

M.D.O.K.



SKETCH AND LEGAL DESCRIPTION

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
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CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: AMEND FUTURE LAND USE MAP FROM LOW-MEDIUM
(8) RESIDENTIAL AND MEDIUM (15) RESIDENTIAL TO COMMERCIAL.**

THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), AND THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 32. TOWNSHIP 49 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 32, THENCE SOUTH 01°34'22"E, ALONG THE WEST LINE OF THE SAID SECTION 32, A DISTANCE OF 665.51 FEET, TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SAID SECTION 32, THENCE NORTH 87°21'24" EAST, ALONG THE NORTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 671.73 FEET, TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE NORTH 87°21'24" EAST, ALONG THE SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 671.73 FEET, THENCE NORTH 01°22'05" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 334.55 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF "AMENDED PLAT OF BLOCK 3, WINGATE RIDGE" AS RECORDED IN PLAT BOOK 58 AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA); THENCE NORTH 87°16'52"E EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 672.35 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "PALM LAKE" AS RECORDED IN PLAT BOOK 55 AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THENCE SOUTH 01°15'59" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 1677.26 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF THE PLAT OF "LAKE AIR ESTATES" AS RECORDED IN PLAT BOOK 54 AT PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE WESTERLY BOUNDARY LINE OF THE PLAT OF "GOLDEN HEIGHTS HOMES" AS

LEGAL DESCRIPTION CONTINUED ON SHEET 2

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: PROLOGIS, LP

SCALE: N/A

DRAWN: MMM

ORDER NO.: 73152A

DATE: 7/29/24; REV. 10/1/25; 12/023/25

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: CENTRAL BROWARD LOGISTICS

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3

Digitally signed by Michael M Mossey

Date: 2025.12.03 14:07:25 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



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BY
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LEGAL DESCRIPTION:

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

RECORDED IN PLAT BOOK 40 AT PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) THENCE SOUTH 87°39'37" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 669.28 FEET (THE LAST DESCRIBED COURSE BEING COINCIDENT WITH THE PLAT OF "WASHINGTON PARK 4TH ADDITION" AS RECORDED IN PLAT BOOK 22 AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), THENCE NORTH 01°22'05" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 669.10 FEET, THENCE SOUTH 87°30'29" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 1282.54 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE, THENCE NORTH 00°27'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF NW 31ST AVENUE, AS SHOWN AS PARCEL 130 ON THE FLORIDA D.O.T. RIGHT-OF-WAY MAP NO.85502-2616, A DISTANCE OF 333.00 FEET, THENCE NORTH 87°25'36" EAST, ALONG THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 608.81 FEET, THENCE NORTH 01°28'12" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 32, A DISTANCE OF 333.65 FEET, TO THE POINT OF BEGINNING (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH A SOUTHERLY AND EASTERLY BOUNDARY LINE OF THE SAID PLAT OF "WINGATE RIDGE").

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING A NET TOTAL OF 1,774,685 SQUARE FEET (40.741 ACRES).

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE ASSUMED WITH A REFERENCE BEARING OF S01°34'30"E ALONG THE WEST LINE OF THE NORTHWEST ONE QUARTER (N.W. 1/4) OF SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO AMEND THE FUTURE LAND USE FROM LOW-MEDIUM (8) RESIDENTIAL AND MEDIUM (15) RESIDENTIAL TO COMMERCIAL.

CLIENT: PROLOGIS, LP

SCALE: N/A

DRAWN: MMM

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SHEET 2 OF 3

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