

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

DESCRIPTION & SKETCH

PREPARED FOR:

SAFStor Land Co., LLC

LEGAL DESCRIPTION:

A PORTION OF THE THE EAST 1/2 OF TRACTS 33, 34, AND 35 LESS THE EAST 220 FEET OF SAID TRACTS, IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. TOGETHER WITH THAT PORTION DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 11, 2010 IN OFFICIAL RECORDS BOOK 47138, PAGE 1945, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF PARCEL B, FRANKLIN ACADEMY ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, AT PAGE 143, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°52'10" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL B, FOR 447.39 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID TRACTS 33, 34 AND 35; THENCE NORTH 01°47'42" WEST ALONG SAID WEST LINE, FOR 698.55 FEET TO THE SOUTH RIGHT-OF-WAY LINE FOR PINES BOULEVARD (HOLLYWOOD BOULEVARD, SR 820); THENCE NORTH 89°52'26" EAST ALONG SAID SOUTH LINE, FOR 447.41 FEET TO THE WEST LINE OF THE EAST 220.00 FEET OF SAID TRACT 33, 34 AND 35; THENCE SOUTH 01°47'37" EAST ALONG SAID WEST LINE, FOR 698.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN BROWARD COUNTY, FLORIDA.

SAID LANDS CONTAIN 312,390 SQUARE FEET OR 7.171 ACRES, MORE OR LESS.

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

SURVEYOR'S NOTES:

- 1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST-WEST QUARTER SECTION LINE OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, SAID EAST-WEST LINE BEARS NORTH 89°52'26" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

For The Firm:
Wantman Group, Inc.

DATE:	REVISION:	BY:	DATE:
		ERIC R. MATTHEWS, P.S.M.	
		PROFESSIONAL SURVEYOR AND MAPPER	
		STATE OF FLORIDA LICENSE NO. 6717	

	OFFICE	MRG	DATE	JOB
	CHECKED	ERM	03/22/18	07183074.01
			SHEET 1 OF 3	DWG 307401_Zoning

LEGEND:

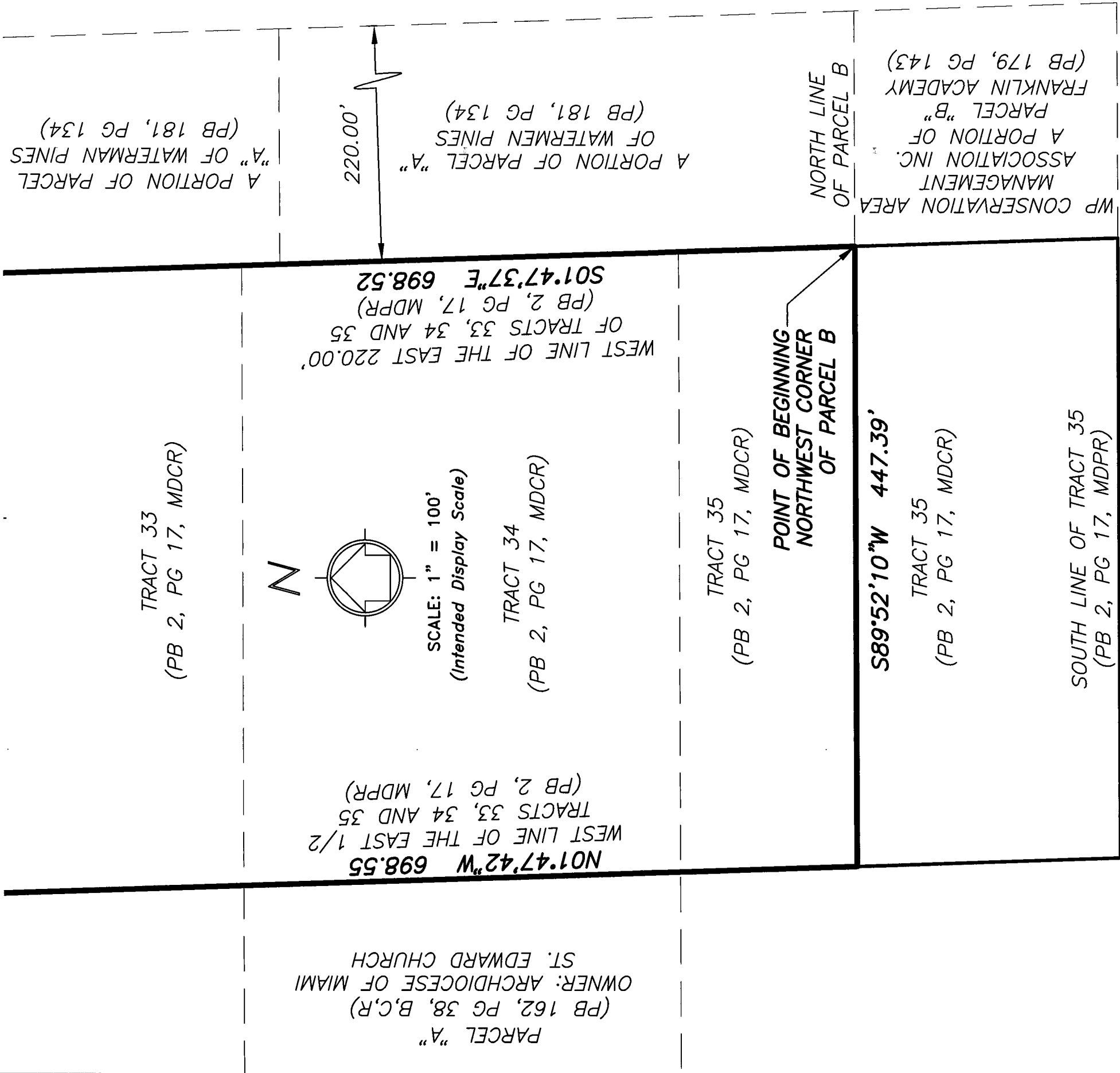
- BCR = Broward County Records
- MDCR = Miami Dade County Records
- ORB = Official Records Book
- PB = Plat Book
- PG = Page
- R/W = Right-of-Way
- SR = State Road

City of Pembroke Pines
Received

MAY 3 2018

Planning & Economic Development

FOR CONTINUATION SEE SHEET 3



PARCEL "A"
ADDRESS SW 3 STREET
ESTANCIA PROPERTY OWNER'S ASSOCIATION
"TWIN ACRES"
(PB 154, PG 15, BCR)

DATE:	REVISION:	BY:	(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)			
			OFFICE	MRG	DATE	JOB
			CHECKED	ERM	SHEET 2 OF 3	DWG 307401_Zoning
					03/22/18	07183074.01

