

1 RESOLUTION NO.

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 ACCEPTING AN EASEMENT RELATED TO THE
5 PROVISION OF WATER AND WASTEWATER SERVICES,
6 IN, OVER, UNDER, THROUGH, UPON, AND ACROSS
7 REAL PROPERTY LOCATED IN THE CITY OF
8 DEERFIELD BEACH, FLORIDA; AND PROVIDING FOR
9 SEVERABILITY AND AN EFFECTIVE DATE.

10 WHEREAS, Lennar Homes, LLC (“Grantor”), is the owner of certain property
11 located in the City of Deerfield Beach, Florida (“Property”), which Property is more
12 particularly described in the legal description and sketch made subject to the Easement
13 agreement in Attachment 1;

14 WHEREAS, Broward County, Florida (“County”), requested from Grantor, a
15 nonexclusive and perpetual easement, in, over, under, through, upon, and across the
16 Property for water mains, wastewater force mains, reclaimed water mains, and/or any
17 other water and wastewater installations which may be required, for purposes of
18 providing water supply service for domestic or other use and for the collection of
19 domestic or other kinds of wastewater to and from the Property and other parcels of real
20 property which may or may not abut and be contiguous to the Property (“Easement”);

21 WHEREAS, Grantor is willing to grant such Easement to the County as provided
22 in the Easement agreement in Attachment 1; and
23
24

1 WHEREAS, the Board of County Commissioners of Broward County, Florida
2 (“Board”), has determined that acceptance of the Easement agreement serves a public
3 purpose and is in the best interest of the County, NOW, THEREFORE,

4
5 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
6 BROWARD COUNTY, FLORIDA:

7
8 Section 1. The recitals set forth in the preamble to this Resolution are true,
9 accurate, and incorporated by reference herein as though set forth in full hereunder.

10
11 Section 2. The Board hereby accepts the Easement agreement attached to
12 this Resolution as Attachment 1.

13
14 Section 3. The Easement agreement in Attachment 1 shall be properly
15 recorded in the Public Records of Broward County, Florida.

16
17 Section 4. Severability.

18 If any portion of this Resolution is determined by any court to be invalid, the
19 invalid portion will be stricken, and such striking will not affect the validity of the
20 remainder of this Resolution. If any court determines that this Resolution, in whole or in
21 part, cannot be legally applied to any individual, group, entity, property, or circumstance,
22 such determination will not affect the applicability of this Resolution to any other
23 individual, group, entity, property, or circumstance.

1 Section 5. Effective Date.

2 This Resolution is effective upon adoption.

3
4 ADOPTED this day of , 2022.

5
6 Approved as to form and legal sufficiency:
7 Andrew J. Meyers, County Attorney

8 By: /s/ Christina A. Blythe 5/16/2022
9 Christina A. Blythe (Date)
10 Assistant County Attorney

11 By: /s/ Annika E. Ashton 5/16/2022
12 Annika E. Ashton (Date)
13 Deputy County Attorney

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21
22
23 CAB/sr
24 Resolution Accepting Easement – Lennar Homes, LLC
5/16/2022

Attachment 1

Return to:
Broward County Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, Florida 33301

Prepared by:

Broward County Water and Waste Water Services
2555 West Copans Road,
Pompano Beach, Florida 33068
and approved as to form by
Broward County Office of the County Attorney

Folio Number: _____ 484215340010 _____

EASEMENT

THIS EASEMENT is given this 18TH day of July, 2019, by Lennar Homes, LLC., a LLC. Corporation, whose address is 700 NW 107 Ave. suite 400 Miami, FL 33172 ("Grantor"), to Broward County, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Room 423, Fort Lauderdale, Florida 33301 ("Grantee"):

(Wherever used herein the terms, "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

RECITALS

A. Grantor is the fee simple owner of the Property, as defined in Section 2, located at 3810 Crystal Lake Drive. Deerfield Beach, FL 33064.

B. Grantee desires an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property.

C. Grantor is willing to grant such Easement, as specifically defined in Section 3, to Grantee.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby declare as follows:

1. **Recitals.** The recitals set forth above are true, accurate, and fully incorporated by reference herein.

2. **Description of Property.** Grantor is the fee simple owner of that certain real property, as more particularly described in the Special Warranty deed recorded instr#115071939 5/11/2018, and instr#114979507 03/29/2018

the Public Records of Broward County, Florida ("Property").

3. **Grant of Easement.** Grantor hereby grants to Grantee an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property, as more particularly described in **Exhibit A** with the accompanying sketch of description attached hereto and made a part hereof ("Easement Area"), to construct, maintain, repair, install, and rebuild thereon water mains, wastewater gravity mains, wastewater force mains, reclaimed water mains, and/or any other water or wastewater facilities (collectively, "Water and Wastewater Facilities") for purposes of providing water supply service for domestic or other uses and collecting domestic or other kinds of wastewater to and from Grantor's Property and other properties which may or may not abut and be contiguous to the Easement Area ("Easement"). Grantee may exercise its rights hereunder by and through Grantee's employees, licensees, agents, independent contractors, successors and assigns.

4. **Grantor's Use of Easement Area.** Grantor has submitted to Grantee plans and drawings of all existing and proposed aboveground structures, improvements, asphalt, pavements, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric facilities, cables, and other utility facilities within the Easement Area, and has obtained Grantee's approval of the same. Except as permitted above, Grantor agrees that no obstructions that would preclude maintenance or improvement of Grantee's Water and Wastewater Facilities may be placed in the Easement Area by Grantor or any other easement holder without Grantee's consent.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on 18th day of July, 2019.

Signed, sealed and delivered in the presence of:

GRANTOR

Lennar Homes, LLC, a LLC. Corporation

[Signature]
Signature of Witness:

By: *[Signature]*
Print Name: Lennar Homes, LLC. Jeffrey Alexander
Title: AUTHORIZED AGENT

Horacio Mancera
Print Name of Witness 1

[Signature]
Signature of Witness 2

Christine J Smith

Print Name of Witness 2

Approved as to form by the Office of the Broward County Attorney

By: Christina A. Blythe Digitally signed by Christina A. Blythe
Date: 2022.05.06 11:03:36 -0400

Christina A. Blythe
Assistant County Attorney

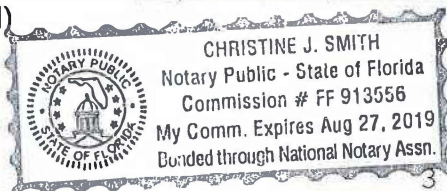
ACKNOWLEDGMENT

STATE OF FLORIDA }
 }
COUNTY OF PALM BEACH }

The foregoing instrument was acknowledged before me this 18th day of July, 2019, by JEFFREY ALEXANDER, Lennar Homes, LLC, as AUTHORIZED AGENT of Lennar Homes, Inc who is personally known to me or who has produced _____ as identification.

Notary Public:
Signature: *[Signature]*
Print Name: Christine J Smith

State of FLORIDA
My Commission Expires: 8/27/19
Commission Number: FF 913556
(Notary Seal)



DESCRIPTION:

UTILITY EASEMENT OVER ROADWAY:

A PORTION OF PARCEL "C", CRYSTAL LAKE 1ST SECTION AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 15, BLOCK 2 OF SAID CRYSTAL LAKE 1ST SECTION; THENCE SOUTH 89°25'16" WEST, A DISTANCE OF 127.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 128.67 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 42°46'31" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°56'16", A DISTANCE OF 94.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°57'22", A DISTANCE OF 34.00 FEET; THENCE SOUTH 86°09'29" WEST, A DISTANCE OF 120.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 520.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 87°15'38" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°33'17", A DISTANCE OF 132.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 17°17'38" WEST, A DISTANCE OF 56.43 FEET TO POINT "A" AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 580.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°46'38", A DISTANCE OF 301.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 12°28'59" EAST, A DISTANCE OF 103.46 FEET TO POINT "B" AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1220.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°27'53", A DISTANCE OF 478.34 FEET TO POINT "C" AND THE POINT OF TANGENCY; THENCE NORTH 09°58'54" WEST, A DISTANCE OF 91.49 FEET TO POINT "D" AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°40'49", A DISTANCE OF 181.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°41'55" EAST, A DISTANCE OF 112.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1020.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'07", A DISTANCE OF 224.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 70.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°32'35", A DISTANCE OF 110.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°31'14" WEST, A DISTANCE OF 160.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 70.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°15'51", A DISTANCE OF 113.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°44'37" EAST, A DISTANCE OF 36.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°30'02", A DISTANCE OF 379.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°45'25" WEST, A DISTANCE OF 53.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°49'02", A DISTANCE OF 81.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°56'23" WEST, A DISTANCE OF 10.01 FEET; THENCE SOUTH 51°56'23" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 83°03'37" WEST, A DISTANCE OF 109.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°43'10", A DISTANCE OF 183.58 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°46'47" EAST, A DISTANCE OF 138.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'58", A DISTANCE OF 372.10 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 30°38'11" WEST, A DISTANCE OF 141.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°43'09", A DISTANCE OF 178.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 10°55'01" WEST, A DISTANCE OF 55.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 780.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'45", A DISTANCE OF 285.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 31°51'47" WEST, A DISTANCE OF 77.84 FEET; THENCE SOUTH 79°57'46" WEST, A DISTANCE OF 37.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 455.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 38°03'46" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°30'46", A DISTANCE OF 266.13 FEET TO THE POINT OF TANGENCY; THENCE NORTH 18°25'28" WEST, A DISTANCE OF 399.16 FEET; THENCE NORTH 19°53'17" EAST, A DISTANCE OF 31.00 FEET; THENCE NORTH 58°12'03" EAST, A DISTANCE OF 4.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 380.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°40'48", A DISTANCE OF 448.87 FEET TO THE POINT OF TANGENCY; THENCE NORTH 09°28'46" WEST, A DISTANCE OF 200.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°33'50", A DISTANCE OF 58.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°26'17", A DISTANCE OF 23.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 55.00 FEET;

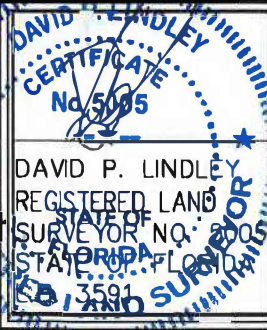
DESCRIPTION CONTINUED ON SHEET 2 OF 17

SHEET 1 OF 15



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
UTILITY EASEMENT OVER ROADWAY
SKETCH OF DESCRIPTION**

DESCRIPTION: (CONTINUED)

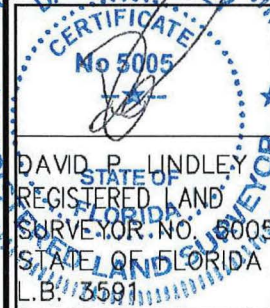
THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 156°12'51", A DISTANCE OF 149.95 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°26'17", A DISTANCE OF 23.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 170.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°12'37", A DISTANCE OF 27.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 85°35'28" WEST, A DISTANCE OF 93.88 FEET TO POINT "E" AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 430.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°37'53", A DISTANCE OF 312.44 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 575.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°18'16", A DISTANCE OF 153.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°40'23", A DISTANCE OF 189.79 FEET; THENCE NORTH 63°38'31" WEST, A DISTANCE OF 33.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2020.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 69°02'40" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°35'30", A DISTANCE OF 20.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°50'22", A DISTANCE OF 23.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 55.00 FEET; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 291°31'54", A DISTANCE OF 279.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°44'06", A DISTANCE OF 24.76 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1980.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°41'57", A DISTANCE OF 335.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°48'20" EAST, A DISTANCE OF 232.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°52'00", A DISTANCE OF 121.25 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 52°40'20" EAST, A DISTANCE OF 214.23 FEET TO POINT "F" AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1135.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°07'33", A DISTANCE OF 299.63 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°07'19", A DISTANCE OF 160.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18°25'28" EAST, A DISTANCE OF 383.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 495.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'18", A DISTANCE OF 146.91 FEET; THENCE SOUTH 06°32'06" WEST, A DISTANCE OF 33.43 FEET; THENCE SOUTH 48°29'57" WEST, A DISTANCE OF 21.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 16.34 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'30", A DISTANCE OF 5.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 73.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°19'20", A DISTANCE OF 91.69 FEET; THENCE SOUTH 21°28'21" WEST, A DISTANCE OF 140.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 150.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 17°07'14" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°30'34", A DISTANCE OF 51.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 155.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°15'37", A DISTANCE OF 11.52 FEET; THENCE NORTH 21°28'21" EAST, A DISTANCE OF 116.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°01'36", A DISTANCE OF 80.19 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°29'57" EAST, A DISTANCE OF 11.95 FEET; THENCE SOUTH 89°32'12" EAST, A DISTANCE OF 33.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 495.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 42°25'40" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°21'54", A DISTANCE OF 37.71 FEET; THENCE SOUTH 55°15'37" EAST, A DISTANCE OF 104.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 500.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 25°58'48" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°08'21", A DISTANCE OF 245.56 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°50'26" EAST, A DISTANCE OF 597.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°03'17", A DISTANCE OF 201.75 FEET; THENCE NORTH 21°47'09" EAST, A DISTANCE OF 21.63 FEET; THENCE NORTH 57°27'47" EAST, A DISTANCE OF 29.16 FEET;

DESCRIPTION CONTINUED ON SHEET 3 OF 17

SHEET 2 OF 15



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING – LAND PLANNING
 LANDSCAPE ARCHITECTURE – SURVEYING
 7900 GLADES ROAD – SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY
 REGISTERED LAND SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
 UTILITY EASEMENT OVER ROADWAY
 SKETCH OF DESCRIPTION**

DESCRIPTION: (CONTINUED)

THENCE SOUTH 86°51'36" EAST, A DISTANCE OF 81.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 24.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 67.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°46'35", A DISTANCE OF 93.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'17", A DISTANCE OF 17.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°25'17" EAST, A DISTANCE OF 151.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 2; THENCE, ALONG THE EAST LINE OF SAID LOT 15, NORTH 00°34'43" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

LESS:

A PORTION OF PARCEL "C", CRYSTAL LAKE 1ST SECTION" AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "A"; THENCE SOUTH 72°42'22" WEST, A DISTANCE OF 40.00 FEET TO POINT OF BEGINNING "A"; THENCE SOUTH 17°17'38" EAST, A DISTANCE OF 56.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°20'16", A DISTANCE OF 136.87 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°44'31", A DISTANCE OF 79.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 21°47'09" WEST, A DISTANCE OF 46.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°03'17", A DISTANCE OF 144.11 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°50'26" WEST, A DISTANCE OF 597.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°08'21", A DISTANCE OF 221.01 FEET; THENCE NORTH 16°04'43" WEST, A DISTANCE OF 37.12 FEET; THENCE NORTH 31°51'47" EAST, A DISTANCE OF 73.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 820.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'45", A DISTANCE OF 299.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°55'01" EAST, A DISTANCE OF 55.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°43'02", A DISTANCE OF 31.14 FEET; THENCE NORTH 55°45'10" EAST, A DISTANCE OF 32.88 FEET; THENCE SOUTH 83°07'44" EAST, A DISTANCE OF 452.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1020.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°52'50", A DISTANCE OF 247.11 FEET; THENCE SOUTH 55°11'09" EAST, A DISTANCE OF 33.34 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 620.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 76°38'16" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°55'55", A DISTANCE OF 42.55 FEET TO POINT OF BEGINNING "A"

LESS:

A PORTION OF PARCEL "C", CRYSTAL LAKE 1ST SECTION" AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "B"; THENCE NORTH 77°31'01" WEST, A DISTANCE OF 40.00 FEET TO POINT OF BEGINNING "B"; THENCE SOUTH 12°28'59" WEST, A DISTANCE OF 103.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 620.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°50'12", A DISTANCE OF 193.01 FEET; THENCE SOUTH 38°55'45" WEST, A DISTANCE OF 34.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 980.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 06°47'17" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°39'33", A DISTANCE OF 233.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°07'44" WEST, A DISTANCE OF 430.25 FEET; THENCE NORTH 28°24'25" WEST, A DISTANCE OF 42.41 FEET; THENCE NORTH 30°38'11" EAST, A DISTANCE OF 177.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 520.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°54'10", A DISTANCE OF 289.54 FEET; THENCE NORTH 47°50'12" EAST, A DISTANCE OF 37.79 FEET; THENCE SOUTH 83°03'37" EAST, A DISTANCE OF 549.26 FEET; THENCE SOUTH 38°28'25" EAST, A DISTANCE OF 35.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1180.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 83°53'13" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°22'12", A DISTANCE OF 131.19 FEET TO POINT OF BEGINNING "B".

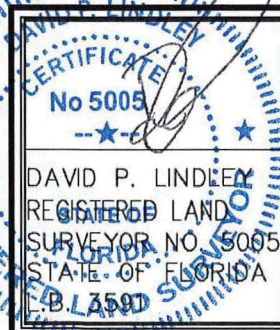
DESCRIPTION CONTINUED ON SHEET 4 OF 17

SHEET 3 OF 15



CAULFIELD & WHEELER, INC

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
UTILITY EASEMENT OVER ROADWAY
SKETCH OF DESCRIPTION**

DESCRIPTION: (CONTINUED)

LESS:

A PORTION OF PARCEL "C", CRYSTAL LAKE 1ST SECTION" AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "C"; THENCE SOUTH 68°24'02" WEST, A DISTANCE OF 59.50 FEET TO POINT OF BEGINNING "C"; THENCE SOUTH 45°37'49" EAST, A DISTANCE OF 30.39 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1180.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 81°47'58" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°50'29", A DISTANCE OF 202.68 FEET; THENCE SOUTH 49°17'25" WEST, A DISTANCE OF 36.95 FEET; THENCE NORTH 83°03'37" WEST, A DISTANCE OF 565.33 FEET; THENCE NORTH 47°01'33" WEST, A DISTANCE OF 29.41 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 520.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 79°00'31" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°47'18", A DISTANCE OF 25.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°46'47" WEST, A DISTANCE OF 138.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 110°43'10", A DISTANCE OF 106.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°03'37" EAST, A DISTANCE OF 559.83 FEET TO POINT OF BEGINNING "C".

LESS:

A PORTION OF PARCEL "C", CRYSTAL LAKE 1ST SECTION" AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "D"; THENCE SOUTH 80°01'06" WEST, A DISTANCE OF 40.00 FEET TO POINT OF BEGINNING "D" THENCE SOUTH 09°58'54" EAST, A DISTANCE OF 33.48 FEET; THENCE SOUTH 43°28'45" WEST, A DISTANCE OF 40.17 FEET; THENCE NORTH 83°03'37" WEST, A DISTANCE OF 333.63 FEET; THENCE NORTH 38°03'37" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 06°56'23" EAST, A DISTANCE OF 10.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 80.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°49'02", A DISTANCE OF 54.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 45°45'25" EAST, A DISTANCE OF 53.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 470.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°30'02", A DISTANCE OF 414.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 04°44'37" WEST, A DISTANCE OF 36.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°15'51", A DISTANCE OF 48.83 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°31'14" EAST, A DISTANCE OF 160.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°32'35", A DISTANCE OF 48.41 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 980.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°38'07", A DISTANCE OF 216.12 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°41'55" WEST, A DISTANCE OF 112.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°40'49", A DISTANCE OF 196.76 FEET TO POINT OF BEGINNING "D".

LESS:

A PORTION OF PARCEL "C", CRYSTAL LAKE 1ST SECTION" AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "E"; THENCE SOUTH 04°24'32" WEST, A DISTANCE OF 40.00 FEET TO POINT OF BEGINNING "E"; THENCE SOUTH 85°35'28" EAST, A DISTANCE OF 93.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°06'42", A DISTANCE OF 172.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°28'46" EAST, A DISTANCE OF 200.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 340.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°28'27", A DISTANCE OF 394.47 FEET; THENCE NORTH 76°19'19" WEST, A DISTANCE OF 36.38 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 520.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 60°21'40" WEST;

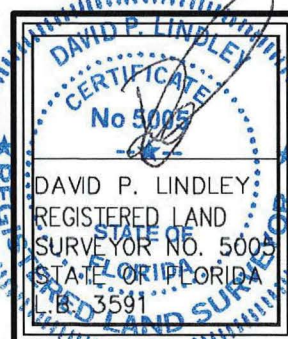
DESCRIPTION CONTINUED ON SHEET 5 OF 17

SHEET 4 OF 15



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 7656-RUE |

CRYSTAL LAKE
UTILITY EASEMENT OVER ROADWAY
SKETCH OF DESCRIPTION

DESCRIPTION: (CONTINUED)

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°54'34", A DISTANCE OF 71.78 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1175.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°40'20", A DISTANCE OF 136.83 FEET; THENCE NORTH 00°18'06" EAST, A DISTANCE OF 35.06 FEET; THENCE NORTH 44°49'27" EAST, A DISTANCE OF 8.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 170.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°18'13", A DISTANCE OF 161.12 FEET TO THE POINT OF TANGENCY; THENCE NORTH 09°28'46" WEST, A DISTANCE OF 227.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 180.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°19'54", A DISTANCE OF 51.31 FEET; THENCE NORTH 52°18'06" EAST, A DISTANCE OF 35.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 470.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 07°45'03" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°20'31", A DISTANCE OF 27.41 FEET TO TO POINT OF BEGINNING "E".

LESS:

A PORTION OF PARCEL "C", CRYSTAL LAKE 1ST SECTION" AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "F"; THENCE NORTH 37°19'41" EAST, A DISTANCE OF 40.00 FEET TO POINT OF BEGINNING "F"; THENCE NORTH 52°40'20" WEST, A DISTANCE OF 214.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°52'00", A DISTANCE OF 92.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 11°48'20" WEST, A DISTANCE OF 232.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2020.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°37'07", A DISTANCE OF 233.34 FEET; THENCE NORTH 29°38'56" EAST, A DISTANCE OF 37.20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 12°16'41" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°37'22", A DISTANCE OF 128.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 615.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°18'16", A DISTANCE OF 164.28 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°49'11", A DISTANCE OF 228.21 FEET; THENCE SOUTH 31°20'05" EAST, A DISTANCE OF 32.44 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 220.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 80°53'25" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°35'21", A DISTANCE OF 71.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°28'46" EAST, A DISTANCE OF 227.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°18'13", A DISTANCE OF 123.21 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44°49'27" WEST, A DISTANCE OF 9.93 FEET; THENCE SOUTH 88°09'08" WEST, A DISTANCE OF 34.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1175.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 41°28'48" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°09'06", A DISTANCE OF 85.14 FEET TO POINT OF BEGINNING "F"

SAID LANDS LYING AND BEING IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL OF 544,089 SQUARE FEET OR 12.491 ACRES, MORE OR LESS.

NOTES:

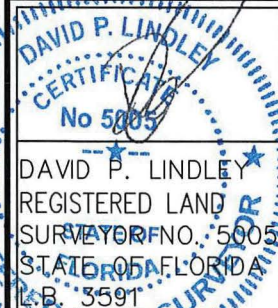
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF PARCEL "C", CRYSTAL LAKE 1st SECTION AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING NORTH 00°34'43" WEST.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 6, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING – LAND PLANNING
 LANDSCAPE ARCHITECTURE – SURVEYING
 7900 GLADES ROAD – SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

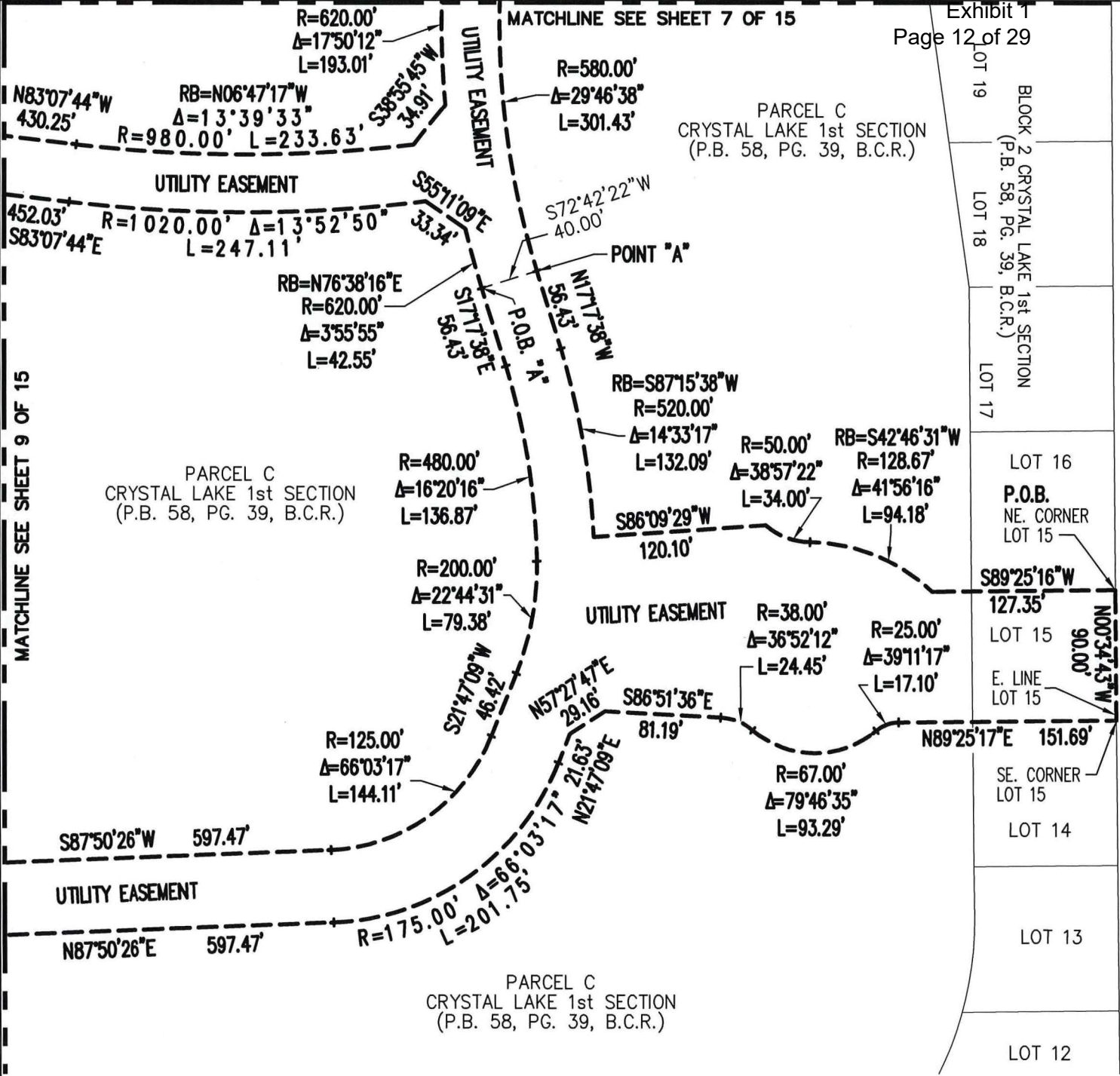


DAVID P. LINDLEY
 REGISTERED LAND SURVEYOR NO. 5005
 STATE OF FLORIDA
 License No. B-3591

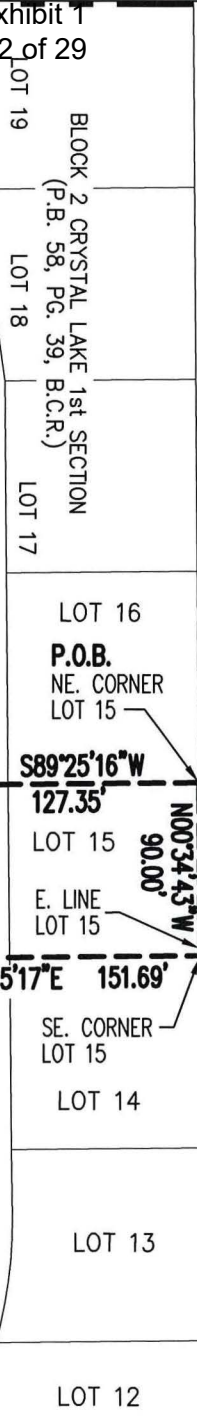
| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
UTILITY EASEMENT OVER ROADWAY
SKETCH OF DESCRIPTION**

MATCHLINE SEE SHEET 7 OF 15

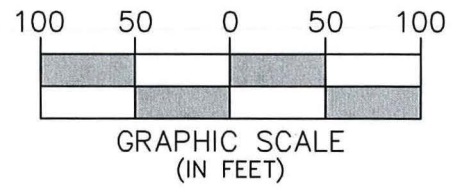


MATCHLINE SEE SHEET 9 OF 15



LEGEND

- ⊙ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



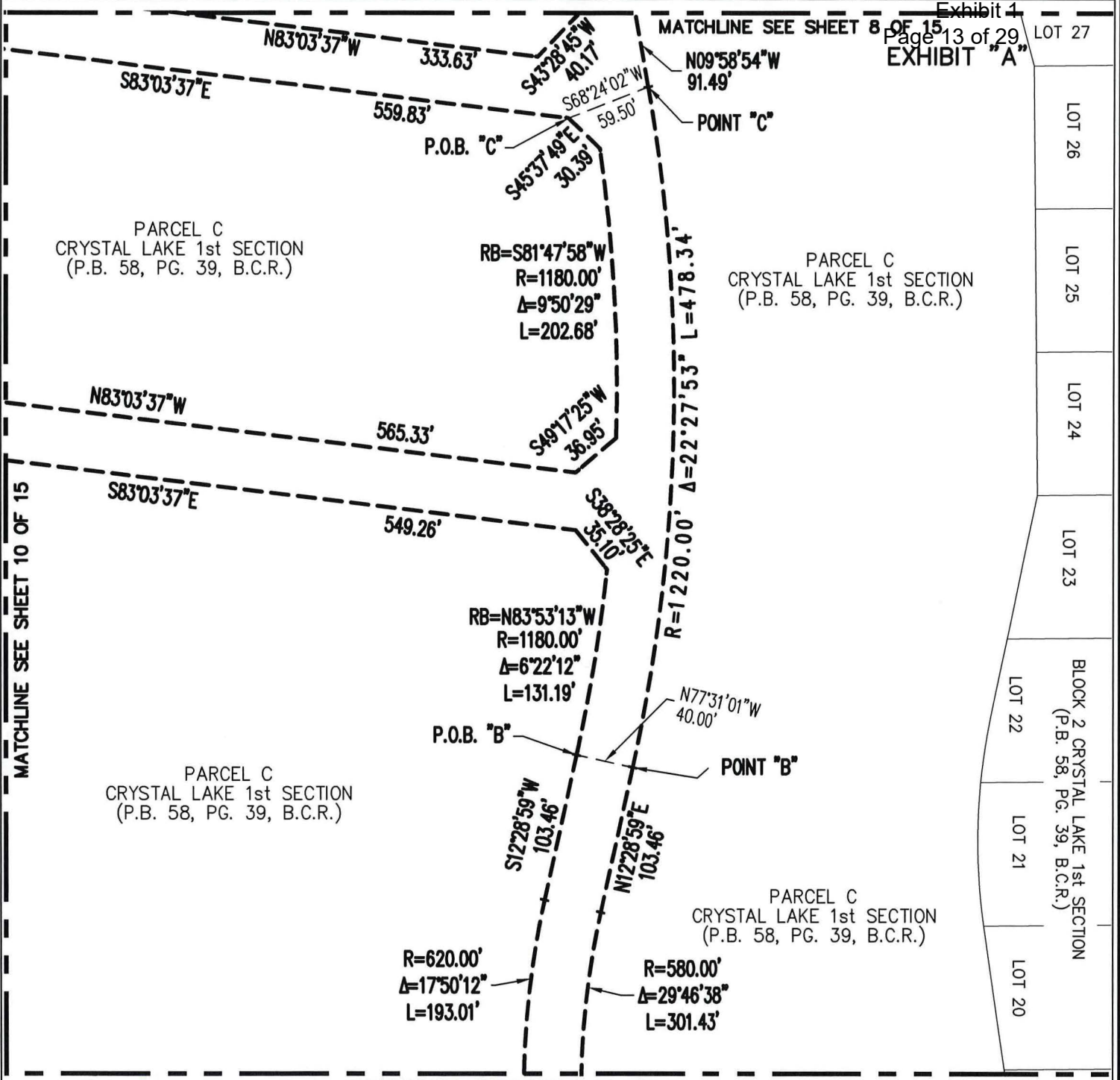
SHEET 6 OF 15

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 CERTIFICATE
 No 5005
 DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

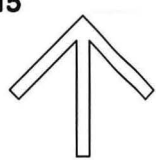
| | |
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| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
 UTILITY EASEMENT OVER ROADWAY
 SKETCH OF DESCRIPTION**

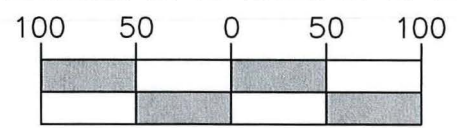


LEGEND

- ⊙ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



NORTH



GRAPHIC SCALE (IN FEET)

SHEET 7 OF 15

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 CERTIFICATE
 No 5005
 DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
 UTILITY EASEMENT OVER ROADWAY
 SKETCH OF DESCRIPTION**

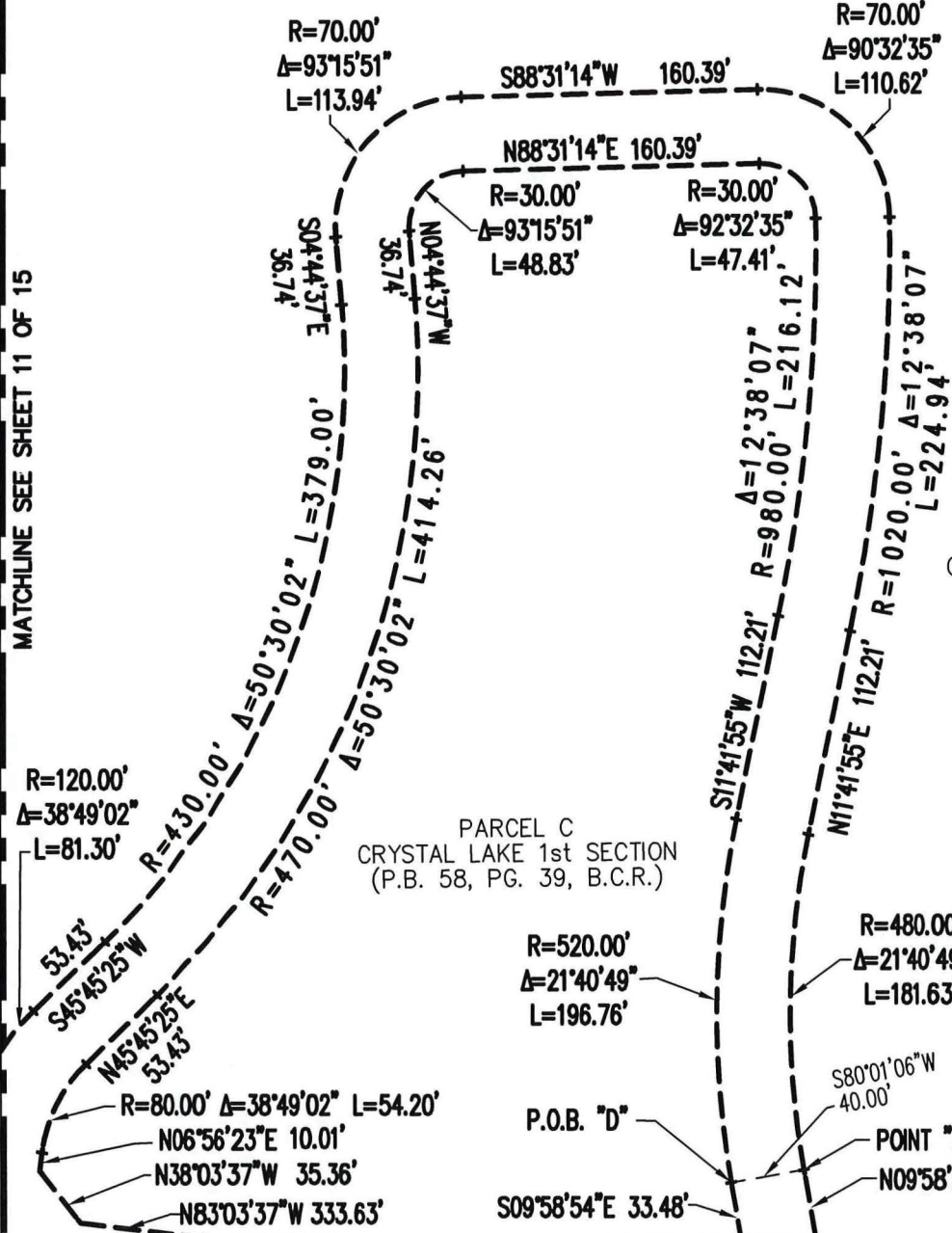
PARCEL C
CRYSTAL LAKE 1st SECTION
(P.B. 58, PG. 39, B.C.R.)

PARCEL C
CRYSTAL LAKE 1st SECTION
(P.B. 58, PG. 39, B.C.R.)

PARCEL C
CRYSTAL LAKE 1st SECTION
(P.B. 58, PG. 39, B.C.R.)

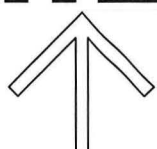
MATCHLINE SEE SHEET 11 OF 15

MATCHLINE SEE SHEET 7 OF 15

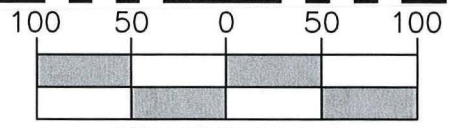


LEGEND

- ☉ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



NORTH



GRAPHIC SCALE
(IN FEET)

SHEET 8 OF 15

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 REGISTERED LAND SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
UTILITY EASEMENT OVER ROADWAY
SKETCH OF DESCRIPTION**

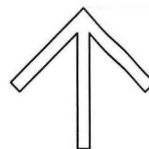
PARCEL C
CRYSTAL LAKE 1st SECTION
(P.B. 58, PG. 39, B.C.R.)

PARCEL C
CRYSTAL LAKE 1st SECTION
(P.B. 58, PG. 39, B.C.R.)

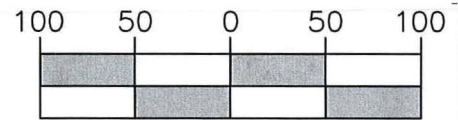
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CRYSTAL LAKE 1st SECTION
(P.B. 58, PG. 39, B.C.R.)

LEGEND

- ☉ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



NORTH



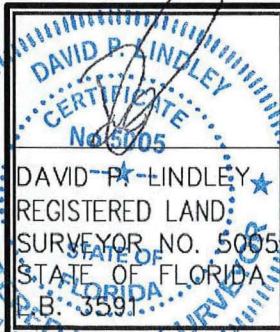
GRAPHIC SCALE
(IN FEET)

SHEET 9 OF 15



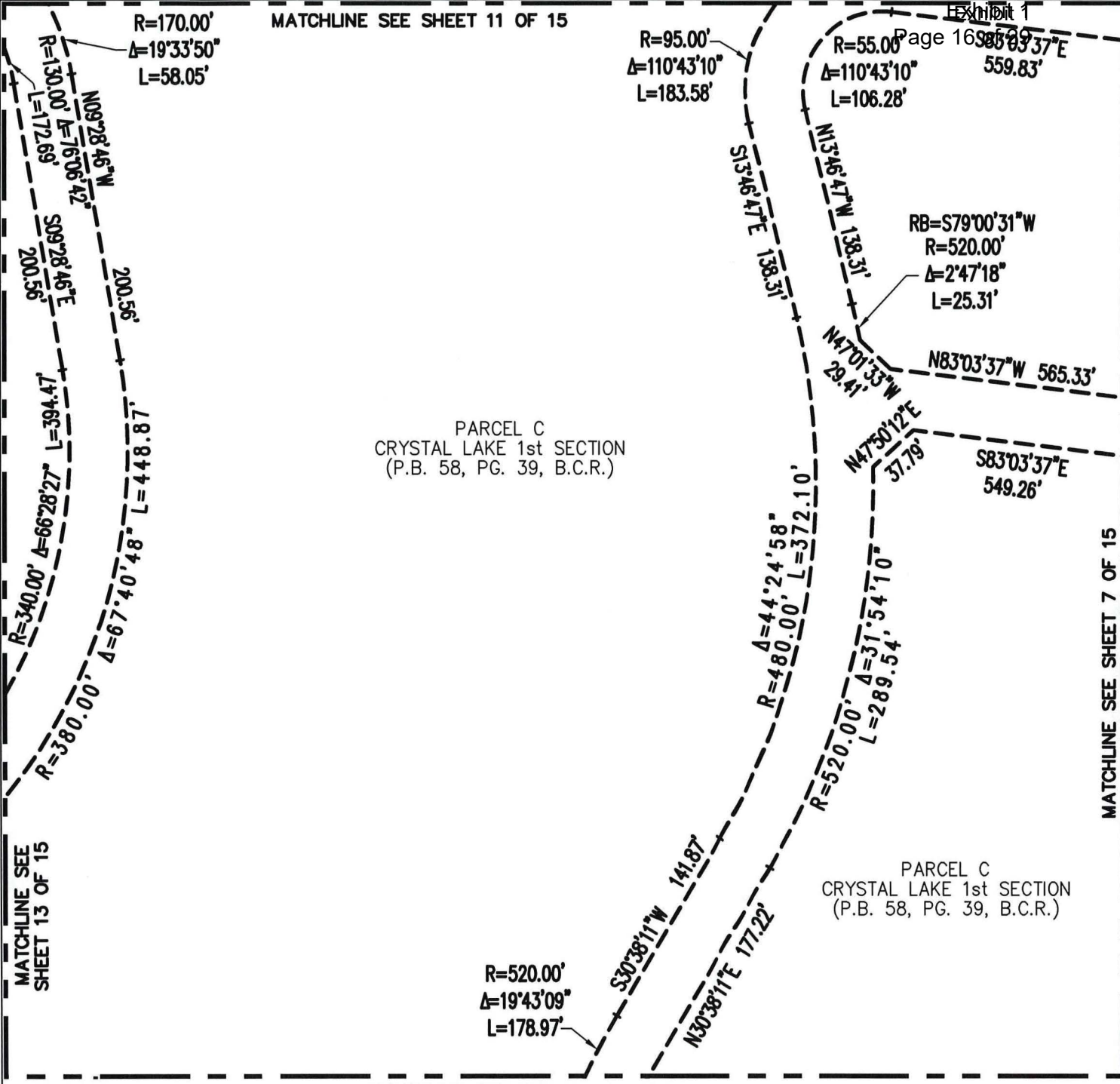
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



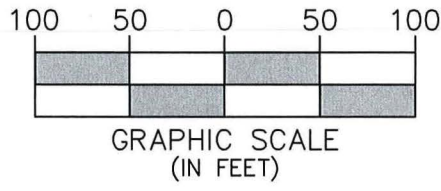
| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

CRYSTAL LAKE
UTILITY EASEMENT OVER ROADWAY
SKETCH OF DESCRIPTION



LEGEND

- | | |
|----------------------------------|--------------------------------|
| ☉ - CENTERLINE | P.B. - PLAT BOOK |
| B.C.R. - BROWARD COUNTY RECORDS | PG. - PAGE |
| L - LENGTH | P.O.B. - POINT OF BEGINNING |
| R - RADIUS | P.O.C. - POINT OF COMMENCEMENT |
| Δ - DELTA (CENTRAL) ANGLE | P.O.T. - POINT OF TERMINUS |
| RB - RADIAL BEARING | U.E. - UTILITY EASEMENT |

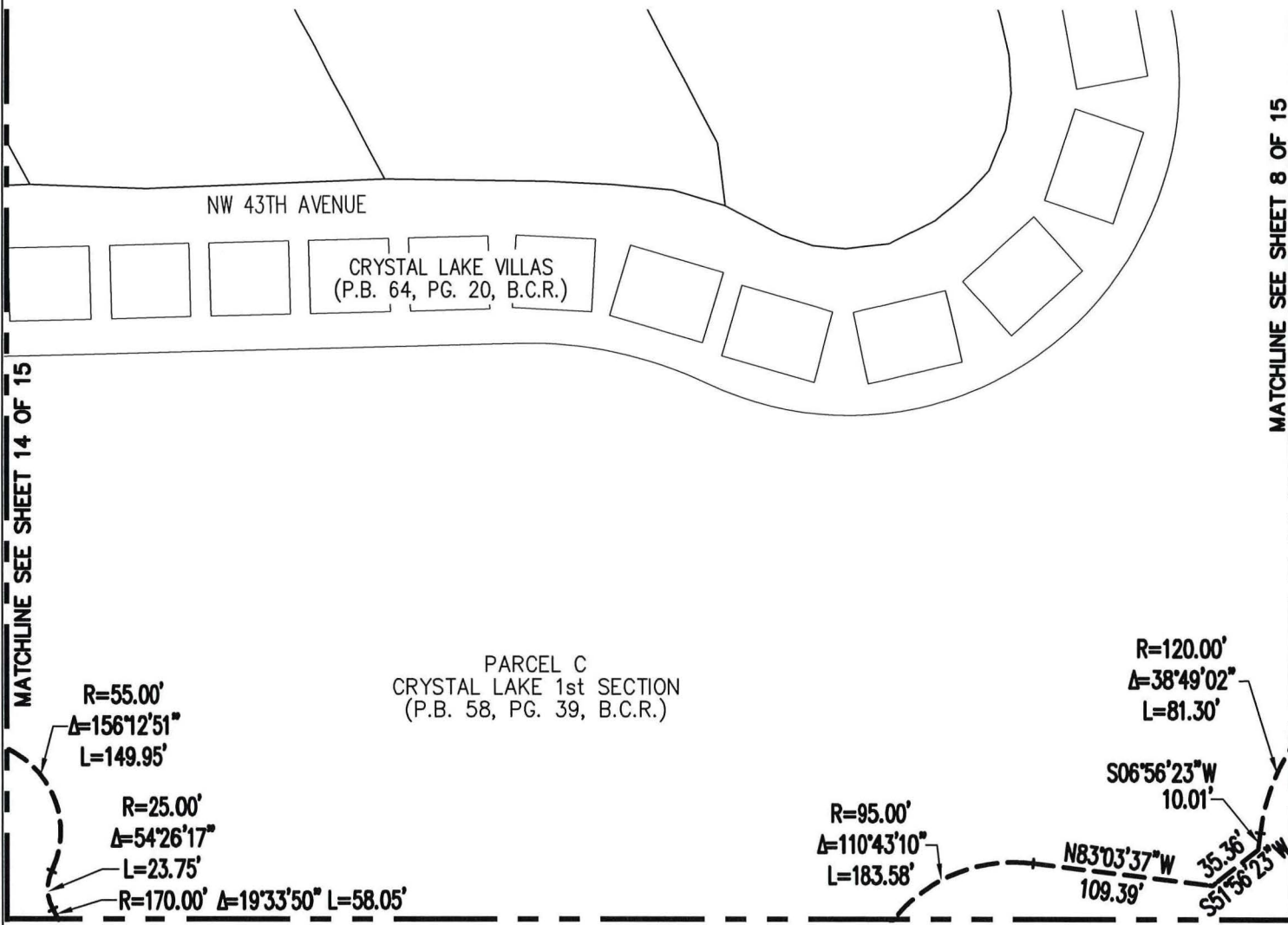


CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 REGISTERED LAND SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3594

| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| P.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

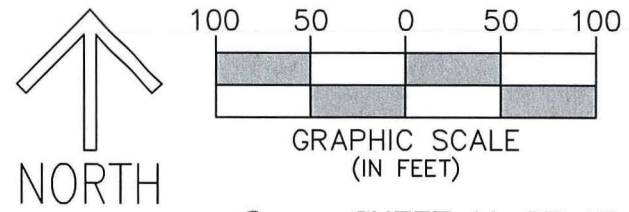
**CRYSTAL LAKE
 UTILITY EASEMENT OVER ROADWAY
 SKETCH OF DESCRIPTION**



MATCHLINE SEE SHEET 14 OF 15 (left side)
 MATCHLINE SEE SHEET 10 OF 15 (bottom center)
 MATCHLINE SEE SHEET 8 OF 15 (right side)

LEGEND

- ⊙ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



SHEET 11 OF 15

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 CERTIFICATE
 No 5005
 DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
 UTILITY EASEMENT OVER ROADWAY
 SKETCH OF DESCRIPTION**

PARCEL C
CRYSTAL LAKE 1st
SECTION
(P.B. 58, PG. 39, B.C.R.)

CRYSTAL LAKE DRIVE

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

CRYSTAL LAKE BLOCK 4 SECTION
(P.B. 59, PG. 5, B.C.R.)

S18°25'28"E

N18°25'28"W

399.19'

383.21'

RB=N38°03'46"E
R=455.00' L=266.13'
E=33°30'46"

R=495.00'
Δ=17°00'18"
L=146.91'

R=16.34'
Δ=20°19'30"
L=5.80'

R=73.66'
Δ=71°19'20"
L=91.69'

R=170.00'
Δ=27°01'36"
L=80.19'

RB=N17°07'14"E
R=150.00'
Δ=19°30'34"
L=51.08'

R=155.00'
Δ=4°15'37"
L=11.52'

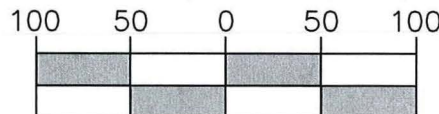
N21°28'21"E 116.39'

S06°32'06"W 33.43'
S48°29'51"W 21.25'

MATCHLINE SEE SHEET 9 OF 15

LEGEND

- ⊙ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



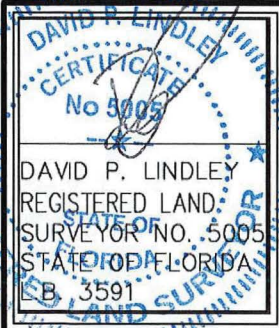
GRAPHIC SCALE
(IN FEET)

SHEET 12 OF 15



CAULFIELD & WHEELER, INC.

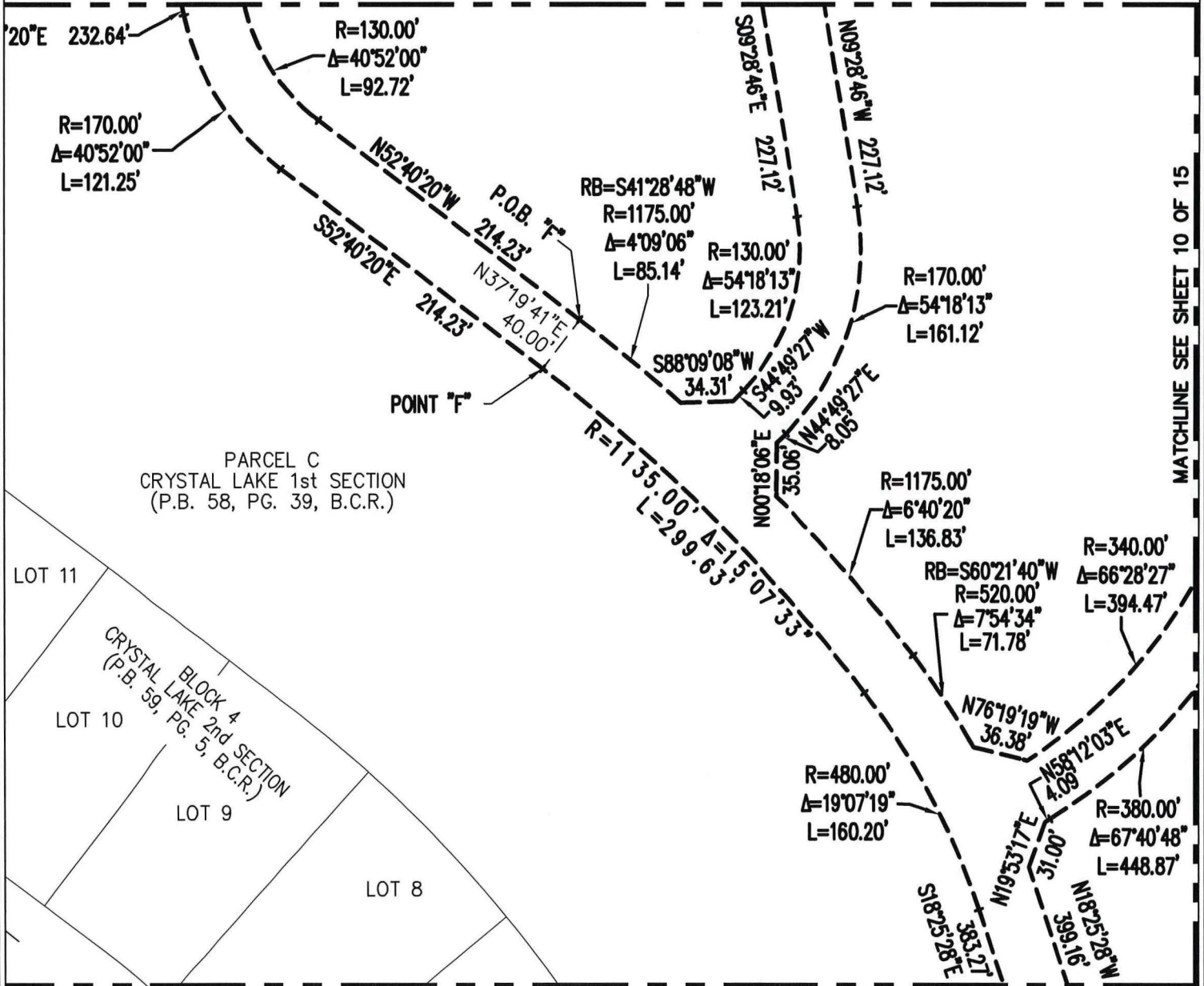
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

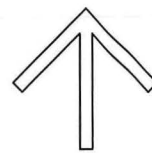
CRYSTAL LAKE
UTILITY EASEMENT OVER ROADWAY
SKETCH OF DESCRIPTION

MATCHLINE SEE SHEET 14 OF 15

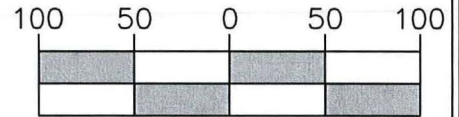


LEGEND

- ⊙ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



NORTH



GRAPHIC SCALE
(IN FEET)

SHEET 13 OF 15

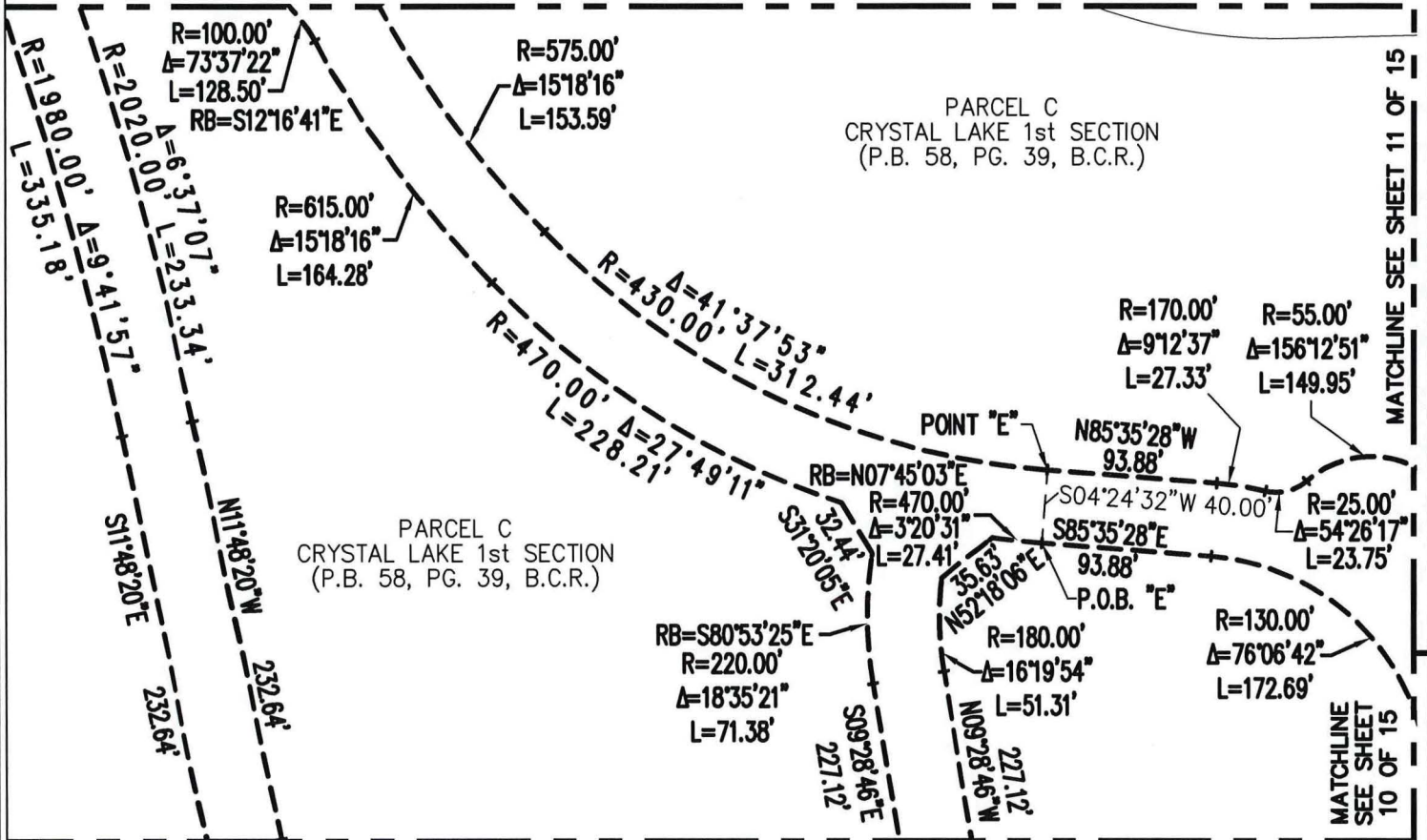
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 CERTIFICATE
 No 5005
 DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 B. 3591

| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
 UTILITY EASEMENT OVER ROADWAY
 SKETCH OF DESCRIPTION**

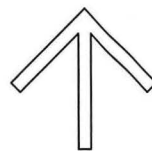
MATCHLINE SEE SHEET 15 OF 15



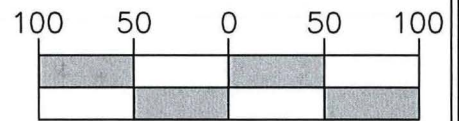
MATCHLINE SEE SHEET 13 OF 15

LEGEND

- ⊙ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



NORTH



GRAPHIC SCALE
 (IN FEET)

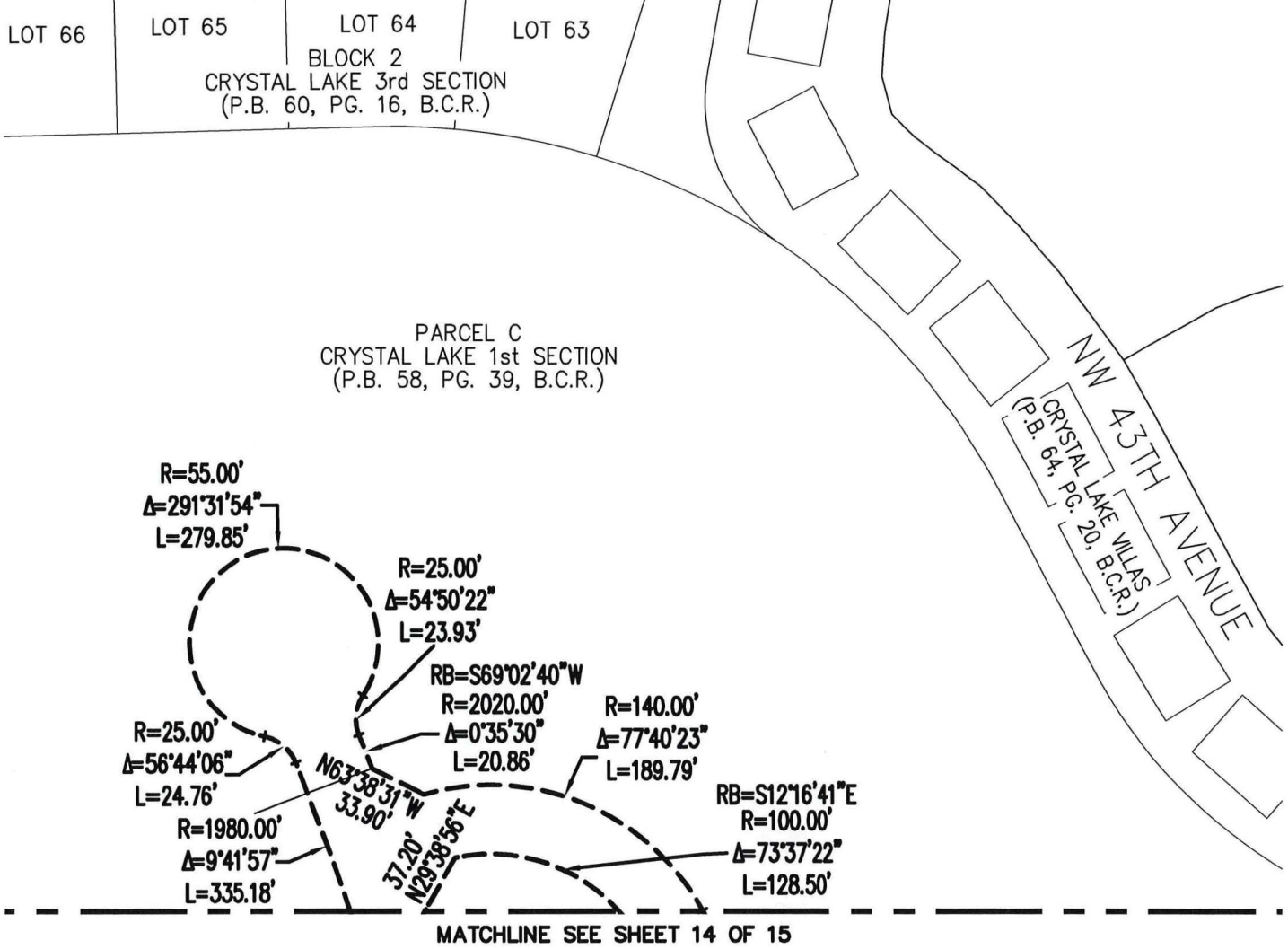
SHEET 14 OF 15

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID A. LINDLEY
 CERTIFICATE
 No. 5005
 DAVID A. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 B. 3589

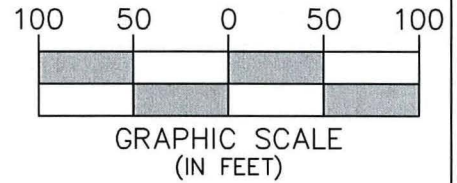
| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
 UTILITY EASEMENT OVER ROADWAY
 SKETCH OF DESCRIPTION**



LEGEND

- ⊙ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- L - LENGTH
- R - RADIUS
- Δ - DELTA (CENTRAL) ANGLE
- RB - RADIAL BEARING
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- U.E. - UTILITY EASEMENT



SHEET 15 OF 15

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 CERTIFICATE
 No. 5005
 DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 B.L. 501

| | |
|-----------|----------|
| DATE | 09/06/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-RUE |

**CRYSTAL LAKE
 UTILITY EASEMENT OVER ROADWAY
 SKETCH OF DESCRIPTION**

DESCRIPTION:

A PORTION OF PARCEL "C", CRYSTAL LAKE 1ST SECTION" AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL "B" OF SAID CRYSTAL LAKE 1ST SECTION; THENCE SOUTH 86°26'17" EAST, A DISTANCE OF 387.54 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°14'20" EAST, A DISTANCE OF 44.12 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 510.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 23°03'12" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°22'15" A DISTANCE OF 30.00 FEET; THENCE SOUTH 21°14'20" WEST, A DISTANCE OF 44.03 FEET; THENCE NORTH 68°47'59" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 15, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA,

CONTAINING A TOTAL OF 1,318 SQUARE FEET OR 0.0303 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF PARCEL "C", CRYSTAL LAKE 1st SECTION AS RECORDED IN PLAT BOOK 58, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING NORTH 00°34'43" WEST.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

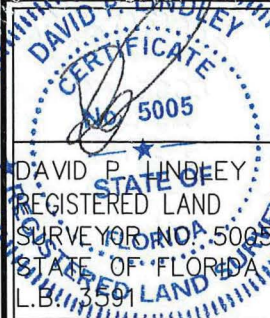
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 2, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING – LAND PLANNING
 LANDSCAPE ARCHITECTURE – SURVEYING
 7900 GLADES ROAD – SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDSEY
 CERTIFICATE
 No. 5005
 STATE OF FLORIDA
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

**CRYSTAL LAKE
 LIFT STATION EASEMENT
 SKETCH OF DESCRIPTION**

| | |
|-----------|----------|
| DATE | 09/02/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 7656-LSE |

PARCEL "C"
CRYSTAL LAKE 1st SECTION
(P.B. 58, PG. 39, B.C.R.)

P.O.C.
NW. CORNER
PARCEL B

S86°26'17"E

387.54'

RB=N23°03'12"E
R=510.00'
Δ=3°22'15"
L=30.00'

N21°14'20"E
44.12'
L.S.E.
30.00'
N68°47'59"W
44.03'

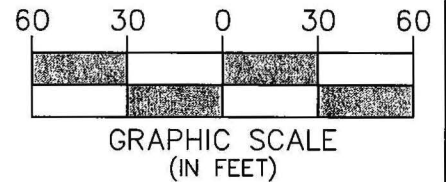
P.O.B.

PARCEL B
"CRYSTAL LAKE 1st SECTION"
(P.B. 58, PG. 39, B.C.R.)

PARCEL "C"
CRYSTAL LAKE 1st SECTION
(P.B. 58, PG. 39, B.C.R.)

LEGEND

- | | |
|---------------------------------|---------------------------|
| B.C.R. - BROWARD COUNTY RECORDS | RB - RADIAL BEARING |
| P.B. - PLAT BOOK | Δ - DELTA (CENTRAL) ANGLE |
| PG. - PAGE | L - LENGTH |
| P.O.B. - POINT OF BEGINNING | R - RADIUS |
| P.O.C. - POINT OF COMMENCEMENT | |
| L.S.E. - LIFT STATION EASEMENT | |



SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**CRYSTAL LAKE
LIFT STATION EASEMENT
SKETCH OF DESCRIPTION**

| | |
|-----------|----------|
| DATE | 09/02/17 |
| DRAWN BY | DLS |
| F.B./ PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 7656-LSE |

2561

OPINION OF TITLE

To: Broward County Board of County Commissioners

With the understanding that this Attorney Opinion is furnished to the Broward County Board of County Commissioners as an inducement for the *acceptance of a Water and Sewer Easement/Lift Station* located on the real property hereafter described, it is hereby certified that I have examined the public records covering the period from the beginning to the 17th day of September, 2019 inclusive, of the following described property; and I recognize that the County is relying on this opinion with regard to the Special Warranty Deed .

Legal Description:

See Exhibit "A" attached hereto and by this reference made a part hereof.

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

Lennar Homes, LLC, a Florida limited liability company

Subject to the following:

Mortgage(s) of Record (*if none, state none*): NONE

Encumbrances of Record:


1. Matters set forth on the plat of Crystal Lake 1st Section, according to the plat thereof, as recorded in Plat Book 58, Page 39, of the Public Records of Broward County, Florida.
2. Agreement, by and between, Broward County, and Crystal Lake Development Corporation, recorded March 16, 1964, in Official Records Book 2771, Page 376, of the Public Records of Broward County, Florida.
3. Easement in favor of Florida Power & Light Company, recorded September 16, 1981, in Official Records Book 9797, Page 101; First Amendment recorded November 5, 2013, in Official Records Book 50311, Page 1436, all of the Public Records of Broward County, Florida.
4. Owners Agreement, by and between, Broward County, Florida, and Southeast Bank, recorded January 14, 1982, in Official Records Book 9981,

15. Declaration of Easement by Lennar Homes, LLC, recorded September 10, 2019, in Official Records Instrument # 116040948, of the Public Records of Broward County, Florida.
16. Declaration of Easement by Lennar Homes, LLC, recorded September 10, 2019, in Official Records Instrument # 116040949, of the Public Records of Broward County, Florida.

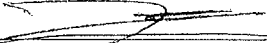
[SIGNATURE ON FOLLOWING PAGE]

[THE REST OF THIS PAGE IS BLANK]

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this  day of September, 2019.

GREENSPOON MARDER LLP


By Mark J. Lynn, Esq., for the firm
Florida Bar No. 0085741

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 15, Block 2, Crystal Lake 1st Section, according to the plat thereof, as recorded in Plat Book 58, Page 39, Public Records of Broward County, Florida.

AND

Parcels B and C, Crystal Lake 1st Section, according to the plat thereof, as recorded in Plat Book 58, Page 39, Public Records of Broward County, Florida.

LESS AND EXCEPT THE FOLLOWING FIVE PARCELS:

Parcel 1:

A portion of Parcel B, Crystal Lake 1st Section, according to the plat thereof, as recorded in Plat Book 58, Page 39, Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the most Northerly corner of said Parcel B, said point being a point on the arc of circular curve to the Left whose radius point bears North 53°16'00" East; thence Southerly and Easterly along the Northeasterly boundary of said Parcel B and the arc of said curve having a radius of 150.00 feet, an arc distance of 90.37 feet; thence South 53°16'00" West, a distance of 124.00 feet to a point on the arc of a circular curve to the Left whose radius point bears South 47°50'04" West from the last described point; thence Northerly and Westerly along the Southwesterly boundary of said Parcel B and the arc of said curve having a radius of 1030.00 feet, an arc distance of 85.82 feet; thence North 53°16'00" East along the Northwesterly boundary of said Parcel B, a distance of 109.32 feet to the Point of Beginning.

Parcel 2:

A portion of Parcel C, Crystal Lake 1st Section, according to the plat thereof, as recorded in Plat Book 58, Page 39, Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the most Northerly corner of Parcel B of said plat of Crystal Lake 1st Section, said point being a point on the arc of a circular curve to the left, whose radius point bears North 53°16'00" East; thence Southerly and Easterly along the Southwesterly boundary of said Parcel C, and the arc of said curve having a radius of 150.00 feet, an arc distance of 94.63 feet; thence North 21°28'21" East, a distance of 133.04 feet; thence North 68°31'39" West, a distance of 90.00 feet, thence North 84°10'37" West, a distance of 62.39 feet; thence South 21°28'21" West a distance of 34.74 feet, thence South 18°33'50" East, along the Southwesterly boundary of said Parcel C, a distance of 37.07 feet to the point of curvature of a circular curve to the left; thence Southerly and Easterly along the Southwesterly boundary of said Parcel C, and the arc of said curve having a radius of 150.00 feet, an arc distance of 47.57 feet to the Point of Beginning.

Parcel 3:

A portion of Parcel C, Crystal Lake 1st Section, according to the plat thereof, as recorded in Plat Book 58, Page 39, Public Records of Broward County, Florida, bounded as follows:

On the North by the South boundary of Lots 42 and 43, Block 2, Crystal Lake 3rd Section, according to the plat thereof, as recorded in Plat Book 60, Page 16, Public Records of Broward County, Florida; on the West by the Southerly projection of a line 33.33 feet West of, measured at Right angles, and parallel to the East boundary of said Lot 43; on the South by a line 10 feet South of, as measured at Right angles and parallel to said South boundaries of Lots 42 and 43; on the East by the Southerly projection of a line 33.33 feet East of, as measured at Right angles and parallel to the West boundary of said Lot 42.

Page 153, of the Public Records of Broward County, Florida.

5. Easement in favor of Florida Power & Light Company, recorded December 7, 2010, in Official Records Book 47565, Page 1992, of the Public Records of Broward County, Florida.
6. Easement, by and between, Cabot Golf CL-PP32 LLC, and Broward County, recorded April 6, 2011, in Official Records Book 47830, Page 1668, of the Public Records of Broward County, Florida.
7. Ordinance No. 2017-26 recorded August 25, 2017, in Official Records Instrument # 114583116, of the Public Records of Broward County, Florida.
8. Declaration of Restrictive Covenants recorded October 12, 2017, in Official Records Instrument # 114657769, of the Public Records of Broward County, Florida.
9. Drainage and Access Easement Agreement, by and between, Lennar Homes, LLC, and Crystal Lake Villas Association, Inc., recorded October 1, 2018, in Official Records Instrument # 115356218, of the Public Records of Broward County, Florida.
10. Development Agreement, by and between, City of Deerfield Beach, Florida, and Lennar Homes, LLC, recorded October 16, 2018, in Official Records Instrument # 115388913, of the Public Records of Broward County, Florida.
11. Traffic Signalization Agreement, by and between, City of Deerfield Beach, Florida, and Lennar Homes, LLC, recorded October 16, 2018, in Official Records Instrument # 115388914, of the Public Records of Broward County, Florida.
12. Warranty Deed by Lennar Homes, LLC, in favor of Broward County, dated March 26, 2019, recorded August 21, 2019, in Official Records Instrument # 116005968, and as ratified by that certain Resolution recorded in Official Records Instrument # 116005967, of the Public Records of Broward County, Florida.
13. Declaration of Restrictive Covenant by and between Lennar Homes, LLC, and Broward County, recorded August 21, 2019, in Official Records Instrument # 116007190, of the Public Records of Broward County, Florida.
14. Declaration of Restrictive Covenant by and between Lennar Homes, LLC, and Broward County, recorded August 21, 2019, in Official Records Instrument # 116007191, of the Public Records of Broward County, Florida.

Parcel 4:

A portion of Parcel C, Crystal Lake 1st Section, according to the plat thereof, as recorded in Plat Book 58, Page 39, Public Records of Broward County, Florida, bounded as follows: On the North by the South boundary of Lot 43, Block 2, Crystal Lake 3rd Section, according to the plat thereof, as recorded in Plat Book 60, Page 16, Public Records of Broward County, Florida; on the West by the Southerly projection of the West boundary of said Lot 43; on the South by a line 10 feet South of, as measured at right angles and parallel to said South boundary of Lot 43; and on the East by the Southerly projection of a line 33.33 feet West as measured at Right angles and parallel to the East boundary of said Lot 43.

Parcel 5:

A portion of Parcels B and C, Crystal Lake 1st Section, according to the plat thereof, as recorded in Plat Book 58, Page 39, Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Parcel B; thence South $01^{\circ}24'36''$ East, along the East line of said Parcel B, a distance of 178.10 feet to a point on the South line of said parcel, also being the North right of way line of Crystal Lake Drive; thence South $88^{\circ}35'24''$ West along the South line of said Parcel B and North right of way line of Crystal Lake Drive, a distance of 352.06 feet to the beginning of a curve concave Northeasterly; thence Northwesterly along the South line of said Parcel B and North right of way line of Crystal Lake Drive, and the arc of said curve having a radius of 340.00 feet, a central angle of $55^{\circ}31'47''$ and an arc length of 329.52 feet to a point of tangency; thence North $35^{\circ}52'50''$ West along the South line of said Parcel B and North right of way line of Crystal Lake Drive, a distance of 100.00 feet to the Beginning of a curve concave Southwesterly; thence Northwesterly along the South line of said Parcel B and North right of way line of Crystal Lake Drive, and the arc of said curve, having a radius of 1030.00 feet, a central angle of $03^{\circ}30'10''$ and an arc length of 62.97 feet to a point of non-tangency; thence North $53^{\circ}16'00''$ East, a distance of 161.82 feet; thence North $21^{\circ}28'21''$ East, a distance of 100.00 feet; thence South $68^{\circ}31'39''$ East, a distance of 310.00 feet; thence North $66^{\circ}28'21''$ East, a distance of 100.00 feet; thence South $23^{\circ}31'39''$ East, a distance of 163.35 feet to the beginning of a curve concave Northeasterly; thence Southeasterly along the arc of said curve having a radius of 75.00 feet, a central angle of $62^{\circ}45'00''$ and an arc length of 82.14 feet to a point of a reverse curve concave Southerly; thence Easterly along the arc of said curve having a radius of 480.00 feet, a central angle of $06^{\circ}21'51''$ and an arc length of 53.32 feet to the Point of Beginning.