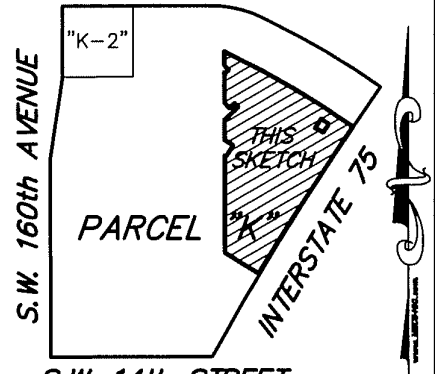




**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
 PHONE (954) 763-7611 \* FAX (954) 763-7615

**SKETCH AND DESCRIPTION**  
**MID PORTION OF PHASE III**  
**INDIAN TRACE CENTER**  
**SHEET 1 OF 2 SHEETS**



**S.W. 14th STREET**  
**SITE LAYOUT**  
**NOT TO SCALE**

A portion of Parcel "K", NEW RIVER ESTATES, SECTION NINE, according to the plat thereof, as recorded in Plat Book 126, Page 46, of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Northeast corner of said Parcel "K", being a point on a curve; thence Southwesterly on the Easterly line of said Parcel "K" and on said curve to the left, whose radius point bears South 54°50'09" East, with a radius of 8,859.37 feet, a central angle of 00°48'30". an arc distance of 125.00 feet to the

Point of Beginning (1); thence continuing Southwesterly on said Easterly line, with a radius of 8,859.37 feet, a central angle of 02°53'50", an arc distance of 448.00 feet; thence North 58°32'27" West, radial to aforementioned curve, a distance of 101.24 feet; thence North 00°07'42" West, a distance of 249.49 feet; thence North 89°52'18" East, a distance of 4.72 feet; thence North 32°32'19" East, a distance of 30.99 feet; thence North 57°27'41" West, a distance of 25.47 feet; thence North 00°07'42" West, a distance of 52.31 feet; thence North 47°40'58" East, a distance of 47.49 feet; thence North 42°19'02" West, a distance of 14.50 feet; thence South 47°40'58" West, a distance of 18.40 feet; thence North 42°19'02" West, a distance of 17.59 feet; thence North 00°07'42" West, a distance of 78.34 feet; thence South 42°19'02" East, a distance of 2.83 feet; thence North 47°40'58" East, a distance of 12.00 feet; thence North 42°19'02" West, a distance of 16.07 feet; thence North 00°07'42" West, a distance of 35.24 feet; thence South 64°07'42" East, a distance of 20.68 feet to a point of curve; thence Easterly, on said curve to the right, with a radius of 2,232.21 feet, a central angle of 09°18'54", an arc distance of 362.91 feet to the Point of Beginning. (1)

**LESS THE FOLLOWING DESCRIBED LANDS:**

Commencing at the Northeast corner of said Parcel "K", being a point on a curve; thence Southwesterly on the Easterly line of said Parcel "K" and on said curve to the left, whose radius point bears South 54°50'09" East, with a radius of 8,859.37', a central angle of 01°03'22", an arc distance of 163.30 feet; thence North 45°36'49" West, a distance of 55.58 feet to the Point of Beginning (2); thence North 57°22'49" West, a distance of 24.48 feet; thence South 32°37'24" West, a distance of 27.93 feet; thence South 61°30'45" East, a distance of 23.42 feet; thence North 35°04'17" East, a distance of 26.26 feet to the Point of Beginning (2)

Said lands situate, lying and being in the City of Sunrise, Broward County, Florida and containing 107,896 square feet or 2.4770 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 13th day of March, 2018.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record 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 Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (126/46) and assume the West line of Parcel "K", as North 00°07'42" West.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-3125

CHECKED BY: \_\_\_\_\_

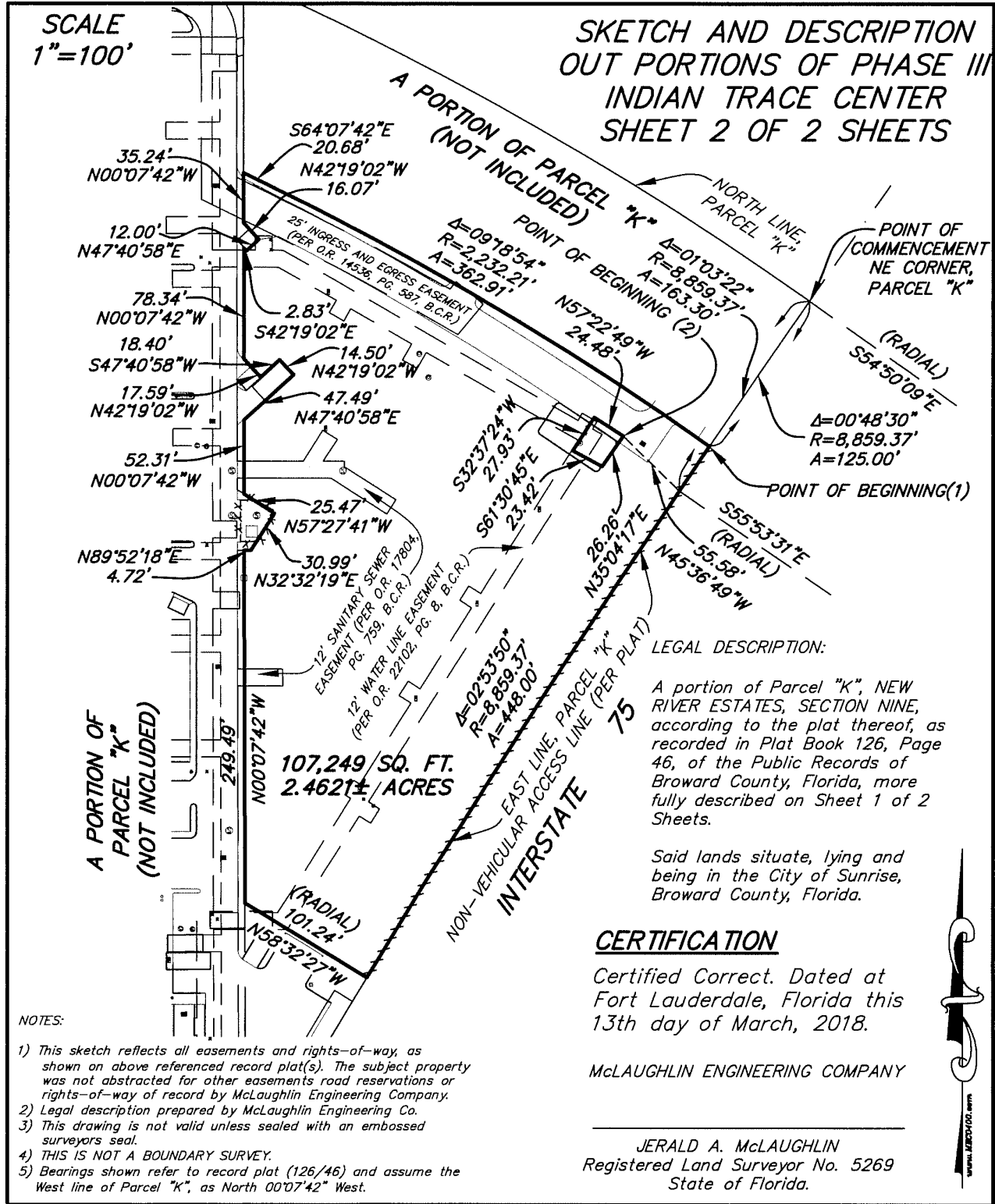
REF. DWG.: 94-3-20

C: \JMMjr\2018\V3125 (SKETCH)



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

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 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
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SCALE  
 1"=100'

**SKETCH AND DESCRIPTION  
 OUT PORTIONS OF PHASE III  
 INDIAN TRACE CENTER  
 SHEET 2 OF 2 SHEETS**

A PORTION OF  
 PARCEL "K"  
 (NOT INCLUDED)

A PORTION OF PARCEL "K"  
 (NOT INCLUDED)

107,249 SQ. FT.  
 2.4621± ACRES

**LEGAL DESCRIPTION:**

A portion of Parcel "K", NEW RIVER ESTATES, SECTION NINE, according to the plat thereof, as recorded in Plat Book 126, Page 46, of the Public Records of Broward County, Florida, more fully described on Sheet 1 of 2 Sheets.

Said lands situate, lying and being in the City of Sunrise, Broward County, Florida.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 13th day of March, 2018.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
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FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. V-3125 \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

REF. DWG.: 94-3-20

C: JMMjr/2018/V3125 (SKETCH)

