McLAUGHLIN ENGINEERING COMPANY

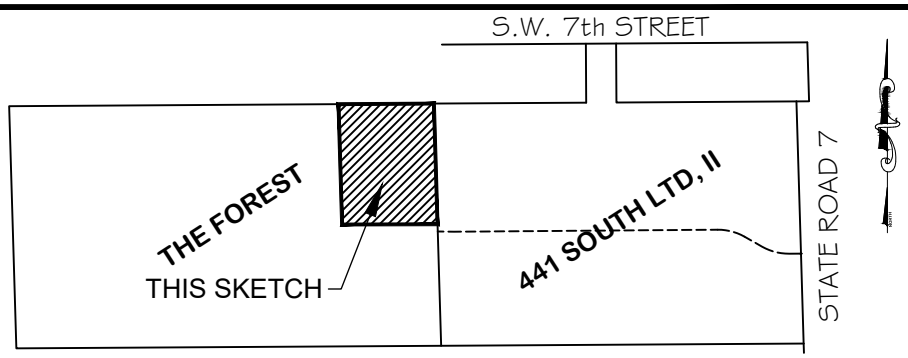
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET, #400, FORT LAUDERDALE, FLORIDA 33309-1801
PHONE: (954) 763-7611 * EMAIL: INFO@MECO400.COM

SKETCH AND DESCRIPTION

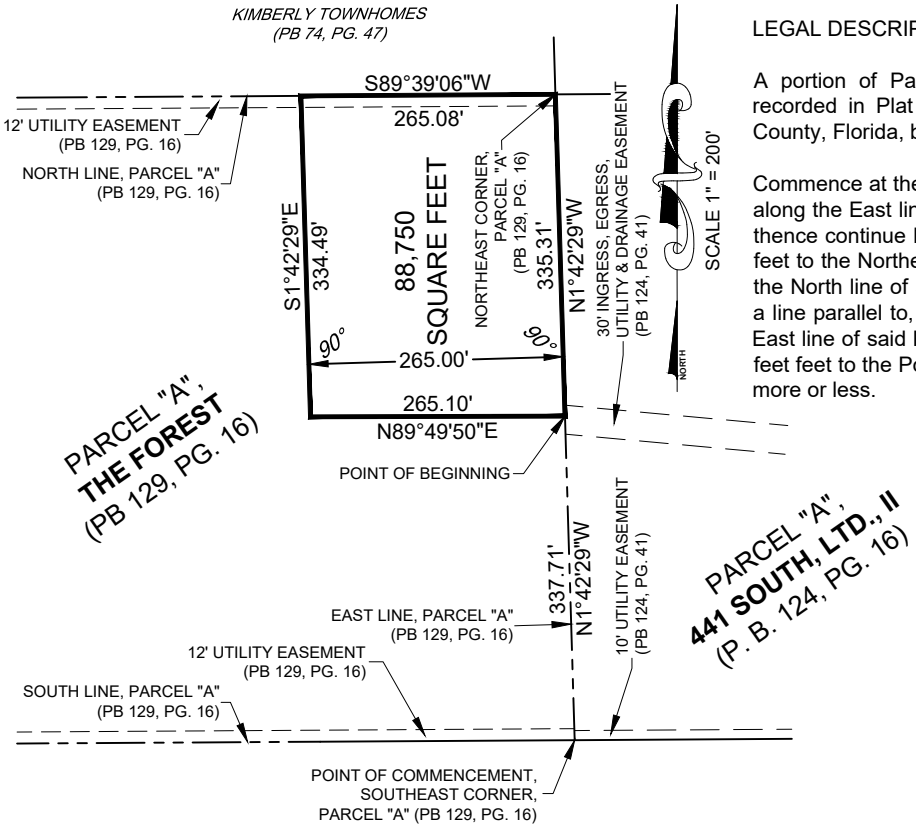
777 PROPERTIES

NORTHWEST TRACT



SITE LAYOUT

NOT TO SCALE



LEGAL DESCRIPTION:

A portion of Parcel "A", **THE FOREST**, according to the Plat thereof, as recorded in Plat Book 129, at Page 16, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel "A"; thence run N1°42'29"W, along the East line of said Parcel "A", for 337.71 feet to the Point of Beginning; thence continue N1°42'29"W, along the East line of said Parcel "A", for 335.17 feet to the Northeast corner of said Parcel "A"; thence run S89°39;06"W, along the North line of said Parcel "A", for 265.08 feet; thence run S1°42'29"E, along a line parallel to, and 265.00 feet West of, as measured at right angles to, the East line of said Parcel "A", for 334.49 feet; thence run N89°49'50"E for 265.10 feet feet to the Point of Beginning; containing 88,750 square feet (2.037 acres), more or less.

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Lou Campanile

Digitally signed by Lou Campanile
DN: CN=Lou Campanile, dnQualifier=A01410D000001879B32FC6A00029269, O=Florida, C=US
Date: 2023.06.28 21:23:53-04'00'

LOU CAMPANILE, JR.
Registered Land Surveyor No. 4338
State of Florida.

This item has been digitally signed and sealed by Lou Campanile, Jr., P.E., P.L.S., on the date and time shown in his digital signature.

Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

REGISTERED LOU CAMPANILE, JR. ENGINEER#36762 SURVEYOR#4338 STATE OF FLORIDA

NOTES:

1. This sketch reflects all easements and rights-of-way, as shown on above-referenced recorded 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 Company.
3. This drawing is not valid unless sealed with an appropriate surveyor's seal (electronic, stamp, or impression).
4. THIS IS NOT A BOUNDARY SURVEY.
5. Bearings shown assume the East line of Parcel "A" as North 1°42'29" West, per record plat (Plat Book 129, Page 16).
6. "B.C.R." denotes Broward County Public Records.
7. "PB" denotes Plat Book.
8. "PG." denotes Page.
9. All recording references are to the Public Records of Broward County, Florida.

FIELD BOOK NO. _____ DRAWN BY: JMMjr DATE: 6/28/2023

JOB ORDER NO. *V-3438, V-7627* CHECKED BY: **LRC Jr.**

REF. DWG.: 01-3-070 *C:\JMMjr\2023\V7627 (S PROP)*