

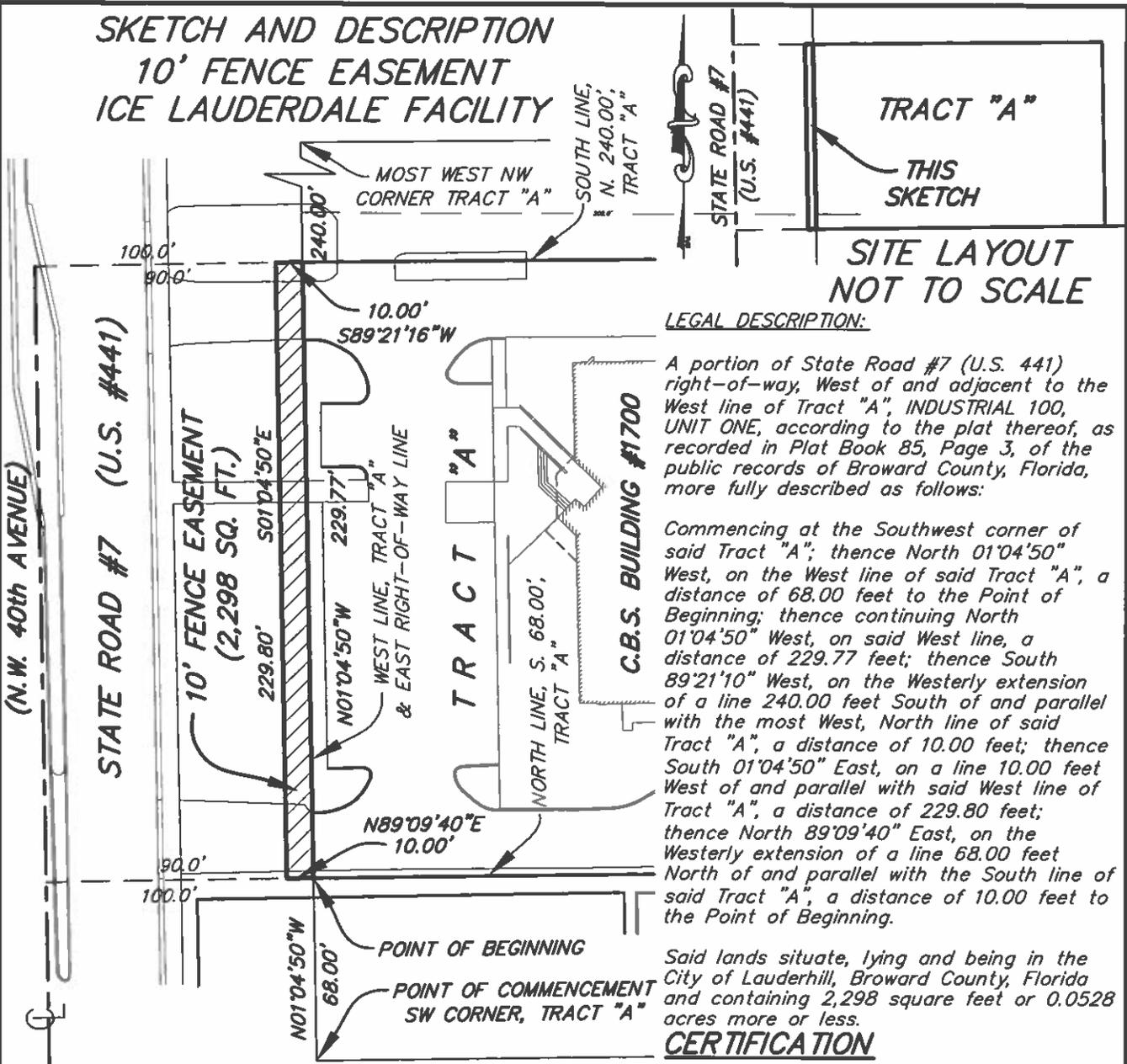


McLAUGHLIN ENGINEERING COMPANY LB 285
 A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137



CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

SKETCH AND DESCRIPTION
10' FENCE EASEMENT
ICE LAUDERDALE FACILITY



TRACT "A"
 THIS SKETCH
SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of State Road #7 (U.S. 441) right-of-way, West of and adjacent to the West line of Tract "A", INDUSTRIAL 100, UNIT ONE, according to the plat thereof, as recorded in Plat Book 85, Page 3, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southwest corner of said Tract "A"; thence North 01°04'50" West, on the West line of said Tract "A", a distance of 68.00 feet to the Point of Beginning; thence continuing North 01°04'50" West, on said West line, a distance of 229.77 feet; thence South 89°21'10" West, on the Westerly extension of a line 240.00 feet South of and parallel with the most West, North line of said Tract "A", a distance of 10.00 feet; thence South 01°04'50" East, on a line 10.00 feet West of and parallel with said West line of Tract "A", a distance of 229.80 feet; thence North 89°09'40" East, on the Westerly extension of a line 68.00 feet North of and parallel with the South line of said Tract "A", a distance of 10.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Lauderdale, Broward County, Florida and containing 2,298 square feet or 0.0528 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 3rd day of January, 2024.

McLAUGHLIN ENGINEERING COMPANY
 A DIVISION OF CONTROL POINT ASSOC. INC.

Jerald A. McLaughlin
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. LS5269
 State of Florida.

SCALE 1" = 80'

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat and assume the West line of Tract "A" as North 01°04'50" West.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. 230530

CHECKED BY: _____

REF. DWG.: 09-3-037

C: \JMMjr\2024\230534 (SKETCH)