

SKETCH AND DESCRIPTION

NW 41ST STREET

PINE ISLAND ROAD

EAST LINE SECTION 20-49-41

SOUTH LINE TRACT 6

TRACT 6

**CHAMBERS LAND COMPANY SUBDIVISION
(PB 1-5A AND 5B BCR)**

6.218 Acres +/-

**PORTION TRACT 5
2.974 ACRES +/-
NOT INCLUDED**

TRACT 5

TRACT 24

TRACT 6

POINT OF BEGINNING (POB)

Bearings and Distances:
 North 89°48'41"E 85.02'
 South 01°26'53"E 90.02'
 North 89°48'41"E 129.03'
 South 01°26'53"E 192.43'
 North 89°44'00"E 417.99'
 South 01°27'16"E 350.90'
 West 89°39'20"W 632.06'
 East 53.01'
 West 53.01'
 East 89°39'20"W 632.06'

LEGAL DESCRIPTION:

A portion of Tracts 5, 6 and 24 together with portions of Rights-of-way lying adjacent to this description in Section 20 Township 49 South Range 41 East according to the Plat of Chambers Land Company Subdivision as recorded in plat book 1 pages 5A and 5B of the Public records of Broward County, Florida described as follows: Commencing at the intersection of the East line of said Section 20 and the East extension of the South line of said Tract 6; thence run South 89°39'20" West [Basis of bearings, a Grid bearing] 53.01 feet to the Point of beginning; thence continue along said South line South 89°39'20" West 632.06 feet to the East line of Tract A according to the plat of Sunrise Point Village as recorded in Plat book 145 page 13 of the Public records of Broward County, Florida; thence run North 01°26'53" West along said East line 634.50 feet; Thence run North 89°48'41" East 85.02 feet; thence run South 01°26'53" East 90.02 feet; thence run North 89°48'41" East 129.03 feet; thence run South 01°26'53" East 192.43 feet; thence run North 89°44'00" East 417.99' to a line 53.00 feet West of as measured at right angles to the east line of said section 20; thence run South 01°27'16" East along a line 53.00 feet West of and parallel with said Section 20 350.90 feet to the point of beginning.

Said lands situate, lying and being in the City of Sunrise, Broward County, Florida and containing 6.218 Acres more or less.

LEGEND:
 PB: PLAT BOOK AND PAGE
 POB: POINT OF BEGINNING
 POC: POINT OF COMMENCEMENT
 BCR: BROWARD COUNTY RECORDS

By: *[Signature]* 4-27-15
MARK D. STURGIS
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS4829
 STATE OF FLORIDA

(seal)

This is not a Sketch of Survey, it is only the graphic representation of the description depicted hereon. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

PORTION TRACTS 5, 6 AND 24 AND RIGHTS
OF WAY SECTION 20 TOWNSHIP 49 SOUTH
RANGE 41 EAST CHAMBERS LAND COMPANY SUBDIVISION
PLAT BOOK 1-5A AND 5B BROWARD COUNTY RECORDS

EB-0002995	DRAWN: AMF	DATE: 2-24-15	PROJECT NUMBER	SHEET
LB-0002995	CHECKED: MDS	DATE: 2-25-15	15 0 0 4	1 OF 1