

**DESCRIPTION: UTILITY EASEMENT (EXHIBIT "A")**

A PORTION OF PARK PARCEL, "RAVENSWOOD NORTH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF "PARKVIEW MANOR" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°59'14" WEST ALONG SOUTH LINE OF SAID PLAT, A DISTANCE OF 135.41 FEET; THENCE SOUTH 01°27'14" WEST, A DISTANCE OF 30.01 FEET; THENCE NORTH 89°59'14" WEST, A DISTANCE OF 6.35 FEET; THENCE SOUTH 01°01'54" WEST, A DISTANCE OF 170.81 FEET; THENCE SOUTH 01°56'51" WEST, A DISTANCE OF 313.07 FEET; THENCE SOUTH 85°13'02" EAST, A DISTANCE OF 87.61 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 85°13'02" EAST, A DISTANCE OF 150.46 FEET TO A POINT 12.50 FEET SOUTH AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID PARK PARCEL; THENCE SOUTH 89°58'58" EAST (PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 226.77 FEET TO A POINT ON THE MOST EASTERLY LINE OF SAID PARK PARCEL; THENCE SOUTH 30°00'46" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 28.87 FEET; THENCE NORTH 89°58'58" WEST PARALLEL WITH AND 37.50 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID PARK PARCEL, A DISTANCE OF 213.38 FEET; THENCE NORTH 85°13'02" WEST, A DISTANCE OF 220.33 FEET; THENCE SOUTH 00°10'47" WEST, A DISTANCE OF 13.07 FEET; THENCE NORTH 89°49'13" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 00°10'47" EAST, A DISTANCE OF 24.00 FEET; THENCE NORTH 89°49'13" WEST, A DISTANCE OF 31.21 FEET; THENCE NORTH 01°56'51" EAST, A DISTANCE OF 8.16 FEET TO A POINT ON THE NORTH LINE OF SAID PARK PARCEL; THENCE SOUTH 89°58'58" EAST ALONG SAID NORTH LINE, A DISTANCE OF 112.57 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING IN NORTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 11,424 SQUARE FEET (0.262 ACRES) MORE OR LESS.

THE BEARINGS REFERENCED HEREIN ARE BASED ON A BEARING OF NORTH 89° 58' 58" WEST ALONG THE NORTH BOUNDARY OF PARK PARCEL AS SHOWN ON THE PLAT OF "RAVENSWOOD NORTH", PLAT BOOK 108, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY RECORDS, FLORIDA.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB271

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MARK RAY MINTER  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5785  
STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.