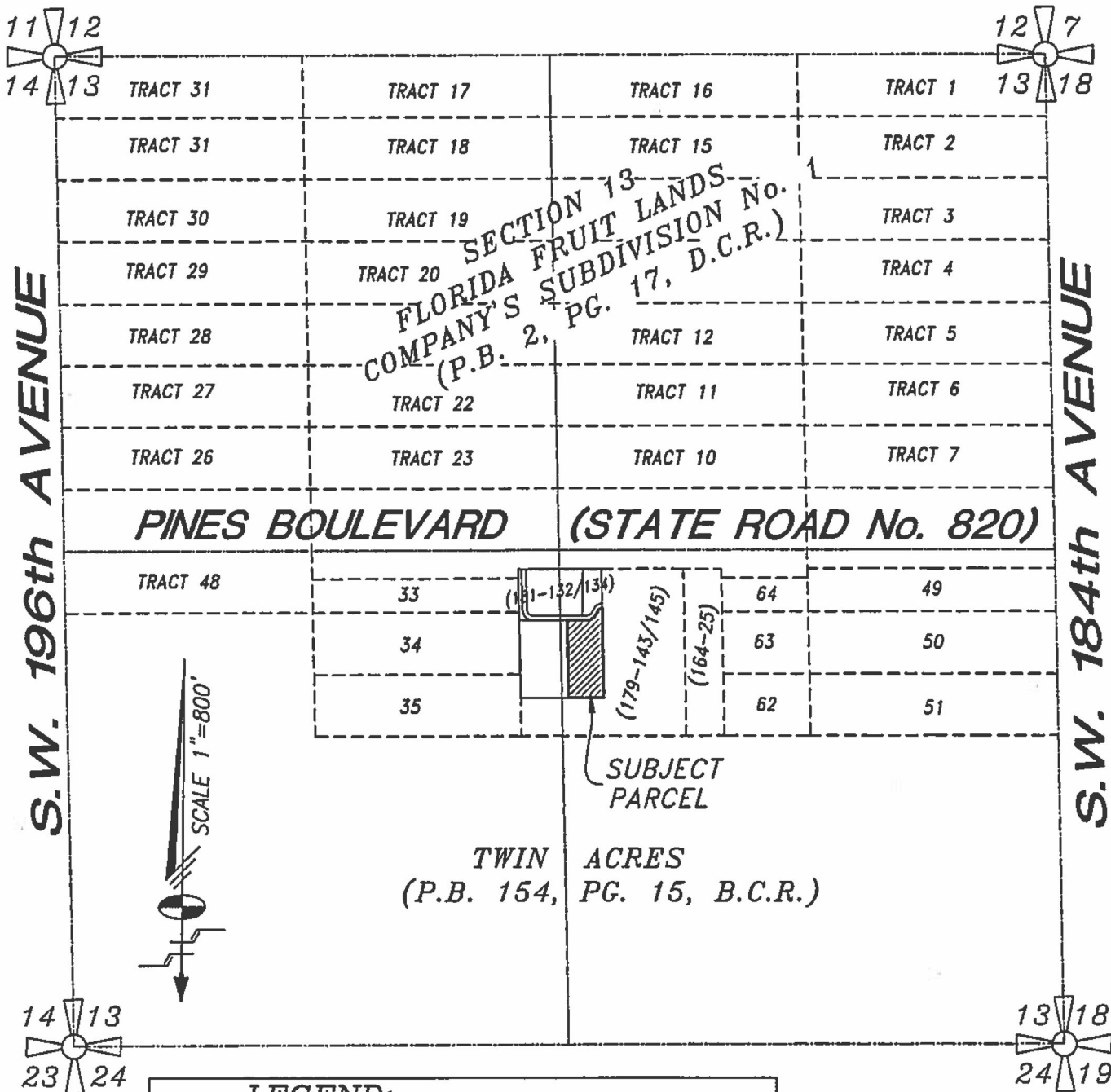


# LOCATION MAP

PARCEL A-3 - A PORTION OF THE PLAT OF "WATERMEN PINES"



## LEGEND:

P.B. - DENOTES PLAT BOOK	P.O.B. - DENOTES POINT OF BEGINNING
PG(S). - DENOTES PAGE(S)	R - DENOTES RADIUS
O.R.B. - DENOTES OFFICIAL RECORDS BOOK	D - DENOTES CENTRAL ANGLE OR DELTA
D.C.R. - DENOTES DADE COUNTY RECORDS	A - DENOTES ARC LENGTH
B.C.R. - DENOTES BROWARD COUNTY RECORDS	(M) - DENOTES MEASURED
P.O.C. - DENOTES POINT OF COMMENCEMENT	(R) - DENOTES RECORDED LEGAL DESCRIPTION

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. 204788 (A-3)

PREPARED UNDER MY SUPERVISION:

DATE: OCT. 20, 2015

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

RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

## REVISIONS



K:\135139\WATERMEN PINES\LEGALS\dwg\WATERMEN PARCEL BREAKDOWN.dwg

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

## PARCEL A-3 - A PORTION OF THE PLAT OF "WATERMEN PINES"

### LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "WATERMEN PINES", AS RECORDED IN PLAT BOOK 181 AT PAGES 132 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL "A", FOR 206.09 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR 492.39 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", FOR 188.08 FEET; THENCE NORTH 01 DEGREES 47 MINUTES 11 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 188.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID PARCEL "A", FOR 424.68 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST FOR 99.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET AND A CENTRAL ANGLE OF 70 DEGREES 44 MINUTES 49 SECONDS (CALCULATED) 70 DEGREES 36 MINUTES 45 SECONDS (LEGAL) FOR AN ARC DISTANCE OF 79.03 FEET (CALCULATED) 78.88 FEET (LEGAL) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 50 DEGREES 52 MINUTES 08 SECONDS FOR AN DISTANCE OF 35.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 70 DEGREES 08 MINUTES 07 SECONDS EAST FOR 2.46 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED FOUR COURSES BEING COINCIDENT WITH THE SOUTHERLY LIMITS OF AN INGRESS AND EGRESS ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 47704, AT PAGE 730, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

### SURVEYOR'S NOTES:

- 1) THE BEARINGS AS SHOWN HEREIN ARE BASED ON AN ASSUMEND BEARING OF NORTH 89 DEGREES 52 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.
- 2) ORDERED BY: PEMBROKE PINES INVESTMENTS, LLC.
- 3) THE SUBJECT PROPERTY AS DESCRIBED HEREIN CONTAINS 82,145 SQUARE FEET, MORE OR LESS (1.886 ACRES, MORE OR LESS).
- 4) VALID COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 3 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. 204788 (A-3)

DATE: OCT. 20, 2015

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

PREPARED UNDER MY SUPERVISION:

RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS