

SKETCH & DESCRIPTION
TURN LANE
A PORTION OF BLOCK 'A'
(P.B. 1, PG. 16, B.C.R.)
BROWARD COUNTY, FLORIDA

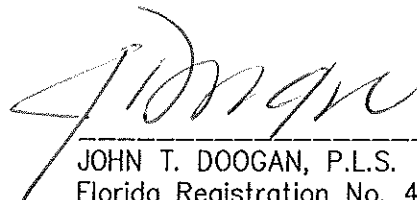
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Search Report issued by Attorneys' Title Fund Services, LLC, Fund File Number 670862-A1, dated December 19, 2018. Where applicable, these instruments are shown on the sketch & description. Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon was prepared by the Surveyor.
4. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the north line of Block 'A' having a bearing of N89°01'15"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; FDOT = Florida Department Of Transportation; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/5/2019



JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 THRU 4**

REVISIONS

ADD ORB 12489/481 W.R.E. 02/05/19



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 9608-2

SCALE: --

DATE: 12/19/2018

BY: W.R.E.

CHECKED: J.T.D.

F.B. -- PG. **CAM # 19-0178**

SHEET: **1 OF 4 Exhibit 2**

SKETCH & DESCRIPTION
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A PORTION OF BLOCK 'A'
(P.B. 1, PG. 16, B.C.R.)
BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Block 'A', RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA, according to the Plat thereof as recorded in Plat Book 1, Page 16, of the Public Records of Broward County, Florida, being described as follows:

Commence at the northwest corner of said Block 'A'; thence S00°58'45"E along the west line of said Block 'A', 20.00 feet to the south right-of-way line of Las Olas Boulevard as laid out and in use today also being the Point Of Beginning; thence N89°01'15"E along the south right-of-way line of Las Olas Boulevard, 25.00 feet; thence S43°50'53"W, 28.46 feet; thence S07°58'46"E, 18.82 feet; thence S06°38'57"E, 37.35 feet; thence S07°36'19"E, 43.93 feet; thence S05°35'14"E, 47.20 feet; thence S05°33'11"E, 61.36 feet; thence S09°44'52"E, 126.13 feet; thence S88°25'48"W, 15.22 feet to the west line of said Parcel 'A'; thence N14°47'20"W, 47.26 feet; thence N08°24'16"W, 126.24 feet; thence N01°19'15"W, 181.63 feet (the three previous calls being along the west line of said Block 'A') to the Point Of Beginning.

Said lands lying in Broward County, Florida and containing 5,508 square feet more or less.

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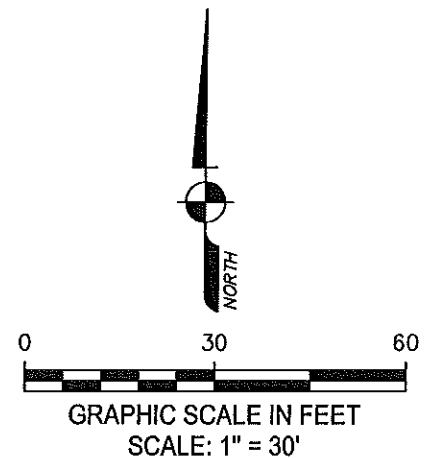
SHEET: 2 OF 4 Exhibit 2

SKETCH & DESCRIPTION
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 A PORTION OF BLOCK 'A'
 (P.B. 1, PG. 16, B.C.R.)
 BROWARD COUNTY, FLORIDA

EAST LAS OLAS BOULEVARD

STATE ROAD 842 / HYBISCUS AVENUE (P)
 80' PUBLIC RIGHT-OF-WAY
 (FDOT RIGHT-OF-WAY MAP SECTION 8605-175)

SOUTH RIGHT-OF-WAY LINE
 LAS OLAS BOULEVARD PER
 FDOT RIGHT-OF-WAY MAP SECTION 8605-175



BLOCK 'A'

5' EASEMENT #1592 (P.B. 1/16, B.C.R.)
 (O.R.B. 12489/481, B.C.R.)

**NOT VALID WITHOUT
 SHEETS 1 THRU 4**

SEE SHEET 4 OF 4

NORTH LINE BLOCK 'A'
 (P.B. 1/16, B.C.R.)
 BEARING BASIS

P.O.C.

NORTHWEST CORNER
 BLOCK 'A'
 (P.B. 1/16, B.C.R.)

S00°58'45"E
 20.00'
P.O.B.

EAST LINE
 PARCEL 'A'

SEABREEZE BOULEVARD

WEST LINE BLOCK 'A'
 (P.B. 1/16, B.C.R.)

N01°19'15"W

±5,508 SQUARE FEET

N08°24'16"W
 126.24'

MATCHLINE

N89°01'15"E
 25.00'

S43°50'53"W
 28.46'

S07°58'46"E
 18.82'

S06°38'57"E
 37.35'

S07°36'19"E
 43.93'

S05°35'14"E
 47.20'

S05°33'11"E
 61.36'

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JOB #: 9608-2

SCALE: 1" = 30'

DATE: 12/19/2018

BY: W.R.E.

CHECKED: J.T.D.

F.B. -- PG. CAM # 19-0178

SHEET: 3 OF 4 Exhibit 2

BROWARD COUNTY, FLORIDA

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