



LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 170 FEET; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 41.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE AFORESAID COURSE, A DISTANCE OF 150 FEET; THENCE WESTERLY MAKING AN ANGLE OF 90° 07' 24", A DISTANCE OF 66.44 FEET TO A POINT ON THE SOUTHEAST ONE-QUARTER (SE 1/4) LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE SOUTHERLY ALONG SAID WEST LINE, MAKING AN ANGLE OF 03°, A DISTANCE OF 150 FEET; THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 90° 06' 52", A DISTANCE OF 66.44 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE EAST 60.00 FEET THEREOF.

PARCEL "A" OF HALTOP SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 50 FEET; THENCE NORTHERLY AND PARALLEL TO THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 41.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE AFORESAID COURSE, A DISTANCE OF 50 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 90° 07' 24", A DISTANCE OF 60 FEET; THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 89° 52' 36", A DISTANCE OF 150 FEET; THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 90° 07' 24", A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



PREPARED FOR:
VINCENTO THROWER & THOMAS GRANER TRUSTEE
5325 NW 77TH AVENUE
DORAL, FL 33166

RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

ALL ELEVATIONS SHOWN ON THESE PLANS ARE
BASED ON NAVD 1988 DATUM

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AH WITH A BASE FLOOD ELEVATION OF 14 FEET, AS SHOWN ON F.I.R.M. NUM. 12011CO356J, BEARING A MAP EFFECTIVE DATE OF JULY 31, 2024.

This item has been
digitally signed
and sealed by
**NILES T.
WARRICK, P.E.**
on the date
adjacent to the
seal.



NILES T. WARRICK, P.E.
FLORIDA REG. NO. 94320
(FOR THE FIRM)



PROJECT No. 14232.00, JULY 30th, 2024