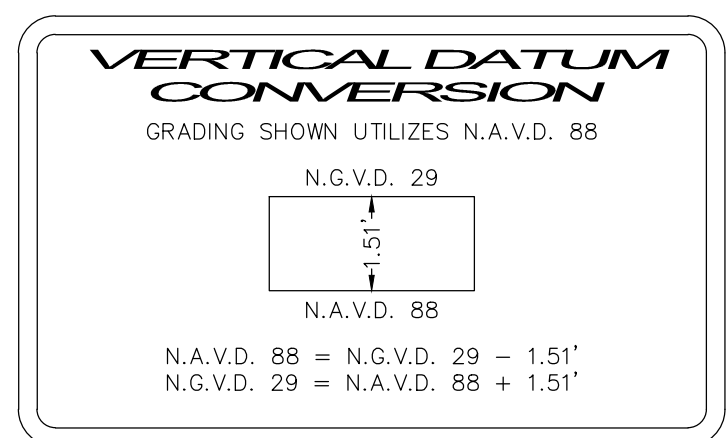


Map Scale: 1 inch = 300 feet



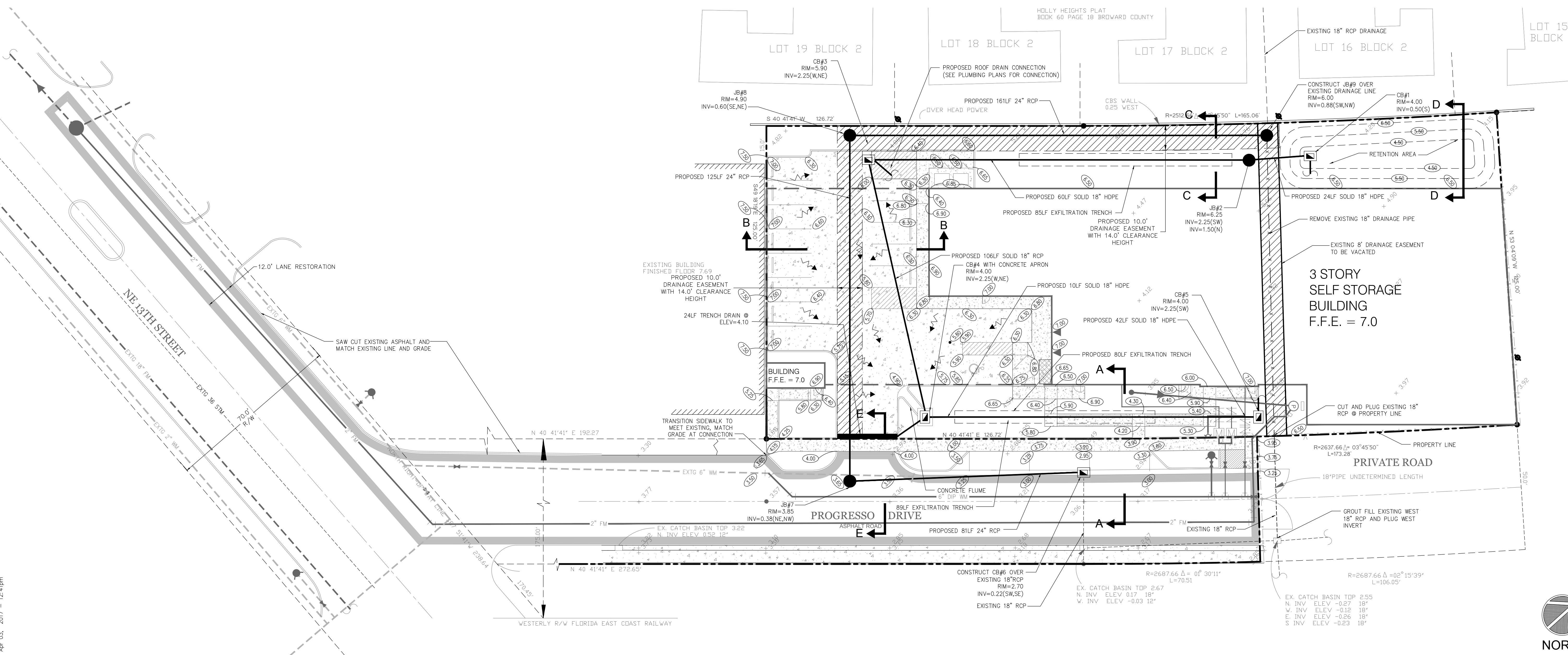
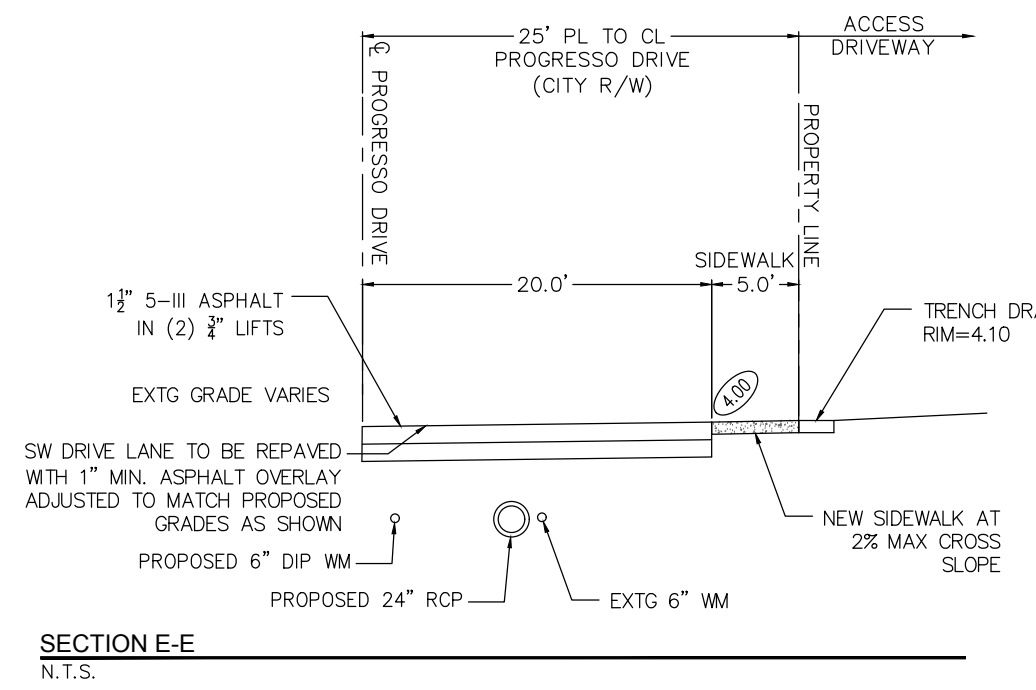
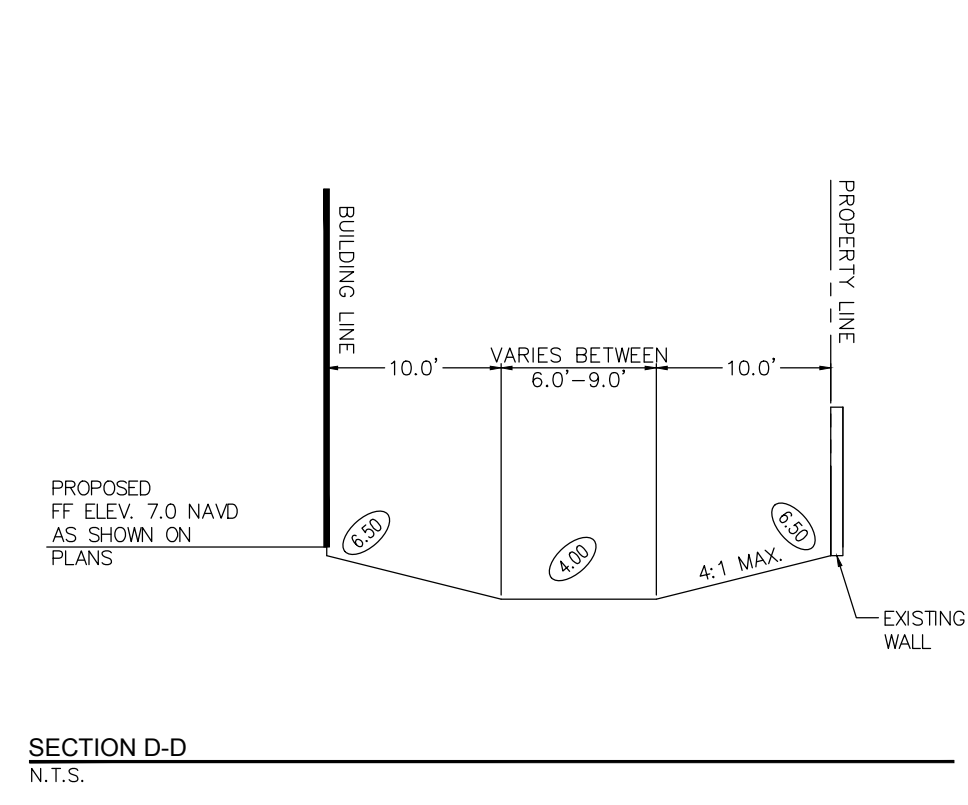
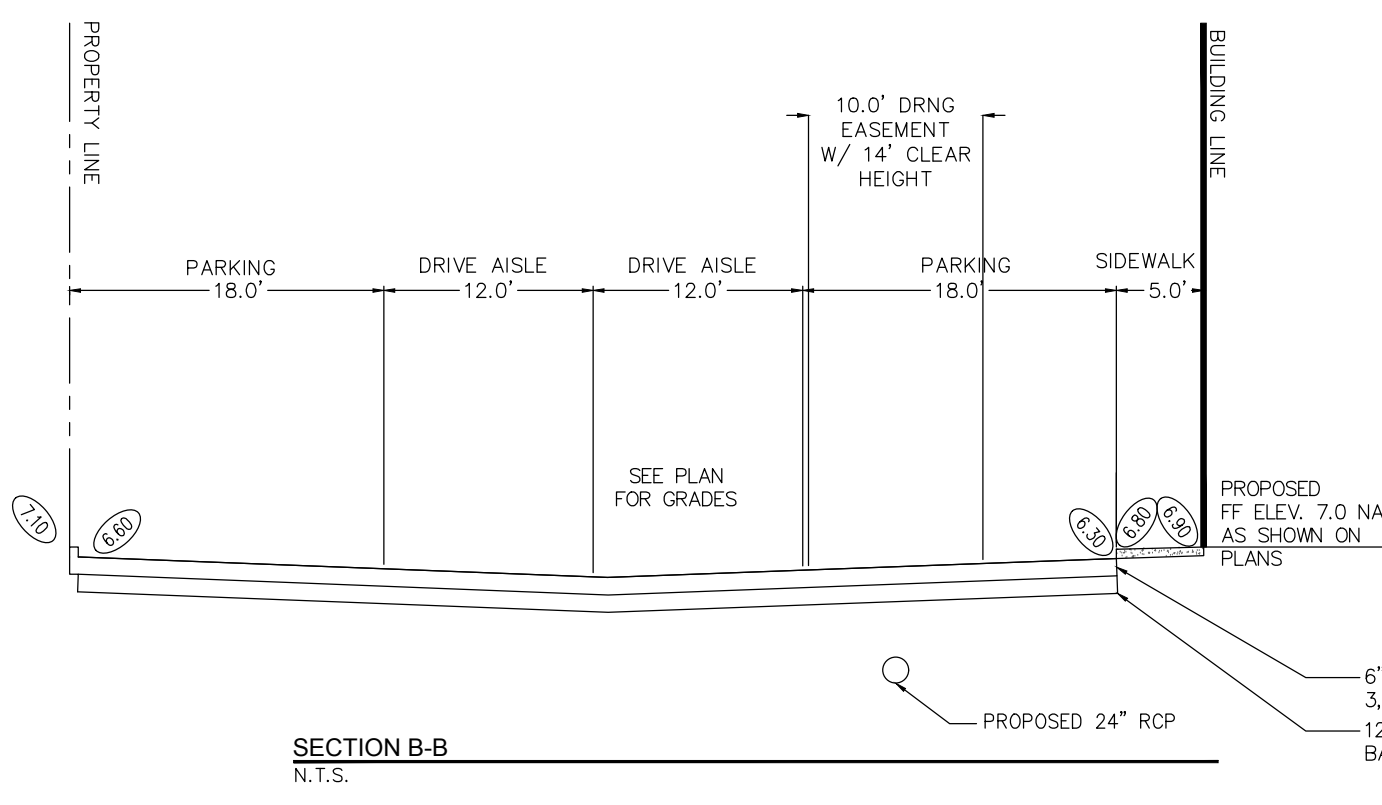
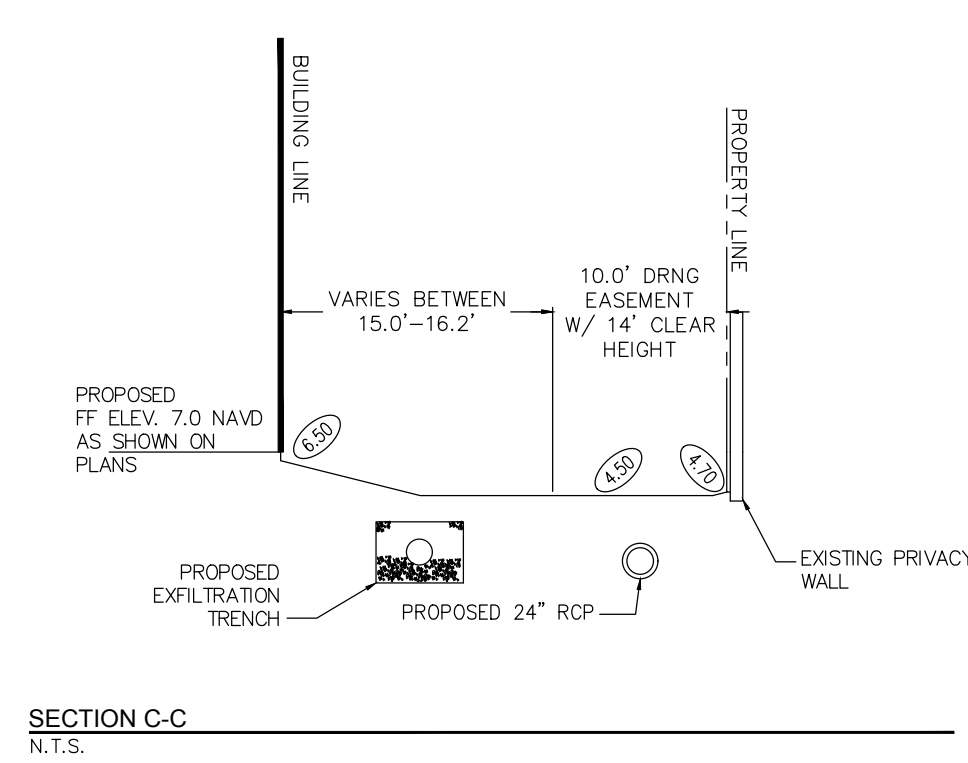
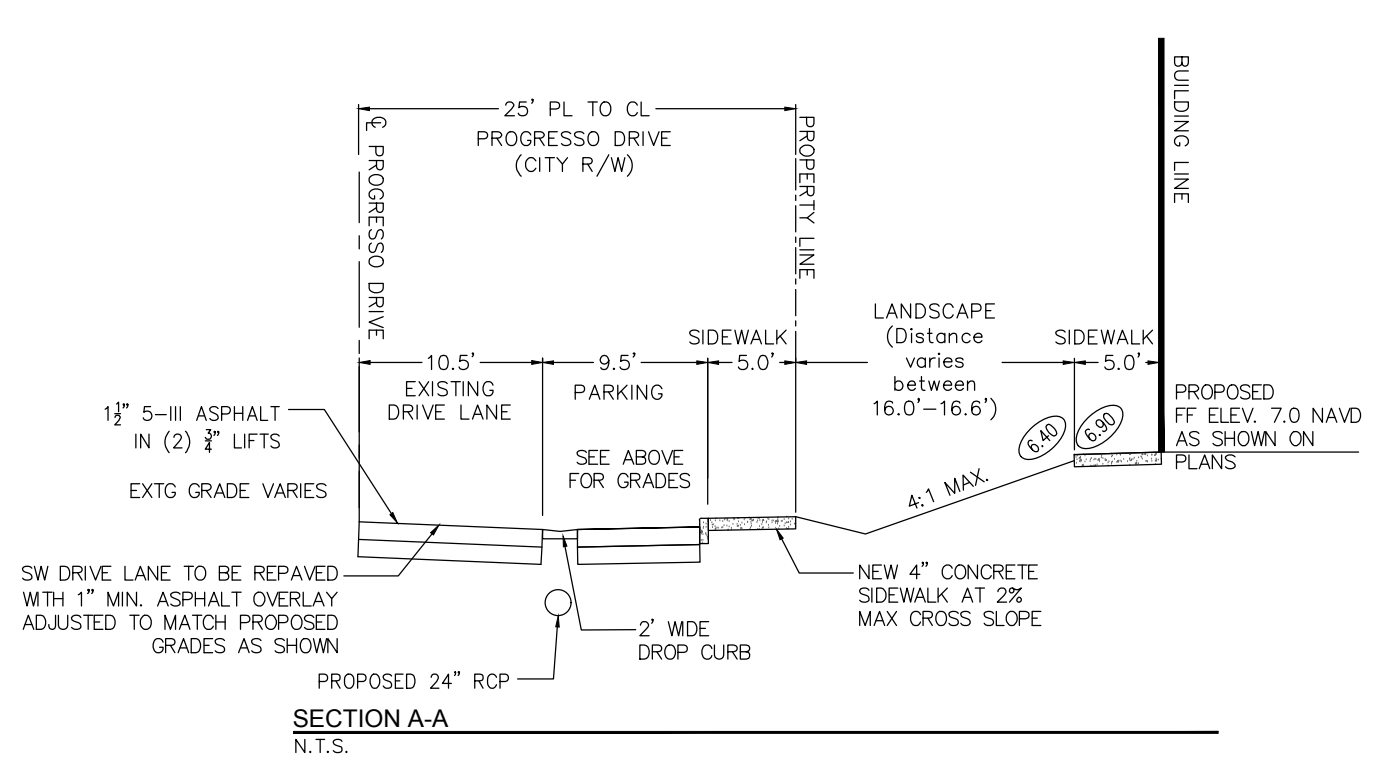
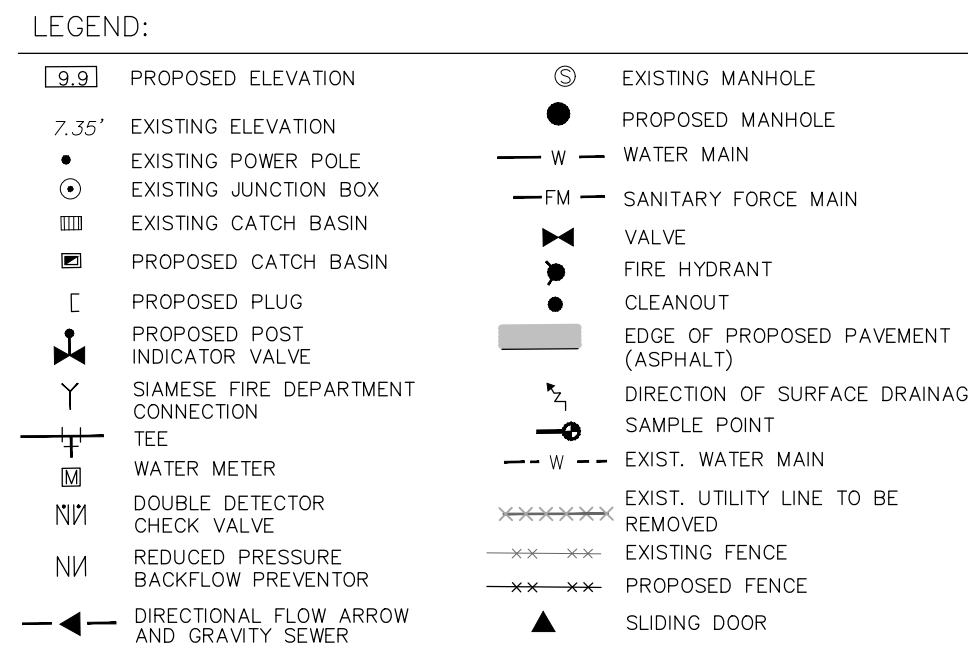


LOCATION SKETCH
SCALE: N.T.S.
SITE LOCATION
NORTH



GENERAL PAVING, GRADING, AND DRAINAGE NOTES

- ALL STORM DRAINAGE LINES FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
- CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG. DRIVE WAY, PROPERTY LINE, OR ROADWAY.
- COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
- CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
- CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.
- CATCH BASINS LOCATED IN SWALES IN PARKING LOT SHALL BE CENTERED IN SWALE, UNLESS NOTED OTHERWISE.
- A/C CONDENSATE DRAIN LINES SHALL CONNECT DIRECTLY TO THE CLOSEST CATCH BASIN.
- SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- THIS PROPERTY LIES WITHIN FLOOD ZONES AH (ELEVATION 6 NAVD) AS SHOWN ON FIRM PANEL #P12011C0369H.
- DATED AUGUST 18, 2014.
- 100YR FLOOD ELEV = 5.5 NAVD.
- WATER TABLE ELEV = 0.5 NAVD.
- ELEVATIONS SHOWN ARE IN NAVD 88 DATUM.



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.

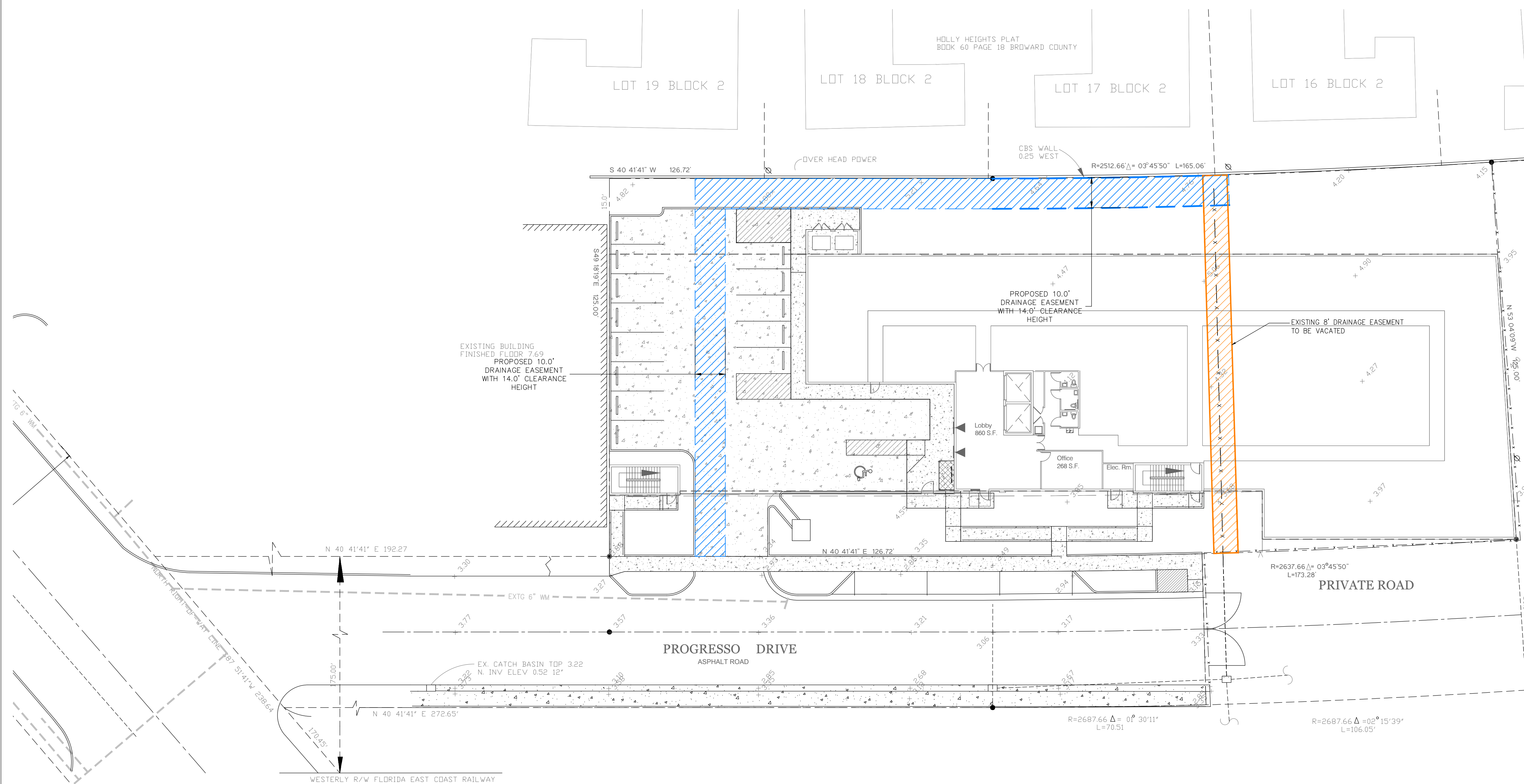
GRANTOR RESERVES THE RIGHT AND PRIVILEGE TO USE AND THE ABOVE DESCRIBED RIGHT OF WAY FOR ALL PURPOSES EXCEPT AS MIGHT INTERFERE WITH GRANTEE OR ASSIGNEE'S USE, OCCUPATION OR ENJOYMENT THEREOF, OR AS MIGHT CAUSE HAZARDOUS CONDITION; AND PROVIDED, FURTHER, BY WAY OF ILLUSTRATION AND NOT OF LIMITATION TO 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
FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title
EASEMENT EXHIBIT

Job Title
AALW SELF STORAGE

1375 PROGRESSO DRIVE, FT. LAUDERDALE, FL 33304

Phase:
DRC DOCUMENTS

Revisions	

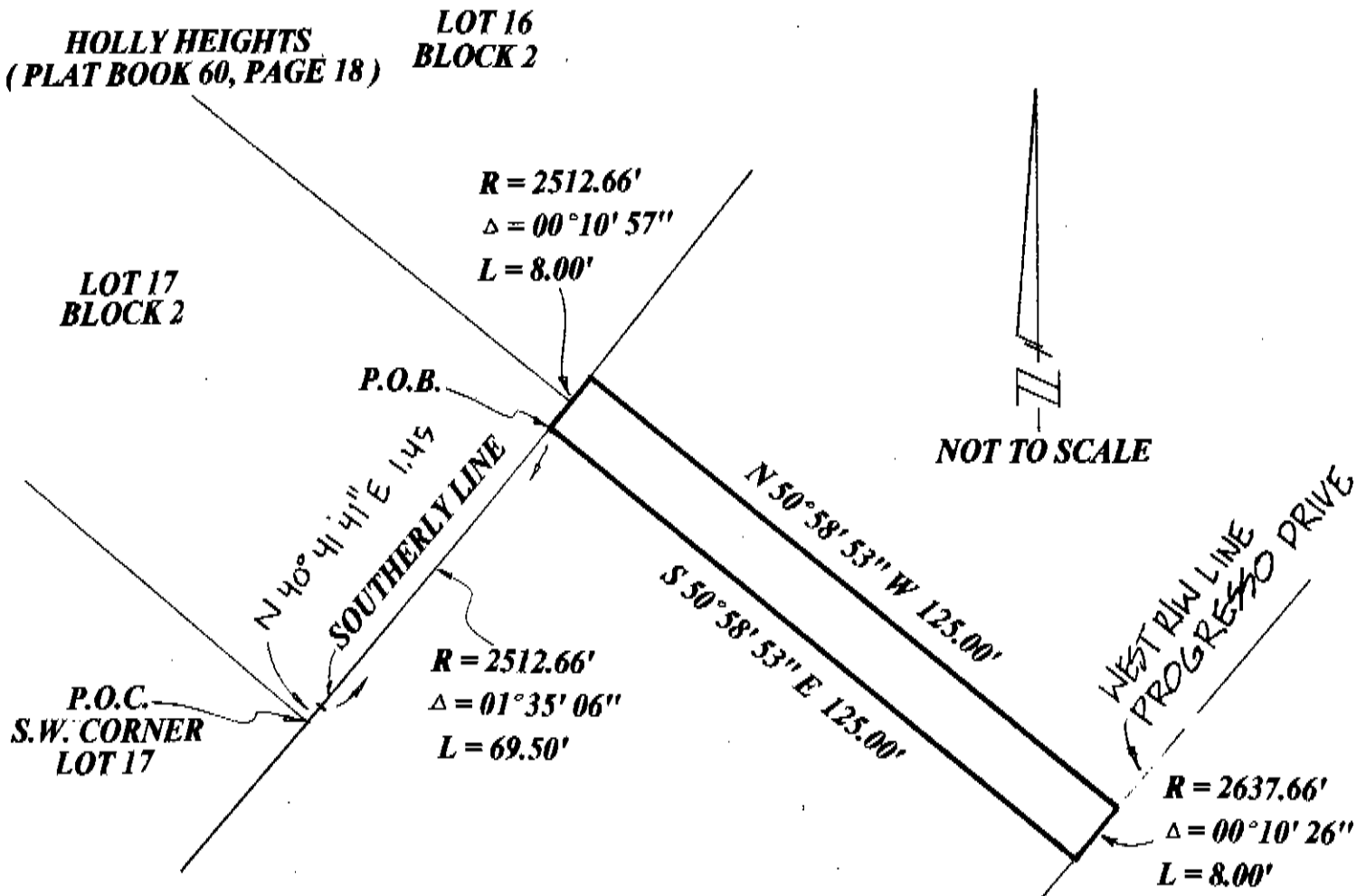
Scale: 1" = 20'	Date: 06/21/16
Job No: 16-1283.00	Plot Date: 06/21/16
Drawn by: BMK	Sheet No. X1
Proj. Mgr. JMF	
Appr. by: JMF	1 of 2



SKETCH OF DESCRIPTION

A PORTION OF A 8 FOOT DRAINAGE EASEMENT RECORDED IN ORB 3035 PG 586 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

COMMENCING AT THE SOUTHWEST CORNER OF LOT 17, BLOCK 2, OF HOLLY HEIGHTS, AS RECORDED IN PLAT BOOK 60, PAGE 18, OF THE RECORDS OF BROWARD COUNTY, FLORIDA: THENCE N 40° 41' 41" E A DISTANCE OF 1.45 FEET TO POINT OF CURVATURE TO THE LEFT THENCE NORTHEAST ALONG THE ARC OF, SAID CURVE AND AND ALONG THE SOUTHERLY LINE OF SAID LOT 17, HAVING A RADIUS OF 2512.66 FEET, A CENTRAL ANGLE OF 01 DEGREES, 35 MINUTES, 06 SECONDS, FOR A DISTANCE OF 69.50 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 50 DEGREES, 58 MINUTES, 53 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 2637.66 FEET, A CENTRAL ANGLE OF 00 DEGREES, 10 MINUTES, 26 SECONDS, FOR A DISTANCE OF 8.00 FEET TO A POINT; THENCE NORTH 50 DEGREES, 58 MINUTES, 53 SECONDS, FOR A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 16, BLOCK 2, HOLLY HEIGHTS; THENCE ALONG A CURVE TO THE SOUTH WEST, SAID CURVE HAVING A RADIUS OF 2512.66 FEET, A CENTRAL ANGLE OF 00 DEGREES, 10 MINUTES, 57 SECONDS, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.



Authorization Number LB6504

I hereby certify that the Sketch of Boundary Survey shown hereon meets the minimum technical standards set forth in Chapter 5J-17.50, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Harry A. Burgess

R.L.S. No. 5089



Renner, Burgess, Inc.

1 S.E. 4th Ave., Suite 212
Delray Beach, FL 33483

Phone
Fax

561-243-4824
243-4869

CAM #17-0742

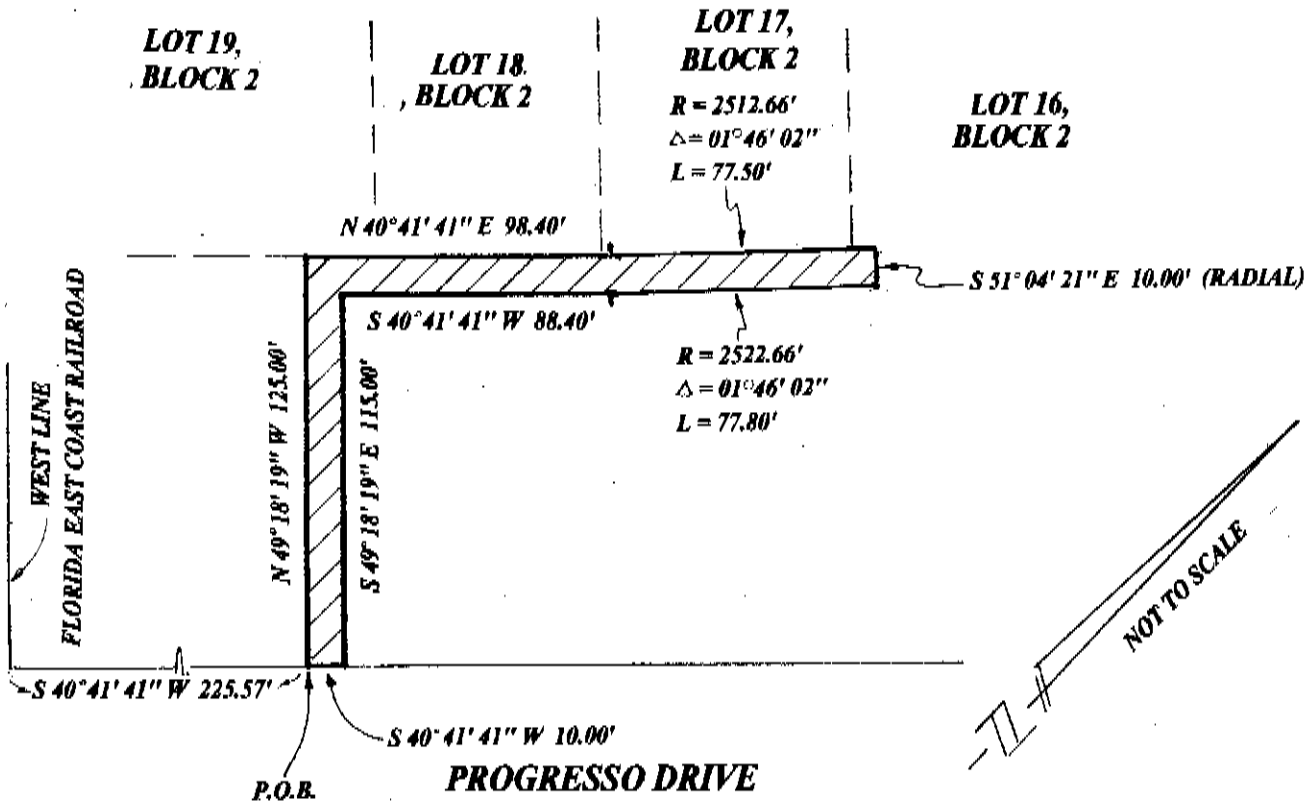
Exhibit 3

Page 6 of 7

SKETCH OF 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 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 238.64 FEET; THENCE NORTH 40° 41' 41" EAST ALONG A LINE 175.00 FEET WEST OF AND PARALLEL TO THE SAID WESTERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD, A DISTANCE OF 225.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 49° 18' 19" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 40° 41' 41" EAST, A DISTANCE OF 98.40 FEET; THENCE BEARING A CURVE TO THE LEFT WITH A RADIUS OF 2512.66 FEET, A CENTRAL ANGLE OF 01° 46' 02", FOR A DISTANCE OF 77.50 FEET; THENCE SOUTH 51° 04' 21" EAST, A DISTANCE OF 10.00 FEET, RADIAL; THENCE BEARING A CURVE TO THE RIGHT WITH A RADIUS OF 2522.66 FEET, A CENTRAL ANGLE OF 01° 48' 02", FOR A DISTANCE OF 77.80 FEET; THENCE SOUTH 40° 41' 41" WEST, A DISTANCE OF 88.40 FEET; THENCE SOUTH 49° 18' 19" EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 40° 41' 41" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.



THIS IS NOT A SURVEY

Renner Burgess, Inc.

LAND SURVEYING

801 S.E. 8th Ave., Suite 101
Delray Beach, FL 33483

Phone 581-243-4824
Fax 243-4889

Authorization Number LB6504

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the minimum technical standards set forth in Chapter 5J-17.50, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

Harry A. Burgess

CAM #17-0742 L.S. No. 5089

Exhibit 3
Page 7 of 7

Not valid unless
sealed with embossed
surveyor's seal