



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Notice of Limitation of Use/Site Dedication

Recording Instrument Information:

Required Signatures:

Original Ink Notarized Signature

Park Name: Long Key Natural Area and Nature Center

This Notice of Limitation of Use/Site Dedication gives notice that the Real Property identified in the project boundary map and legal description, attached hereto as Exhibit "A" (the "Property"), has been acquired by or developed with financial assistance provided by the Federal Highways Administration, through the Department of Environmental Protection, under the following grant program:

Recreational Trails Program (RTP):

In accordance with section 260.016, F.S. and chapter 62S-2 F.A.C., subsection 62S-2.076 and the following constitutes the general site dedication requirements for program compliance:

SITE DEDICATION- "Land owned by the grantee, or, in the case of a nonprofit grantee a governmental entity, which is developed or acquired with RTP funds, shall be dedicated for ninety-nine (99) years as an outdoor recreational site for the use and benefit of the general public. Land under control other than by ownership of the grantee such as by lease, shall be dedicated as an outdoor recreation area for the use and benefit of the general public for a minimum of twenty-five (25) years from the completion date set forth in the project completion certificate. The lease must not be revocable at will; must extend for twenty-five (25) years after project completion date; and must contain a clause which enables the grantee to dedicate the land for the twenty-five (25) year period. The dedication must be recorded in the public property records by the grantee, or in the case of a nonprofit grantee, by the land owner."

If the project sponsor should convert any part of the project area or the facilities thereon, to other than DEP approved recreational uses, the project sponsor shall replace the area and facilities at its own expense with a DEP approved project of comparable or greater scope and quality.

DEDICATOR

Original signature

Witness

Printed Name: _____

Printed Name: _____

Witness

Title: _____

Printed Name: _____

STATE OF FLORIDA COUNTY OF _____

The foregoing instrument was acknowledged before me on _____

by _____, who is personally known to me or who produced

_____ as identification.

Stamp:

Notary Public, State of Florida

Exhibit A

SKETCH AND DESCRIPTION

SURVEY PROJECT NO. 2021-077

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST
 & A PORTION OF THE NORTH ONE-HALF OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST

LEGEND

BCR = BROWARD COUNTY PUBLIC RECORDS
 DCR = DADE COUNTY PUBLIC RECORDS
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK

PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 R/W = RIGHT-OF-WAY

DESCRIPTION (PARCEL 1)

TRACTS 37, 38, 39 AND 40, SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST OF THE PLAT "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2, PAGE 17, DADE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST, THENCE S89°44'55"W FOR A DISTANCE OF 15.00 FEET ALONG THE SOUTH LINE OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST, THENCE N00°08'42"W FOR A DISTANCE OF 15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 40, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE S89°44'55"W, ALONG THE SOUTH LINE OF TRACT 40, FOR A DISTANCE OF 1305.71 FEET TO THE SOUTHWEST CORNER OF TRACT 40; THENCE N00°08'50"W, ALONG THE WEST LINE OF SAID TRACTS 37-40, ALSO BEING THE EAST LINE OF "OAK HOLLOW ESTATES", PLAT BOOK 173, PAGE 54 OF THE BROWARD COUNTY RECORDS AND "HICKS ESTATES", PLAT BOOK 170, PAGE 129 OF THE BROWARD COUNTY RECORDS AND THE EAST LINE OF TRACT 44, "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", PLAT BOOK 2, PAGE 17, DADE COUNTY RECORDS, FOR A DISTANCE OF 1305.08 FEET TO THE NORTHWEST CORNER OF SAID TRACT 37; THENCE N89°45'16"E, ALONG THE NORTH LINE OF TRACT 37, FOR A DISTANCE OF 1305.76 FEET TO THE NORTHEAST CORNER OF TRACT 37; THENCE S00°08'42"E, ALONG THE EAST LINE OF TRACTS 37-40, BEING 15 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 1304.95 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH (PARCEL 2)

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF (1/2) OF SECTION 26, TOWNSHIP 50 NORTH AND 40 SOUTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE NORTH 89°44'55" EAST FOR A DISTANCE OF 1025.84 FEET ALONG THE NORTH LINE OF NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 26 TO A POINT ON A LINE 1615.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 26; THENCE SOUTH 01°47'01" EAST FOR A DISTANCE OF 602.64 FEET ALONG SAID LINE TO A POINT ON THE APPROXIMATE CENTERLINE OF AN 18 FOOT WIDE CANAL AND THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17192, PAGE 717, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°52'03" WEST FOR A DISTANCE OF 992.93 FEET ALONG SAID LINE TO A POINT ON THE NORTH LINE OF PARCEL 'A' OF THE PLAT ENTITLED "IMAGINATION FARMS EAST", AS RECORDED IN PLAT BOOK 164, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUING ALONG SAID LINE SOUTH 58°46'44" WEST FOR A DISTANCE OF 37.71 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°44'55" WEST FOR A DISTANCE OF 670.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 'A'; THENCE NORTH 01°47'39" WEST FOR A DISTANCE OF 620 FEET ALONG SAID LINE TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 26 (SAID POINT ALSO BEING BEING THE MOST NORTHERLY EAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°44'55" EAST FOR A DISTANCE OF 670 FEET ALONG ALONG SAID LINE TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, AND CONTAINING 2,736,439 SQUARE FEET (62.8200 ACRES) MORE OR LESS.

SURVEYOR'S NOTES

- 1) THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE REVIEWING SURVEYOR BASED ON INSTRUCTIONS FROM THE BROWARD COUNTY PARKS & RECREATION DIVISION.
- 2) BEARINGS SHOWN HEREON ARE GRID BEARINGS RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FLORIDA EAST ZONE STATE PLANE SYSTEM AS PER THE "STONER-KEITH RESURVEY NO. II" RECORDED IN MISCELLANEOUS MAP BOOK 4 AT PG 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM. THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26-50-40 BEARS N89°44'55"E.

SHEET 2 OF 2

CERTIFICATE

THIS IS TO CERTIFY THAT THE SKETCH SHOWN HEREON AND THE ATTACHED DESCRIPTION ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER (CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

No. 5695

NOT VALID WITHOUT THE SIGNATURE
 AND THE SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER

STATE OF

PROFESSIONAL SURVEYOR AND MAPPER #5695, STATE OF FLORIDA

ERIC B AUGUSTO

BROWARD COUNTY SURVEYOR

DATE OF SKETCH

8-3-2021

DRAWN BY

SY

CHECKED BY

EBA

MANAGER

EBA

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE B300 – PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

SKETCH NO. 2021-077.DWG

SEE SHEET 1 OF 2 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.