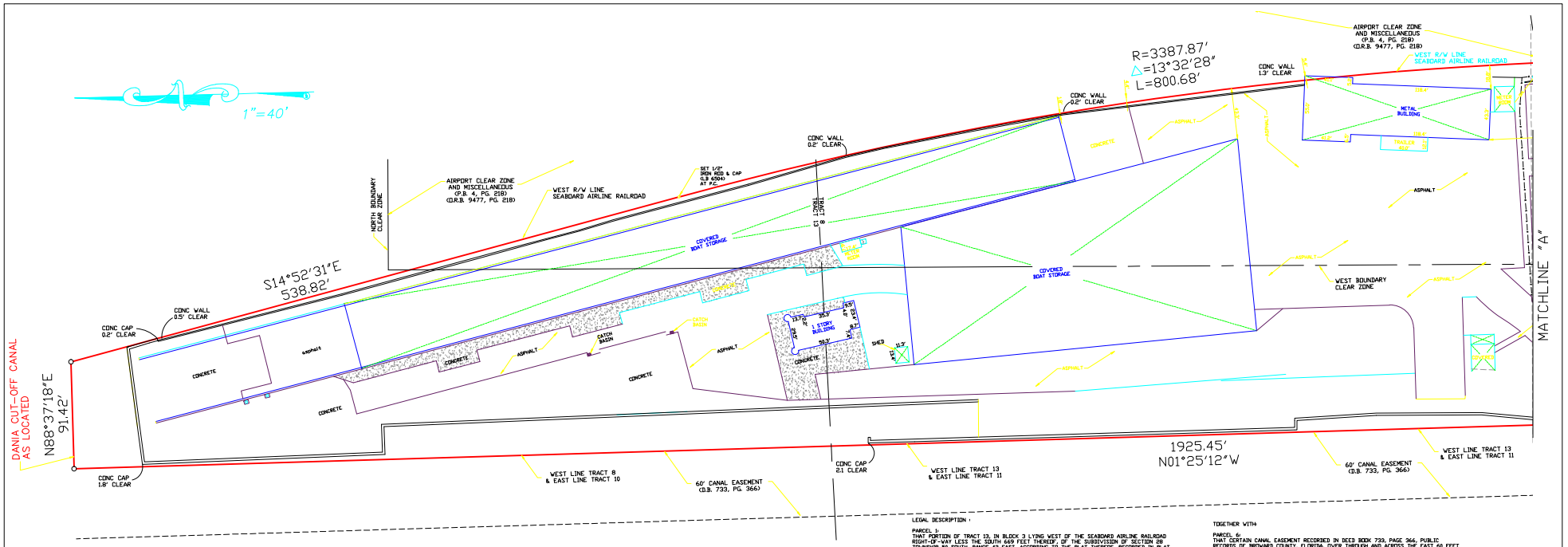

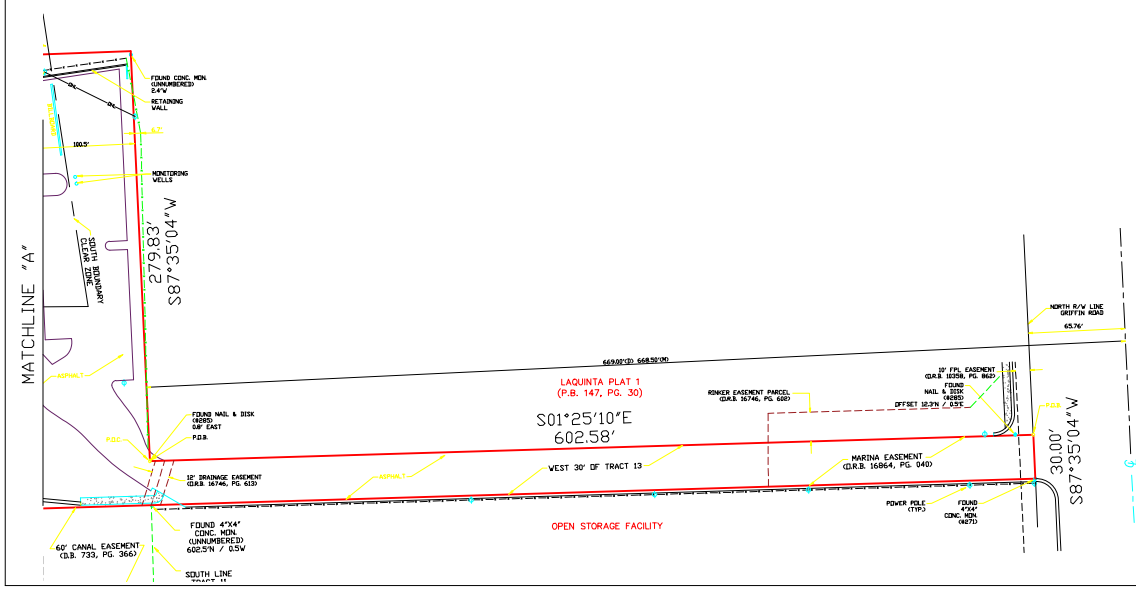

LEGAL DESCRIPTION :

PARCEL 1:
THAT PORTION OF TRACT 13, IN BLOCK 3 LYING WEST OF THE SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY LESS THE SOUTH 669 FEET THEREOF, OF THE SUBDIVISION OF SECTION 28 TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA.

AND

PARCEL 2:
THE PART OF TRACT 8, IN BLOCK 3, LYING SOUTH OF THE DANIA CUT OFF CANAL, AND WEST OF THE SEABOARD AIRLINE RAILROAD RIGHT OF WAY, OF THE SUBDIVISION OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND

PARCEL 3:
THE WEST 30 FEET OF THE SOUTH 669 FEET OF TRACT 13, IN BLOCK 3 OF THE SUBDIVISION OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND LESS:

PARCEL 4:
THE SOUTH 35 FEET OF THE WEST 30 FEET OF TRACT 13, IN BLOCK 3, LYING WEST OF THE SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY, OF THE SUBDIVISION OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND ALSO LESS:

PARCEL 5:
THAT PART OF TRACT 13, IN BLOCK 3, IN THE SW 1/4 OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT OF REED LAND COMPANY SUBDIVISION AS SHOWN IN PLAT BOOK 2, PAGE 32 (1-98D) OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID SW 1/4 OF SECTION 28; THENCE NORTH 87 DEGREES, 25 MINUTES, 24 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 28, A DISTANCE OF 709.21 FEET; THENCE NORTH 02 DEGREES, 34 MINUTES, 36 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 65.75 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 25 MINUTES, 24 SECONDS WEST ALONG A LINE 65.75 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 28, A DISTANCE OF 30.01 FEET; THENCE SOUTH 01 DEGREES, 32 MINUTES, 04 SECONDS EAST; ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 30.76 FEET; THENCE NORTH 87 DEGREES, 25 MINUTES, 24 SECONDS EAST, ALONG THE NORTHERLY EXISTING RIGHT-OF-WAY LINE OF GRIFFIN ROAD, BEING 35.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 28, A DISTANCE OF 30.01 FEET; THENCE NORTH 01 DEGREES, 32 MINUTES, 04 SECONDS WEST A DISTANCE OF 30.76 FEET TO THE POINT OF BEGINNING; CONTAINING 0.0212 ACRES, MORE OR LESS.

TOGETHER WITH

PARCEL 6:
THAT CERTAIN CANAL EASEMENT RECORDED IN RECS BOOK 733, PAGE 366, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER THROUGH AND ACROSS THE EAST 60 FEET OF TRACT 10 AND 11 IN BLOCK 3 OF THE SUBDIVISION OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA SAID EASEMENT SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 7:
THAT CERTAIN CROSS ACCESS EASEMENT PARCEL KNOWN AS "RONKER EASEMENT PARCEL", AS DESCRIBED IN O.R. BOOK 16746, PAGE 602 AND O.R. BOOK 16864, PAGE 039, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN CROSS ACCESS EASEMENT, TEMPORARY CONSTRUCTION EASEMENT AND RESTRICTIVE COVENANTS AGREEMENT, DATED SEPTEMBER 7, 1989 IN O.R. BOOK 16746, PAGE 596, AND RECORDED OCTOBER 16, 1989 IN O.R. BOOK 16864, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER, THROUGH, AND ACROSS ADJACENT LANDS DESCRIBED AS FOLLOWS: A PORTION OF TRACT 13, BLOCK 3 OF THE PLAT OF SECTION 28, 29, 31 AND 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 42 EAST, THENCE NORTH 87 DEGREES, 25 MINUTES, 52 SECONDS EAST AND ALONG THE SOUTH LINE OF SAID SECTION 28 A DISTANCE OF 702.38 FEET; THENCE NORTH 1 DEGREE, 34 MINUTES, 16 SECONDS WEST ALONG A LINE 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 13, A DISTANCE OF 108.88 FEET; THENCE NORTH 88 DEGREES, 25 MINUTES, 44 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 1 DEGREE, 34 MINUTES, 16 SECONDS EAST ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 13, A DISTANCE OF 138.00 FEET; THENCE SOUTH 47 DEGREES, 4 MINUTES, 11 SECONDS EAST A DISTANCE OF 42.48 FEET; THENCE SOUTH 0 DEGREES, 34 MINUTES, 0 SECONDS EAST,A DISTANCE OF 12.23 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87 DEGREES, 25 MINUTES, 52 SECONDS WEST, A DISTANCE OF 50.52 FEET TO THE POINT OF BEGINNING SAID EASEMENT LYING IN BROWARD COUNTY, FLORIDA.

O.R.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.R.C. = point of reverse curve
P.O.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
C.M.P. = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business
TRAN. = transformer pad
F.P.L. = florida power and light
CM = concrete monument
P.R.M. = permanent reference monument
P.I. = point of intersection
P.T. = point of tangency
N = not field measured
WPF = wood privacy fence
CHWT = chattahoochee
ELEV = elevation
P.B. = plat book
T/W = typical
R/W = right-of-way
Δ = delta angle
⊕ = bearing basis line
ASPH = asphalt
MH = manhole
U/E = utility easement
C/F = chain link fence
P.R.M. = permanent reference monument
P = plat
P = power pole
IP = IRON PIPE
I.R.S. = IRON PIPE
RP = radial point
L = ARC LENGTH
CL = centerline
ALUM. = aluminum
P.C. = point of curvature
P.G. = page
I.R. = iron rod
R = radius
D = degree
O/S = offset
CONC. = concrete
ESMT. = easement
CALC. = calculated

NOTES:

1) BEARINGS SHOWN HEREON ARE RELITAVE TO PLAT AND ARE ASSUMED.
2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988
4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624
Fax 243-4869

CERTIFIED TO:
2051 griffin road, llc
CITY NATIONAL BANK of Florida
GREENSPOON MARDER LLP
FIDELITY NATIONAL TITLE INSURANCE COMPANY

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by HARRY A BURGESS
Date: 2022.01.24 09:43:54 -05'00'

HARRY A BURGESS PLS 5089

FLOOD ZONE: AE 6 & AH 7
MAP NO: 12003405 5B H
MAP DATE: 8-18-2014
DATE: 11-10-2021
JOB NO. 10-14-023
REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL