

## COUSINS SURVEYORS &amp; ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8995-19

CLIENT :

LAND DESCRIPTION AND SKETCH

DESCRIPTION: WAR MEMORIAL LEASE

A PORTION OF "HOLIDAY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWEST CORNER OF SAID "HOLIDAY PARK" BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NE 10TH AVENUE AND THE SOUTH RIGHT OF WAY LINE OF EAST SUNRISE BOULEVARD;

THENCE NORTH 87°30'50" EAST ALONG THE NORTH LINE OF SAID "HOLIDAY PARK" AND THE SOUTH RIGHT OF WAY LINE OF EAST SUNRISE BOULEVARD, A DISTANCE OF 67.31 FEET;

THENCE SOUTH 02°09'30" EAST, A DISTANCE OF 860.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 02°09'30" EAST, A DISTANCE OF 700.00 FEET;

THENCE SOUTH 87°50'30" WEST, A DISTANCE OF 425.00 FEET;

THENCE NORTH 02°09'30" WEST, A DISTANCE OF 700.00 FEET;

THENCE NORTH 87°50'30" EAST, A DISTANCE OF 425.00 FEET TO THE POINT BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 297,500 SQUARE FEET OR 6.8297 ACRES MORE OR LESS.

## LEGEND:

CKD CHECKED BY  
 DWN DRAWN BY  
 FB/PG FIELD BOOK AND PAGE  
 P.B. PLAT BOOK  
 B.C.R. BROWARD COUNTY RECORDS  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 ROW RIGHT OF WAY

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE ASSUMED.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JULY, 2019. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	07/11/19	-----	AM	REC

HOLIDAY PARK  
 WAR MEMORIAL  
 AUDITORIUM

PROPERTY :  
 HOLIDAY PARK  
 P.B. 24, PG. 14, B.C.R.

SCALE: N/A

SHEET 1 OF 3

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PROJECT NUMBER : 8995-19

CLIENT :

LAND DESCRIPTION AND SKETCH

Also legally described as:

## LAND DESCRIPTION:

THE EAST 7.69 FEET OF LOTS 11 THROUGH 24, INCLUSIVE, AND THE EAST 7.69 FEET OF THE SOUTH 15.00 FEET OF LOT 10, ALL IN BLOCK 249 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

AND

THE EAST 7.69 FEET OF LOTS 1 THROUGH 11, INCLUSIVE, AND THE EAST 7.69 FEET OF THE NORTH 20.00 FEET OF LOT 12, ALL IN BLOCK 296 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

AND

THE WEST 67.31 FEET OF LOTS 38 THROUGH 48, INCLUSIVE, AND THE WEST 67.31 FEET OF THE NORTH 20.00 FEET OF LOT 37, ALL IN BLOCK 298 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

AND

THE WEST 67.31 FEET OF LOTS 25 THROUGH 38, INCLUSIVE, AND THE WEST 67.31 FEET OF THE SOUTH 15.00 FEET OF LOT 39, ALL IN BLOCK 247 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

AND

ALL OF LOTS 11 THROUGH 38, INCLUSIVE, AND THE SOUTH 15.00 FEET OF LOT 10 AND LOT 39, ALL IN BLOCK 248 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

AND

ALL OF LOTS 1 THROUGH 11, INCLUSIVE, AND ALL OF LOTS 38 THROUGH 48, INCLUSIVE, AND THE NORTH 20.00 FEET OF LOT 12 AND LOT 37, ALL IN BLOCK 297 OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

AND

ALL PLATTED RIGHT OF WAYS ADJACENT TO THE AFOREMENTIONED LOTS, OF "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

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REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION AND SKETCH	10/03/19	-----	AM	REC

HOLIDAY PARK  
 WAR MEMORIAL  
 AUDITORIUM

PROPERTY : HOLIDAY PARK  
 P.B. 24, PG. 14, B.C.R.

SCALE: N/A

SHEET 2 OF 3

## EXHIBIT "C-3"

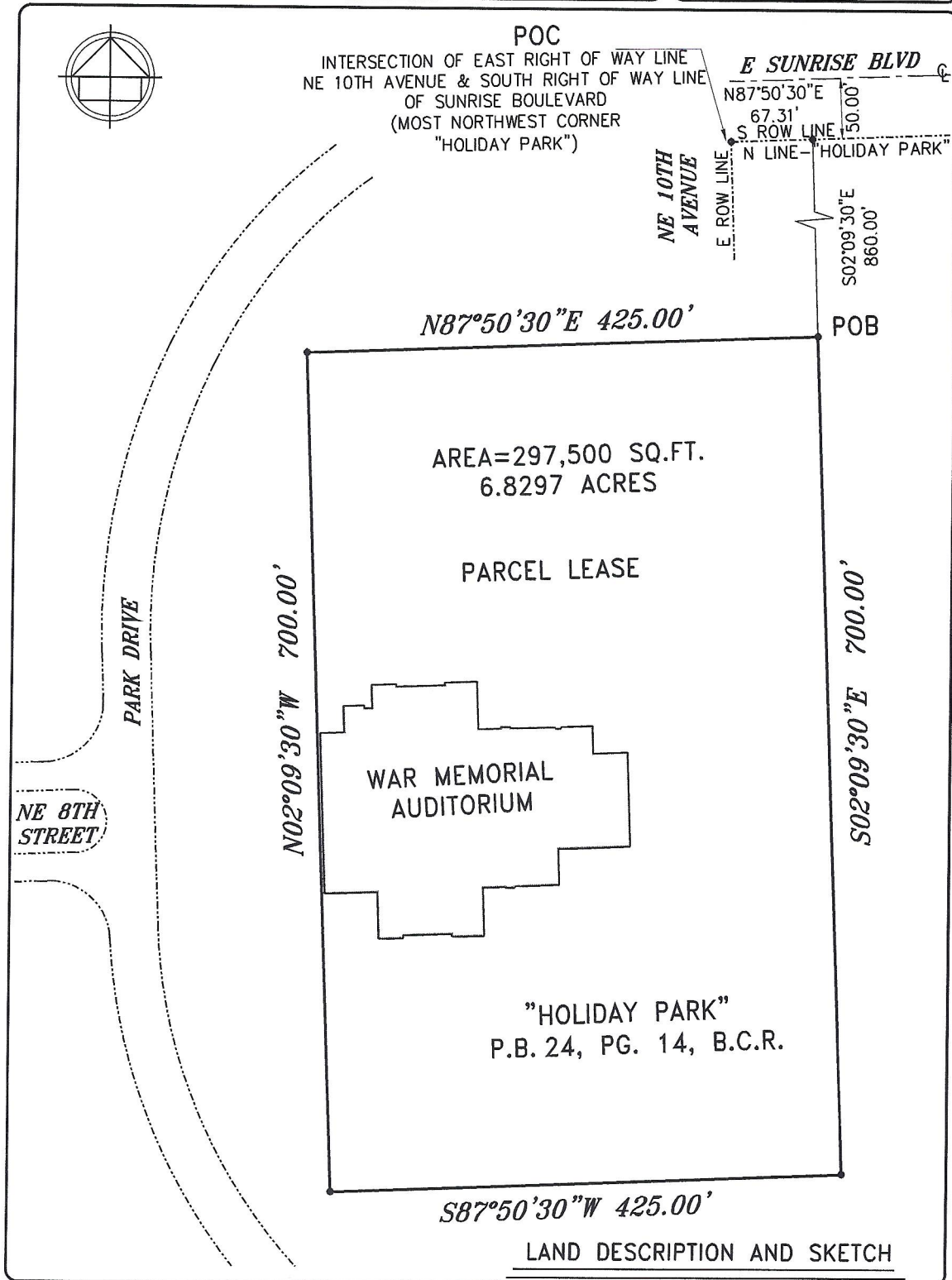
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HOLIDAY PARK  
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 HOLIDAY PARK  
 P.B. 24, PG. 14, B.C.R.

SCALE: 1" = 100'

SHEET 3 OF 3