

PROPOSED

RESOLUTION NO. 2022-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ACCEPTING A SIDEWALK EASEMENT AND WARRANTY DEED ON, OVER, ACROSS, AND THROUGH PORTIONS OF REAL PROPERTY OWNED BY CHIEF REAL ESTATE LLC; A FLORIDA LIMITED LIABILITY COMPANY AND LOCATED IN FORT LAUDERDALE, FLORIDA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, CHIEF REAL ESTATE LLC, a Florida limited liability company, is the owner of certain real property located in Fort Lauderdale, Florida (“Easement Property”), which Easement Property is more particularly described in the legal description and sketch made subject to the Sidewalk Easement attached hereto and made a part hereof as Attachment 1 (“Sidewalk Easement”);

WHEREAS, CHIEF REAL ESTATE LLC, a Florida limited liability company, is the owner of certain real property located in Fort Lauderdale, Florida (“Right-of-Way Property”), which Right-of-Way Property is more particularly described in the legal description and sketch of the right-of-way parcel in the Warranty Deed attached hereto and made apart hereof as Attachment 2 (“Warranty Deed”);

WHEREAS, CHIEF REAL ESTATE LLC, is willing to grant the Sidewalk Easement to Broward County, Florida (“County”), in accordance with the terms of the Sidewalk Easement;

1 WHEREAS, CHIEF REAL ESTATE LLC, is willing to grant the Warranty Deed to
2 Broward County, Florida ("County"), in accordance with the terms of the Warranty Deed;
3 and

4
5 WHEREAS the Board of County Commissioners of Broward County, Florida
6 ("Board"), has determined that it serves a public purpose and is in the best interest of the
7 County to accept the Sidewalk Easement and the Warranty Deed, NOW, THEREFORE,

8
9 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
10 BROWARD COUNTY, FLORIDA:

11
12 Section 1. The recitals set forth in the preamble to this Resolution are true,
13 accurate, and incorporated by reference herein as though set forth in full hereunder.

14
15 Section 2. The Board hereby accepts the Sidewalk Easement attached as
16 Attachment 1 and the Warranty Deed attached as Attachment 2.

17
18 Section 3. The Sidewalk Easement and Warranty Deed shall be properly
19 recorded in the Official Records of Broward County, Florida.

20
21 Section 4. Severability.

22 If any portion of this Resolution is determined by any court to be invalid, the invalid
23 portion will be stricken, and such striking will not affect the validity of the remainder of this
24 Resolution. If any court determines that this Resolution, in whole or in part, cannot be

1 legally applied to any individual, group, entity, property, or circumstance, such
2 determination will not affect the applicability of this Resolution to any other individual,
3 group, entity, property, or circumstance.
4

5 Section 5. Effective Date.

6 This Resolution is effective upon adoption.
7

8 ADOPTED this _____ day of _____, 2022. **PROPOSED**
9

10 Approved as to form and legal sufficiency:
11 Andrew J. Meyers, County Attorney

12 By: /s/ Reno V. Pierre 11/23/2021
13 Reno V. Pierre (date)
Assistant County Attorney

14 By: /s/ Annika E. Ashton 11/23/2021
15 Annika E. Ashton (date)
Deputy County Attorney
16
17
18
19
20
21

22 RVP/jws
11/23/2021
23 Sidewalk Easement/Warranty Deed Chief Real Estate
24

Return to:
Highway Construction and
Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

Attachment 1

This Instrument prepared by:

Carson K. Kuchel
224 SE 9th St
Fort Lauderdale, FL 33316
Folio #: 504210730510

SIDEWALK EASEMENT (Corporate)

THIS INDENTURE, made this 12 day of September, A.D., 2021,
by Chief Real Estate LLC, Florida Liability Company,
a corporation existing under the laws of Florida, and having its principal place of business
at 224 SE 9th St Fort Lauderdale, FL 33316,
first party, to BROWARD COUNTY, a political subdivision of the State of FLORIDA, whose Post
Office Address is Broward County Governmental Center, 115 South Andrews Avenue, Fort
Lauderdale, Florida 33301.

(Wherever used herein, the terms, "first party" and "second party" 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).

WITNESSETH

WHEREAS, the first party is the owner of property situate, lying and being in Broward County, Florida, and described as follows:

See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.

and,

WHEREAS, the party of the second part desires an easement for public sidewalk and/or other appropriate purposes incidental thereto, on, over, and across said property;

and,

WHEREAS, the party of the first part is/are willing to grant such an easement,

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, the party of the first part does hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for above stated purposes and does hereby grant a perpetual easement on, over and across the above described property for said purposes.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, on the respective date written under its signature below.

Signed, sealed and delivered in the presence of:

Chief Real Estate LLC
Corporation Name

Jerry Scott Horn
Witness (Signature)

By: Carson Kutuchief

JERRY SCOTT HORN
Print Name

Carson Kutuchief, Manager
Print Name

David Zeller
Witness (Signature)

Attest: _____

David Zeller
Print Name

Print Name

(CORPORATE SEAL)

12 day of September, 2021

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 12th day of September, 2021, by Carson Kutuchief who is personally known to me or has produced FL Drivers license as identification, as Manager of Chief Real Estate LLC, a Florida limited liability company corporation, on behalf of the corporation.

(SEAL)

Catherine A. Donn
(Signature of person taking acknowledgment)

Catherine A. Donn
(Name of officer taking acknowledgment)

Typed, printed or stamped

8/29/2022
(Commission Expiration Date)



CATHERINE A. DONN
Commission # GG 213413
Expires August 29, 2022
Banded Thru Budget Notary Services

EXHIBIT A

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 7 AND 8, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND WITHIN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST NORTHEAST CORNER OF LOT 7, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.01°40'40"E., ALONG THE WEST RIGHT-OF-WAY LINE OF S.E. 3RD AVENUE AND EAST LINE OF SAID BLOCK 4, AS SHOWN ON SAID PLAT, A DISTANCE OF 4.97 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.01°40'40"E., A DISTANCE OF 19.15 FEET TO THE NORTHERLY CORNER OF ADDITIONAL RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 2166, PAGE 221, OF SAID PUBLIC RECORDS, AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1079.98 FEET, AND A RADIAL BEARING OF N.86°10'11"W. AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'47", A DISTANCE OF 40.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1159.98 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°25'30", A DISTANCE OF 69.34 FEET TO A NON-TANGENT INTERSECTION; THENCE S.37°54'43"W., A DISTANCE OF 4.18 FEET; THENCE N.05°09'47"W., A DISTANCE OF 23.44 FEET; THENCE N.02°50'53"E., A DISTANCE OF 52.43 FEET; THENCE N.02°50'48"E., A DISTANCE OF 29.69 FEET; THENCE N.02°51'01"E., A DISTANCE OF 17.83 FEET; THENCE N.02°50'41"E., A DISTANCE OF 15.38 FEET; THENCE S.46°30'40"E., A DISTANCE OF 9.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 916.00 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.



SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE REFERENCED PLAT. THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAY OF RECORD BY GEOPOINT SURVEYING, INC.
3. BEARINGS ARE BASED ON THE CENTERLINE OF S.E. 9TH STREET, HAVING A BEARING OF N.88°39'20"E. PER PLAT BOOK 15, PAGE 44, BROWARD COUNTY RECORDS.
4. ALL DOCUMENTS REFERENCED HEREIN ARE FOUND OR REFERENCED THEMSELVES TO THE PUBLIC RECORDS OF BROWARD COUNTY PUBLIC RECORDS.
5. NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

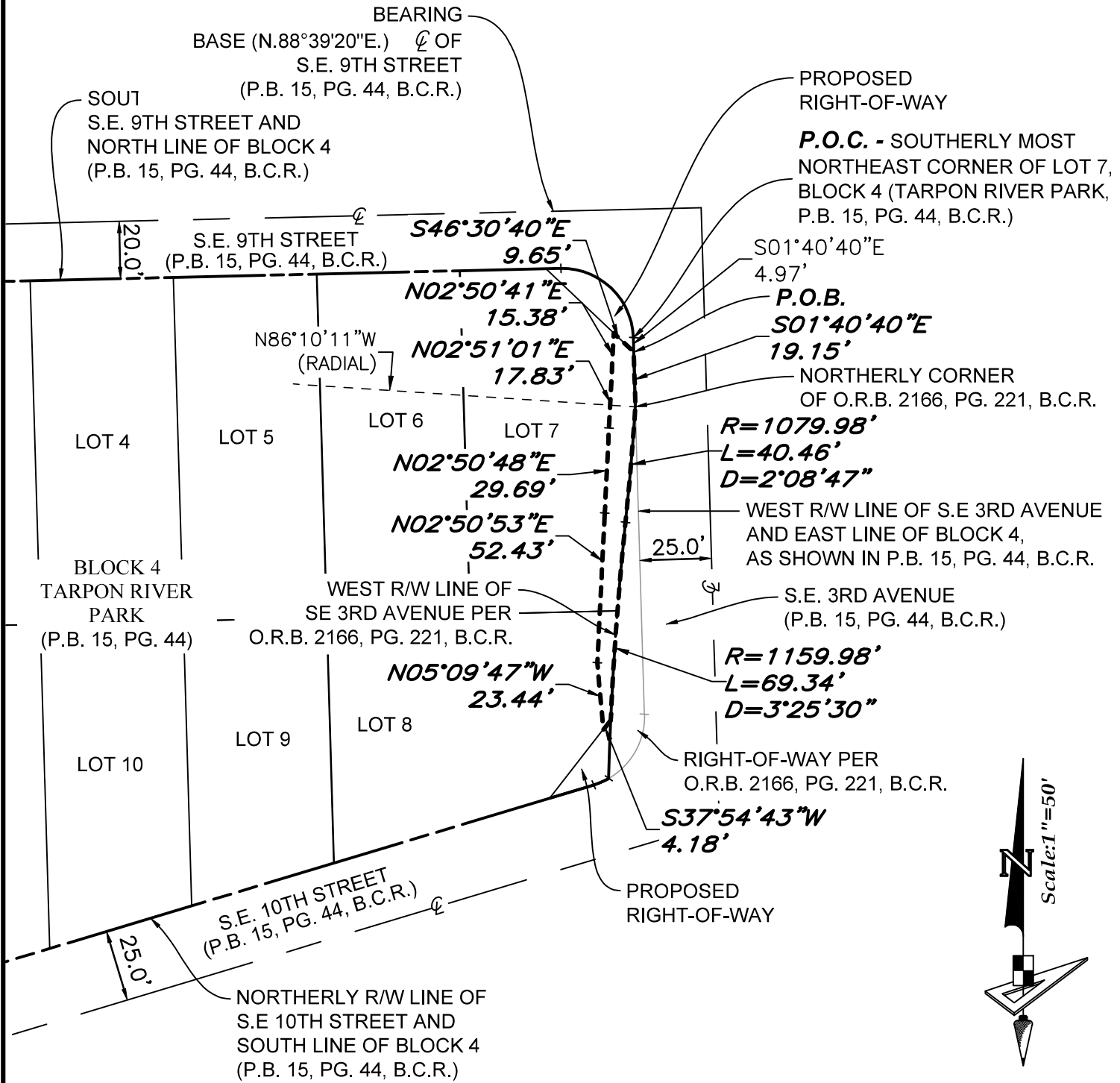
- P.O.C. -- POINT OF COMMENCEMENT R/W -- RIGHT-OF-WAY
 P.O.B. -- POINT OF BEGINNING CL -- CENTER LINE ROAD
 P.B. -- PLAT BOOK R -- RADIUS
 PG./PG(s) -- PAGE(S) L -- ARC LENGTH
 O.R.B. -- OFFICIAL RECORDS BOOK D -- DELTA (CENTRAL ANGLE)
 B.C.R. -- BROWARD COUNTY RECORDS

**SIDEWALK EASEMENT
SKETCH AND DESCRIPTION**

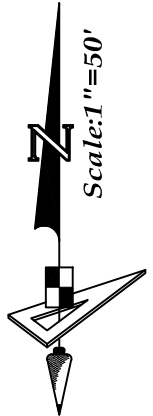
REVISIONS				Prepared For: FLYNN ENGINEERING	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	5-27-21	Address County Comments	SWM	SURVEYOR'S CERTIFICATE This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
2	6/10/21	Address County Comments	GAR		
3	9/8/21	Address County Comments	SAB		
4	10/11/21	ORB 2166	GAR		
Sheet No. 01 of 02 Sheets				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Drawn: SWM Date: 05/05/21 Data File: ~~~~~ Check: GAR P.C.: N/A Field Book: ~~/~ Section: 10 Twn. 50S Rng. 42E Job #: SoFLO_SW Ease	

DWG NAME: W:\SO FLO PHYSICAL THERAPY & SPORT REHAB\SURVEY\SO FLO-SW EASE.DWG PLOTTED BY: GARY RAGER ON: 10/11/2021 2:51 PM LAST SAVED BY: SBAHR ON: 9/8/2021 4:24 PM

EXHIBIT A



**SIDEWALK EASEMENT
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.
1	5-27-21	Address County Comments	SWM
2	6/10/21	Address County Comments	GAR
3	9/8/21	Address County Comments	SAB

Prepared For: FLYNN ENGINEERING
 Last Date of Field Survey: N/A



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM	Date: 05/05/21	Data File: ~~~~~
Check: GAR	P.C.: N/A	Field Book: ~~/~
Section: 10 Twn. 50S Rng. 42E		Job #: SoFLO_SW Ease

DWG NAME: W:\SOFLO PHYSICAL THERAPY & SPORT REHAB\SURVEY\SO FLO-SW EASE.DWG PLOTTED BY: GARY RAGER ON: 10/11/2021 2:51 PM LAST SAVED BY: SBAHR ON: 9/8/2021 4:24 PM

Return to:
Catherine A. Donn
Highway Construction & Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This instrument was prepared by:

Name: *Carson Kutuchief*
Address: *224 SE 9 St*
Fort Lauderdale, FL 33316

All R/W: 04 Exempt
Road: SE 3rd Avenue
Parcel Folio I.D.# 504210730510

Attachment 2

WARRANTY DEED (CORPORATE)

THIS INDENTURE, made this 12 day of September, 2021, between Chief Real Estate LLC whose Post Office address is 224 SE 9th St Fort Lauderdale, FL 33316 hereinafter called "SELLER", and **Broward County**, a body corporate and political subdivision of the State of Florida, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "BUYER". (Wherever used herein the terms "SELLER" and "BUYER" shall indicate both singular and plural, as the context requires).

WITNESSETH: That SELLER, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto BUYER, its successors and assigns forever, all that certain land situate in Broward County, Florida, described as follows, to-wit:

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND SELLER hereby covenants with BUYER that SELLER is lawfully seized of said property in fee simple, that SELLER has good right and lawful authority to sell and convey said property, and SELLER hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, SELLER has hereunto set its hand and seal the date first above written.

Signed, sealed, and delivered in the presence of:

ATTEST:

Jerry Scott Horn
Witness 1 Signature

JERRY SCOTT HORN
Witness 1 Printed Name

David Zeller
Witness 2 Signature

David Zeller
Witness 2 Printed Name

Chief Real Estate LLC
Corporation Name

By: Carson Kutuchief
~~President/Vice-President~~ Signature
manager

Carson Kutuchief
Printed Name

this 12 day of September, 2021

CORPORATE SEAL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, and officer duly authorized in the State and County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, by Carson Kutuchief, as Manager of Chief Real Estate LLC, a limited liability company corporation, on behalf of the corporation. He/she is [] personally known to me or [] who has produced FL Dr. Lic. as identification.

(SEAL)



CATHERINE A DONN
Commission # GG 213413
Expires August 29, 2022
Bonded Thru Budget Notary Services

Catherine A. Donn

Notary Public

Catherine A. Donn

(Typed, printed, or stamped name of Notary)

EXHIBIT A

DESCRIPTION:

A PARCEL OF LAND LYING IN LOT 7, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND WITHIN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY MOST NORTHEAST CORNER OF LOT 7, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.01°40'40"E., ALONG THE WEST RIGHT-OF-WAY LINE OF S.E. 3RD AVENUE AND THE EAST LINE OF SAID BLOCK 4, AS SHOWN ON SAID PLAT, A DISTANCE OF 4.97 FEET; THENCE N.46°30'40"W., A DISTANCE OF 42.30 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF S.E. 9TH STREET AND NORTH LINE OF SAID BLOCK 4; THENCE N.88°39'20"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE AND NORTH LINE OF BLOCK 4, A DISTANCE 4.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF SAID BLOCK 4, THROUGH A CENTRAL ANGLE OF 89°40'00", A DISTANCE OF 39.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 312.00 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

1. THIS IS NOT A SURVEY.

2. THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE REFERENCED PLAT. THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAY OF RECORD BY GEOPOINT SURVEYING, INC.

3. BEARINGS ARE BASED ON THE CENTERLINE OF S.E. 9TH STREET, HAVING A BEARING OF N.88°39'20"E. PER PLAT BOOK 15, PAGE 44, BROWARD COUNTY RECORDS.

4. ALL DOCUMENTS REFERENCED HEREIN ARE FOUND OR REFERENCED THEMSELVES TO THE PUBLIC RECORDS OF BROWARD COUNTY PUBLIC RECORDS.

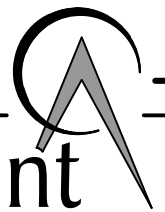
5. NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

- P.O.C. -- POINT OF COMMENCEMENT R/W -- RIGHT-OF-WAY
- P.O.B. -- POINT OF BEGINNING CL -- CENTER LINE ROAD
- P.B. -- PLAT BOOK R -- RADIUS
- PG./PG(s) -- PAGE(S) L -- ARC LENGTH
- O.R.B. -- OFFICIAL RECORDS BOOK D -- DELTA (CENTRAL ANGLE)
- B.C.R. -- BROWARD COUNTY RECORDS

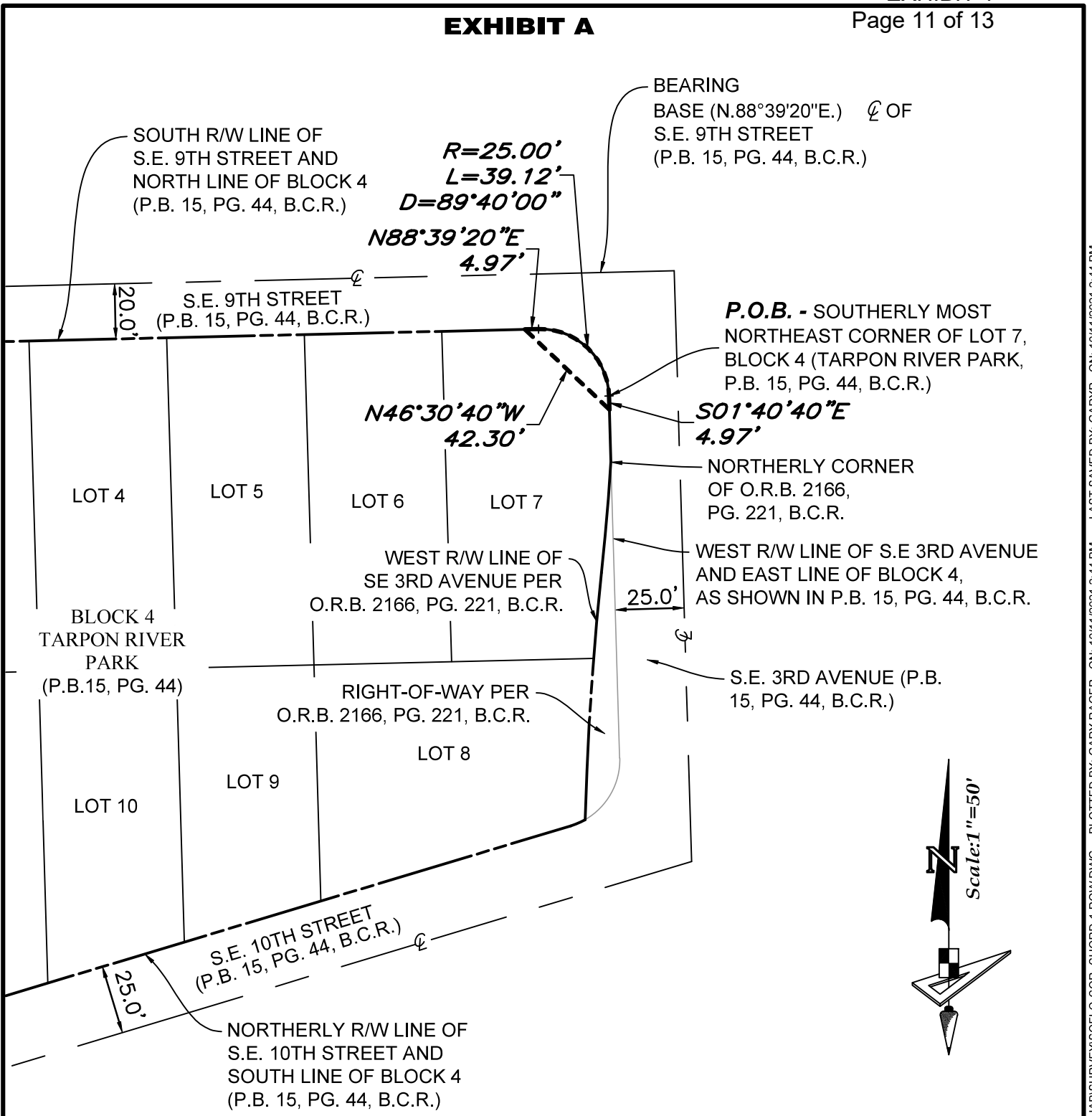
**CORNER CHORD RIGHT-OF-WAY (N)
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: FLYNN ENGINEERING										
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A										
1	5-27-21	Address County Comments	SWM	<p>SURVEYOR'S CERTIFICATE</p> <p>This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p> <p>Gary Rager <small>DIC: c-15, s-1 Florida, In-Tampa, on-GeoPoint Surveying, Inc., ou-Professional Surveyor and Mapper, crs-Gary Rager, email-GaryR@geopointsurvey.com Date: 2021.10.11 14:57:42 -0400</small></p> <p>Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</p>										
2	6-10-21	Address County Comments	GAR											
3	09-08-21	Address County Comments	SAB											
4	10-11-21	POB	GAR											
Sheet No. 01 of 02 Sheets				<p>GeoPoint Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: SWM</td> <td>Date: 05/05/21</td> <td>Data File: ~~~~</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: N/A</td> <td>Field Book: ~~~~</td> </tr> <tr> <td>Section: 10 Twn. 50S Rng. 42E</td> <td colspan="2">Job #: SoFLO_CC1R/W</td> </tr> </table>		Drawn: SWM	Date: 05/05/21	Data File: ~~~~	Check: GAR	P.C.: N/A	Field Book: ~~~~	Section: 10 Twn. 50S Rng. 42E	Job #: SoFLO_CC1R/W	
Drawn: SWM	Date: 05/05/21	Data File: ~~~~												
Check: GAR	P.C.: N/A	Field Book: ~~~~												
Section: 10 Twn. 50S Rng. 42E	Job #: SoFLO_CC1R/W													
NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER														




DWG NAME: W:\SO FLO PHYSICAL THERAPY & SPORT REHAB\SURVEYS\SO FLO-COR_CHORD-1 ROW.DWG PLOTTED BY: GARY RAGER ON: 10/11/2021 2:44 PM LAST SAVED BY: GARY RAGER ON: 10/11/2021 2:44 PM

EXHIBIT A



**CORNER CHORD RIGHT-OF-WAY (N)
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: FLYNN ENGINEERING	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	5-27-21	Address County Comments	SWM		
2	6-10-21	Address County Comments	GAR		
3	09-08-21	Address County Comments	SAB		
Sheet No. 02 of 02 Sheets				NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



GeoPoint
Surveying, Inc.

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Phone: (561) 444-2720
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Drawn: SWM	Date: 05/05/21	Data File: ~~~~~
Check: GAR	P.C.: N/A	Field Book: ~~/~
Section: 10 Twn. 50S Rng. 42E	Job #: SoFLO_CC1R/W	

DWG NAME: \\GISOFLO\PHYSICAL THERAPY & SPORT REHAB\SURVEYS\SO\FLO-COR_1 ROW.DWG PLOTTED BY: GARY RAGER ON: 10/11/2021 2:44 PM LAST SAVED BY: GARYR ON: 10/11/2021 2:44 PM

EXHIBIT A

DESCRIPTION:

A PARCEL OF LAND LYING IN LOT 8, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND WITHIN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY MOST SOUTHEAST CORNER OF LOT 8, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.73°16'20"W., ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. 10TH STREET AND SOUTH LINE OF SAID BLOCK 4, AS SHOWN ON SAID PLAT, A DISTANCE OF 15.98 FEET; THENCE N.37°54'43"E., A DISTANCE OF 34.72 FEET TO A POINT ON THE WESTERLY LINE OF THE ADDITIONAL RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 2166, PAGE 221, OF SAID PUBLIC RECORDS, AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1159.98 FEET AND A RADIAL BEARING OF S.87°26'54"E., AT SAID INTERSECTION; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE ADDITIONAL RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°00'49", A DISTANCE OF 20.52 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. 10TH STREET AS SHOWN ON SAID PLAT AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF N.29°58'56"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF S.E. 10TH STREET AND SOUTH LINE OF SAID BLOCK 4, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°15'16", A DISTANCE OF 5.78 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 214.00 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

1. THIS IS NOT A SURVEY.
2. THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE REFERENCED PLAT. THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAY OF RECORD BY GEOPOINT SURVEYING, INC.
3. BEARINGS ARE BASED ON THE CENTERLINE OF S.E. 9TH STREET, HAVING A BEARING OF N.88°39'20"E. PER PLAT BOOK 15, PAGE 44, BROWARD COUNTY RECORDS.
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5. NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

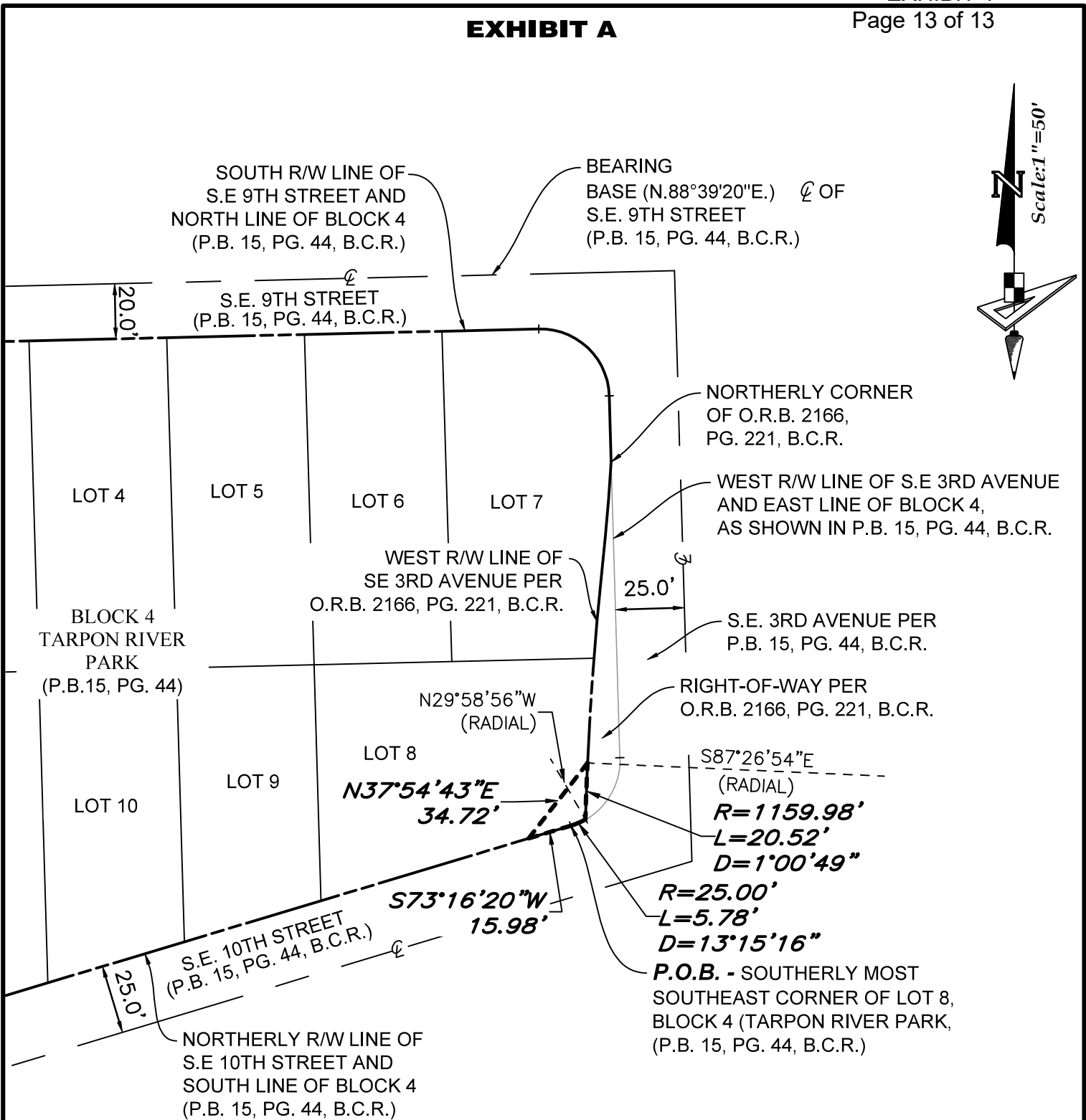
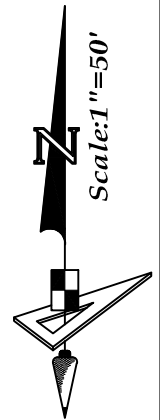
- | | |
|----------------------------------|----------------------------|
| P.O.C. -- POINT OF COMMENCEMENT | R/W -- RIGHT-OF-WAY |
| P.O.B. -- POINT OF BEGINNING | CL -- CENTER LINE ROAD |
| P.B. -- PLAT BOOK | R -- RADIUS |
| PG./PG(s) -- PAGE(S) | L -- ARC LENGTH |
| O.R.B. -- OFFICIAL RECORDS BOOK | D -- DELTA (CENTRAL ANGLE) |
| B.C.R. -- BROWARD COUNTY RECORDS | |

**CORNER CHORD RIGHT-OF-WAY (S)
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: FLYNN ENGINEERING										
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A										
1	5-27-21	Address County Comments	SWM	<p style="text-align: center;">SURVEYOR'S CERTIFICATE</p> <p>This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p> <p style="font-size: 1.2em; font-weight: bold;">Gary Rager</p> <p style="font-size: 0.8em;">Digitally signed by Gary Rager DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=Gary.Rager@geopointsurvey.com, Date: 2021.10.11 14:52:02 -0400</p> <p style="font-weight: bold;">Gary A. Rager</p> <p style="font-size: 0.8em;">FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</p> <p style="font-size: 0.7em;">NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>										
2	6-11-21	Address County Comments	GAR											
3	09-08-21	Address County Comments	SAB											
4	10-11-21	ORB 2166	GAR											
Sheet No. 01 of 02 Sheets				<p style="font-size: 1.2em; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.8em;"> <tr> <td>Drawn: SWM</td> <td>Date: 05/05/21</td> <td>Data File: ~~~~</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: N/A</td> <td>Field Book: ~~~~</td> </tr> <tr> <td>Section: 10 Twn. 50S Rng. 42E</td> <td colspan="2">Job #: SoFLO_CC2R/W</td> </tr> </table>		Drawn: SWM	Date: 05/05/21	Data File: ~~~~	Check: GAR	P.C.: N/A	Field Book: ~~~~	Section: 10 Twn. 50S Rng. 42E	Job #: SoFLO_CC2R/W	
Drawn: SWM	Date: 05/05/21	Data File: ~~~~												
Check: GAR	P.C.: N/A	Field Book: ~~~~												
Section: 10 Twn. 50S Rng. 42E	Job #: SoFLO_CC2R/W													

DWG NAME: W:\SO FLO PHYSICAL THERAPY & SPORT REHAB\SURVEYS\FLO-COR_CHORD-2 ROW.DWG PLOTTED BY: GARY RAGER ON: 10/11/2021 2:48 PM LAST SAVED BY: GARY RAGER ON: 9/8/2021 4:24 PM

EXHIBIT A



**CORNER CHORD RIGHT-OF-WAY (S)
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.
1	5-27-21	Address County Comments	SWM
2	6-10-21	Address County Comments	GAR

Prepared For: FLYNN ENGINEERING
Last Date of Field Survey: N/A



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Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

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Drawn: SWM	Date: 05/05/21	Data File: ~~~~~
Check: GAR	P.C.: N/A	Field Book: ~~/~
Section: 10 Twn. 50S Rng. 42E		Job #: SoFLO_CC2R/W