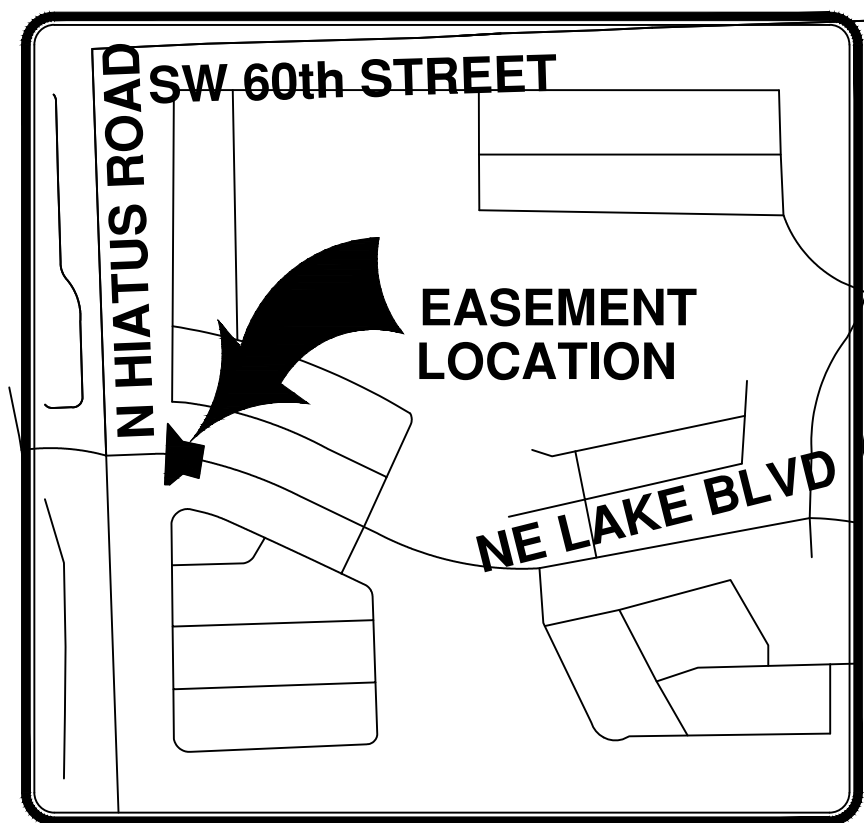


LEGAL DESCRIPTION:

THAT CERTAIN PORTION OF PUBLIC RIGHT-OF-WAY AT THE INTERSECTION OF NE LAKE BOULEVARD AND HIATUS ROAD BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST SOUTHWEST CORNER OF GREEN BELT B-1 OF "EMBASSY LAKES PHASE II" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 141, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF THE NE LAKE BLVD, ALSO BEING AN EASTERLY BOUNDARY OF SAID GREEN BELT B-1, FOR THE NEXT TWO (2) COURSES: (1) SOUTH 46°52'21" EAST 42.43 FEET; (2) NORTH 88°07'39" EAST 46.51 FEET; THENCE SOUTH 01°46'57" EAST 110.00 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID NE LAKE BLVD, ALSO BEING A NORTHERLY BOUNDARY OF GREEN BELT I-2 OF SAID "EMBASSY LAKES PHASE II" FOR THE NEXT TWO (2) COURSES: (1) SOUTH 88°07'39" WEST 34.33 FEET; (2) SOUTH 43°07'39" WEST 42.43 FEET; THENCE SOUTH 88°07'39" WEST 12.00 FEET; THENCE NORTH 01°52'21" WEST 170.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA AND CONTAINING 9666 SQUARE FEET (0.222 ACRES) MORE OR LESS.



SW QUARTER, SECTION 6, TOWNSHIP 51S, RANGE 40E.

LOCATION MAP

N.T.S.

SEE SHEET 2 OF 2 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

HIATUS & NE LAKE BLVD IMPROVEMENTS

No. 5857

MILLER LEGG
STATE OF FLORIDA
Professional Surveyor & Mapper

South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida · 33325
954-436-7000
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS
STANDARDS OF PRACTICE AS SET FORTH BY THE
FLORIDA DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES OF PROFESSIONAL
SURVEYORS AND MAPPERS IN CHAPTER 5J-17,
FLORIDA ADMINISTRATIVE CODE PURSUANT TO
SECTION 372.027, FLORIDA STATUTES.
DATED THIS 5th DAY OF MARCH 2025 A.D.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

23-00024

FILE NO.

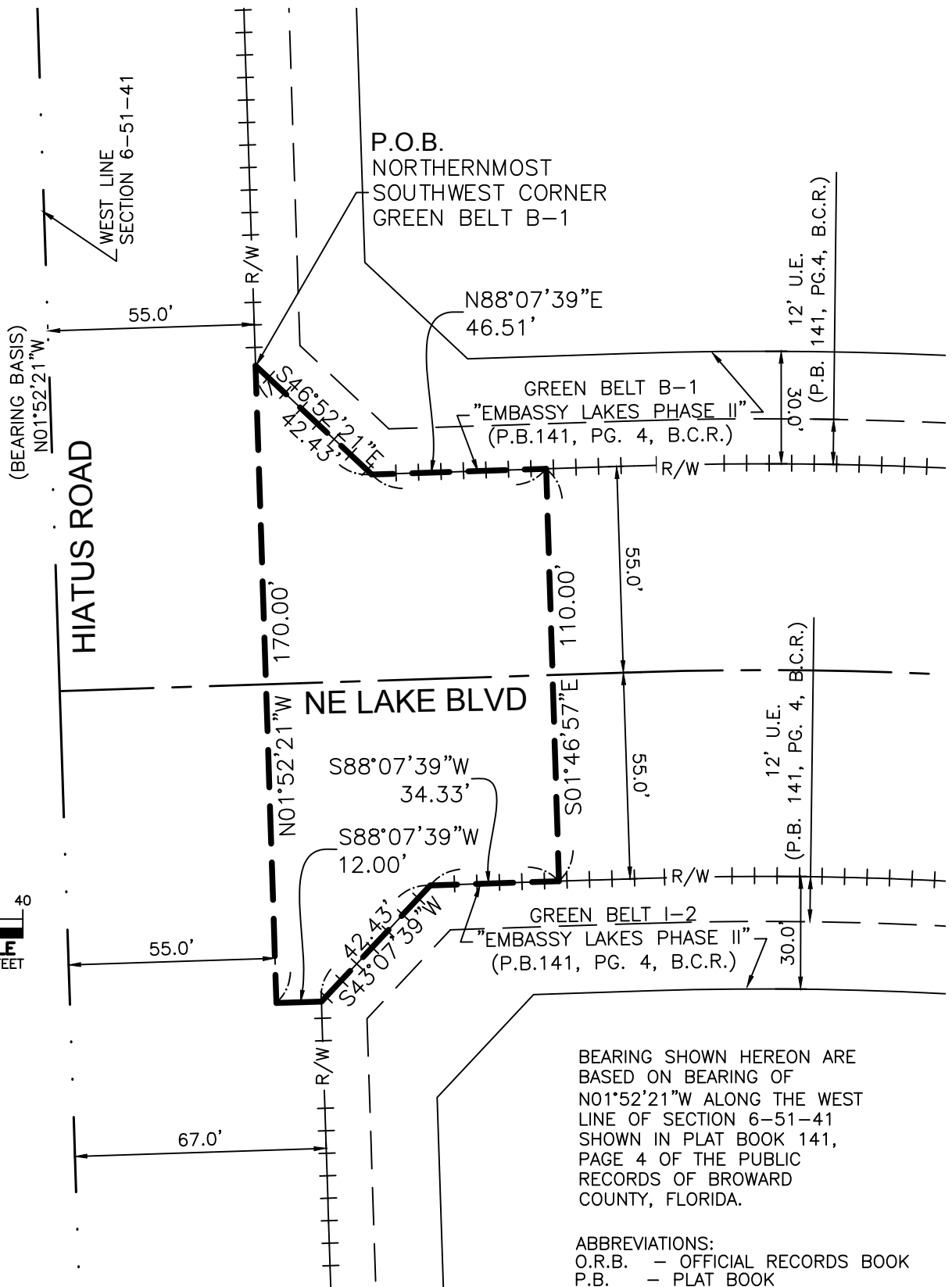
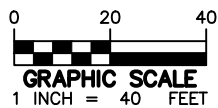
SH-1

DRAWN BY:

LP

CHECKED BY:

MR



BEARING SHOWN HEREON ARE
BASED ON BEARING OF
N01°52'21\"W ALONG THE WEST
LINE OF SECTION 6-51-41
SHOWN IN PLAT BOOK 141,
PAGE 4 OF THE PUBLIC
RECORDS OF BROWARD
COUNTY, FLORIDA.

ABBREVIATIONS:

O.R.B. - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
U.E. - UTILITY EASEMENT
P.O.B. - POINT OF BEGINNING
R/W - RIGHT-OF-WAY
+ + + - NON-VEHICLE ACCESS LINE

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

MILLER LEGG

South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida - 33325
954-436-7000
www.millerlegg.com

Certificate of Authorization L.B. 6680

SKETCH & DESCRIPTION

PROJECT NO.
23-00024

FILE NO.
SH-2