

This instrument prepared by and after recording return to:

Name: Nancy B. Lash, Esq.
Address: Greenberg Traurig, P.A.
333 2nd Avenue
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

AGREEMENT FOR NON-EXCLUSIVE ACCESS EASEMENT

THIS AGREEMENT FOR NON-EXCLUSIVE ACCESS EASEMENT (hereinafter referred to as "**Easement Agreement**") is made and entered into as of the _____ day of _____, 2024 by and between **13TH FLOOR ADLER BROWARD SOUTH, LLC**, a Florida limited liability company ("**TFA**") and **THE DISTRICT BOARD OF TRUSTEES OF BROWARD COLLEGE, FLORIDA** ("**College**").

WHEREAS, College is the fee title owner of a parcel of certain real property located in Broward County, Florida, which parcel is more particularly described on Exhibit "A" attached hereto (the "**Property**");

WHEREAS, College has leased the Property to TFA pursuant to a Ground Lease Agreement (South Phase) dated as of May 25, 2021, as amended by that certain First Amendment to Ground Lease Agreement (South Phase) dated as of December 15, 2022, by and between College, as landlord, and TFA, as tenant (as amended, modified or supplemented from time to time, the "**Lease**");

WHEREAS, TFA and College are desirous of creating a non-exclusive access easement over that certain roadway lying within College’s campus as more particularly described and depicted on Exhibit "B" attached hereto (the "**Campus Roadway**"), for ingress and egress of vehicular traffic between the Property and College Avenue, which easement shall burden the Property, as more particularly described in this Easement Agreement.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties intending to be legally bound, do hereby agree as follows:

1. **Recitations**. The foregoing recitations are true and correct and are incorporated herein by reference.

2. **Grant of Easement.** College does hereby grant and convey to TFA, its successors, assigns, contractors, subtenants, licensees, invitees, agents and customers (together, the “**TFA Parties**”), a non-exclusive easement in, on, over and across the Campus Roadway for ingress and egress of vehicular traffic between the Property and College Avenue (the “**Easement**”). Notwithstanding the foregoing, College has the right to modify the Easement to temporarily close, temporarily restrict access to or from or otherwise modify the Campus Roadway; provided, however, that (a) such closures, restrictions or modifications shall not impede the intent or effect of the Easement; to wit, to provide access for vehicular traffic between the Property and College Avenue for the benefit of the TFA Parties and (b) during any periods in which the Campus Roadway is closed or access is restricted, College shall provide reasonably equivalent alternate access between the Property and Davie Road and College Avenue for the benefit of the TFA Parties. College has the right to close roadways lying on the Property, including the Campus Roadway, when the College closes campus due to emergencies that affect the life safety and security of students, faculty, and staff, provided such closures are temporary and limited to the period of time during which such emergencies exist. In the event of any such modification (excluding emergency circumstances noted in the preceding sentence), College shall record in the Public Records of Broward County, Florida, a written notice identifying all changes to the Easement (including, without limitation, depictions of any restrictions or modifications to the Campus Roadway) provided (i) such changes do not conflict with the terms of this Section 2 and (ii) a copy of such recorded notice is promptly delivered to TFA.

3. **Binding Effect.** The covenants contained in this Easement Agreement are not personal but shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, transferees, successors or assigns.

4. **Lease Terms.** Except as expressly provided herein, nothing herein shall, or is intended to, modify the terms of the Lease. The Lease is hereby amended to incorporate the terms herein.

5. **Duration.** This Easement Agreement, and the easement granted herein, shall run concurrently with the Lease Term and shall terminate upon the termination of the Lease, pursuant to the terms and conditions therein.

6. **Indemnity.** Each party, respectively, hereby indemnifies and holds harmless the other party, their respective successors and assigns, from and against any and all loss, cost, expense, damage, claim, cause of action or liability, including, but not limited to, proceedings, resulting from or in any way related to the permitted use of the Easement.

7. **Amendment.** This Easement Agreement may not be modified, amended, or terminated without the prior written approval of College and TFA or their respective successors or assigns.

8. **Notices/Approvals.** If a party desires to give notice or a request for approval regarding any matter herein, then such notice or request shall be in writing and addressed to the party at the address shown below. Such notice or request may be deposited in the United States mail, certified or registered, return receipt requested and postage prepaid or sent by Federal

Express or comparable overnight mail services, or via electronic mail delivery at the e-mail addresses shown below. Notice shall be deemed to have been given upon receipt or refusal of delivery of such notice. Either party may change their notice information upon not less than 10 days' advance written notice to the other party.

COLLEGE:

District Board of Trustees of Broward College
111 East Las Olas Blvd.
Fort Lauderdale, FL 33301
Attn: _____
Email: _____

With a copy to:

District Board of Trustees of Broward College
111 East Las Olas Blvd.
Fort Lauderdale, FL 33301
Attn: _____
Email: _____

TFA:

c/o Adler 13th Floor Broward College, LLC
2850 Tigertail Ave, Suite 701
Miami, Florida 33133
Attention: Aaron Stolear
Email: astolear@13fi.com

9. **Waiver.** No waiver of any of the provisions of this Easement Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such waiver shall only be applicable to the specific instance in which it relates and shall not be deemed to be a continuing or future waiver.

10. **Default.** The breach of a covenant by any party is a default by that party. No party shall be deemed to be in default under this Easement Agreement unless and until the alleged defaulting party shall have received written notice of default and shall have failed to cure the default within twenty (20) days after the receipt of such notice.

11. **Remedies.** If a party fails to cure its default within the time period described herein (after receiving notice as required herein), the non-defaulting party shall have all rights and remedies available at law and/or in equity. Under no circumstances may the easements granted herein be terminated by any party without the prior written consent of the other, even in the event of a default hereunder.

12. **Attorney's Fees and Costs.** In connection with any litigation arising out of this Easement Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs through all trial, appellate and post-judgment proceedings and arbitration proceedings.

13. **Governing Law.** This Easement Agreement shall be governed and construed in accordance with the laws of the State of Florida.

14. **Interpretation.** This Easement Agreement shall be interpreted without regard to any presumption or rule requiring construction against the party causing this Easement Agreement to be drafted.

15. **No Public Dedication.** The foregoing provisions are not intended, nor shall they be construed as creating any rights in and for the benefit of the general public. Nothing contained in this Easement Agreement shall be deemed to be a gift or dedication of any portion of the Property to the general public or for any public use or purpose whatsoever.

16. **Captions.** The captions and paragraph headings contained in this Easement Agreement are for reference and convenience only and in no way define, describe, extend, or limit the scope or intent of this Easement Agreement, nor the intent of the provisions hereto.

17. **Counterparts.** This Easement Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Easement Agreement.

END OF TEXT. SIGNATURES APPEAR ON FOLLOWING PAGES.

TFA:

Signed Sealed and delivered
in the presence of:

13TH FLOOR ADLER BROWARD SOUTH, LLC,
a Florida limited liability company

Witness
Print name: _____
Address: _____

By: _____
Name: _____
Title: _____

Witness
Print name: _____
Address: _____

State of Florida)
) SS:
County of Miami-Dade)

I HERBY CERTIFY that on this day, before me, an office duly authorized in the State aforesaid and the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by means of [] physical presence or [] online notarization, _____, as _____ of 13TH FLOOR ADLER BROWARD SOUTH, LLC, a Florida limited liability company, freely and voluntarily under authority invested in him/her by said company. S/He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2024.

Notary Public

Typed, printed or stamped name of Notary Public

My commission expires:

EXHIBIT "A"
PROPERTY

A PARCEL OF LAND BEING A PORTION TRACTS 8 AND 9, TIER 31 AND TRACTS 8 AND 9, TIER 33, AND A PORTION OF THAT CERTAIN 30-FOOT-WIDE RIGHT-OF-WAY LYING BETWEEN SAID TIERS 33 AND 35, NEWMAN'S SUBDIVISIONS ONE AND TWO, RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS 25 AND 68, SECTION 26, A PORTION OF TRACTS 8 AND 65, SECTION 27, AND A PORTION OF THAT CERTAIN 20 FOOT WIDE RIGHT OF WAY LYING 10 FEET NORTH AND 10 FEET SOUTH OF NORTH LINE OF SAID SECTIONS 26 AND 27, EVERGLADE LAND SALES CO. SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL SITUATE, LYING AND BEING WITHIN SECTIONS 22, 23, 26 AND 27, TOWNSHIP 50 SOUTH, RANGE 41 EAST, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE N. 87°50'17" E., (BEARINGS BASED ON THE STONER/KEITH RE-SURVEY NO. II, RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, OF THE SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 23, A DISTANCE OF 149.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DAVIE ROAD (AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP S-818-A, SECTION 86540-2601, SHEETS 1 THROUGH 6, LAST REVISED OCTOBER 26, 1977, RECORDED IN SAID MISCELLANEOUS MAP BOOK 6, PAGE 23, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE N.02°09'43"W., A DISTANCE OF 25.00 FEET;

THENCE N.87°50'17"E., A DISTANCE OF 24.31 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 73°05'57" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 19.14 FEET TO A POINT OF TANGENCY;

THENCE N.14°44'20"E., A DISTANCE OF 566.91 FEET;

THENCE N.75°15'40"W., A DISTANCE OF 14.00 FEET;

THENCE N.14°44'20"E., A DISTANCE OF 52.86 FEET, (THE PREVIOUS SIX (6) COURSES BEING COINCIDENT WITH THE SAID WEST RIGHT-OF-WAY LINE);

THENCE N.75°11'10"W., A DISTANCE OF 365.90 FEET;

THENCE N.14°51'51"E., A DISTANCE OF 12.02 FEET;

THENCE N.75°08'15"W., A DISTANCE OF 350.96 FEET;

THENCE S.14°44'20"W., A DISTANCE OF 340.36 FEET;

THENCE N.75°01'31"W., A DISTANCE OF 443.54 FEET;

THENCE S.14°53'32"W., A DISTANCE OF 580.10 FEET;

THENCE S.75°15'45"E., A DISTANCE OF 1175.92 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF DAVIE ROAD;

THENCE N.14°44'20"E., A DISTANCE OF 201.96 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 106°54'03" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 27.99 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.02°09'43"W., A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, (THE PREVIOUS THREE (3) COURSES BEING COINCIDENT WITH THE SAID WEST RIGHT-OF-WAY LINE OF DAVIE ROAD).

EXHIBIT "B"
LEGAL DESCRIPTION AND DEPICTION OF CAMPUS ROADWAY

**LEGAL DESCRIPTION OF:
 CROSS ACCESS EASEMENT COLLEGE AVENUE TO DAVIS SOUTH PLAT
 BROWARD COLLEGE CENTRAL CAMPUS
 TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A CROSS-ACCESS EASEMENT BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 41 EAST;

THENCE ON A GRID BEARING OF S.88°06'31"W., ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 687.83 FEET;

THENCE N.75°15'45"W., A DISTANCE OF 347.39 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;

THENCE CONTINUE N.75°15'45"W., A DISTANCE OF 125.15 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°18'10" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 9.24 FEET, TO A POINT OF TANGENCY;

THENCE N.39°57'35"W., A DISTANCE OF 13.22 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°18'10" AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 12.32 FEET, TO A POINT OF TANGENCY;

THENCE N.75°15'45"W., A DISTANCE OF 333.36 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°08'15" AND A RADIUS OF 322.62 FEET FOR AN ARC DISTANCE OF 169.51 FEET, TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 79°38'51" AND A RADIUS OF 50.00 FEET FOR AN ARC DISTANCE OF 69.51 FEET, A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 49°32'36" AND A RADIUS OF 81.33 FEET FOR AN ARC DISTANCE OF 70.33 FEET, TO A POINT OF TANGENCY;

THENCE N.75°15'45"W., A DISTANCE OF 321.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°29'08" AND A RADIUS OF 45.00 FEET FOR AN ARC DISTANCE OF 42.01 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COLLEGE AVENUE, SAID POINT ALSO BEING A POINT ON A LINE 35.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF TRACT 9, TIER 37, NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LEGAL DESCRIPTION: (CONTINUED)

THENCE N.14°45'32"E., ALONG SAID PARALLEL LINE A DISTANCE OF 62.56 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.71°29'53"W.;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 56°45'38" AND A RADIUS OF 45.00 FEET FOR AN ARC DISTANCE OF 44.58 FEET, TO A POINT OF TANGENCY;

THENCE S.75°15'45"E., A DISTANCE OF 320.09 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 50°19'12" AND A RADIUS OF 57.33 FEET FOR AN ARC DISTANCE OF 50.35 FEET, TO A POINT OF TANGENCY;

THENCE N.54°25'03"E., A DISTANCE OF 73.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.56°46'04"W.;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 42°01'49" AND A RADIUS OF 292.62 FEET FOR AN ARC DISTANCE OF 214.66 FEET, TO A POINT OF TANGENCY;

THENCE S.75°15'45"E., A DISTANCE OF 332.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°18'10" AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 12.32 FEET, TO A POINT OF TANGENCY;

THENCE S.39°57'35"E., A DISTANCE OF 22.01 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°18'10" AND A RADIUS OF 20.00 FEET FOR AN ARC DISTANCE OF 12.32 FEET, TO A POINT OF TANGENCY;

THENCE S.75°15'45"E., A DISTANCE OF 115.99 FEET;

THENCE S.14°53'32"W., A DISTANCE OF 24.00 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.748 ACRES (32,572 SQUARE FEET), MORE OR LESS.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 8.6.2024

JAMES D. STONER

REVISIONS	DATE	BY
MINOR REVISIONS	8/9/24	JDS

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 — STATE OF FLORIDA

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 COPYRIGHT © 2024

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/5/24	DRL	JDS	N/A

SEAL

SHEET 1 OF 3

SKETCH NO. 20-9106_CROSS-ACC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.75°15'45"W.	125.15'
L2	N.39°57'35"W.	13.22'
L3	N.75°15'45"W.	333.36'
L4	N.75°15'45"W.	321.58'
L5	N.14°45'32"E.	62.56'
L6	S.75°15'45"E.	320.09'
L7	N.54°25'03"E.	73.27'
L8	S.75°15'45"E.	332.52'
L9	S.39°57'35"E.	22.01'
L10	S.75°15'45"E.	115.99'
L11	S.14°53'32"W.	24.00'

RADIAL LINE TABLE		
LINE	BEARING	
RAD-1	S.71°29'53"W.	(RADIAL)
RAD-2	S.56°46'04"W.	(RADIAL)

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	35°18'10"	15.00'	9.24'
C2	35°18'10"	20.00'	12.32'
C3	30°06'15"	322.62'	169.51'
C4	79°38'51"	50.00'	69.51'
C5	49°32'36"	81.33'	70.33'
C6	53°29'08"	45.00'	42.01'
C7	56°45'38"	45.00'	44.58'
C8	50°19'12"	57.33'	50.35'
C9	42°01'49"	292.62'	214.66'
C10	35°18'10"	20.00'	12.32'
C11	35°18'10"	20.00'	12.32'

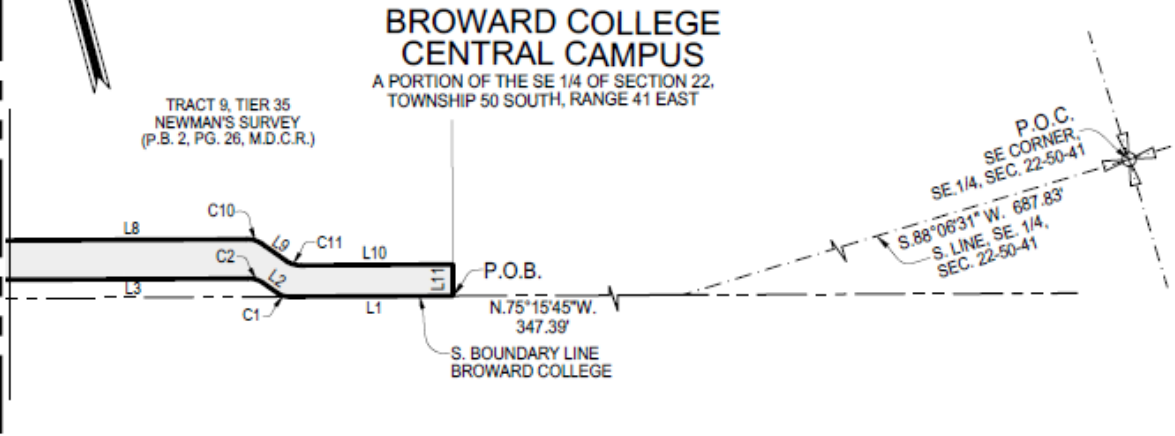
SHEET 2 OF 3

SKETCH NO.
20-9108_CROSS-ACC.

**SKETCH OF DESCRIPTION
CROSS ACCESS EASEMENT COLLEGE AVENUE TO DAVIS SOUTH PLAT
BROWARD COLLEGE CENTRAL CAMPUS
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**



MATCH LINE (SEE BELOW RIGHT)



**BROWARD COLLEGE
CENTRAL CAMPUS**

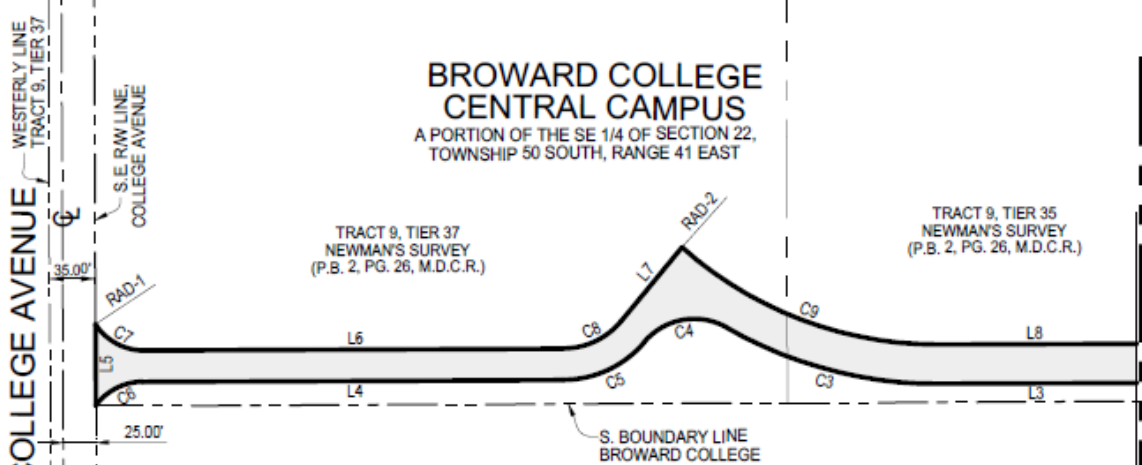
A PORTION OF THE SE 1/4 OF SECTION 22,
TOWNSHIP 50 SOUTH, RANGE 41 EAST

TRACT 9, TIER 35
NEWMAN'S SURVEY
(P.B. 2, PG. 26, M.D.C.R.)

P.O.C.
SE CORNER
SE. 1/4, SEC. 22-50-41
S.88°08'31\"/>

P.O.B.
N.75°15'45\"/>

COLLEGE AVENUE



**BROWARD COLLEGE
CENTRAL CAMPUS**

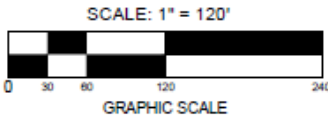
A PORTION OF THE SE 1/4 OF SECTION 22,
TOWNSHIP 50 SOUTH, RANGE 41 EAST

TRACT 9, TIER 37
NEWMAN'S SURVEY
(P.B. 2, PG. 26, M.D.C.R.)

TRACT 9, TIER 35
NEWMAN'S SURVEY
(P.B. 2, PG. 26, M.D.C.R.)

- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - P.B. PLAT BOOK
 - PG. PAGE
 - PLS PROFESSIONAL LAND SURVEYOR
 - LB. LICENSED BUSINESS
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R/W RIGHT-OF-WAY
 - SEC. SECTION
 - |— BREAK IN LINE SCALE

- LEGEND:**
- C1. CURVE NUMBER
 - L1. LINE NUMBER
 - RAD-1. RADIAL LINE NUMBER
 - @ CENTERLINE



NOTE:
SEE SHEET 1 OF 3 FOR THE
LEGAL DESCRIPTION OF
THE PROPERTY SHOWN
GRAPHICALLY HEREON.

SHEET 3 OF 3

SKETCH NO.
20-9108_CROSS-ACC.

MATCH LINE (SEE ABOVE LEFT)

Exhibit "B"