

*Refer to land copy
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SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33361

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

ALL OF THAT WATER AND SEWER UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 46099, PAGE 999, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 95 THROUGH 97 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°59'58" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 249.21 FEET; THENCE SOUTH 00°00'02" WEST, A DISTANCE OF 126.91 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 8.09 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 9.15 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.24 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 9.15 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 27.45 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 133.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 14.24 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 14.24 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 28.32 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 10.72 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 10.72 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 244.36 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 10.72 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 10.72 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 34.15 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 11.72 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 11.72 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 344.39 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID PARCEL "A" ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE AS SHOWN ON SAID PLAT; THENCE SOUTH 00°20'32" WEST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 245.39 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND TO SAID POINT A RADIAL LINE BEARS NORTH 19°14'51" WEST; THENCE SOUTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 73.45 FEET AND A CENTRAL ANGLE OF 19°57'16", AN ARC LENGTH OF 25.58 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 39°15'50" EAST; THENCE SOUTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 703.00 FEET AND A CENTRAL ANGLE OF 10°26'35", AN ARC LENGTH OF 128.13 FEET; THENCE SOUTH 31°39'45" EAST, A DISTANCE OF 14.60 FEET; THENCE SOUTH 58°20'15" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 31°39'45" WEST, A DISTANCE OF 15.17 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 28°00'16"

CONTINUED ON SHEET 2 OF 8

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 62384

DATE: 01/17/17, REV. 2/3/17, 3/14/17

WATER AND SEWER EASEMENT TO BE ABANDONED

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 8, INCLUSIVE

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

Exhibit A

CAM #17-1133

Exhibit 2

Page 1 of 8

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CONTINUED FROM SHEET 1 OF 8

EAST; THENCE SOUTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 703.00 FEET AND A CENTRAL ANGLE OF 15°36'39", AN ARC LENGTH OF 191.54 FEET; THENCE SOUTH 14°58'39" EAST, A DISTANCE OF 14.30 FEET; THENCE SOUTH 75°01'21" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°58'39" WEST, A DISTANCE OF 14.83 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE NORTHWEST AND TO SAID POINT A RADIAL LINE BEARS 11°34'39" EAST; THENCE SOUTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 703.00 FEET AND A CENTRAL ANGLE OF 4°13'05", AN ARC LENGTH OF 51.75 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 24.72 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 14.95 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 22.95 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH AND TO SAID POINT A RADIAL LINE BEARS SOUTH 06°07'57" EAST; THENCE WESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 703.00 FEET AND A CENTRAL ANGLE OF 6°07'57", AN ARC LENGTH OF 75.24 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 100.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 703.00 FEET AND A CENTRAL ANGLE OF 8°11'58", AN ARC LENGTH OF 100.61 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 17.36 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 19.83 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.50 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 09°50'09" WEST; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 703.00 FEET AND A CENTRAL ANGLE OF 11°17'57", AN ARC LENGTH OF 138.64 FEET; THENCE NORTH 00°20'32" EAST, A DISTANCE OF 42.97 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 22°26'49" WEST; THENCE SOUTHEASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 663.00 FEET AND A CENTRAL ANGLE OF 22°27'13", AN ARC LENGTH OF 259.82 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 35.35 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 285.36 FEET; THENCE NORTH 30°16'34" WEST, A DISTANCE OF 82.39 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 77.02 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 15.06 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.06 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 185.71 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND TO SAID POINT A RADIAL LINE BEARS NORTH 65°56'07" EAST, SAID POINT ALSO BEING ON THE WEST LINE OF THE AFORESAID PARCEL "A"; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 308.15 FEET AND A CENTRAL ANGLE OF 11°57'58", AN ARC LENGTH OF 64.36 FEET TO THE POINT OF BEGINNING, WITH THE LAST CALL BEING COINCIDENT WITH WEST LINE OF SAID PARCEL "A".

LESS AND EXCEPT THEREFROM:

CONTINUED ON SHEET 3 OF 8

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 62384

DATE: 01/17/17, REV. 2/3/17, 3/14/17

WATER AND SEWER EASEMENT TO BE ABANDONED

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 2 OF 8

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Applicant's Sign-off*



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CONTINUED FROM SHEET 2 OF 8

NORTH 90°00'00" EAST 33.10 FEET; THENCE NORTH 45°00'00" EAST 6.69 FEET; THENCE NORTH 00°00'00" WEST 14.74 FEET; THENCE SOUTH 90°00'00" WEST 18.00 FEET; THENCE NORTH 00°00'00" WEST 10.00 FEET; THENCE NORTH 90°00'00" EAST 18.00 FEET; THENCE NORTH 00°00'00" WEST 96.22 FEET; THENCE NORTH 45°00'00" EAST 29.14 FEET; THENCE NORTH 90°00'00" EAST 55.03 FEET; THENCE NORTH 00°00'00" WEST 13.99 FEET; THENCE NORTH 90°00'00" EAST 10.00 FEET TO POINT OF BEGINNING A.

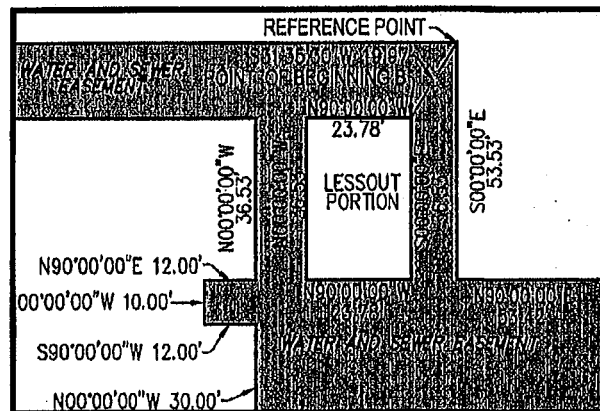
LESS THE FOLLOWING DESCRIBED PORTION:

COMMENCING AT THE PREVIOUSLY MENTIONED REFERENCE POINT; THENCE SOUTH 31°35'30" WEST 19.97 FEET TO POINT OF BEGINNING B; THENCE SOUTH 00°00'00" EAST 36.53 FEET; THENCE NORTH 90°00'00" WEST 23.78 FEET; THENCE NORTH 00°00'00" WEST 36.53 FEET; THENCE NORTH 90°00'00" EAST 23.78 FEET TO POINT OF BEGINNING B.

SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 45,316 SQUARE FEET (1.0403 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING S89°59'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL OF THE EASEMENTS AND PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LESSOUT DETAIL SKETCH

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1" = 40' DRAWN BY: B.B.

ORDER NO.: 62383

DATE: 01/19/17, REV. 2/3/17, 3/15/17

WATER AND SEWER EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 3 OF 8

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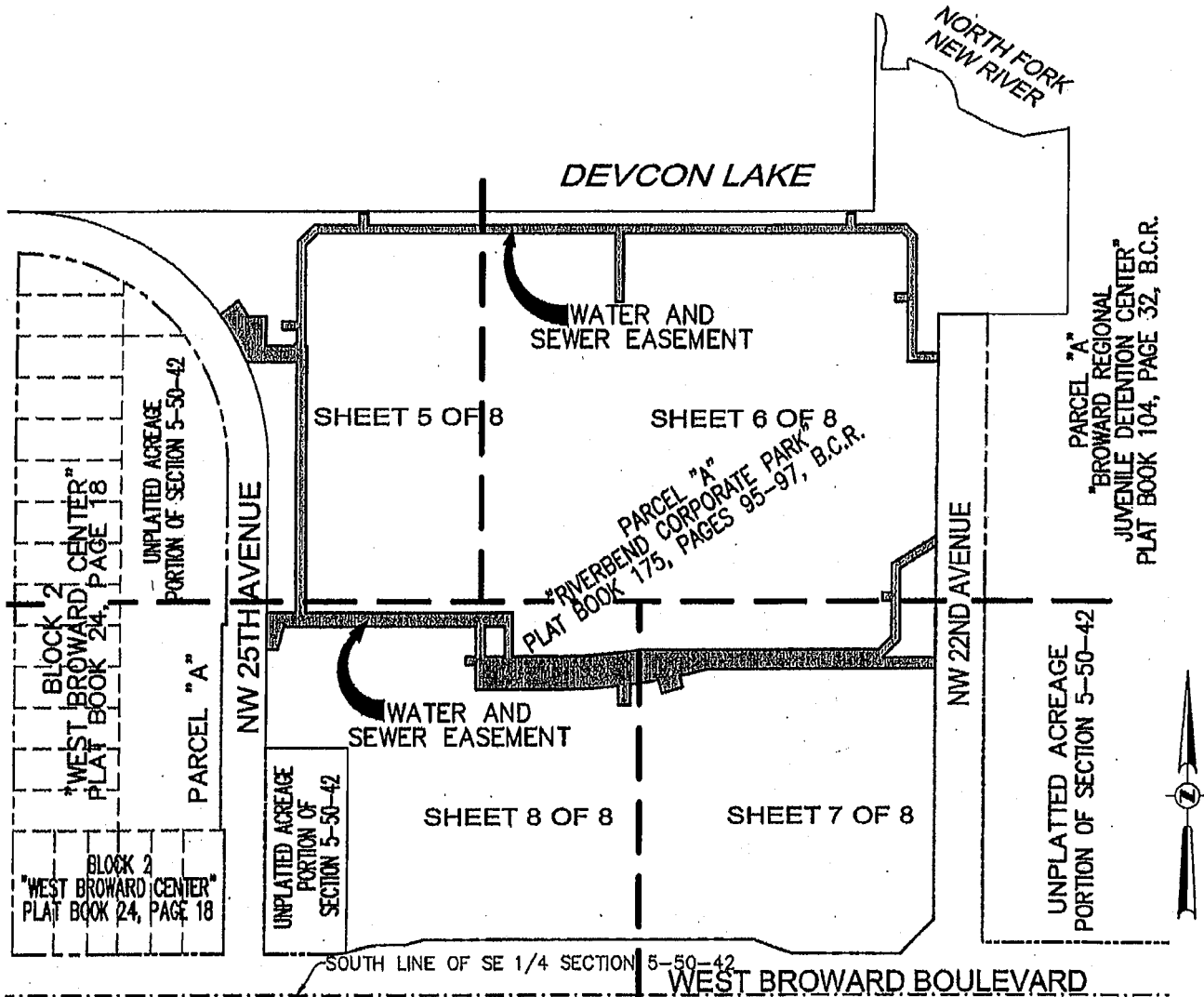


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VICINITY MAP

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=200' DRAWN BY: B.B.

ORDER NO.: 62384

DATE: 01/19/17, REV. 2/3/17, 3/15/17

WATER AND SEWER EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 4 OF 8

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LEGEND:

B.C.R. BROWARD COUNTY RECORDS

Refer to hand copy for
official record

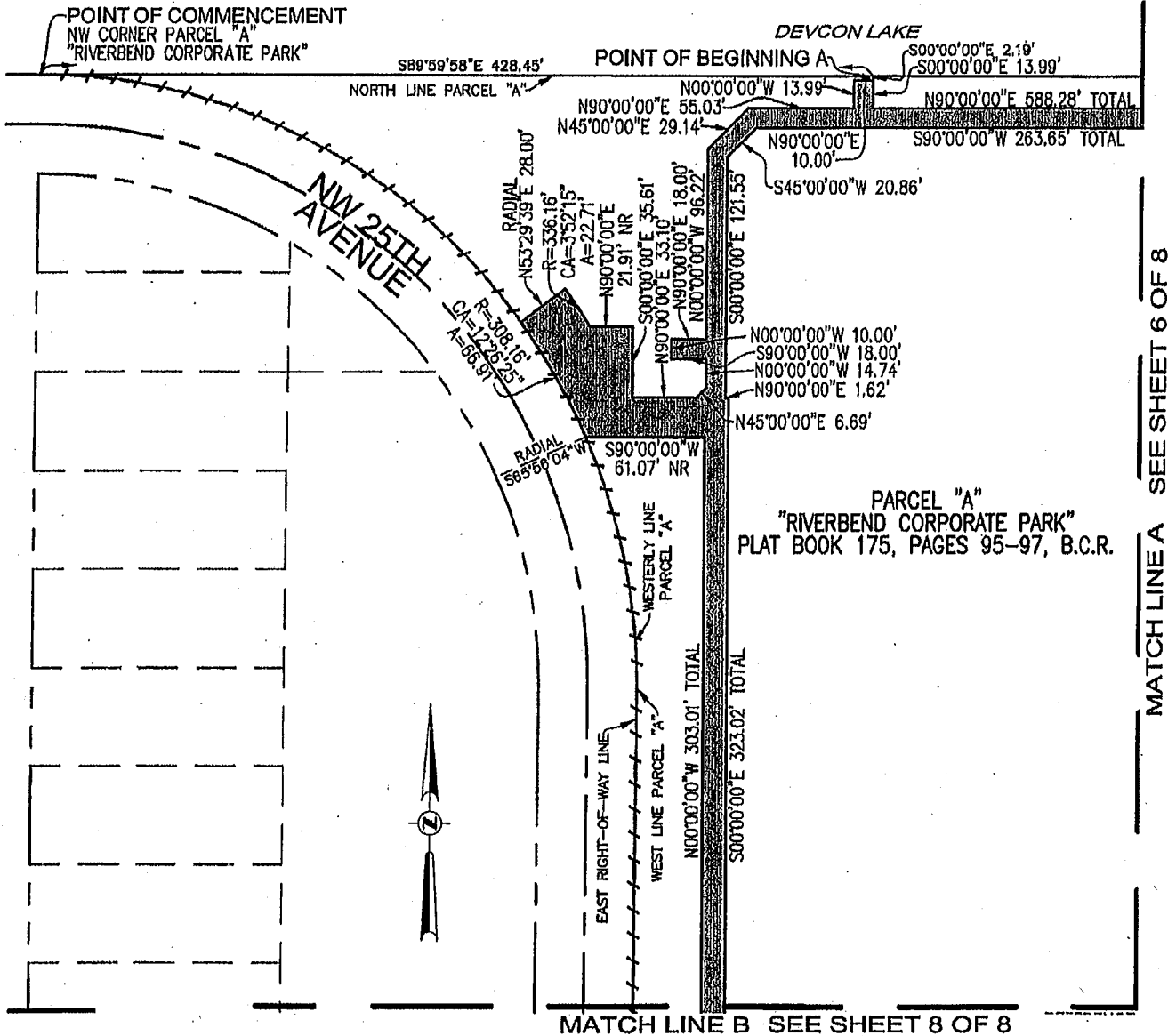


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FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=80'

DRAWN BY: B.B.

ORDER NO.: 62384

DATE: 01/19/17, REV. 2/3/17, 3/15/17

WATER AND SEWER EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 5 OF 8

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LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
CA	CENTRAL ANGLE
A	ARC DISTANCE
B.C.R.	BROWARD COUNTY RECORDS
---	NON-VEHICULAR ACCESS LINE
NR	NON-RADIAL

Refer to hand copy for
Official Sign-off

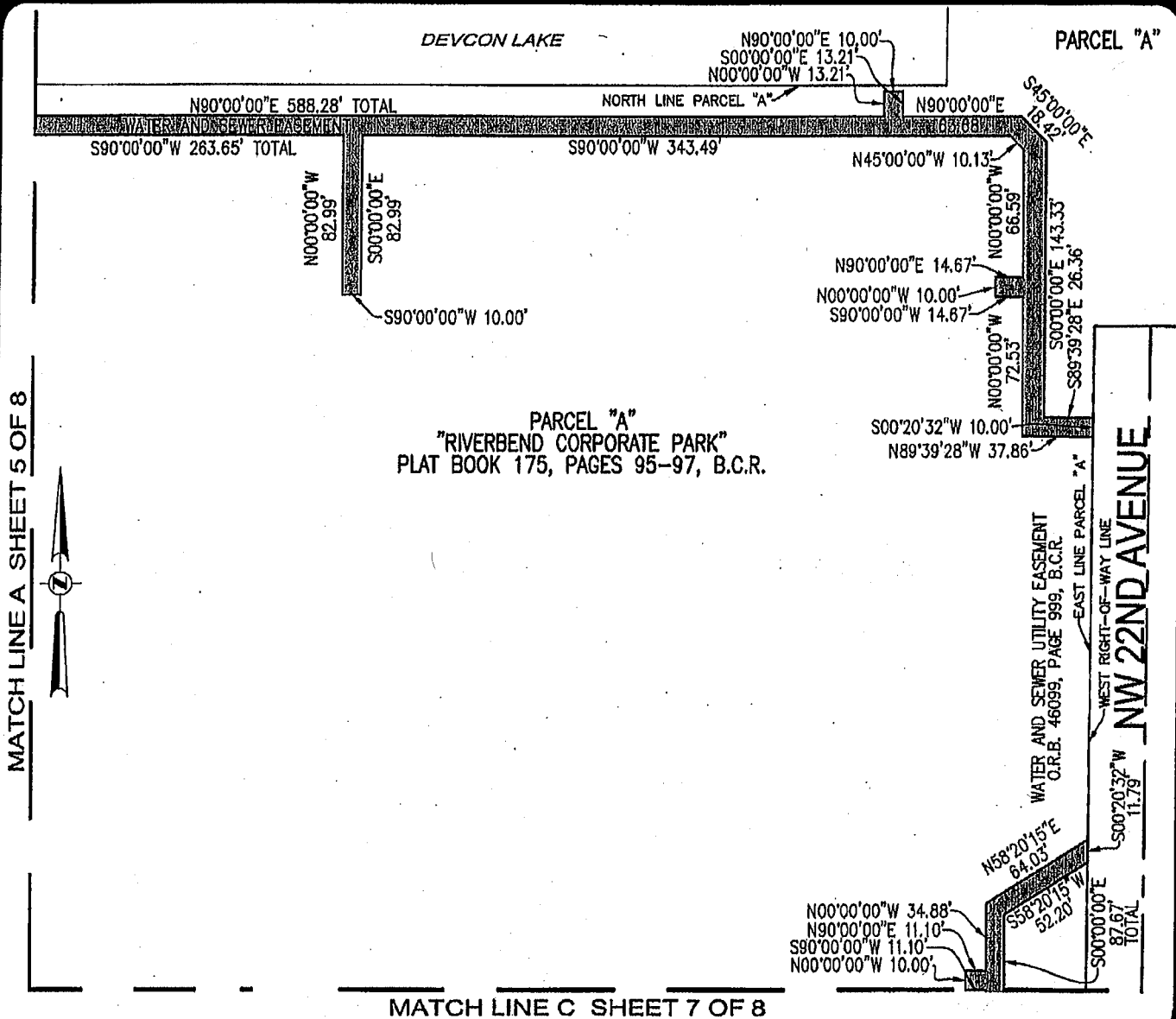


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FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=80'

DRAWN BY: B.B.

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WATER AND SEWER EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 6 OF 8

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LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
 R RADIUS
 A CENTRAL ANGLE
 A ARC DISTANCE
 P.B. PLAT BOOK
 B.C.R. BROWARD COUNTY RECORDS

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for different signs



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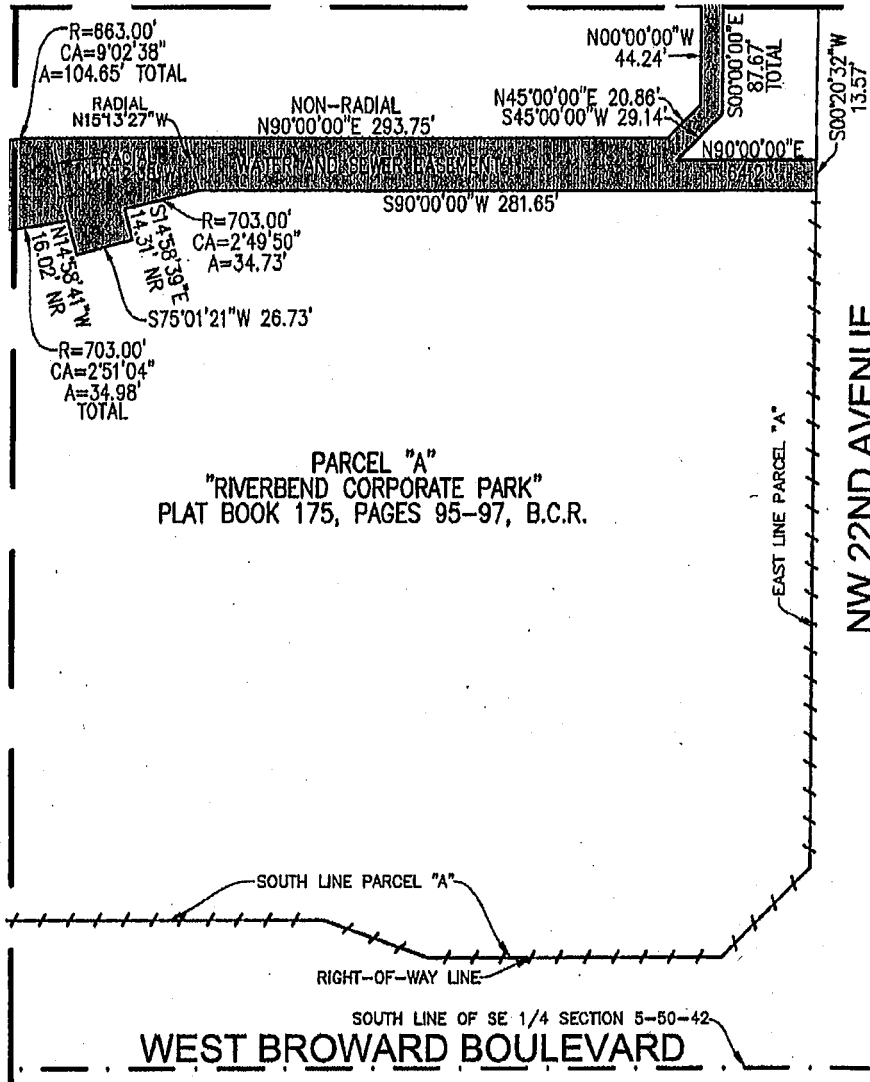
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MATCH LINE C SEE SHEET 6 OF 8

MATCH LINE D SEE SHEET 8 OF 8



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=80'

DRAWN BY: B.B.

ORDER NO.: 62383

DATE: 01/19/17, REV. 2/3/17, 3/15/17

WATER AND SEWER EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 7 OF 8

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R RADIUS
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A ARC DISTANCE
P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS
- - - NON-VEHICULAR ACCESS LINE
NR NON-RADIAL

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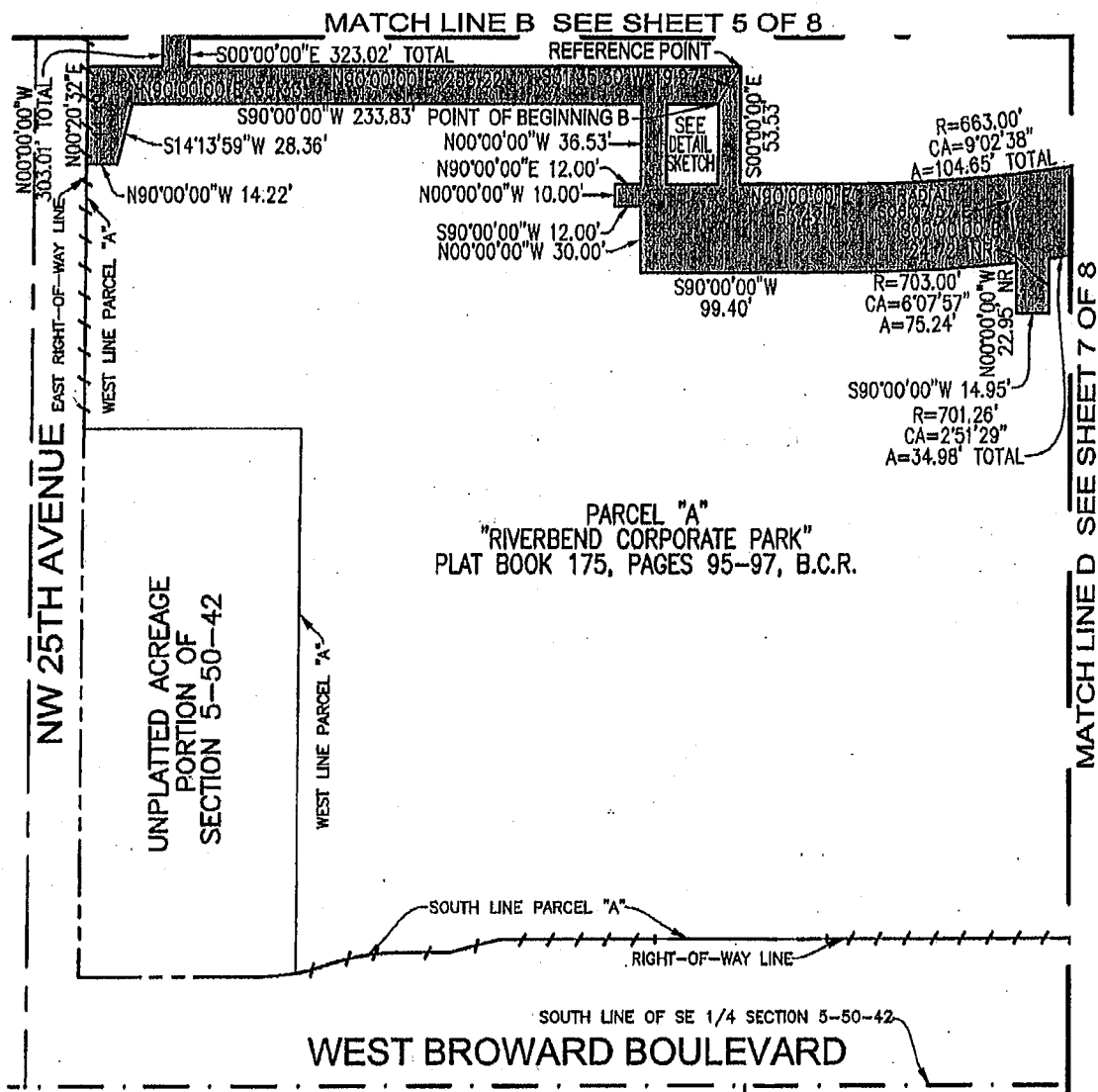


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FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=80'

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WATER AND SEWER EASEMENT

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 8 OF 8

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