

**TOWN OF DAVIE**  
**TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark Kutney, AICP, Development Services Director 954-797-1101

**PREPARED BY:** Larry A. Peters, P.E., Town Engineer 954-797-1113

**SUBJECT:** Resolution

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE FLORIDA, ACCEPTING THE UTILITY EASEMENT WITH LAKESIDE TOWN SHOPS, LTD, AND AUTHORIZING THE PROPER TOWN OFFICIALS TO EXECUTE THE UTILITY EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** The Town Engineering Staff has determined that it is in the best interest of the Town of Davie to accept the Utility Easement with Lakeside Town Shops. A copy of the utility easement is attached to the accompanying Resolution and Town Council approval is necessary for the Town to accept the needed utility easement and to authorize the recordation of same in the Public Records of Broward County, Florida.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** None

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

**Attachment(s):** Resolution, utility easement, and sketch of survey

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, ACCEPTING THE UTILITY EASEMENT WITH LAKESIDE TOWN SHOPS, LTD. AND AUTHORIZING THE PROPER TOWN OFFICIALS TO EXECUTE THE UTILITY EASEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie deems it to be in the best interests of the Town to accept the Utility Easement with Lakeside Town Shops, Ltd. and authorize the proper Town officials to execute the Utility Easement; and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The foregoing "Whereas" clause is hereby ratified and confirmed as being true and correct and is incorporated herein by this reference.

SECTION 2. In accepting the recommendation of Town staff, the Town Council of the Town of Davie, Florida, hereby accepts the Utility Easement with Lakeside Town Shops, Ltd. and authorizes the proper Town officials to execute a the Utility Easement; a copy of which is attached as Exhibit "A" .

SECTION 3. The Town Council hereby authorizes the proper Town officials to record the documents in the Public Records of Broward County, Florida.

SECTION 4. This resolution shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

\_\_\_\_\_  
MAYOR/COUNCIL MEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

**TOWN OF DAVIE  
DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION  
UTILITY EASEMENT AGREEMENT**

**This document prepared by:**

Town of Davie Engineering Div.  
6591 Orange Drive  
Davie, Florida 33314-3399

**Return to:**

Town of Davie Administrative Services  
6591 Orange Drive  
Davie, Florida 33314-3399

**Utility Easement**

This utility easement executed this \_\_\_\_\_ [date], 2005 – Lakeside Town Shops, LTD. (Grantors) whose address is 300 SE 2<sup>nd</sup> Street, 300 Las Olas Place, Fort Lauderdale, Florida 33301 legal owners of the referenced property and convey to the Town of Davie, Florida, municipal corporation, located in Broward County, Florida [Grantee] an utility easement.

Grantors warrant the Grantors are the fee owners of certain real estate situated in the Town of Davie, County of Broward, State of Florida, which is legally described in Exhibit A attached here to and incorporated herein by referenced, referred to hereafter as the "easement premises"; and

Grantors hereto have determined that it is in Grantors best interest for the grantors to grant the Town of Davie an easement in and along the easement premises for utility purposes:

Therefore, in consideration of the foregoing:

1. The grantors hereby grant and convey to the Town of Davie a perpetual utility easement (which can be over, under and across the easement premises), including the right to ingress and egress to the easement, for construction, reconstruction, alteration, maintenance and repair (to the extent the Town of Davie considers desirable) of pipes and other necessary or desirable appurtenances to and/or for a utility system and/or utility facilities, the easement premises being described as follows which are located in Broward County, Florida:

**Exhibit A – Easement Premises Legal Description**

2. All rights, title and privileges to the easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through or under Grantors and insure to the benefit of the Town of Davie, Florida, its successors and against all persons claiming by, through or under Grantor.

**Utility Easement Agreement**

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals to this Utility Easement this \_\_\_\_ day of August, 2005.

**WITNESSES:**

Patricia Clements

Print Name: Patricia Clements

Mary Beck

Print Name: Mary Beck

**GRANTORS:**

Dennis F. O'Shea V.P.

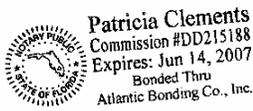
Grantor:

Grantor:

**STATE OF FLORIDA** :  
**SS :**  
**COUNTY OF BROWARD** :

The foregoing instrument was acknowledge before me this \_\_\_\_ day of August, 2005, by Dennis F. O'Shea and \_\_\_\_\_ who are personally known to me or have produced \_\_\_\_\_ as identification and who did/did not take an oath.

Patricia Clements  
Notary Public



Patricia Clements  
Printed Name of Notary

My Commission Expires:

**WITNESSES:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**GRANTEE:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Utility Easement Agreement

This document prepared by:
Town of Davie Engineering Div.
6591 Orange Drive
Davie, Florida 33314-3399

Return to:
Town of Davie Administrative Services
6591 Orange Drive
Davie, Florida 33314-3399

Consent (by Mortgagee) to Utility Easement

Bank of America, N.A., a National Banking Association whose address is 401 East Las
Olas Boulevard, FL6-81208-01, Fort Lauderdale, Florida 33301 the owner and holder of the
mortgage dated 15 day of October, 2004, and recorded in Official Records Book 38415 at Page 795
of the Public Records of Broward County, Florida, encumbering the lands more particularly described
therein, consents to the grant of that certain Utility Easement by Lakeside Town Shops, LTD, whose
mailing address is 300 Southeast 2nd Street, 300 Las Olas Place, Fort Lauderdale, Florida 33301
in favor of the Town of Davie dated August 2005 and recorded on [date] in Official Records Book
[at Page] of the Public Records of Broward County, Florida, but such consent is without recourse or warranty by
Bank of America, N.A., and without Bank of
America, N.A. assuming any of the obligations of the Grantor of said Easement. This consent shall not,
in any way, affect the lien and operation of the Mortgage, and Bank of America, N.A. reserves all rights
and remedies granted to it under the Mortgage.

WITNESSES:

Bank of America, N.A.
a National Banking Association

[Signature]
Print Name: [Name]

BY: [Signature]
Helen Marrese, it's Vice President

[Signature]
Print Name: [Name]

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take
acknowledgements, personally appeared Helen Marrese, vice President
of Bank of America, N.A. well known to me to be the person named in the foregoing instrument,
that he/she acknowledged executing same in the presence of two subscribing witnesses freely and
voluntarily and that he/she is personally known to me or has produced
as identification and who did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day
of Sept, 2005.

\* identified specifically by a folder on its pkg 2
showing:
V:\Twp-Rng-Sec\50-41-33\04-00013\DOC\ Lakeside-
Town of Davie Utility Easement Agreement-081805.doc

[Signature]
Notary Public
PAULINE E. LYNN
MY COMMISSION EXPIRES
October 3, 2007
#DD 221002
Notary Public Under Seal
PUBLIC STATE OF FLORIDA

EXHIBIT "A"

SHEET 1 OF 7

DESCRIPTION: (UTILITY EASEMENT)

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°54'16" EAST 46.81 FEET TO POINT OF BEGINNING #1; SAID POINT BEING ON A 40.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS SOUTH 28°21'14" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°35'32" AN ARC DISTANCE OF 17.87 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 42°19'44" WEST 24.68 FEET TO REFERENCE POINT 'A'; THENCE ALONG THE WEST LINE OF SAID TRACT "A", NORTH 01°54'16" WEST 13.50 FEET TO POINT OF BEGINNING #1.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT 'A'; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°54'16" EAST 98.87 FEET TO REFERENCE POINT 'B'; THENCE NORTH 88°05'44" EAST 195.02 FEET TO POINT OF BEGINNING #2; THENCE NORTH 87°28'39" EAST 8.62 FEET; THENCE SOUTH 02°29'14" EAST 15.00 FEET; THENCE SOUTH 87°28'39" WEST 8.66 FEET; THENCE NORTH 02°19'28" WEST 15.00 FEET TO POINT OF BEGINNING #2.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT 'B'; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°54'17" EAST 51.93 FEET TO REFERENCE POINT 'C'; THENCE NORTH 88°05'44" EAST 190.88 FEET TO POINT OF BEGINNING #3; THENCE NORTH 87°29'19" EAST 11.28 FEET; THENCE SOUTH 02°29'14" EAST 15.00 FEET; THENCE SOUTH 87°29'19" WEST 11.28 FEET; THENCE NORTH 02°30'41" WEST 15.00 FEET TO POINT OF BEGINNING #3.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT 'C'; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°54'16" EAST 830.82 FEET TO POINT OF BEGINNING #4; THENCE NORTH 42°18'49" EAST 22.87 FEET; THENCE NORTH 87°24'12" EAST 160.57 FEET; THENCE NORTH 02°35'05" WEST 100.84 FEET; THENCE NORTH 85°58'30" EAST 15.00 FEET; THENCE SOUTH 02°35'05" EAST 100.90 FEET; THENCE NORTH 87°07'50" EAST 29.59 FEET; THENCE SOUTH 02°31'23" EAST 26.46 FEET; THENCE SOUTH 87°28'38" WEST 19.11 FEET; THENCE SOUTH 02°31'23" EAST 4.97 FEET; THENCE SOUTH 87°36'04" WEST 183.01 FEET; THENCE NORTH 02°25'06" WEST 15.89 FEET; THENCE SOUTH 87°15'36" WEST 16.79 FEET; THENCE SOUTH 42°16'49" WEST 32.09 FEET; THENCE THENCE ALONG THE WEST LINE OF SAID TRACT "A", NORTH 01°54'16" WEST 21.52 FEET TO POINT OF BEGINNING #4.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

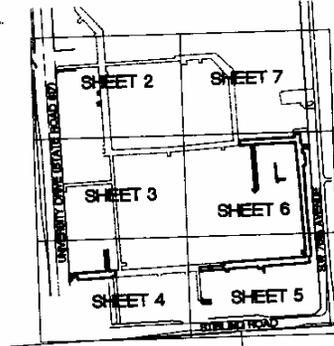
COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A", NORTH 87°45'51" EAST 196.95 FEET; THENCE NORTH 02°13'04" WEST 218.90 FEET; THENCE NORTH 87°28'37" EAST 237.46 FEET TO REFERENCE POINT 'D'; THENCE NORTH 02°04'43" WEST 10.09 FEET; THENCE NORTH 02°31'23" WEST 14.27 FEET; THENCE NORTH 87°28'22" EAST 12.35 FEET; THENCE NORTH 87°25'14" EAST 187.18 FEET; THENCE NORTH 02°35'05" WEST 15.00 FEET; THENCE NORTH 02°30'57" WEST 16.28 FEET; THENCE SOUTH 89°04'55" WEST 16.12 FEET; THENCE NORTH 02°49'53" WEST 74.81 FEET; THENCE NORTH 02°24'54" WEST 129.08 FEET; THENCE NORTH 03°27'55" WEST 130.68 FEET; THENCE NORTH 04°10'45" WEST 56.36 FEET; THENCE NORTH 05°44'19" WEST 43.85 FEET; THENCE SOUTH 87°13'58" WEST 38.41 FEET; THENCE SOUTH 88°43'13" WEST 155.74 FEET; THENCE SOUTH 02°38'14" EAST 215.36 FEET; THENCE SOUTH 40°50'50" WEST 20.81 FEET; THENCE NORTH 44°04'05" WEST 15.00 FEET; THENCE NORTH 46°58'55" EAST 14.05 FEET; THENCE NORTH 88°16'56" EAST 133.32 FEET; THENCE SOUTH 87°35'21" WEST 54.42 FEET; THENCE NORTH 02°31'23" WEST 25.13 FEET; THENCE NORTH 88°16'56" EAST 133.32 FEET; THENCE NORTH 88°35'40" EAST 131.03 FEET; THENCE NORTH 02°25'01" EAST 11.46 FEET; THENCE SOUTH 89°22'11" WEST 4.40 FEET; THENCE NORTH 02°47'42" WEST 2.48 FEET; THENCE NORTH 87°28'37" EAST 30.70 FEET; THENCE SOUTH 02°27'43" EAST 45.14 FEET; THENCE SOUTH 43°46'13" EAST 14.83 FEET; THENCE NORTH 87°45'29" EAST 28.21 FEET; THENCE SOUTH 01°54'03" EAST 15.00 FEET; THENCE SOUTH 87°43'28" WEST 33.56 FEET; THENCE SOUTH 00°42'58" EAST 21.48 FEET; THENCE NORTH 80°10'29" EAST 9.27 FEET; THENCE SOUTH 10°59'44" EAST 16.22 FEET; THENCE SOUTH 01°54'13" EAST 54.41 FEET; THENCE SOUTH 01°52'16" EAST 10.84 FEET; THENCE SOUTH 02°23'40" EAST 90.60 FEET; THENCE SOUTH 01°54'13" EAST 54.41 FEET; THENCE SOUTH 01°52'16" EAST 78.71 FEET; THENCE SOUTH 03°37'28" EAST 85.29 FEET; THENCE SOUTH 02°40'30" EAST 115.20 FEET; THENCE SOUTH 40°53'43" WEST 15.43 FEET; THENCE SOUTH 02°30'57" EAST 26.23 FEET; THENCE SOUTH 87°21'30" WEST 218.83 FEET; THENCE SOUTH 03°21'55" EAST 28.92 FEET; THENCE SOUTH 86°10'31" WEST 2.13 FEET; THENCE NORTH 03°06'11" WEST 20.80 FEET; THENCE SOUTH 87°01'15" WEST 29.26 FEET; THENCE NORTH 03°37'13" WEST 9.32 FEET; THENCE SOUTH 87°22'59" WEST 140.29 FEET; THENCE SOUTH 01°40'34" EAST 10.21 FEET; THENCE SOUTH 87°01'15" WEST 15.00 FEET; THENCE NORTH 01°40'34" WEST 10.30 FEET; THENCE SOUTH 87°22'59" WEST 122.89 FEET TO POINT OF BEGINNING #5.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT 'D'; THENCE SOUTH 02°04'43" EAST 123.05 FEET TO POINT OF BEGINNING #6; THENCE SOUTH 50°13'07" EAST 12.07 FEET; THENCE SOUTH 86°52'58" EAST 33.40 FEET; THENCE SOUTH 04°25'51" WEST 15.00 FEET; THENCE NORTH 86°52'58" WEST 38.03 FEET; THENCE NORTH 50°13'07" WEST 3.60 FEET; THENCE NORTH 02°04'43" WEST 20.14 FEET TO POINT OF BEGINNING #6.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVID, BROWARD COUNTY, FLORIDA.

SEE SHEETS 2-7 FOR SKETCH



KEY MAP  
N.T.S.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH AND DESCRIPTION

CERTIFIED TO:

**STILES CORPORATION**

**MILLER LEGG**

South Florida Office: 1800 North Douglas Road - Suite 200  
Pembroke Pines, Florida - 33024-3200  
954-436-7000 - Fax: 954-436-8954  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 47017-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

DATED THIS 3rd DAY OF AUGUST, 2005 A.D.

*Martin P. Rossi*  
**MARTIN P. ROSSI**

PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 5857  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RASER SEAL OF A LICENSED SURVEYOR AND MAPPER  
CENTRAL FLORIDA ASSOCIATION OF PROFESSIONAL SURVEYORS

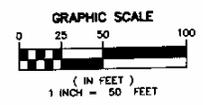
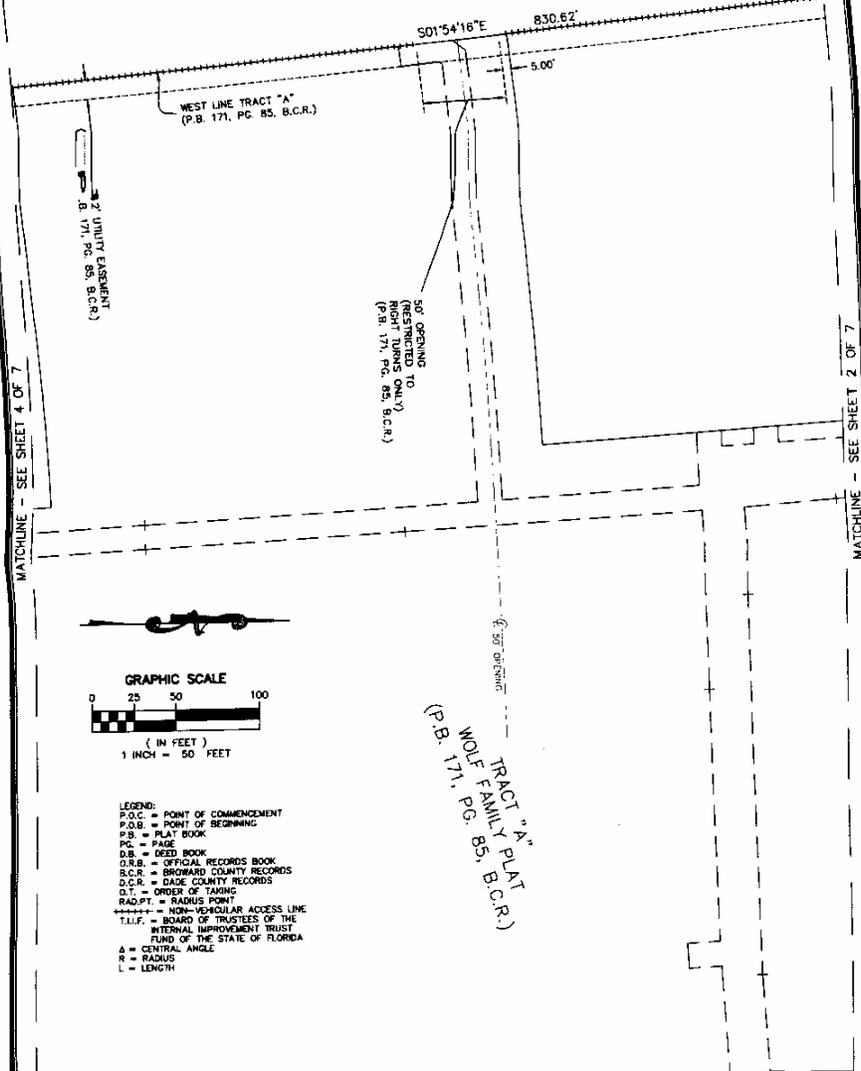
1/24/07	REVISED TO REMOVE PORTIONS OWNED BY OTHERS	MR
10/15/08	REVISED TO REMOVE PORTIONS OWNED BY OTHERS	LP MR
DATE	REVISIONS	CHK
DRAWN BY: JOL	CHECKED BY: MR	

PROJECT NO. 03-00284 11-1C-238



P.B. 3, PG. 67, D.C.R.;  
P.B. 128, PG. 44, B.C.R.;  
P.B. 161, PG. 24, B.C.R.;  
P.B. 171, PG. 85, B.C.R.;  
P.B. 3864, PG. 514, B.C.R.;  
O.R.B. 3878, PG. 996, B.C.R.;  
O.R.B. 6026, PG. 588, B.C.R.;  
O.R.B. 6304, PG. 912, B.C.R.

# UNIVERSITY DRIVE (STATE ROAD 817)



- LEGEND:  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 D.B. = DEED BOOK  
 O.R.B. = OFFICIAL RECORDS BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 D.C.R. = DADE COUNTY RECORDS  
 O.T. = ORDER OF TAKING  
 RAD.PT. = RADIUS POINT  
 ----- = NON-VEHICULAR ACCESS LINE  
 T.I.F. = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA  
 Δ = CENTRAL ANGLE  
 R = RADIUS  
 L = LENGTH



MATCHLINE - SEE SHEET 6 OF 7

SEE PAGE 1 FOR LEGAL DESCRIPTION

P.B. 3, PG. 67, D.C.R.;  
 P.B. 125, PG. 44, B.C.R.;  
 P.B. 151, PG. 24, B.C.R.;  
 P.B. 171, PG. 85, B.C.R.;  
 O.R.B. 3854, PG. 574, B.C.R.;  
 O.R.B. 3878, PG. 996, B.C.R.;  
 O.R.B. 6026, PG. 588, B.C.R.;  
 O.R.B. 6204, PG. 912, B.C.R.;

UNIVERSITY DRIVE (STATE ROAD 817)

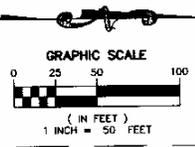
P.O.B. #4  
 P.O.C.  
 SOUTHERNMOST SOUTHWEST CORNER TRACT 'A' (P.B. 171, PG. 85, B.C.R.)  
 SOUTHERNMOST SOUTHWEST CORNER TRACT 'A' (P.B. 171, PG. 85, B.C.R.)  
 SOUTHERNMOST SOUTHWEST CORNER TRACT 'A' (P.B. 171, PG. 85, B.C.R.)

UNIVERSITY PARCEL "A"  
 (P.B. 131, PG. 44, B.C.R.)

MOBILE FAMILY TRACT "A" PLAT 1  
 (P.B. 171, PG. 85, B.C.R.)

STIRLING ROAD

LEGEND:  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 O.B. = DEED BOOK  
 O.R.B. = OFFICIAL RECORDS BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 D.C.R. = DADE COUNTY RECORDS  
 O.T. = ORDER OF TAKING  
 RAD.PT. = RADIUS POINT  
 RAD.LF. = RADIUS LINE  
 T.I.L.F. = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA  
 Δ = CENTRAL ANGLE  
 R = RADIUS  
 L = LENGTH



MATCHLINE - SEE SHEET 5 OF 7

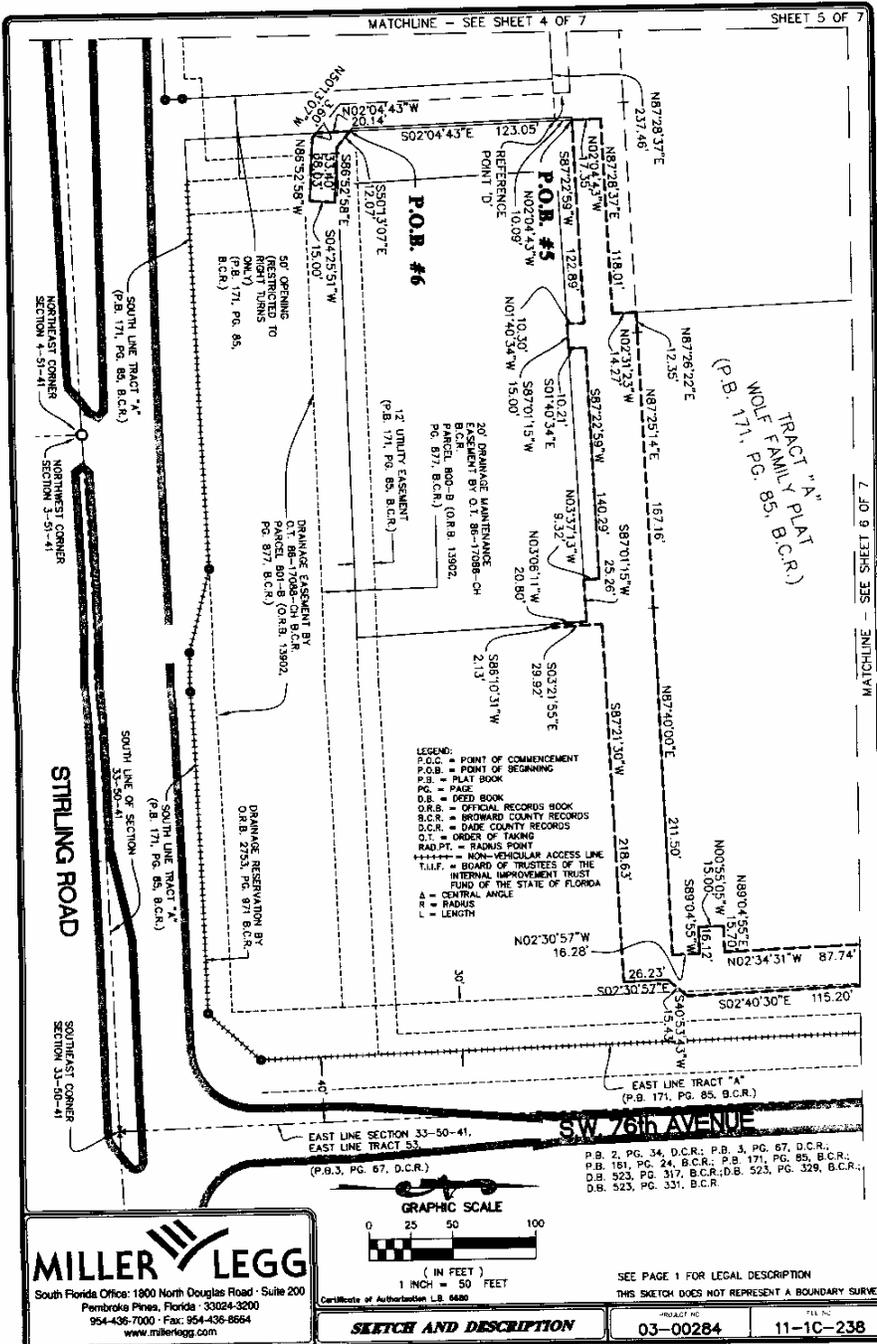
MATCHLINE - SEE SHEET 3 OF 7

**MILLER LEGG**  
 South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida - 33024-3200  
 954-436-7000 - Fax: 954-436-6864  
 www.millerlegg.com

Certificate of Authorization L.S. 9880

SEE PAGE 1 FOR LEGAL DESCRIPTION  
 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

<b>SKETCH AND DESCRIPTION</b>	PROJECT NO. <b>03-00284</b>	FILE NO. <b>11-1C-238</b>
-------------------------------	--------------------------------	------------------------------

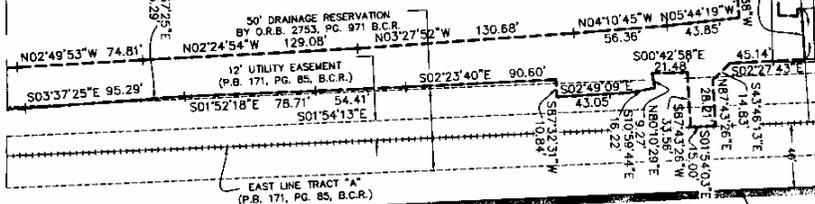
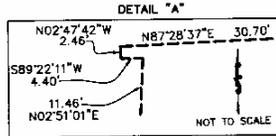


(P.B. 171, PG. 85, B.C.R.)  
WOLF TRACT "A"  
PLAT

MATCHLINE - SEE SHEET 5 OF 7

MATCHLINE - SEE SHEET 7 OF 7

- LEGEND:
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - D.B. = DEED BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - B.C.R. = BROWARD COUNTY RECORDS
  - D.C.R. = DADE COUNTY RECORDS
  - O.T. = ORDER OF TAKING
  - RAD.PT. = RADIIUS POINT
  - = NON-VEHICULAR ACCESS LINE
  - +++++ = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
  - A = CENTRAL ANGLE
  - R = RADIUS
  - L = LENGTH



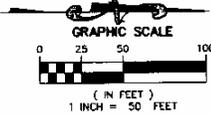
SW 76th AVENUE

**MILLER LEGG**

South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida - 33024-3200  
 954-436-7000 - Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6680

SKETCH AND DESCRIPTION

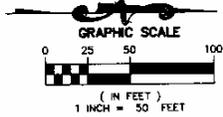


SEE PAGE 1 FOR LEGAL DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

PROJECT NO.	FILE NO.
03-00284	11-1C-238

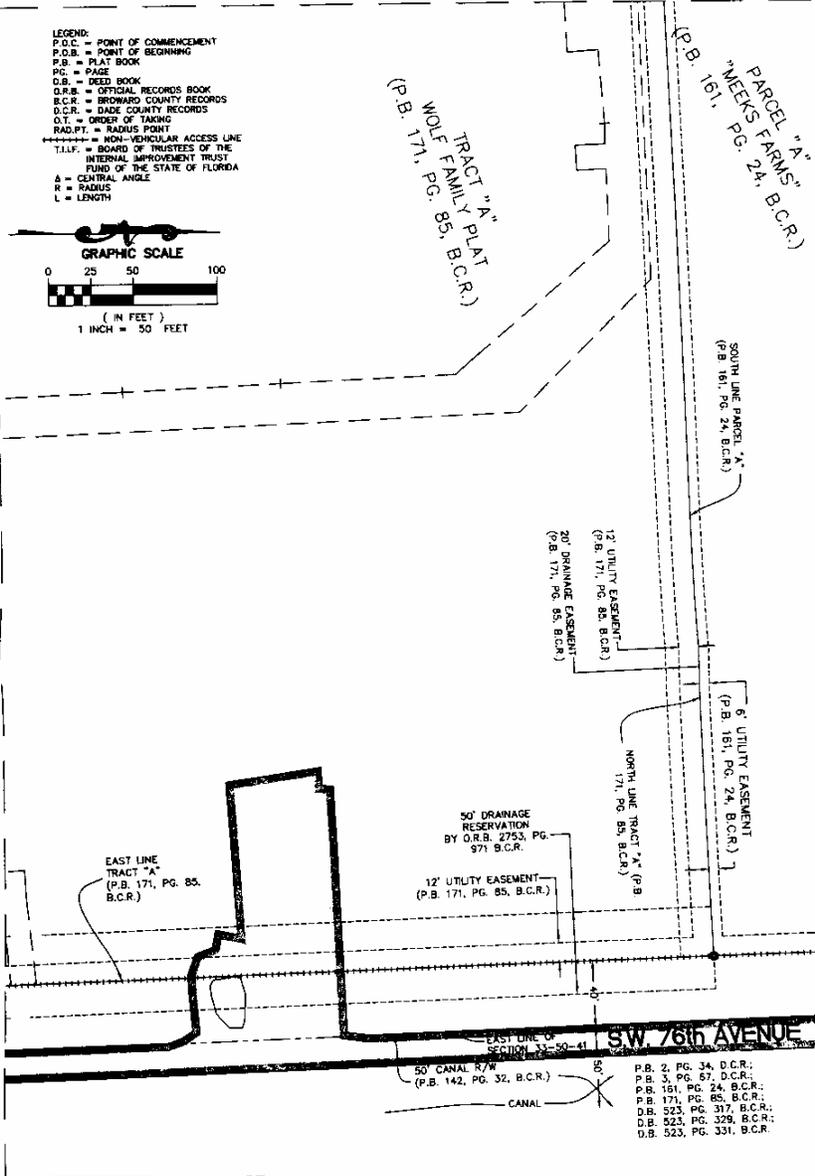
LEGEND:  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 D.B. = DEED BOOK  
 O.R.B. = OFFICIAL RECORDS BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 D.C.R. = DADE COUNTY RECORDS  
 O.T. = ORDER OF TAKING  
 RAD.PT. = RADIUS POINT  
 ----- = NON-VEHICULAR ACCESS LINE  
 T.I.L.F. = BOARD OF TRUSTEES OF THE  
 INTERNAL IMPROVEMENT TRUST  
 FUND OF THE STATE OF FLORIDA  
 A = CENTRAL ANGLE  
 R = RADIUS  
 L = LENGTH



TRACT "A"  
 WOLF FAMILY PLAT  
 (P.B. 171, PG. 85, B.C.R.)

PARCEL "A"  
 WELLS FARMS  
 (P.B. 161, PG. 24, B.C.R.)

MATCHLINE - SEE SHEET 6 OF 7



**MILLER LEGG**  
 South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida - 33024-3200  
 954-436-7000 - Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6690

SEE PAGE 1 FOR LEGAL DESCRIPTION  
 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

<b>SKETCH AND DESCRIPTION</b>	PROJECT NO.	FILE NO.
	03-00284	11-1C-238

EXHIBIT "A"

SHEET 1 OF 7

DESCRIPTION: (UTILITY EASEMENT)

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°54'16" EAST 45.81 FEET TO POINT OF BEGINNING #1, SAID POINT BEING ON A 40.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTH WHOSE RADIUS POINT BEARS SOUTH 28°21'14" EAST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°35'32" AN ARC DISTANCE OF 17.87 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 42°19'44" WEST 24.68 FEET TO REFERENCE POINT "A"; THENCE ALONG THE WEST LINE OF SAID TRACT "A", NORTH 01°54'16" WEST 13.50 FEET TO POINT OF BEGINNING #1.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT "A"; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°54'16" EAST 88.87 FEET TO REFERENCE POINT "B"; THENCE NORTH 88°05'44" EAST 195.02 FEET TO POINT OF BEGINNING #2; THENCE NORTH 87°28'39" EAST 6.62 FEET; THENCE SOUTH 02°29'14" EAST 15.00 FEET; THENCE SOUTH 87°28'39" WEST 6.66 FEET; THENCE NORTH 02°19'26" WEST 15.00 FEET TO POINT OF BEGINNING #2.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT "B"; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°54'17" EAST 51.93 FEET TO REFERENCE POINT "C"; THENCE NORTH 88°05'44" EAST 190.89 FEET TO POINT OF BEGINNING #3; THENCE NORTH 87°29'19" EAST 11.28 FEET; THENCE SOUTH 02°29'14" EAST 15.00 FEET; THENCE SOUTH 87°29'19" WEST 11.28 FEET; THENCE NORTH 02°30'41" WEST 15.00 FEET TO POINT OF BEGINNING #3.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT "C"; THENCE ALONG THE WEST LINE OF SAID TRACT "A", SOUTH 01°54'16" EAST 830.62 FEET TO POINT OF BEGINNING #4; THENCE NORTH 42°18'49" EAST 22.87 FEET; THENCE NORTH 87°24'12" EAST 180.57 FEET; THENCE NORTH 02°35'05" WEST 100.84 FEET; THENCE NORTH 88°58'30" EAST 15.00 FEET; THENCE SOUTH 02°35'05" EAST 100.90 FEET; THENCE NORTH 87°07'25" EAST 29.59 FEET; THENCE SOUTH 02°31'23" EAST 28.46 FEET; THENCE SOUTH 87°28'38" WEST 19.11 FEET; THENCE SOUTH 02°31'23" EAST 4.97 FEET; THENCE SOUTH 87°36'04" WEST 163.01 FEET; THENCE NORTH 02°25'06" WEST 15.89 FEET; THENCE SOUTH 87°16'36" WEST 16.79 FEET; THENCE SOUTH 42°18'49" WEST 32.09 FEET; THENCE THENCE ALONG THE WEST LINE OF SAID TRACT "A", NORTH 01°54'16" WEST 21.52 FEET TO POINT OF BEGINNING #4.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

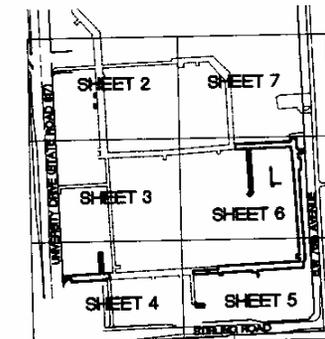
COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A", NORTH 87°46'51" EAST 136.85 FEET; THENCE NORTH 02°13'04" WEST 218.90 FEET; THENCE NORTH 87°28'37" EAST 237.46 FEET TO REFERENCE POINT "D"; THENCE NORTH 02°04'43" WEST 10.09 FEET TO POINT OF BEGINNING #5; THENCE CONTINUE NORTH 02°04'43" WEST 17.35 FEET; THENCE NORTH 87°28'37" EAST 118.01 FEET; THENCE WEST 10.23'23" WEST 14.27 FEET; THENCE NORTH 87°28'22" EAST 12.35 FEET; THENCE NORTH 87°28'37" EAST 187.16 FEET; THENCE NORTH 87°40'00" EAST 211.50 FEET; THENCE NORTH 02°30'57" WEST 15.28 FEET; THENCE SOUTH 89°04'55" WEST 16.12 FEET; THENCE NORTH 00°55'05" WEST 15.00 FEET; THENCE NORTH 89°04'55" EAST 15.20 FEET; THENCE NORTH 02°34'31" WEST 87.74 FEET; THENCE NORTH 02°48'53" WEST 74.81 FEET; THENCE NORTH 02°24'54" WEST 129.08 FEET; THENCE NORTH 03°27'52" WEST 130.68 FEET; THENCE NORTH 88°43'13" WEST 56.36 FEET; THENCE NORTH 05°44'18" WEST 43.85 FEET; THENCE SOUTH 87°13'38" WEST 39.41 FEET; THENCE SOUTH 88°43'13" WEST 14.05 FEET; THENCE NORTH 45°55'55" EAST 14.05 FEET; THENCE NORTH 02°36'14" WEST 45°55'55" WEST 20.81 FEET; THENCE NORTH 44°04'05" WEST 15.00 FEET; THENCE NORTH 45°55'55" EAST 14.05 FEET; THENCE NORTH 02°36'14" WEST 208.90 FEET; THENCE SOUTH 87°35'21" WEST 54.42 FEET; THENCE NORTH 02°31'23" WEST 25.13 FEET; THENCE NORTH 88°16'56" EAST 133.32 FEET; THENCE NORTH 88°35'40" EAST 131.03 FEET; THENCE NORTH 02°31'01" EAST 11.46 FEET; THENCE SOUTH 89°22'11" WEST 4.40 FEET; THENCE NORTH 02°47'42" WEST 2.46 FEET; THENCE NORTH 87°28'37" EAST 30.70 FEET; THENCE SOUTH 02°27'45" EAST 48.14 FEET; THENCE SOUTH 87°43'28" WEST 33.56 FEET; THENCE SOUTH 00°42'58" EAST 21.48 FEET; THENCE NORTH 80°10'29" EAST 8.27 FEET; THENCE SOUTH 10°59'44" EAST 16.22 FEET; THENCE SOUTH 02°49'09" EAST 43.05 FEET; THENCE SOUTH 87°32'31" WEST 10.84 FEET; THENCE SOUTH 02°23'40" EAST 90.60 FEET; THENCE SOUTH 01°54'13" EAST 54.41 FEET; THENCE SOUTH 01°52'18" EAST 78.71 FEET; THENCE SOUTH 03°37'25" EAST 95.29 FEET; THENCE SOUTH 02°40'30" EAST 115.20 FEET; THENCE SOUTH 40°53'43" WEST 15.43 FEET; THENCE SOUTH 02°30'57" EAST 28.23 FEET; THENCE SOUTH 87°21'30" WEST 218.83 FEET; THENCE SOUTH 03°21'55" EAST 29.92 FEET; THENCE SOUTH 88°10'31" WEST 2.13 FEET; THENCE NORTH 03°06'11" WEST 20.80 FEET; THENCE SOUTH 87°01'15" WEST 25.26 FEET; THENCE NORTH 03°37'13" WEST 9.32 FEET; THENCE SOUTH 87°22'59" WEST 140.29 FEET; THENCE SOUTH 01°40'34" EAST 10.21 FEET; THENCE SOUTH 87°01'15" WEST 15.00 FEET; THENCE NORTH 01°40'34" WEST 10.30 FEET; THENCE SOUTH 87°22'59" WEST 122.89 FEET TO POINT OF BEGINNING #5.

TOGETHER WITH ANOTHER PORTION OF TRACT "A" OF SAID WOLF FAMILY PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT "D"; THENCE SOUTH 02°04'43" EAST 123.05 FEET TO POINT OF BEGINNING #6; THENCE SOUTH 50°13'07" EAST 12.07 FEET; THENCE SOUTH 86°52'58" WEST 38.03 FEET; THENCE NORTH 86°52'58" WEST 38.03 FEET; THENCE NORTH 50°13'07" WEST 3.60 FEET; THENCE NORTH 02°04'43" WEST 20.14 FEET TO POINT OF BEGINNING #6.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA.

SEE SHEETS 2-7 FOR SKETCH



SKETCH AND DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

12/4/07	REVISED TO REMOVE PORTIONS OWNED BY OTHERS	MR
12/15/06	REVISED TO REMOVE PORTIONS OWNED BY OTHERS	LP MR
DATE	REVISIONS	DATE
DRAWN BY: JDL	CHECKED BY: MR	

CERTIFIED TO:

**STILES CORPORATION**

**MILLER LEGG**

South Florida Office: 1800 North Douglas Road - Suite 200  
Pembroke Pines, Florida 33024-3200  
954-436-7000 Fax: 954-436-8664  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 8107.1-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

DATED THIS 3rd DAY OF AUGUST, 2008 A.D.

*Martin P. Ross*  
MARTIN P. ROSS

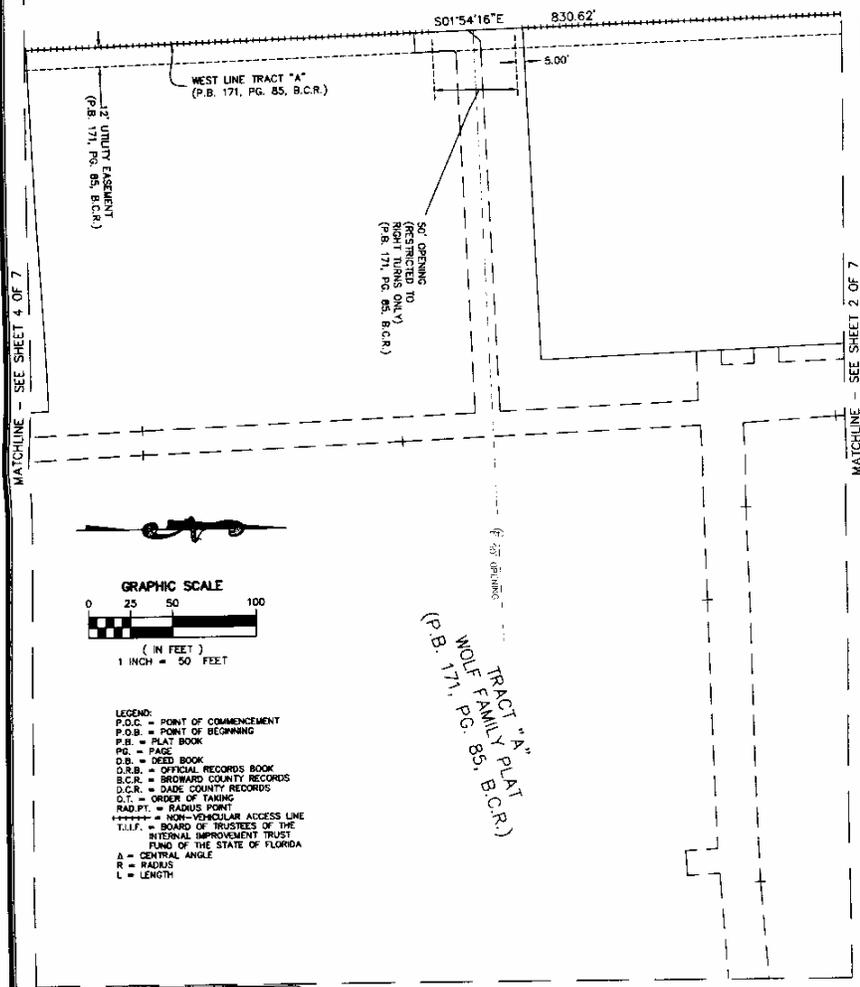
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 5852  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: 11880

PROJECT NO: 03-00284  
PAGE NO: 11-1C-238



P.B. 3, PG. 67, D.C.R.;  
 P.B. 128, PG. 44, B.C.R.;  
 P.B. 161, PG. 24, B.C.R.;  
 P.B. 171, PG. 85, B.C.R.;  
 O.R.B. 3854, PG. 514, B.C.R.;  
 O.R.B. 3878, PG. 998, B.C.R.;  
 O.R.B. 6026, PG. 588, B.C.R.;  
 O.R.B. 6204, PG. 912, B.C.R.

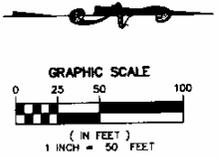
### UNIVERSITY DRIVE (STATE ROAD 817)



MATCHLINE - SEE SHEET 4 OF 7

MATCHLINE - SEE SHEET 2 OF 7

MATCHLINE - SEE SHEET 6 OF 7



LEGEND:  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 D.B. = DEED BOOK  
 O.S.B. = OFFICIAL RECORDS BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 D.C.R. = DADE COUNTY RECORDS  
 O.T. = ORDER OF TAKING  
 RAD.PT. = RADIUS POINT  
 ----- = NON-VEHICULAR ACCESS LINE  
 T.I.I.F. = BOARD OF TRUSTEES OF THE  
 INTERNAL IMPROVEMENTS TRUST  
 FUND OF THE STATE OF FLORIDA  
 A = CENTRAL ANGLE  
 R = RADIUS  
 L = LENGTH

**MILLER LEGG**  
 South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida 33024-3200  
 954-436-7000 · Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.S. 9880

SEE PAGE 1 FOR LEGAL DESCRIPTION  
 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

<b>SKETCH AND DESCRIPTION</b>	PROJECT NO. 03-00284	SCALE 11-1C-238
-------------------------------	-------------------------	--------------------

P.B. 3, PG. 67, D.C.R.;  
 P.B. 128, PG. 44, B.C.R.;  
 P.B. 181, PG. 24, B.C.R.;  
 P.B. 171, PG. 85, B.C.R.;  
 O.R.B. 3884, PG. 514, B.C.R.;  
 O.R.B. 3878, PG. 996, B.C.R.;  
 O.R.B. 6026, PG. 188, B.C.R.;  
 O.R.B. 6204, PG. 912, B.C.R.;

UNIVERSITY DRIVE (STATE ROAD 817)

P.B. 1, PG. 27, D.C.R.;  
 P.B. 3, PG. 67, D.C.R.;  
 O.R.B. 1483, PG. 56, B.C.R.;  
 O.R.B. 1482, PG. 60, B.C.R.;  
 O.R.B. 3860, PG. 877, B.C.R.;  
 O.R.B. 1399, PG. 877, B.C.R.

P.O.C.

SOUTHERNMOST  
 SOUTHWEST CORNER  
 TRACT "A"  
 (P.B. 171, PG. 85, B.C.R.)  
 SOUTH LINE OF SECTION 33-50-41

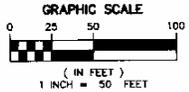
PARCEL "A"  
 UNIVERSITY RECORDS  
 (P.B. 136, P.C. 44, B.C.R.)

P.O.B. #4

TRACT "A"  
 WOLF FAMILY PLAT  
 (P.B. 171, PG. 85, B.C.R.)

STIRLING ROAD

LEGEND:  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 D.B. = DEED BOOK  
 O.R.B. = OFFICIAL RECORDS BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 D.C.R. = DADE COUNTY RECORDS  
 O.T. = ORDER OF TAKING  
 RAD. PT. = RADIUS POINT  
 = NON-RECTANGULAR ACCESS LINE  
 T.I.F. = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA  
 Δ = CENTRAL ANGLE  
 R = RADIUS  
 L = LENGTH



MATCHLINE - SEE SHEET 5 OF 7

MATCHLINE - SEE SHEET 3 OF 7

**MILLER LEGG**  
 South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida - 33024-3200  
 954-436-7000 · Fax: 954-436-9664  
 www.millerlegg.com

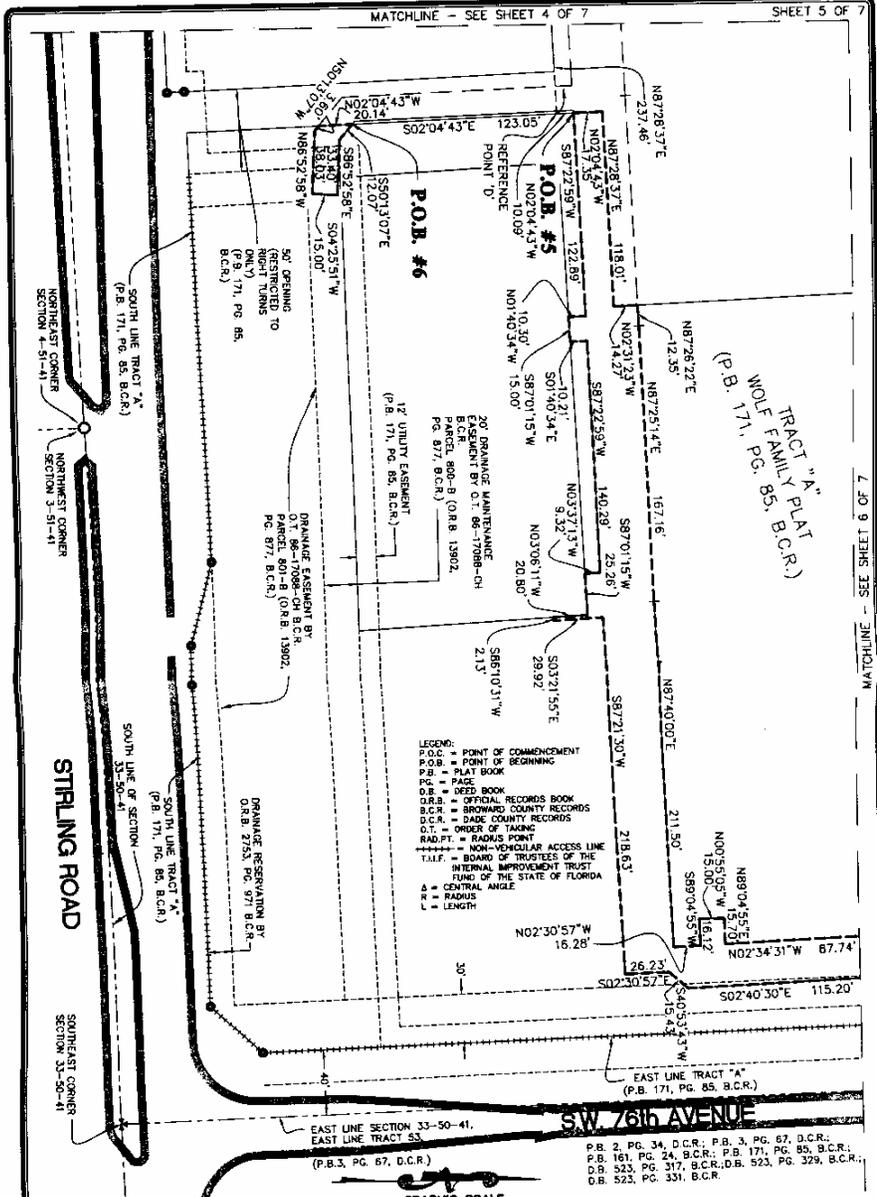
Certificate of Authorization L.B. 6680

SEE PAGE 1 FOR LEGAL DESCRIPTION  
 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH AND DESCRIPTION

PROJECT NO. 03-00284

DATE 11-1C-238



- LEGEND:
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.B. = PLAT BOOK
  - P.R. = PAGE
  - P.S.B. = PAGES BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - B.C.R. = BROWARD COUNTY RECORDS
  - D.C.R. = DADE COUNTY RECORDS
  - O.T. = ORDER OF TAKING
  - R.A.D.P.T. = RADIUS POINT
  - B.O.T. = BOARD OF TRUSTEES OF THE FUND OF THE STATE OF FLORIDA
  - I.M.T. = INTERNAL IMPROVEMENT TRUST
  - F.S.F. = FUND OF THE STATE OF FLORIDA
  - C.A. = CENTRAL ANGLE
  - R.L. = RADIUS LENGTH

**MILLER LEGG**  
 South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida - 33024-3200  
 954-436-7000 - Fax: 954-436-6864  
 www.millerlegg.com

GRAPHIC SCALE  
 0 25 50 100  
 ( IN FEET )  
 1 INCH = 50 FEET  
 Certificate of Authorization L.B. 6680

SEE PAGE 1 FOR LEGAL DESCRIPTION  
 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

PROJECT NO.	03-00284
DATE	11-1C-238

SKETCH AND DESCRIPTION

PROJECT NO. 03-00284

DATE 11-1C-238

SOUTH LINE TRACT 'A' (P.B. 171, PG. 85, B.C.R.)

NORTHWEST CORNER SECTION 4-51-41

SOUTH LINE OF SECTION 33-50-41 (P.B. 171, PG. 85, B.C.R.)

SOUTHWEST CORNER SECTION 31-50-41

90° OPENING TO NEPT TURNS (P.B. 171, PG. 85, B.C.R.)

DRAINAGE EASEMENT BY O.T. 86-60-A (O.R.B. 13902, PG. 877, B.C.R.)

DRAINAGE RESERVATION BY O.R.B. 275A, PG. 971, B.C.R.

12' UTILITY EASEMENT (P.B. 171, PG. 85, B.C.R.)

20' DRAINAGE MAINTENANCE EASEMENT BY O.T. 86-1798B-CH PARCEL 800-B (O.R.B. 13902, PG. 877, B.C.R.)

S.W. 76th AVENUE

EAST LINE SECTION 33-50-41, EAST LINE TRACT 53 (P.B. 3, PG. 67, D.C.R.)

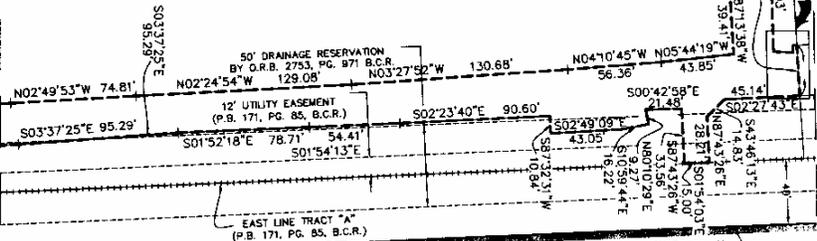
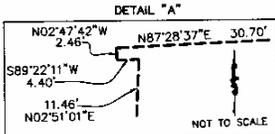
P.B. 2, PG. 34, D.C.R.; P.B. 3, PG. 67, D.C.R.; P.B. 161, PG. 24, B.C.R.; P.B. 171, PG. 85, B.C.R.; D.B. 523, PG. 317, B.C.R.; D.B. 523, PG. 329, B.C.R.; D.B. 523, PG. 331, B.C.R.

(P.B. 171, PG. 85, B.C.R.)  
WOLF TRACT "A"  
PLAT

MATCHLINE - SEE SHEET 5 OF 7

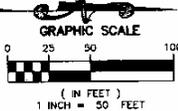
MATCHLINE - SEE SHEET 7 OF 7

- LEGEND:  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 D.B. = DEED BOOK  
 O.R.B. = OFFICIAL RECORDS BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 D.C.R. = DADE COUNTY RECORDS  
 O.T. = ORDER OF TAKING  
 RAD.PT. = RADIUS POINT  
 --- = NON-VEHICULAR ACCESS LINE  
 T.I.L.F. = BOARD OF TRUSTEES OF THE  
 INTERNAL IMPROVEMENT TRUST  
 FUND OF THE STATE OF FLORIDA  
 Δ = CENTRAL ANGLE  
 R = RADIUS  
 L = LENGTH



SW 76th AVENUE

- P.B. 2, PG. 34, D.C.R.;  
 P.B. 3, PG. 67, D.C.R.;  
 P.B. 161, PG. 24, B.C.R.;  
 P.B. 171, PG. 85, B.C.R.;  
 D.B. 523, PG. 317, B.C.R.;  
 D.B. 523, PG. 329, B.C.R.;  
 D.B. 523, PG. 331, B.C.R.



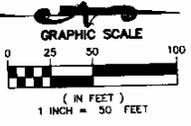
**MILLER LEGG**  
 South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida - 33024-3200  
 954-436-7000 - Fax: 954-436-8864  
 www.millerlegg.com

Sketch and Description

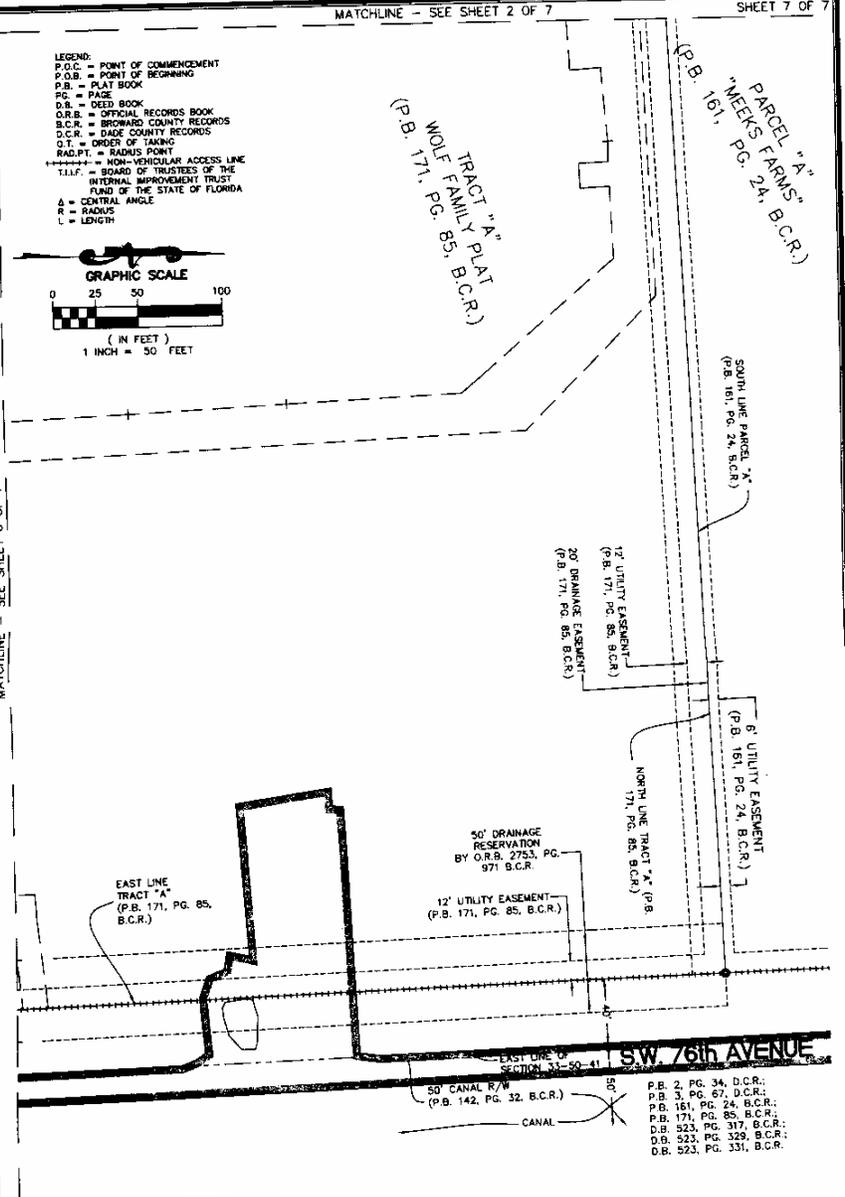
SEE PAGE 1 FOR LEGAL DESCRIPTION  
 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

PROJECT NO. 03-00284  
 FILE NO. 11-1C-238

- LEGEND:  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 D.B. = DEED BOOK  
 O.R.B. = OFFICIAL RECORDS BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 D.C.R. = DADE COUNTY RECORDS  
 O.T. = ORDER OF TAKING  
 RAD.PT. = RADIIUS POINT  
 ---+---+---+ = NON-VEHICULAR ACCESS LINE  
 T.I.L.F. = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA  
 Δ = CENTRAL ANGLE  
 R = RADIUS  
 L = LENGTH



MATCHLINE - SEE SHEET 6 OF 7



**MILLER LEGG**  
 South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida - 33024-3200  
 954-436-7000 - Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6680

SEE PAGE 1 FOR LEGAL DESCRIPTION  
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH AND DESCRIPTION

PROJECT NO. 03-00284

PG. NO. 11-1C-238

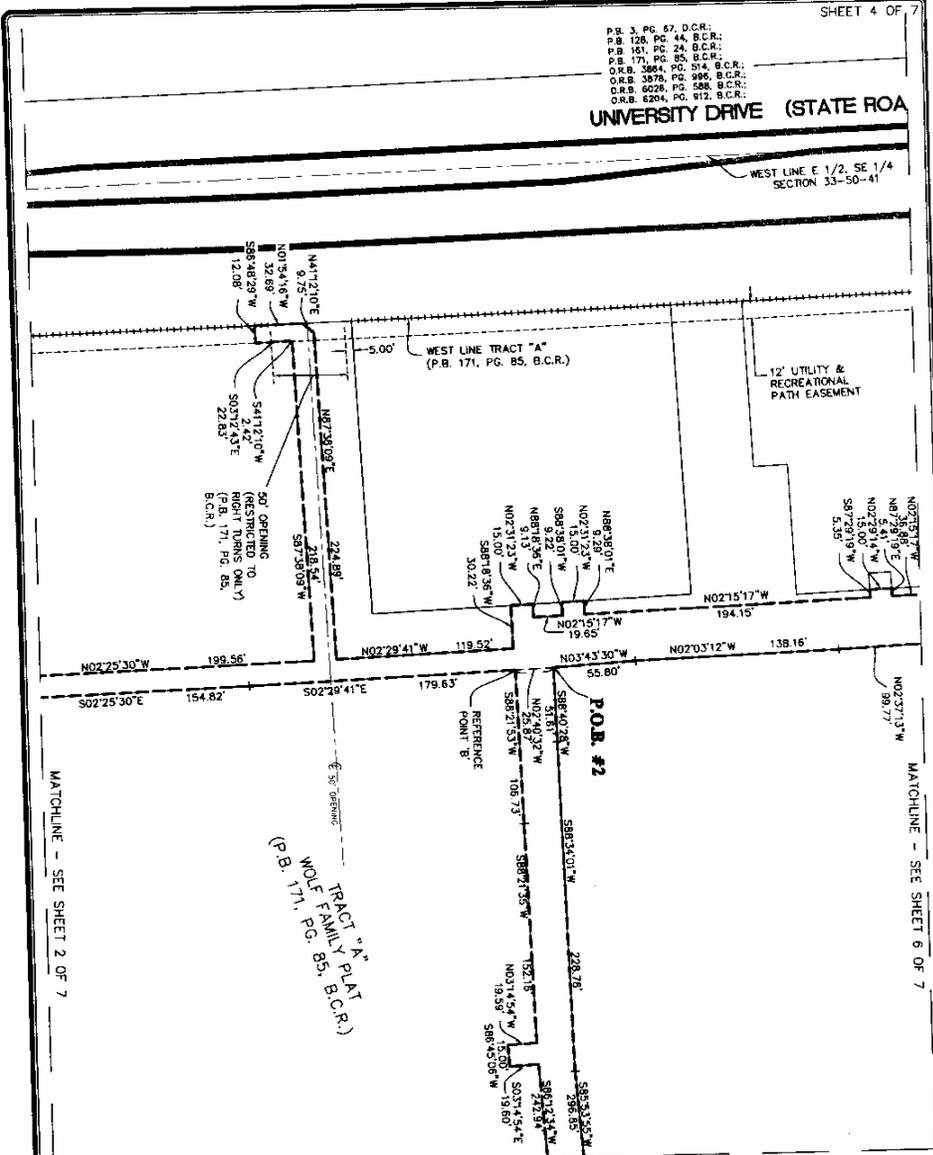




P.B. 3, PG. 87, D.C.R.;  
 P.B. 128, PG. 44, B.C.R.;  
 P.B. 161, PG. 24, B.C.R.;  
 P.B. 171, PG. 35, B.C.R.;  
 O.R.B. 384, PG. 54, B.C.R.;  
 O.R.B. 3878, PG. 996, B.C.R.;  
 O.R.B. 6028, PG. 188, B.C.R.;  
 O.R.B. 6204, PG. 912, B.C.R.

UNIVERSITY DRIVE (STATE ROAD)

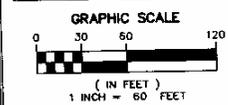
WEST LINE E 1/2, SE 1/4  
 SECTION 33-50-41



MATCHLINE - SEE SHEET 2 OF 7

MATCHLINE - SEE SHEET 6 OF 7

MATCHLINE - SEE SHEET 5 OF 7



LEGEND:  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 D.B. = DEED BOOK  
 O.R.B. = OFFICIAL RECORDS BOOK  
 B.C.R. = BROWARD COUNTY RECORDS  
 D.C.R. = DADE COUNTY RECORDS  
 O.T. = ORDER OF TAKING  
 RAD.PT. = RADIUS POINT  
 ----- = NON-VEHICULAR ACCESS LINE  
 T.I.I.P. = BOARD OF TRUSTEES OF THE  
 INTERNAL IMPROVEMENT TRUST  
 FUND OF THE STATE OF FLORIDA  
 Δ = CENTRAL ANGLE  
 R = RADIUS  
 L = LENGTH

**MILLER LEGG**  
 South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida 33024-3200  
 954-436-7000 Fax: 954-436-8664  
 www.millerlegg.com

SEE PAGE 1 FOR LEGAL DESCRIPTION  
 Certificate of Authorization L.B. 9680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

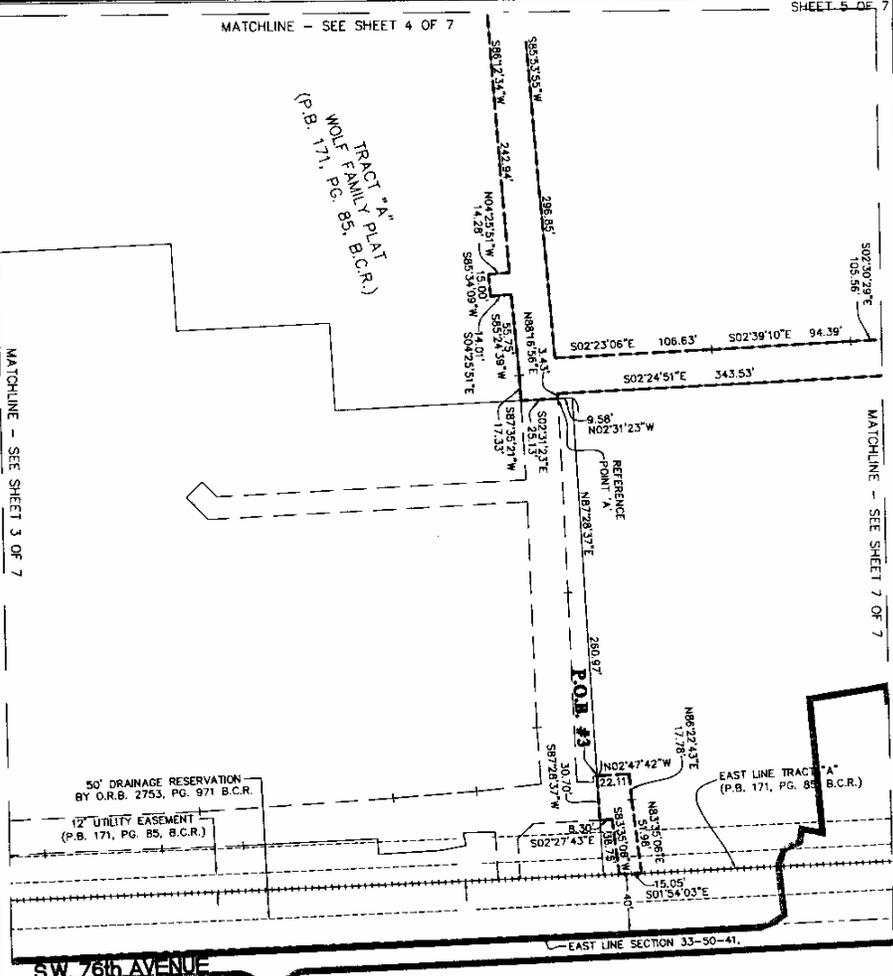
<b>SKETCH AND DESCRIPTION</b>	PROJECT NO.	FILE NO.
	03-00284	11-1C-239

MATCHLINE - SEE SHEET 4 OF 7

MATCHLINE - SEE SHEET 3 OF 7

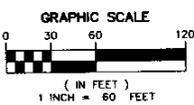
MATCHLINE - SEE SHEET 7 OF 7

(P.B. 171, P.G. 85, B.C.R.)  
WOLF FAMILY TRACT "A"



- P.B. 2, PG. 34, D.C.R.
- P.B. 3, PG. 67, D.C.R.
- P.B. 161, PG. 24, B.C.R.
- P.B. 171, PG. 85, B.C.R.
- D.B. 523, PG. 317, B.C.R.
- O.B. 523, PG. 329, B.C.R.
- D.B. 523, PG. 331, B.C.R.

"EVERGLADES LAND SALES COMPANY SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST 1/2 OF SECTIONS 26 AND 35 TOWNSHIP 50 SO. RANGE 41 EAST, DADE COUNTY, FLORIDA" (P.B. 2, PG. 34, D.C.R.)



**MILLER LEGG**

South Florida Office: 1800 North Douglas Road, Suite 200  
 Pembroke Pines, Florida 33024-3200  
 954-436-7000 Fax: 954-436-8864  
 www.millerlegg.com

SEE PAGE 1 FOR LEGAL DESCRIPTION  
 Certificate of Authorization L.B. 6980

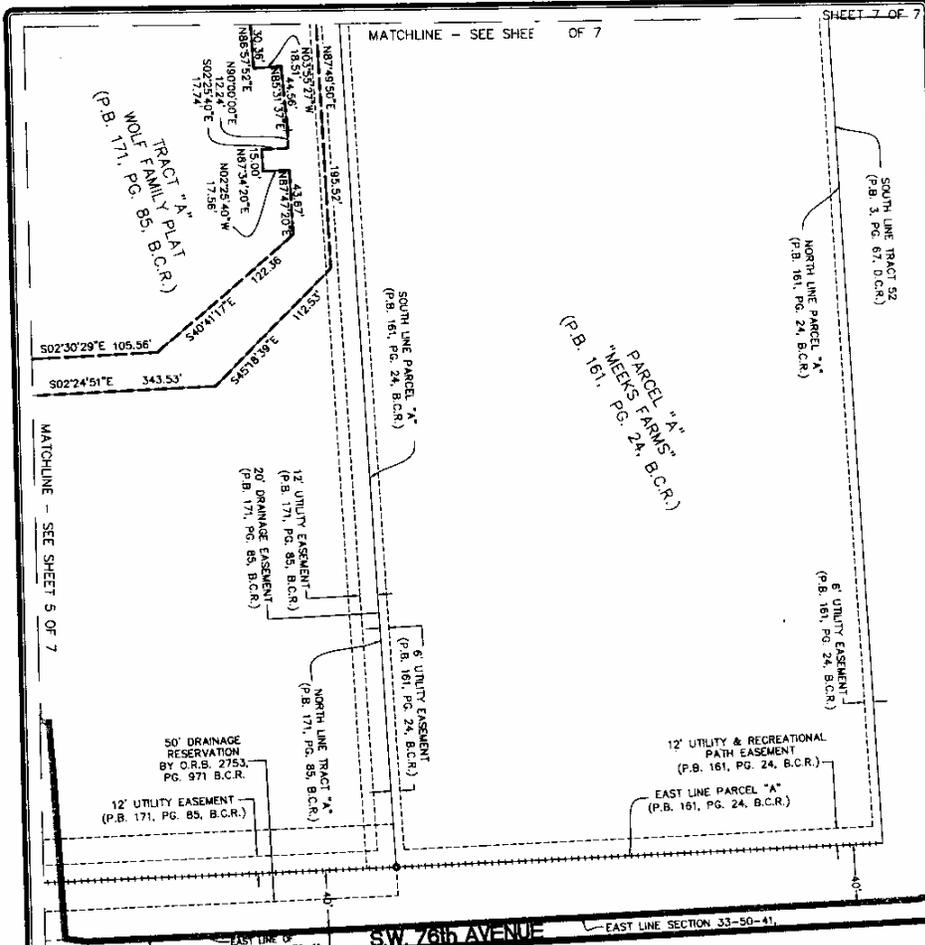
- LEGEND:
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - D.B. = DEED BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - B.C.R. = BROWARD COUNTY RECORDS
  - D.C.R. = DADE COUNTY RECORDS
  - O.T. = ORDER OF TAKING
  - RAD.P.T. = RADIUS POINT
  - = NON-VEHICULAR ACCESS LINE
  - T.I.I.F. = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
  - Δ = CENTRAL ANGLE
  - R = RADIUS
  - L = LENGTH

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

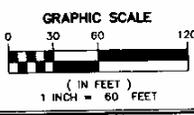
**SKETCH AND DESCRIPTION**

PROJECT NO. 03-00284  
 FILE NO. 11-1C-239





"EXOTIC ACRES"  
(P.B. 142, PG. 32, B.C.R.)



P.B. 2, PG. 34, D.C.R.;  
 P.B. 3, PG. 87, D.C.R.;  
 P.B. 161, PG. 24, B.C.R.;  
 P.B. 171, PG. 85, B.C.R.;  
 D.B. 523, PG. 317, B.C.R.;  
 D.B. 525, PG. 329, B.C.R.;  
 D.B. 523, PG. 331, B.C.R.

- LEGEND:
- P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.B. = PLAT BOOK
  - PG. = PAGE
  - D.B. = DEED BOOK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - B.C.R. = BROWARD COUNTY RECORDS
  - D.C.R. = DADE COUNTY RECORDS
  - O.T. = ORDER OF TAKING
  - RAD.P.T. = RADIUS POINT
  - = NON-VEHICULAR ACCESS LINE
  - T.I.F. = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST-FUND OF THE STATE OF FLORIDA
  - A = CENTRAL ANGLE
  - R = RADIUS
  - L = LENGTH

**MILLER LEGG**

South Florida Office: 1800 North Douglas Road - Suite 200  
 Pembroke Pines, Florida 33024 3200  
 954-436-7000 Fax: 954-436-8864  
 www.millerlegg.com

SEE PAGE 1 FOR LEGAL DESCRIPTION  
 Certificate of Authorization L.S. 9980

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

PROJECT NO.	FILE NO.
03-00284	11-1C-239