

**LEGAL DESCRIPTION OF
 PMUD BOUNDARY
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS AND ROAD RIGHT-OF-WAYS:

ALL OF BLOCK 7 AND A PORTION OF BLOCK 8, TIGERTAIL GROVE RESUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 20; A PORTION OF TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, PAGE 46; A PORTION OF TRACT "A", "THE GADDIS PLAT", RECORDED IN PLAT BOOK 112, PAGE 7; A PORTION OF PARCEL "A", DUKE & DUKE SUBDIVISION, RECORDED IN PLAT BOOK 124, PAGE 48; A PORTION OF LOT 1, BLOCK 1, DOUGLAS HILL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 45; A PORTION OF PARCEL "A", KRILICH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 19; ALL OF PARCEL "A", DANIA OFFICE PARK, RECORDED IN PLAT BOOK 130, PAGE 29; ALL OF PARCEL "A", COMMERCE CENTER OF DANIA, RECORDED IN PLAT BOOK 135, PAGE 44; ALL OF PARCEL "A", SAN-MAR PLAT, RECORDED IN PLAT BOOK 142, PAGE 18; ALL OF PARCEL "A", "DANIA BEACH AIR & PORT COMMERCE CENTER", RECORDED IN PLAT BOOK 177, PAGES 81 THRU 83; A PORTION OF TIGERTAIL BOULEVARD (N.W. 1ST STREET) RIGHT-OF-WAY, LYING EAST OF THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33 AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD; A PORTION OF DANIA BEACH BOULEVARD RIGHT-OF-WAY, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9) AND WEST OF THE WEST RIGHT-OF-WAY LINE OF BRYAN ROAD AND A PORTION OF S.W. 1ST STREET ABANDONED BY RESOLUTION OF THE BROWARD COUNTY BOARD OF COMMISSIONERS BY RESOLUTION NO. 1999-602, RECORDED IN OFFICIAL RECORDS BOOK 29499, PAGE 803; ALL OF THE ABOVE REFERENCED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PARCEL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 33;

THENCE N.01°41'47" W., ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4), A DISTANCE OF 668.72 FEET, TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAN-MAR PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.87°32'08"W. ALONG THE SOUTH LINE OF PARCEL "A", OF SAID DUKE & DUKE SUBDIVISION, A DISTANCE OF 39.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.78°00'31"W.

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°35'09" AND A RADIUS OF 862.00 FEET FOR AN ARC DISTANCE OF 53.95 FEET;

THENCE N.80°03'50"W. A DISTANCE OF 21.00 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 16.58 FEET;

THENCE S.87°32'08"W. A DISTANCE OF 28.67 FEET;

THENCE N.02°27'52"W. A DISTANCE OF 15.23 FEET TO A POINT ON A LINE 16.32 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF PARCEL 'A' OF SAID DUKE & DUKE SUBDIVISION PLAT;

THENCE S.87°32'08"W. ALONG SAID PARALLEL LINE A DISTANCE OF 144.93 FEET;

THENCE S.88°26'54"W. A DISTANCE OF 229.05 FEET; TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.09°00'42"E.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°11'39" AND A RADIUS OF 757.00 FEET FOR AN ARC DISTANCE OF 28.99 FEET TO A POINT ON A NON-TANGENT LINE;

FILE: F:\Draw\KIMLEY-HORN\14-8058 - Dania Place\17-Platting\PMUDSketch & Legal (Parcel 8C removed).dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
1. REMOVED PARCEL 8C	12/23/15	DRL

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DATE: Dec 28, 2015
RICHARD G. CRAWFORD Jr.
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/19/15	DRL	RGC	N/A

SEAL

NOT VALID UNLESS
 SEALED HERE WITH
 AN EMBOSSED
 SURVEYOR'S SEAL

SHEET 1 OF 15

SKETCH NO.
14-8058 PMUD

**LEGAL DESCRIPTION OF
 PMUD BOUNDARY
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION: (CONTINUED)

THENCE S.01°43'03"E. A DISTANCE OF 52.63 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.07°27'18"E.;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03°31'28" AND A RADIUS OF 704.92 FEET FOR AN ARC DISTANCE OF 43.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 95 (S.R. 9), SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.85°32'51"E. (THE FOLLOWING TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID INTERSTATE 95 (S.R. 9);

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°43'28" AND A RADIUS OF 5,929.65 FEET FOR AN ARC DISTANCE OF 902.90 FEET TO A POINT OF TANGENCY;

THENCE N.04°16'19"W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 1158.32 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL "A", COMMERCE CENTER OF DANIA;

THENCE N.87°26'01"E. ALONG NORTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33, A DISTANCE OF 569.57 FEET, TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (S.W. 1/4), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "RE-AMENDED PLAT OF HOLLYWOOD PALMS";

THENCE N.01°41'47"W., ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 33 AND THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 295.03 FEET;

THENCE N.87°26'02"E., ALONG A LINE PARALLEL WITH AND 295 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1324.07 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "A";

THENCE S.01°44'05"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 295.03 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A";

THENCE S.87°26'02"W. ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", DANIA OFFICE PARK;

THENCE S.01°29'36"E. ALONG A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE EAST ONE-HALF (E.1/2) OF THE NORTHWEST ONE-QUARTER (N.W.1/4) AND OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SAID SECTION 33, A DISTANCE OF 2,295.73 FEET;

THENCE S.05°20'43"W. A DISTANCE OF 100.78 FEET;

THENCE S.01°29'36"E. A DISTANCE OF 200.00 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", SAN-MAR PLAT;

THENCE S.43°02'17"W. A DISTANCE OF 42.08 FEET (THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A", SAN-MAR PLAT);

THENCE S.87°34'11"W., A DISTANCE OF 327.55 FEET;

THENCE N.78°52'12"W., A DISTANCE OF 26.57, FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF SAID "GADDIS PLAT";

THENCE S.01°32'39"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 4.23 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE S.87°34'11"W., ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 2.85 FEET (THE FOLLOWING THREE COURSE BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD (S.R. 848) AS DEDICATED BY OFFICIAL RECORD BOOK 22110, PAGE 521 OF SAID PUBIC RECORDS);

THENCE N.78°56'04"W., A DISTANCE OF 51.42 FEET, TO A POINT ON A LINE 67.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 217.00 FEET;

THENCE S.02°25'49"E., A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 55.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

4341 S.W. 62nd Avenue
Davie, Florida 33314



Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF
PMUD BOUNDARY
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION: (CONTINUED)

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 269.97 FEET;

THENCE S.01°32'39"E., A DISTANCE OF 2.00 FEET, TO A POINT ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E.1/4);

THENCE S.87°34'11"W., ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT OF WAY, A DISTANCE OF 30.14 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL "A", "STIRLING ROAD PLAZA", RECORDED IN PLAT BOOK 178, PAGE 112, OF SAID PUBLIC RECORDS;

THENCE N.01°38'44"W., ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF PARCEL "A", HILTON GARDENS AT STIRLING ROAD, RECORDED IN PLAT BOOK 171, PAGE 14, OF SAID PUBLIC RECORDS, A DISTANCE OF 615.92 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.87°32'08"W., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 335.53 FEET TO THE POINT OF BEGINNING.

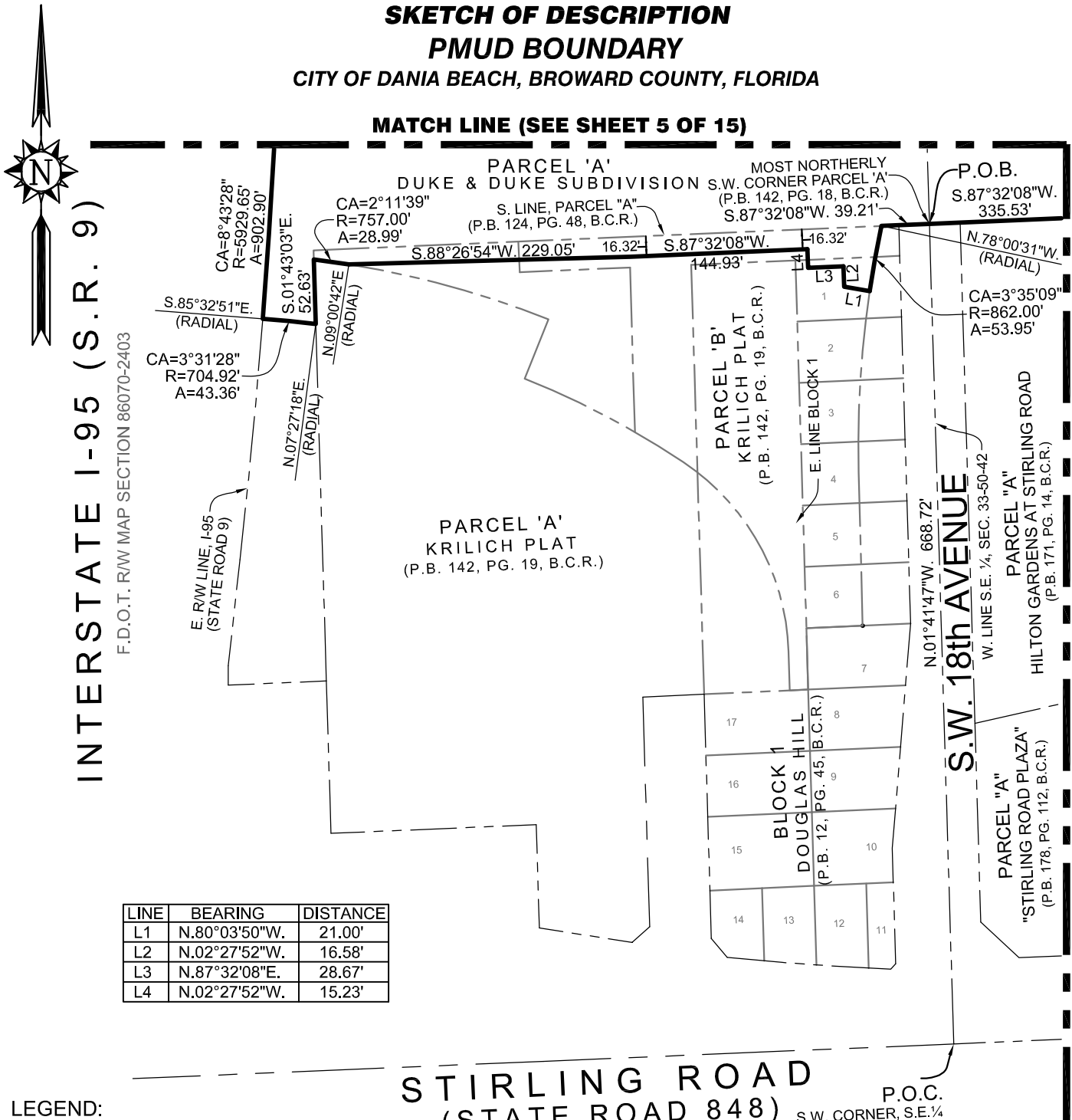
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 108.67 ACRES (4,733,693 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE BASELINE OF SURVEY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEETS 4 THRU 15 OF 15 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

**SKETCH OF DESCRIPTION
 PMUD BOUNDARY
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

MATCH LINE (SEE SHEET 5 OF 15)



INTERSTATE I-95 (S.R. 9)

F.D.O.T. RW MAP SECTION 86070-2403

LINE	BEARING	DISTANCE
L1	N.80°03'50"W.	21.00'
L2	N.02°27'52"W.	16.58'
L3	N.87°32'08"E.	28.67'
L4	N.02°27'52"W.	15.23'

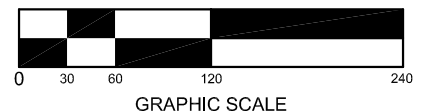
LEGEND:

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- C CENTERLINE
- /// NON-VEHICULAR ACCESS LINE

NOTE:

SEE SHEETS 1 THRU 3 OF 15 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SCALE: 1" = 120'



MATCH LINE (SEE SHEET 13 OF 15)

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

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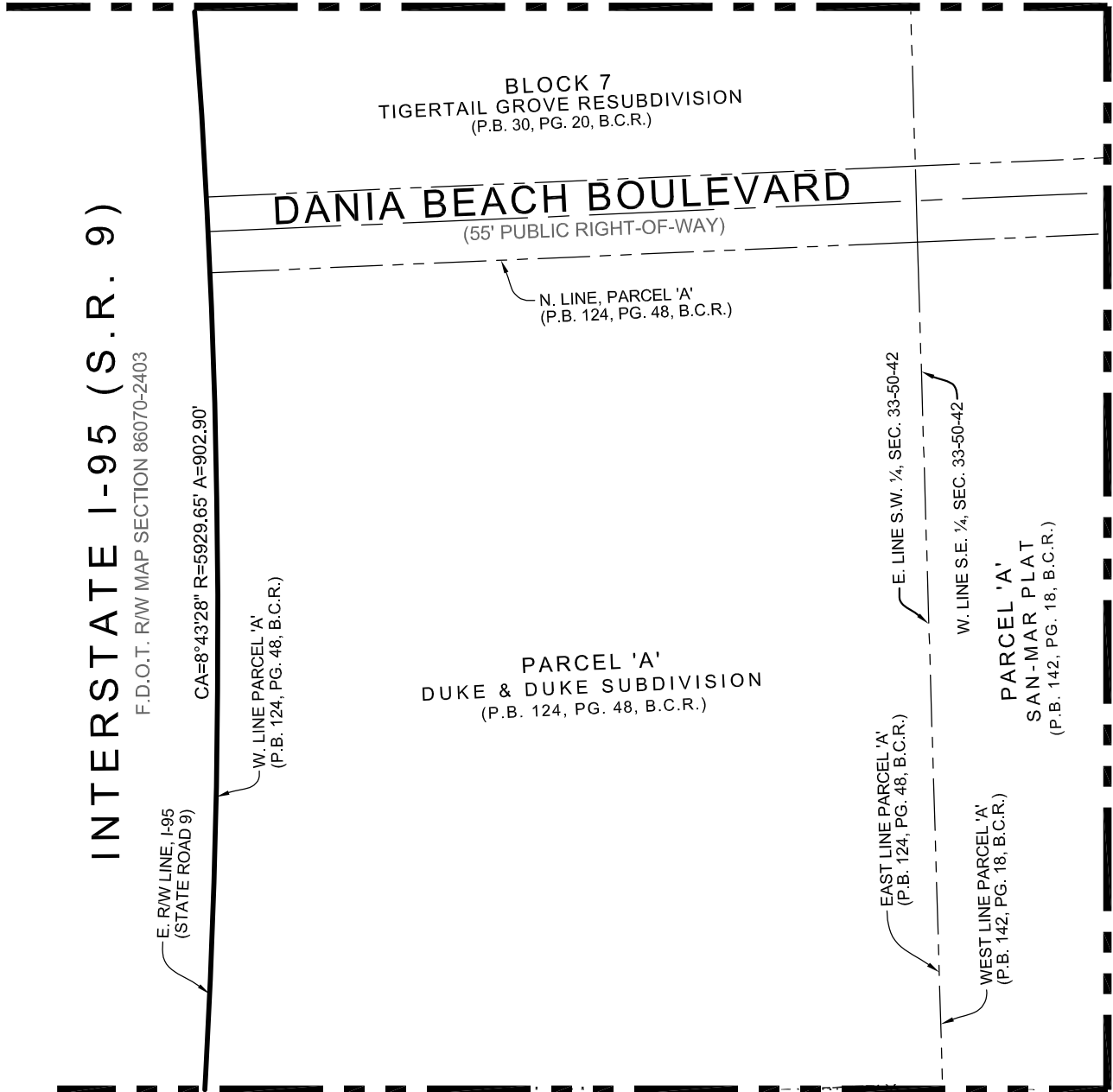
SKETCH OF DESCRIPTION

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CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



MATCH LINE (SEE SHEET 6 OF 15)



INTERSTATE I-95 (S.R. 9)

F.D.O.T. R/W MAP SECTION 86070-2403

CA=8°43'28" R=5929.65' A=902.90'

E. RW LINE, I-95
(STATE ROAD 9)

W. LINE PARCEL 'A'
(P.B. 124, PG. 48, B.C.R.)

BLOCK 7
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

DANIA BEACH BOULEVARD
(55' PUBLIC RIGHT-OF-WAY)

N. LINE, PARCEL 'A'
(P.B. 124, PG. 48, B.C.R.)

PARCEL 'A'
DUKE & DUKE SUBDIVISION
(P.B. 124, PG. 48, B.C.R.)

E. LINE S.W. 1/4, SEC. 33-50-42

W. LINE S.E. 1/4, SEC. 33-50-42

PARCEL 'A'
SAN-MAR PLAT
(P.B. 142, PG. 18, B.C.R.)

EAST LINE PARCEL 'A'
(P.B. 124, PG. 48, B.C.R.)

WEST LINE PARCEL 'A'
(P.B. 142, PG. 18, B.C.R.)

MATCH LINE (SEE SHEET 11 OF 15)

MATCH LINE (SEE SHEET 4 OF 15)

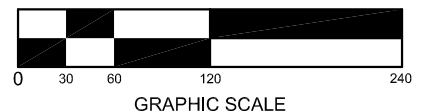
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NOTE:

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SCALE: 1" = 120'



SHEET 5 OF 15 SKETCH NO. 14-8058 PMUD

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SKETCH OF DESCRIPTION

PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 7 OF 15)



INTERSTATE I-95 (S.R. 9)
F.D.O.T. RW MAP SECTION 86070-2403

N. 04° 16' 19" W. 1158.32'

E. RW LINE, I-95
(STATE ROAD 9)

W. LINE BLOCK 7
(P.B. 30, PG. 20, B.C.R.)

PARCEL "A"
COMMERCE CENTER OF DANIA
(P.B. 135, PG. 44, B.C.R.)

SOUTH LINE PARCEL "A"
(P.B. 135, PG. 44, B.C.R.)

TIGERTAIL BOULEVARD VACATED
(P.B. 135, PG. 44, B.C.R.)

PARCEL "A"
DANIA OFFICE PARK
(P.B. 130, PG. 29, B.C.R.)

BLOCK 7
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

E. LINE S.W. 1/4, SEC. 33-50-42

W. LINE S.E. 1/4, SEC. 33-50-42

A PORTION OF BLOCK 8
TIGERTAIL GROVE RESUBDIVISION
(P.B. 30, PG. 20, B.C.R.)

90°

326.5'

MATCH LINE (SEE SHEET 15 OF 15)

MATCH LINE (SEE SHEET 5 OF 15)

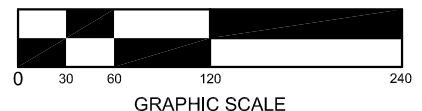
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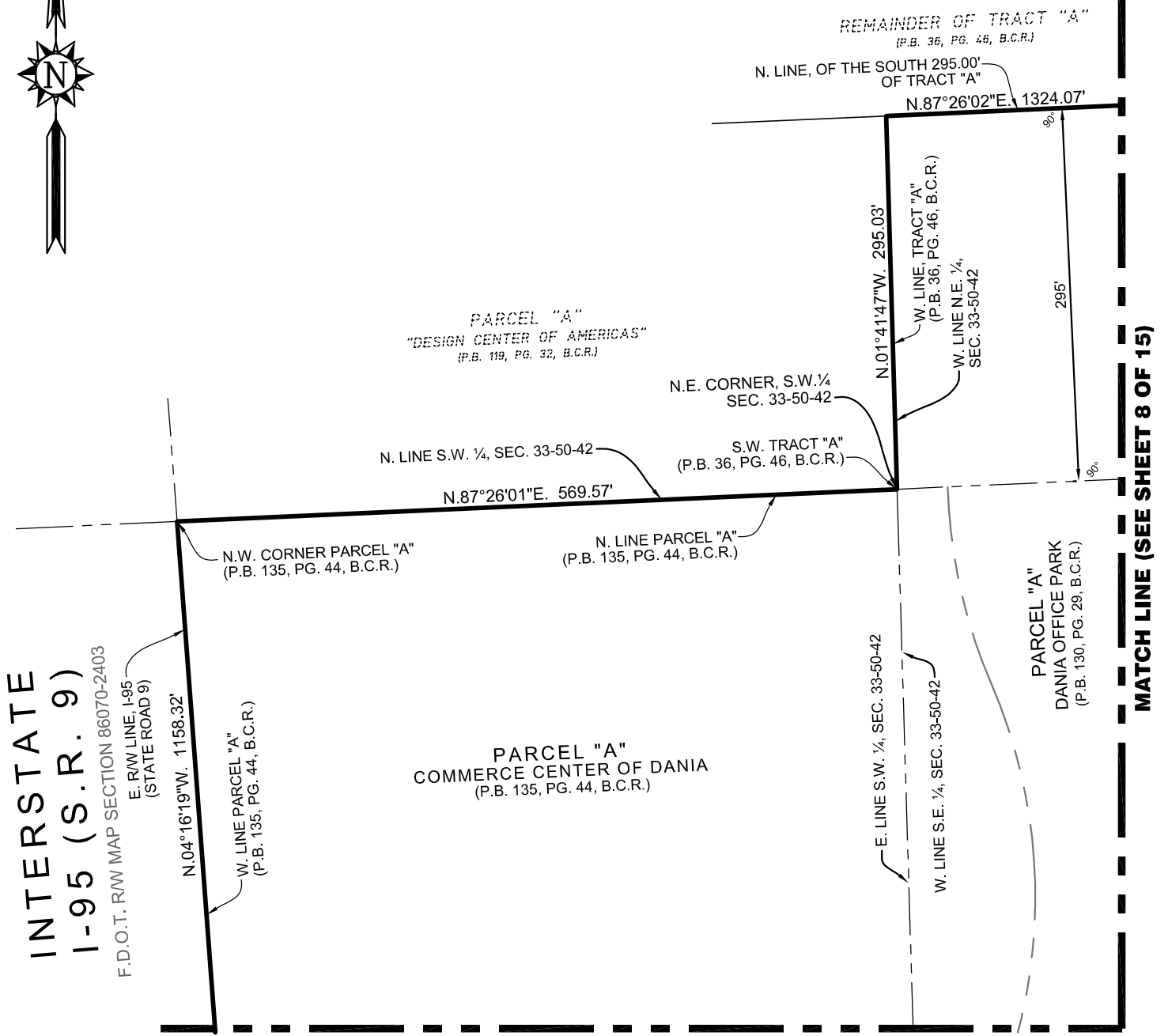
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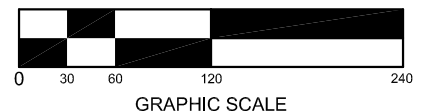
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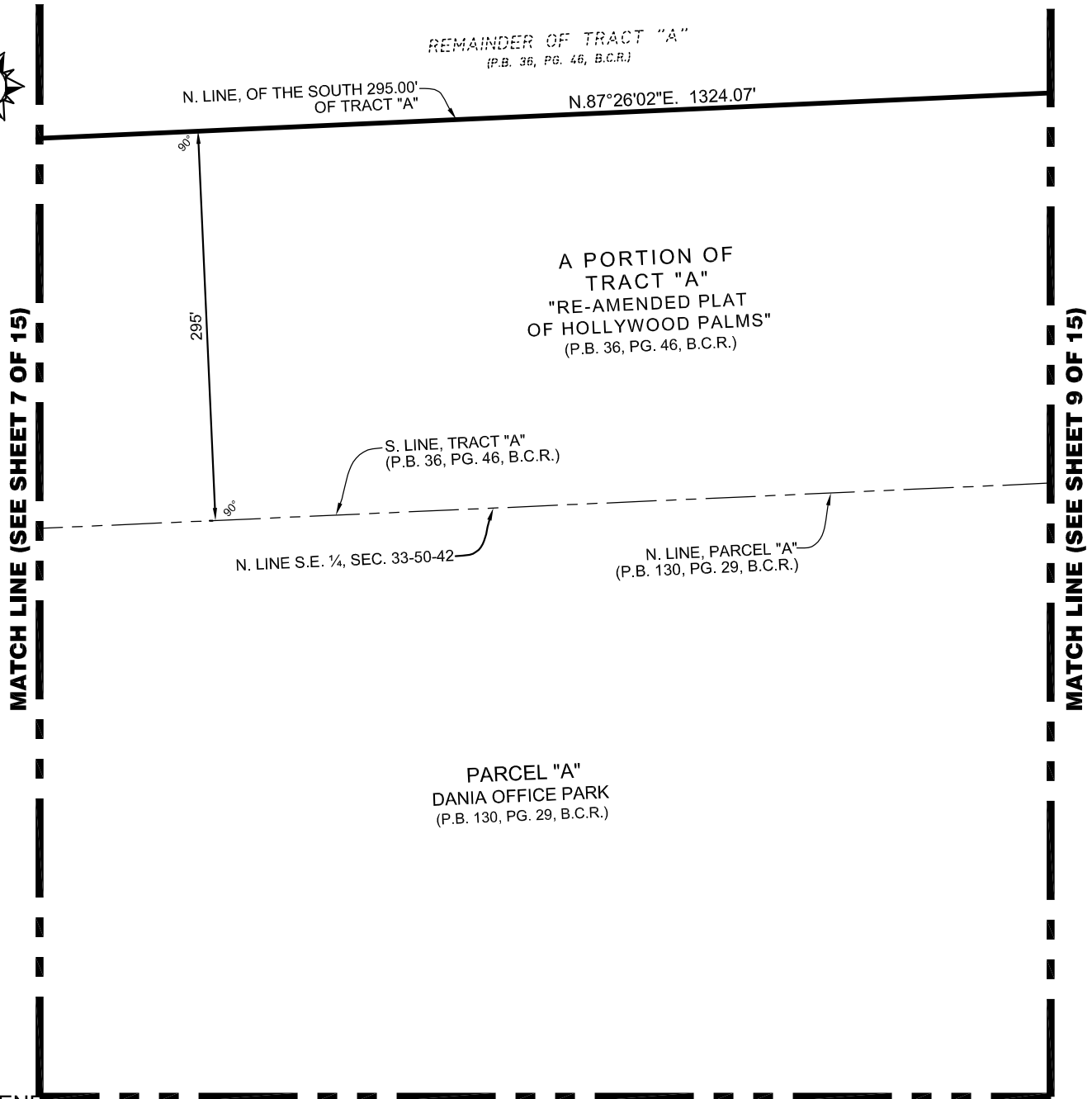
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SHEET 7 OF 15 SKETCH NO. 14-8058 PMUD

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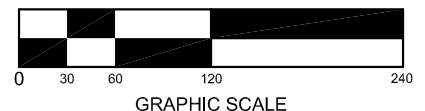


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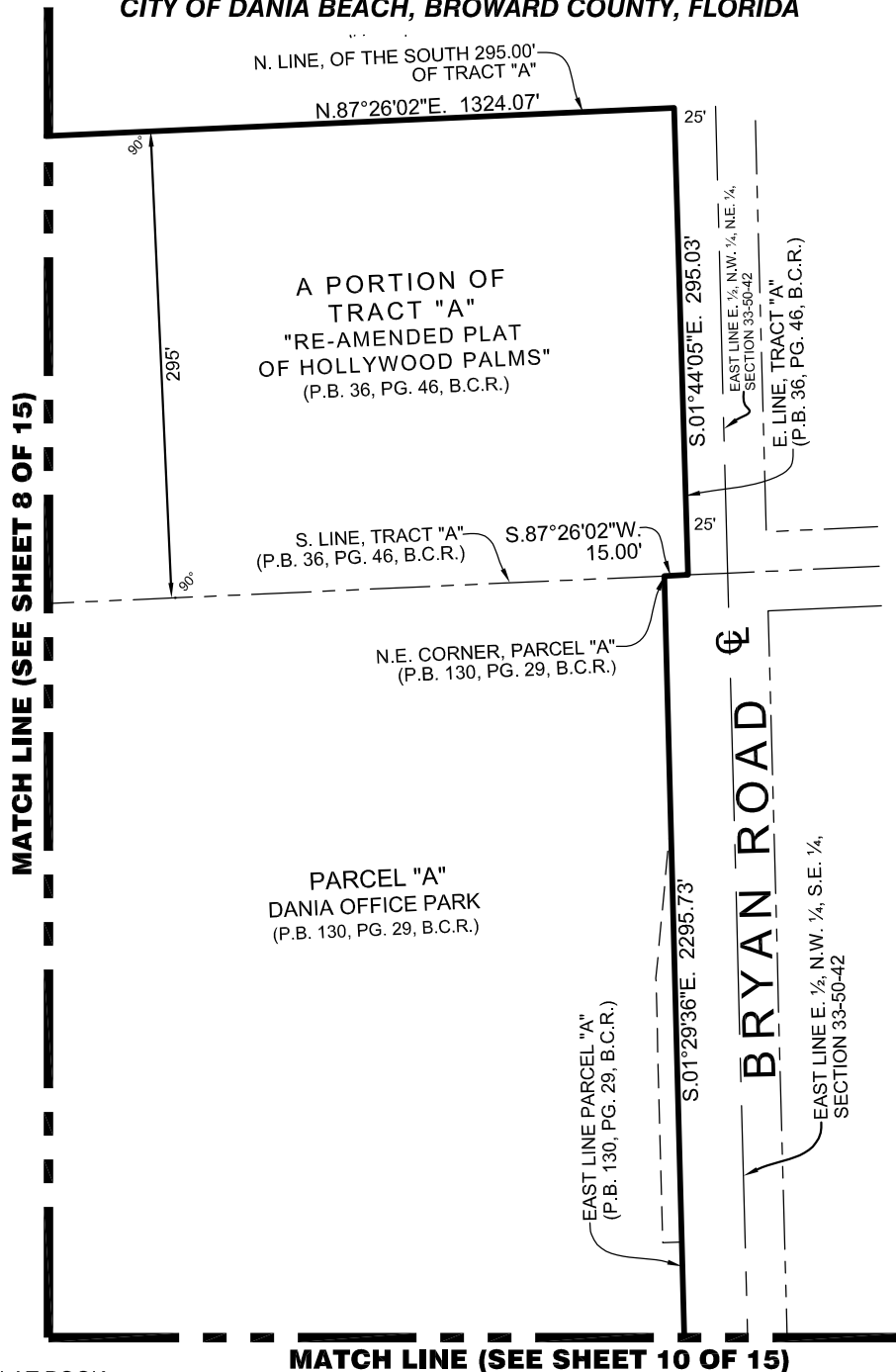
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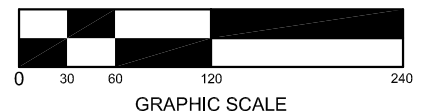


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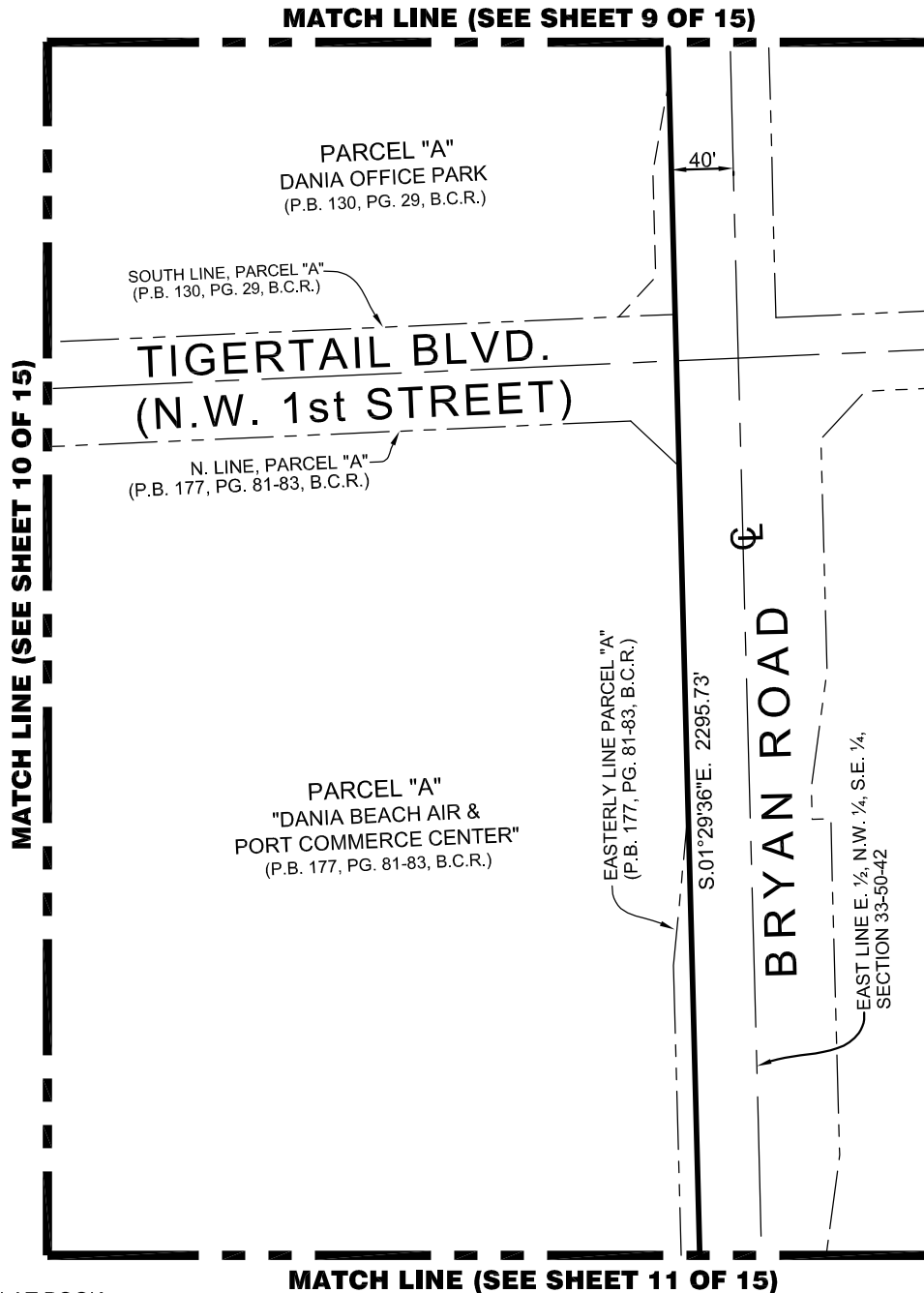
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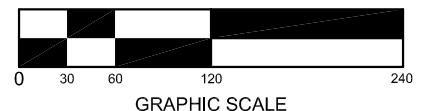


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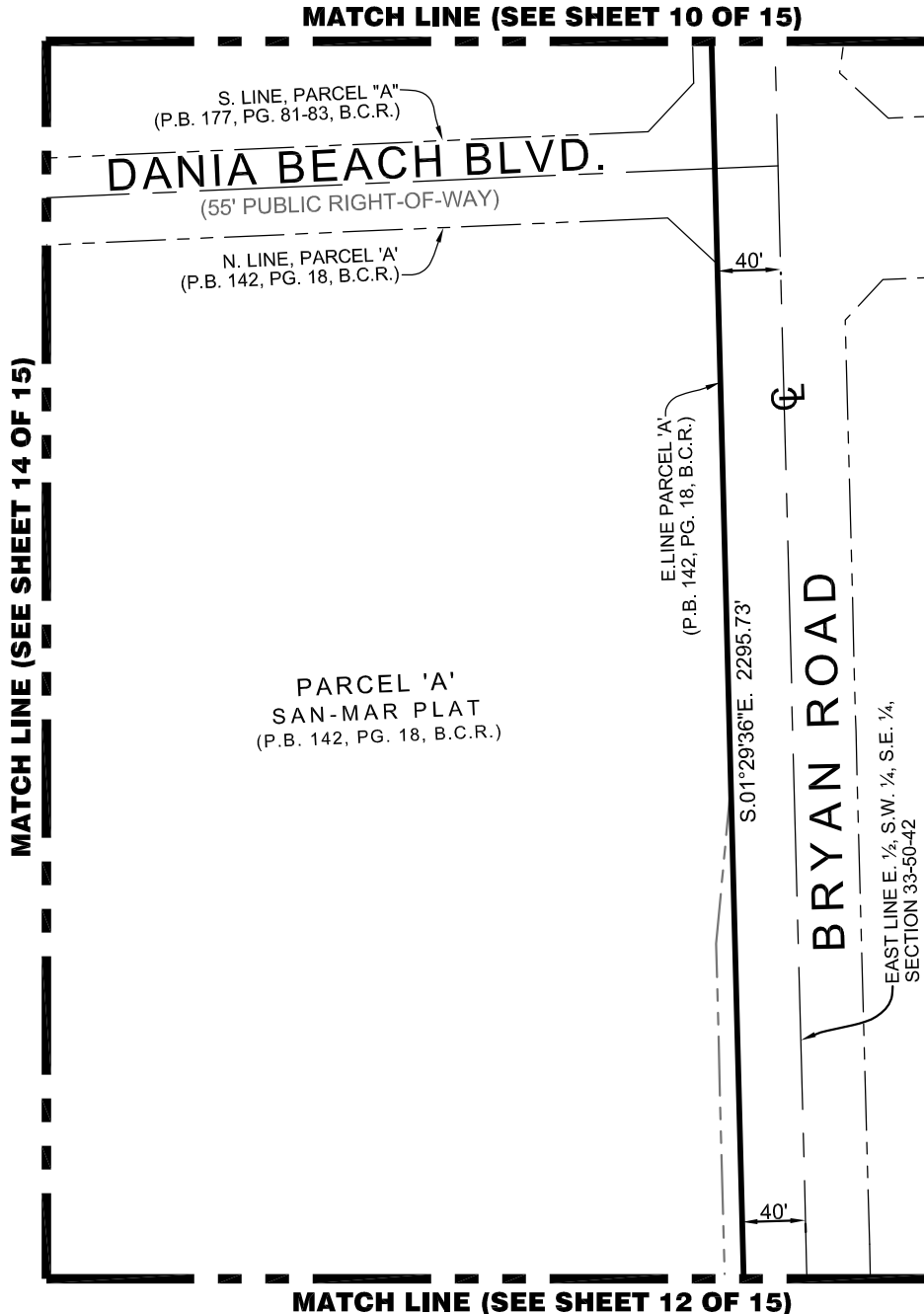
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SCALE: 1" = 120'



**SKETCH OF DESCRIPTION
 PMUD BOUNDARY**

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

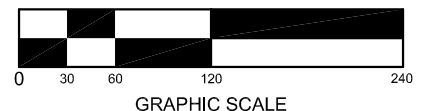


LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CA= CENTRAL ANGLE
- R= RADIUS
- A= ARC DISTANCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- R/W RIGHT-OF-WAY
- ⊙ CENTERLINE
- NON-VEHICULAR ACCESS LINE

NOTE:
 SEE SHEETS 1 THRU 3 OF 15 FOR THE
 LEGAL DESCRIPTION OF THE PROPERTY
 SHOWN GRAPHICALLY HEREON.

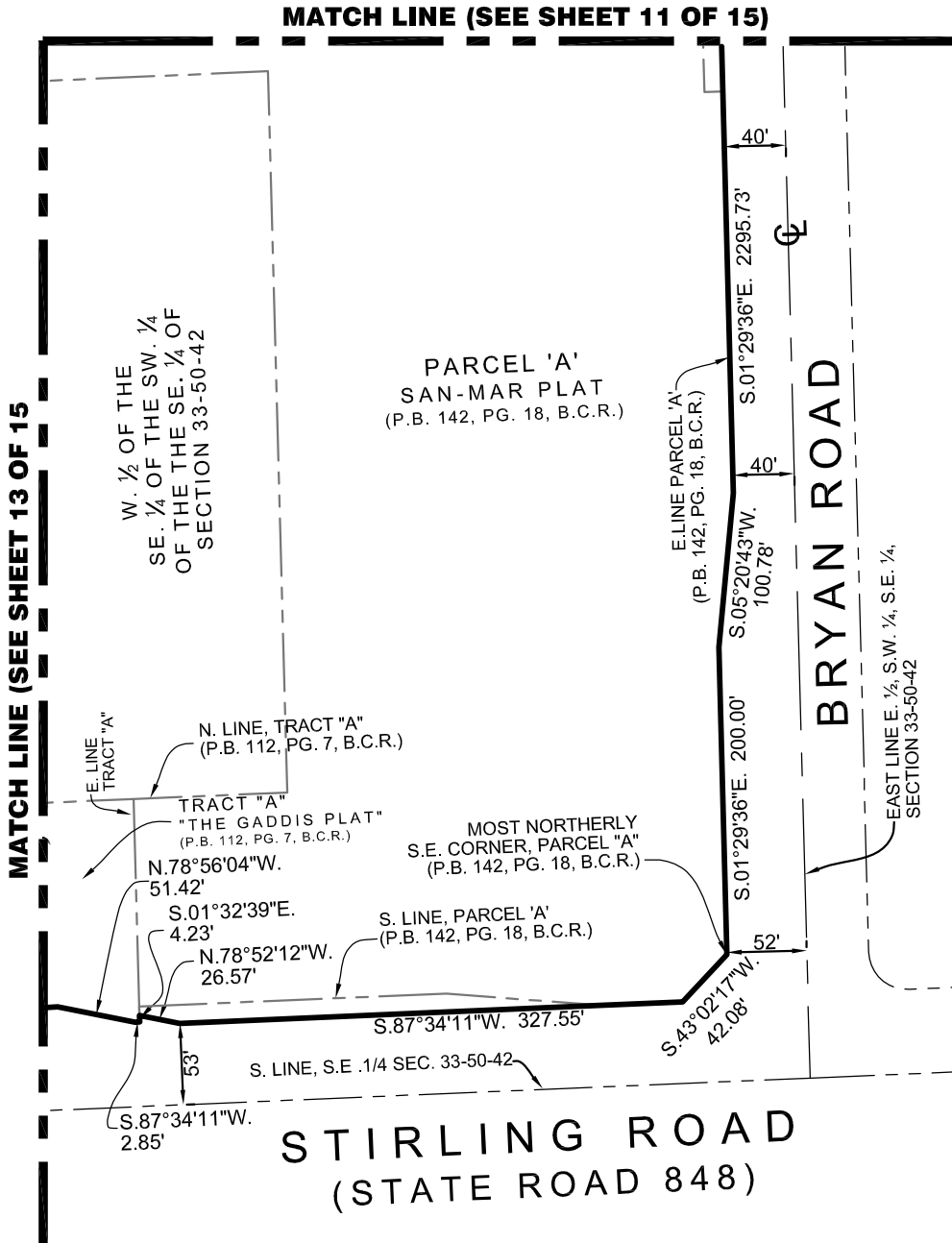
SCALE: 1" = 120'





**SKETCH OF DESCRIPTION
PMUD BOUNDARY**

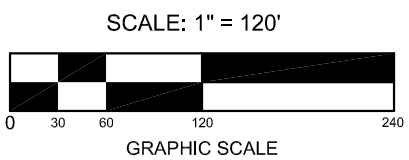
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
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NOTE:
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STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

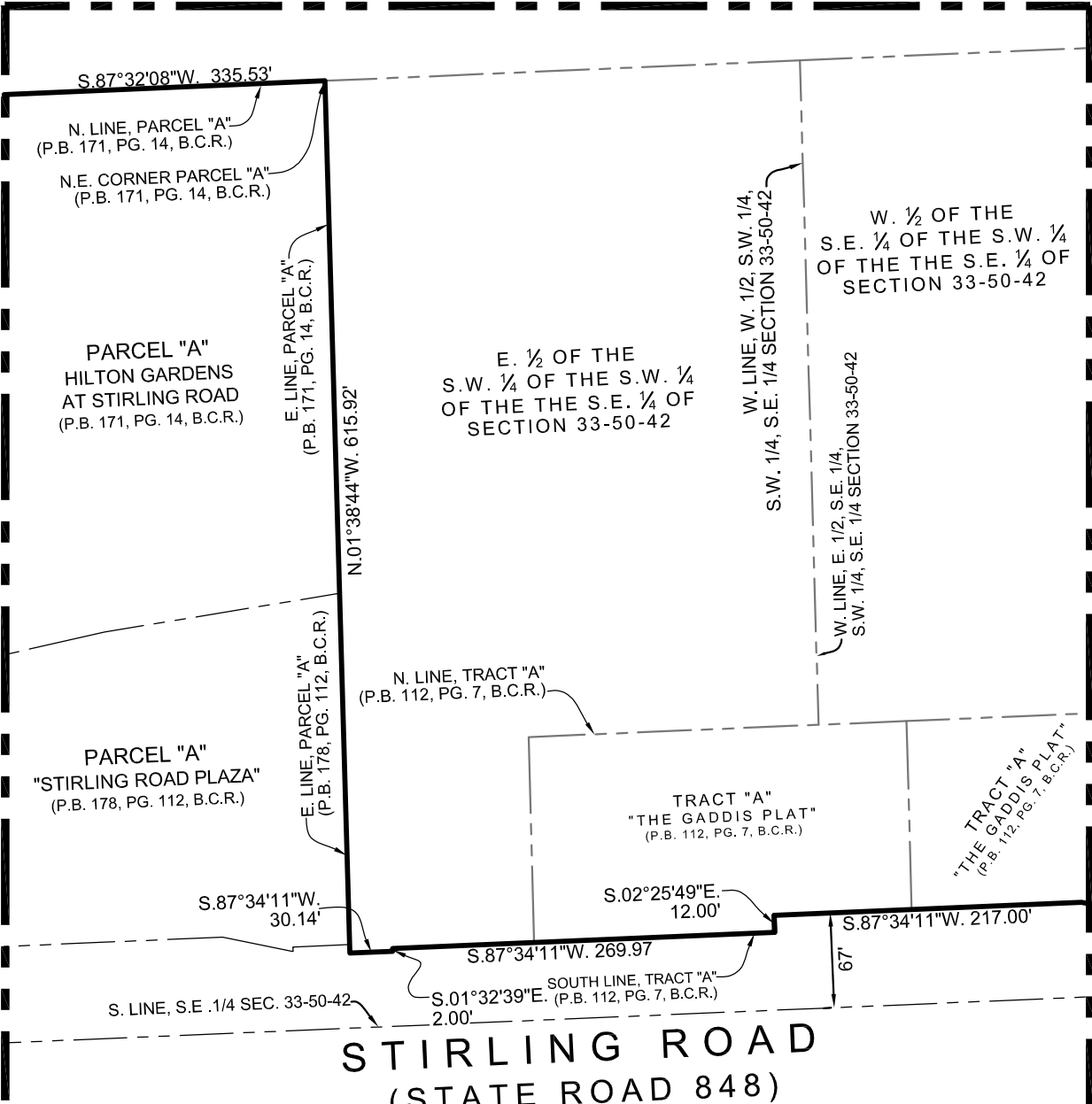
SKETCH OF DESCRIPTION PMUD BOUNDARY CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 14 OF 15)



MATCH LINE (SEE SHEET 4 OF 15)

MATCH LINE (SEE SHEET 12 OF 15)

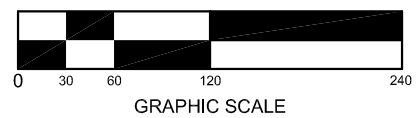


LEGEND:

- P.B. PLAT BOOK
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- B.C.R. BROWARD COUNTY RECORDS
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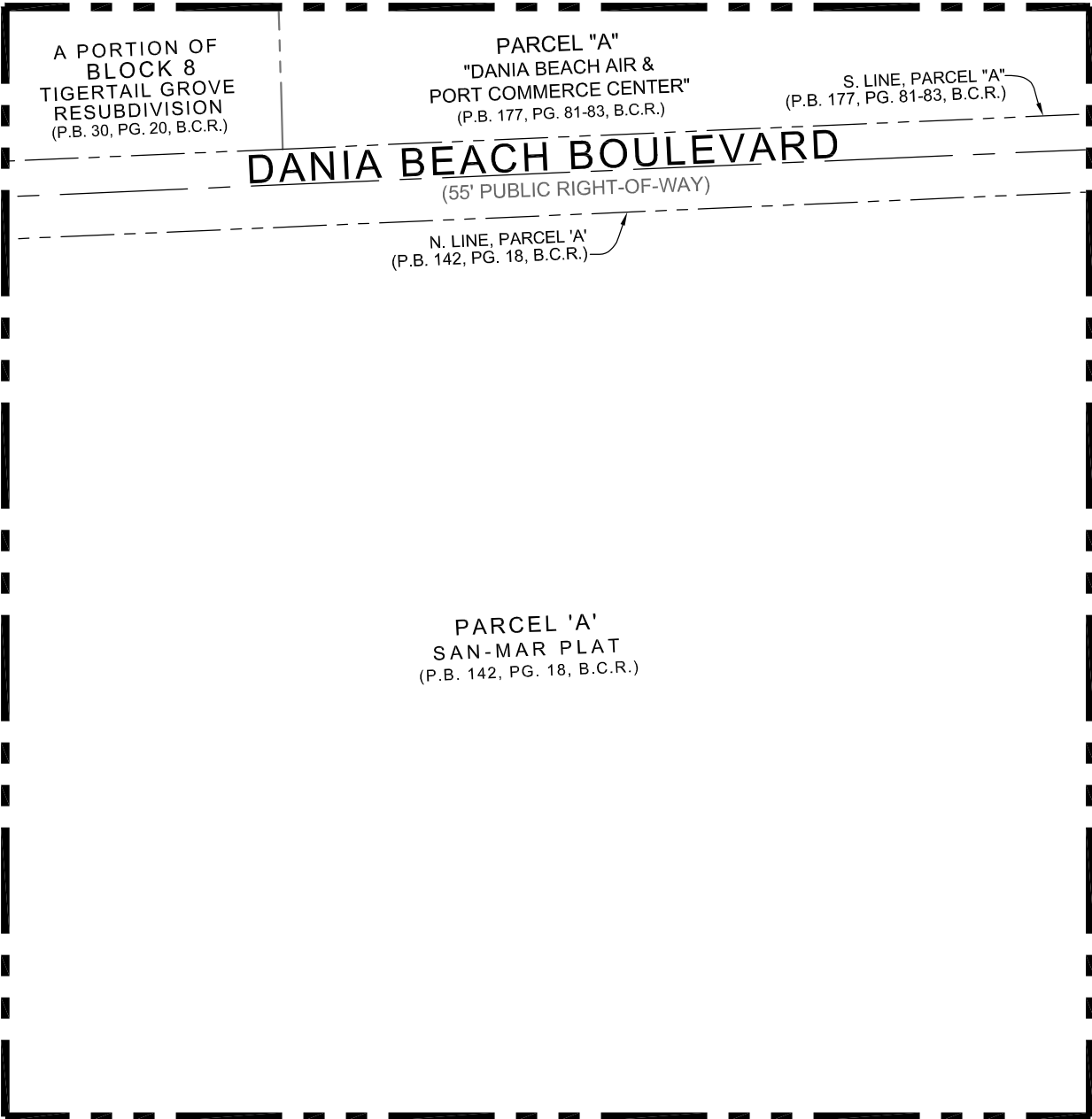
PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 15 OF 15)



MATCH LINE (SEE SHEET 5 OF 15)



MATCH LINE (SEE SHEET 11 OF 15)

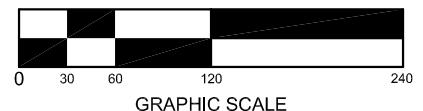
MATCH LINE (SEE SHEET 13 OF 15)

LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
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SCALE: 1" = 120'



SHEET 14 OF 15

SKETCH NO.
14-8058 PMUD

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Davie, Florida 33314



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SKETCH OF DESCRIPTION

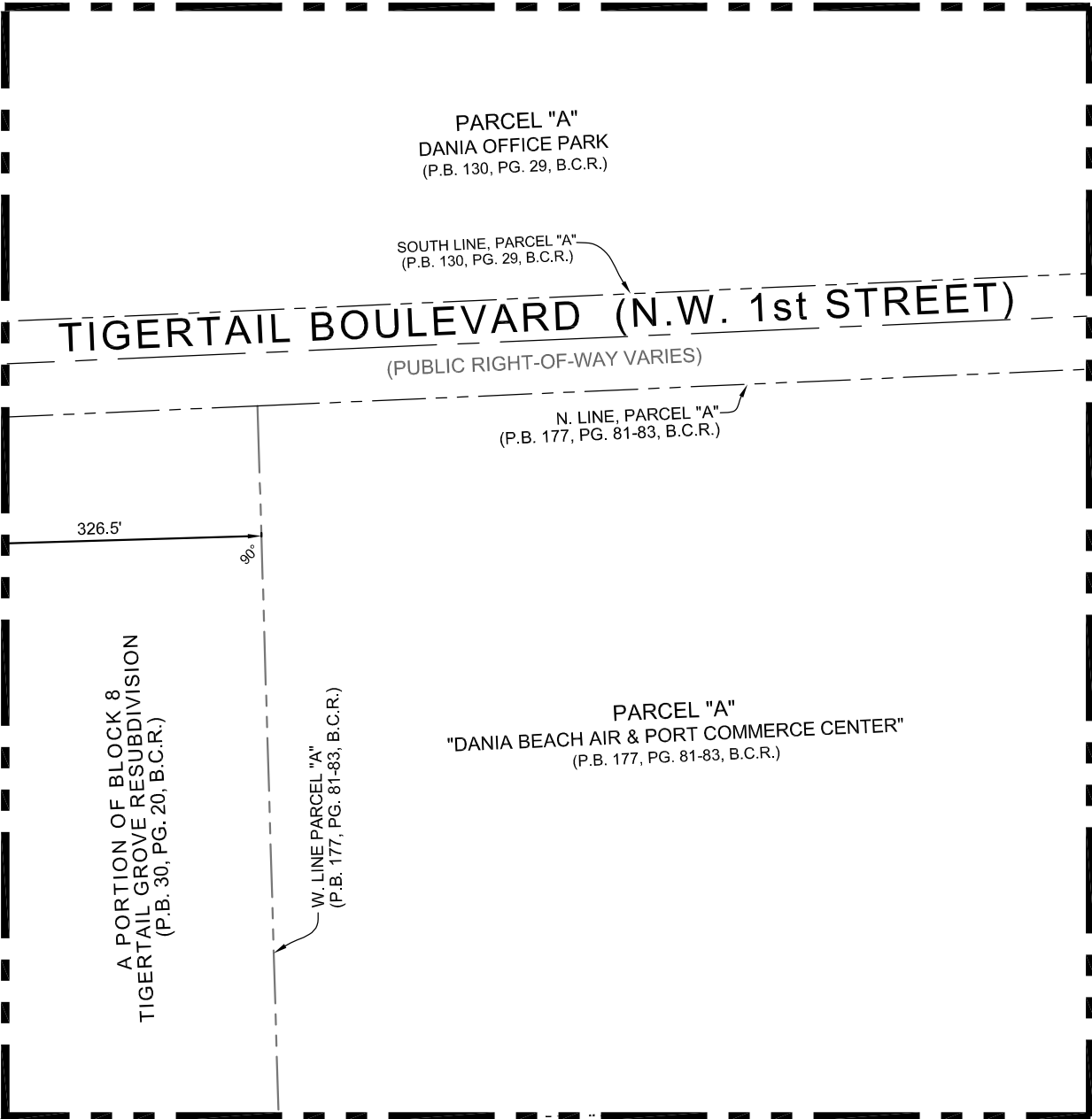
PMUD BOUNDARY

CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

MATCH LINE (SEE SHEET 8 OF 15)



MATCH LINE (SEE SHEET 6 OF 15)



MATCH LINE (SEE SHEET 10 OF 15)

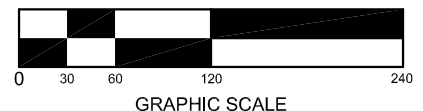
MATCH LINE (SEE SHEET 14 OF 15)

LEGEND:

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SHEET 15 OF 15

SKETCH NO.
14-8058 PMUD