

**“EXHIBIT B”
EXISTING NON-VEHICULAR ACCESS LINE
ALONG COCONUT CREEK PARKWAY AT
CENTRAL PARK OF COMMERCE**

LEGAL DESCRIPTION

A NON-VEHICULAR ACCESS LINE ALONG A PORTION OF THE SOUTH LINE OF PARCEL “A”, **CENTRAL PARK OF COMMERCE**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING #1 AT THE SOUTHWEST CORNER OF SAID PARCEL “A”; THENCE NORTH 88°46'12" EAST, A DISTANCE OF 129.35 FEET TO **POINT OF TERMINATION #1**; THENCE CONTINUE NORTH 88°46'12" EAST, A DISTANCE OF 20.65 FEET; THENCE SOUTH 84°21'05" EAST, A DISTANCE OF 59.79 FEET TO **POINT OF BEGINNING #2**; THENCE CONTINUE SOUTH 84°21'05" EAST, A DISTANCE OF 40.38 FEET; THENCE NORTH 88°46'12" EAST, A DISTANCE OF 175.21 FEET TO **POINT OF TERMINATION #2**; THENCE CONTINUE NORTH 88°46'12" EAST, A DISTANCE OF 60.00 FEET TO **POINT OF BEGINNING #3**; THENCE CONTINUE NORTH 88°46'12" EAST, A DISTANCE OF 63.67 FEET; THENCE NORTH 87°20'17" EAST, A DISTANCE OF 55.61 FEET TO **POINT OF TERMINATION #3**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. EASEMENTS OF RECORD ARE NOT SHOWN HEREON.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

A	= ARC LENGTH	P.B.	= PLAT BOOK	R	= RADIUS
B.C.R.	= BROWARD COUNTY RECORDS	PG.	= PAGE	R/W	= RIGHT-OF-WAY
D	= DELTA (CENTRAL ANGLE)	P.O.B.	= POINT OF BEGINNING	U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT	P.O.C.	= POINT OF COMMENCEMENT		
O.R.B.	= OFFICIAL RECORDS BOOK	P.O.T.	= POINT OF TERMINATION		

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290



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PROJECT: **MARQUESA**

PROJECT NO.: 170318

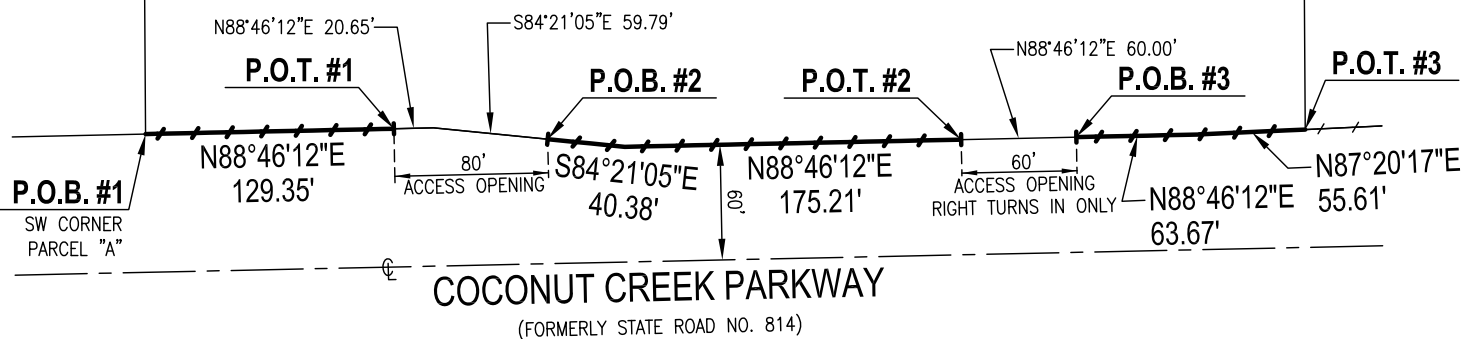
DATE: 4/11/19

SHEET 1 OF 2



PARCEL "A"
CENTRAL PARK OF COMMERCE
(P.B. 119, PG. 27)

PROPOSED PLAT
OF MARQUESA



LEGEND:

⊕ CENTERLINE

— / — NON-VEHICULAR ACCESS LINE

EXISTING NON-VEHICULAR ACCESS LINE

4/11/19

JDV

DCW

N/A

REVISIONS

DATE

BY

CK'D

FIELD BK.

PROJECT: **MARQUESA**

SCALE: 1" = 100'

PROJECT NO.: 170318

SHEET 2 OF 2