McLAUGHLIN ENGINEERING COMPANY

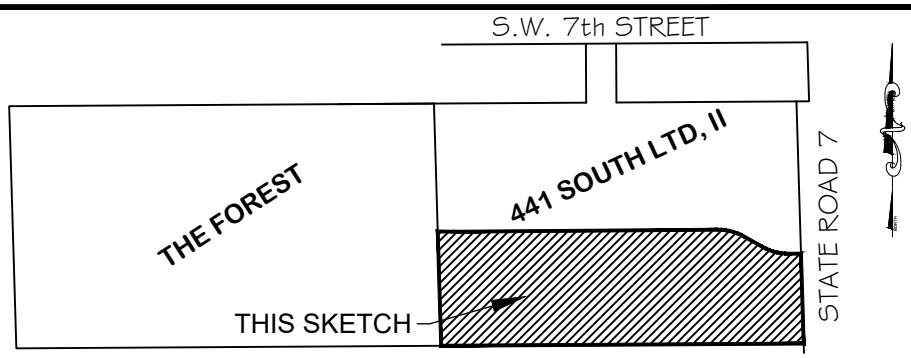
LB#285

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

SOUTHEAST TRACT



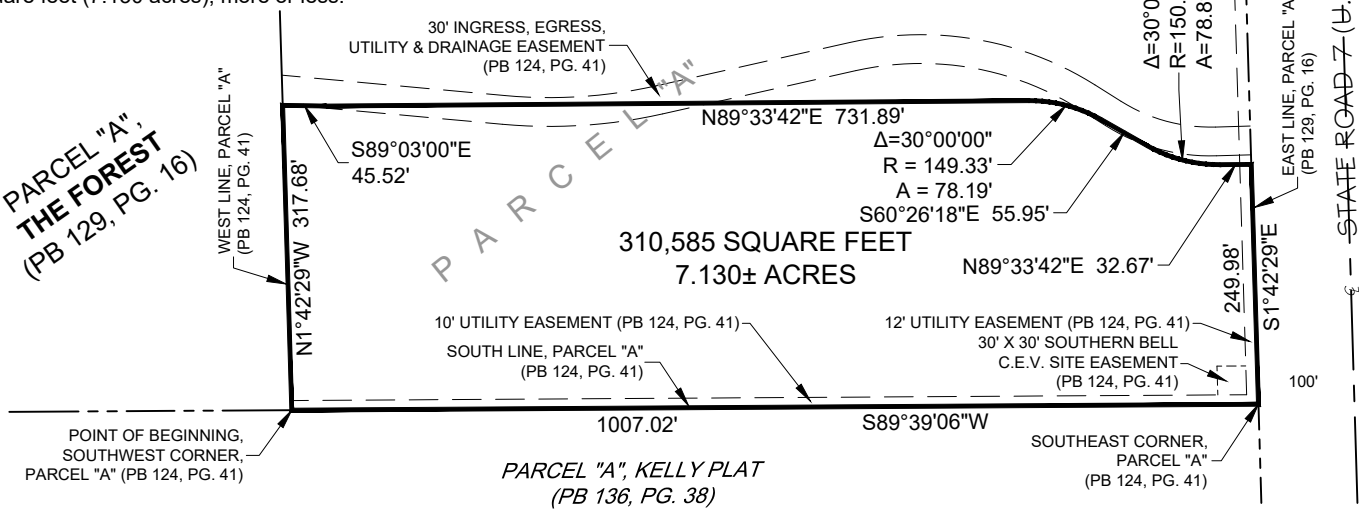
SITE LAYOUT

NOT TO SCALE

LEGAL DESCRIPTION:

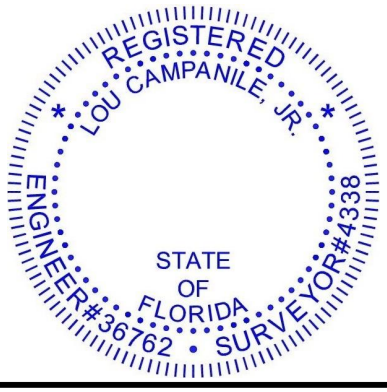
A portion of Parcel "A", **441 SOUTH, LTD., II**, according to the Plat thereof, as recorded in Plat Book 124, at Page 41, of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Parcel "A"; thence run N1°42'29"W, along the West line of said Parcel "A", for 317.68 feet; thence run S89°03'00"E for 45.52 feet; thence run N89°33'42"E for 731.89 feet to a point of curvature; thence run Northeasterly and Southeasterly, along a circular curve to the right having for its elements a central angle of 30°00'00" and a radius of 149.33 feet, for an arc distance of 78.19 feet to a point of tangency; thence run S60°26'18"E for 55.95 feet to a point of curvature; thence run Southeasterly and Northeasterly, along a circular curve to the left 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 N89°33'42"E for 32.67 feet to a point of intersection with the East line of said Parcel "A"; thence run S1°42'29"E, along the West line of said Parcel "A", for 249.98 feet to the Southeast corner of said Parcel "A"; thence run S89°39'06"W, along the South line of said Parcel "A", for 1007.02 feet to the Point of Beginning; containing 310,585 square feet (7.130 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.



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 21:25:09-04'00'

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)