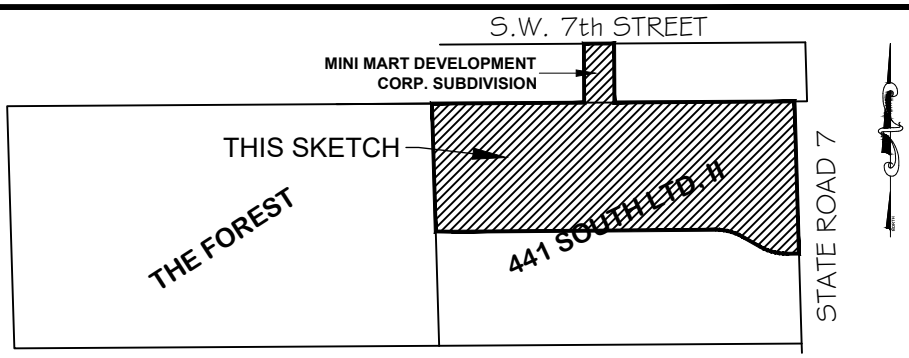
McLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET, #400, FORT LAUDERDALE, FLORIDA 33309-1801
PHONE: (954) 763-7611 * EMAIL: INFO@MECO400.COM

SKETCH AND DESCRIPTION

777 PROPERTIES

NORTHEAST TRACT

SHEET 1 OF 2



SITE LAYOUT
NOT TO SCALE

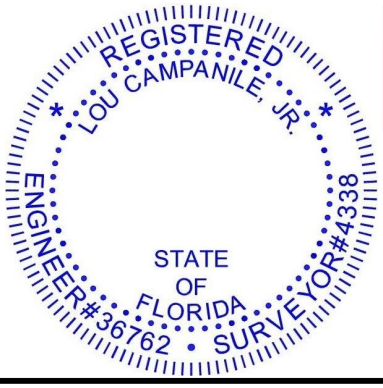
LEGAL DESCRIPTION:

Tract "B", **MINI MART DEVELOPMENT CORP. SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 81, at Page 49, of the Public Records of Broward County, Florida, and a portion of Parcel "A", **441 SOUTH, LTD., II**, according to the Plat thereof, as recorded in Plat Book 124, at Page 41, of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northwest corner of said Parcel "A"; thence run N89°39'06"E, along the North line of said Parcel "A", for 423.03 feet to the Southwest corner of said Tract "B"; thence run N0°20'54"W, along the West line of said Tract "B", for 163.84 feet to the Northwest corner of said Tract "B:; thence run N89°39'06"E, along the North line of said Tract "B", for 84.00 feet to the Northeast corner of said Tract "B", thence run S0°20'54"E, along the East line of said Tract "B", for 163.84 feet to the Southeast corner of said Tract "B"; thence run N89°39'06"E, along the North line of said Parcel "A", for 499.99 feet to the Northeast corner of said Parcel "A"; thence run S1°42'29"E, along the East line of said Parcel "A", for 423.05 feet; thence run S89°33'42"W for 32.67 feet to a point of curvature; thence run Southwesterly and Northwesterly, along a circular curve to the right having for its elements a central angle of 30°00'00" and a radius of 150.67 feet, for an arc distance of 78.89 feet to a point of tangency, thence run N60°26'18"W for 55.95 feet to a point of curvature; thence run Northwesterly and Southwesterly, along a circular curve to the left having for its elements a central angle of 60°00'00" and a radius of 149.33 feet, for an arc distance of 78.19 feet to a point of tangency; thence run S89°33'42'W for 731.89 feet; thence run N89°03'00"W for 45.52 feet to a point of intersection with the West line of said Parcel "A"; thence run N1°42'29"W, along the West line of said Parcel "A", for 355.35 feet to the Point of Beginning; containing 380,740 square feet (8.741 acres), more or less.

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 South line of Parcel "A" as North 89°39'06" East, 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.
10. This drawing consists of 2 sheets and is not complete without both sheets.



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.

McLAUGHLIN ENGINEERING COMPANY

Lou Campanile

Digitally signed by Lou Campanile
DN: CN=Lou Campanile, dnQualifier=A01410D000001879B32FC6A00029269, O=Florida, C=US
Date: 2023.06.28 21:24:27-04'00'

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

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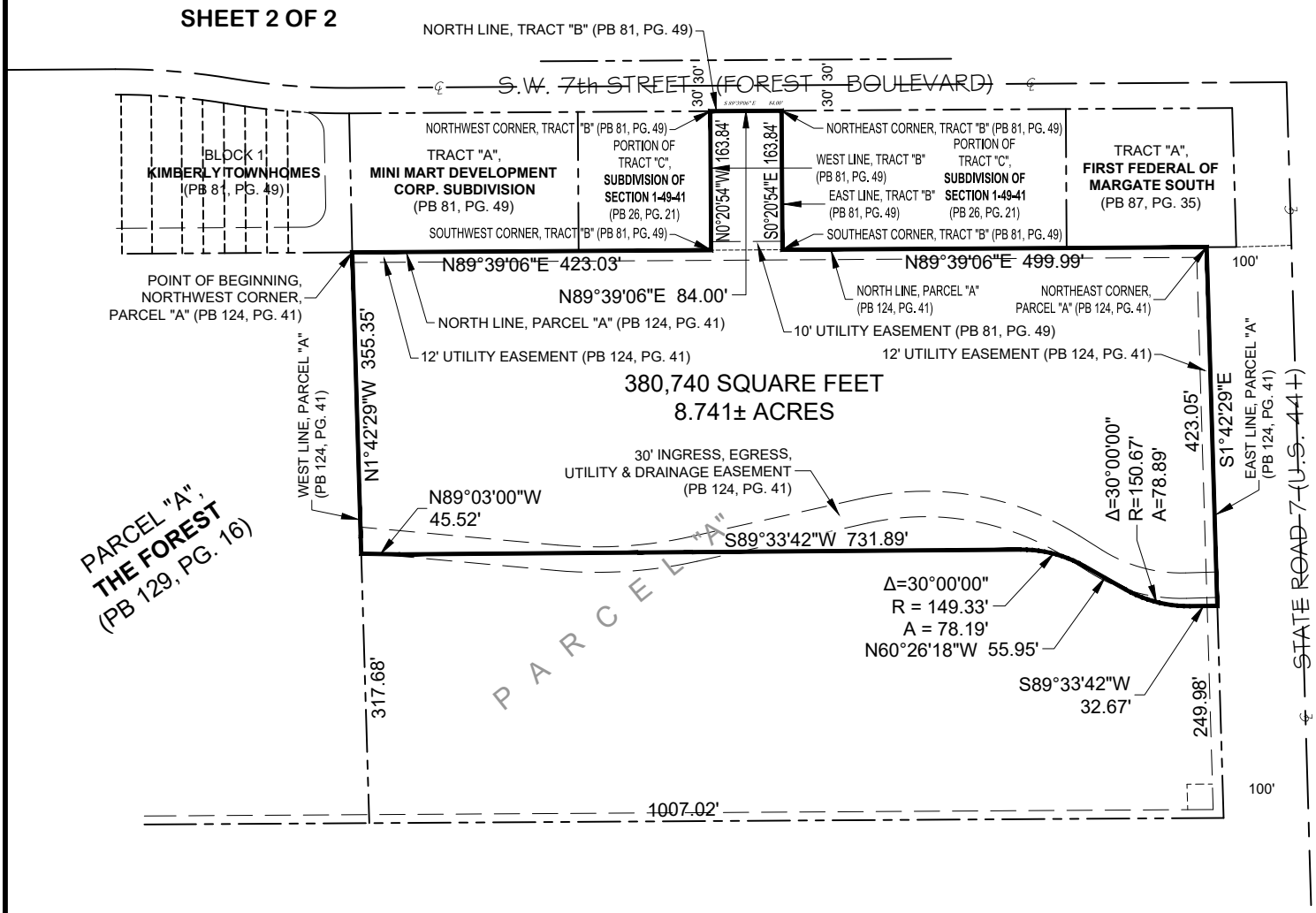
SHEET 2 OF 2



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