

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OLD NON-VEHICULAR ACCESS LINE



LOCATION SKETCH

LEGEND:

- | | | | |
|--------|-------------------------------|--------|-----------------------------------|
| P.O.C. | DENOTES POINT OF COMMENCEMENT | U.E. | DENOTES UTILITY EASEMENT |
| P.O.B. | DENOTES POINT OF BEGINNING | D.E. | DENOTES DRAINAGE EASEMENT |
| P.O.T. | DENOTES POINT OF TERMINATION | MAINT. | DENOTES MAINTENANCE |
| P.B. | DENOTES PLAT BOOK | EASMT. | DENOTES EASEMENT |
| O.R.B. | DENOTES OFFICIAL RECORDS BOOK | DRAIN. | DENOTES DRAINAGE |
| PG. | DENOTES PAGE | NVAL | DENOTES NON-VEHICULAR ACCESS LINE |
| PGS. | DENOTES PAGES | --- | DENOTES NON-VEHICULAR ACCESS LINE |
| ⊙ | DENOTES CENTER LINE | ⊙ | DENOTES CENTER LINE |
| R/W | DENOTES RIGHT-OF-WAY | | |

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "B"
SHEET 1 OF 3 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 213478

DATE: AUGUST 9, 2021

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

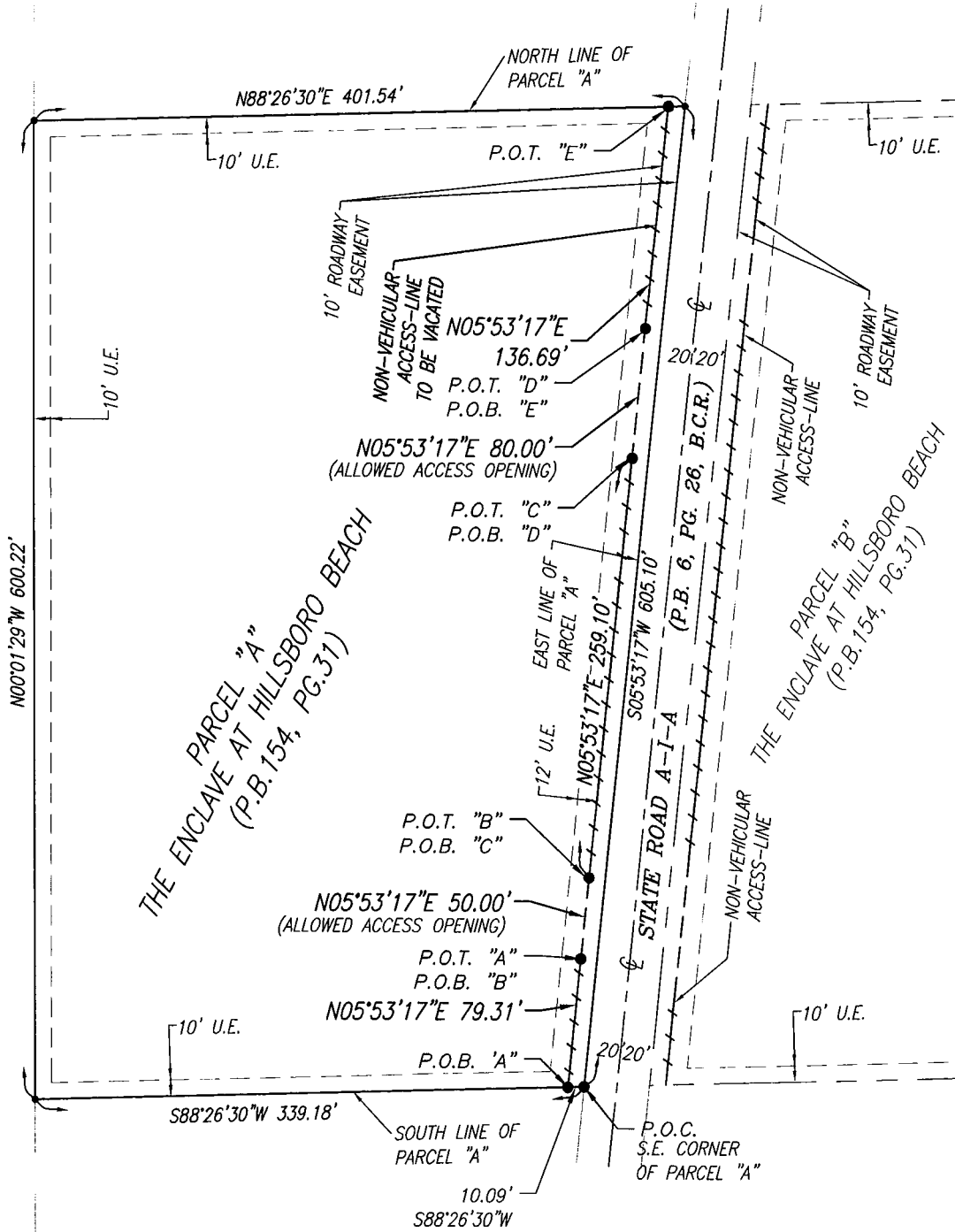
Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

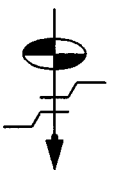
NO.	DATE	DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OLD NON-VEHICULAR ACCESS LINE



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "B"
SHEET 2 OF 3 SHEETS



Schwebke-Shiskin & Associates, Inc.
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
 PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 213478
 DATE: AUGUST 9, 2021

THIS IS NOT A "BOUNDARY SURVEY"
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH OLD NON-VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

PARCEL "A" – OLD NVAL:

A PORTION OF PARCEL "A" BEING A NON-VEHICULAR ACCESS LINE AND BEING COINCIDENT WITH THE EAST LIMITS OF THE 10-FOOT-WIDE ROADWAY EASEMENT AS SHOWN WITHIN PARCEL "A"; ACCORDING TO THE PLAT OF "THE ENCLAVE AT HILLSBORO BEACH", AS RECORDED IN PLAT BOOK 154 AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

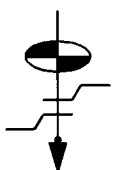
COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "A", ACCORDING TO THE PLAT OF "THE ENCLAVE AT HILLSBORO BEACH", AS RECORDED IN PLAT BOOK 154 AT PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", FOR 10.09 FEET TO THE POINT OF BEGINNING "A" OF A NON-VEHICULAR ACCESS LINE; THENCE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 10.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID PARCEL "A", FOR 79.31 FEET TO THE POINT OF TERMINATION "A" OF THE NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "B" OF A 50.00 FOOT WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE FOR 50.00 FEET TO THE POINT OF TERMINATION "B" OF THE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "C" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 259.10 FEET TO THE POINT OF TERMINATION "C" OF THE NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "D" OF AN 80.00 FEET WIDE ALLOWED ACCESS OPENING; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 80.00 FEET TO THE POINT OF TERMINATION "D" OF THE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "E" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 05 DEGREES 53 MINUTES 17 SECONDS EAST, ALONG THE AFORE-DESCRIBED COURSE, FOR 136.69 FEET TO THE POINT OF TERMINATION "E" OF THE NON-VEHICULAR ACCESS LINE; SAID POINT OF TERMINATION "E" LYING ON THE NORTH LINE OF SAID PARCEL "A"; SAID LAST DESCRIBED FIVE COURSES BEING COINCIDENT WITH THE WEST LIMITS OF THE SAID 10-FOOT-WIDE ROADWAY EASEMENT, LYING WITHIN THE LIMITS OF SAID PARCEL "A", AS SHOWN ON THE SAID PLAT OF "THE ENCLAVE AT HILLSBORO BEACH"; ALL LYING AND BEING IN GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 48 SOUTH, RANGE 43 EAST, TOWN OF HILLSBORO BEACH, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S05°53'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A ADJACENT TO PARCEL A & PARCEL B, THE ENCLAVE AT HILLSBORO BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) ORDERED BY: RELATED GROUP
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "B"
SHEET 3 OF 3 SHEETS

	<p style="text-align: center;">Schwebke-Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288</p> <p>ORDER NO. <u>213478</u> DATE: <u>AUGUST 9, 2021</u></p> <p>THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </tbody> </table>	REVISIONS						
	REVISIONS								
<p style="text-align: center;">PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>									