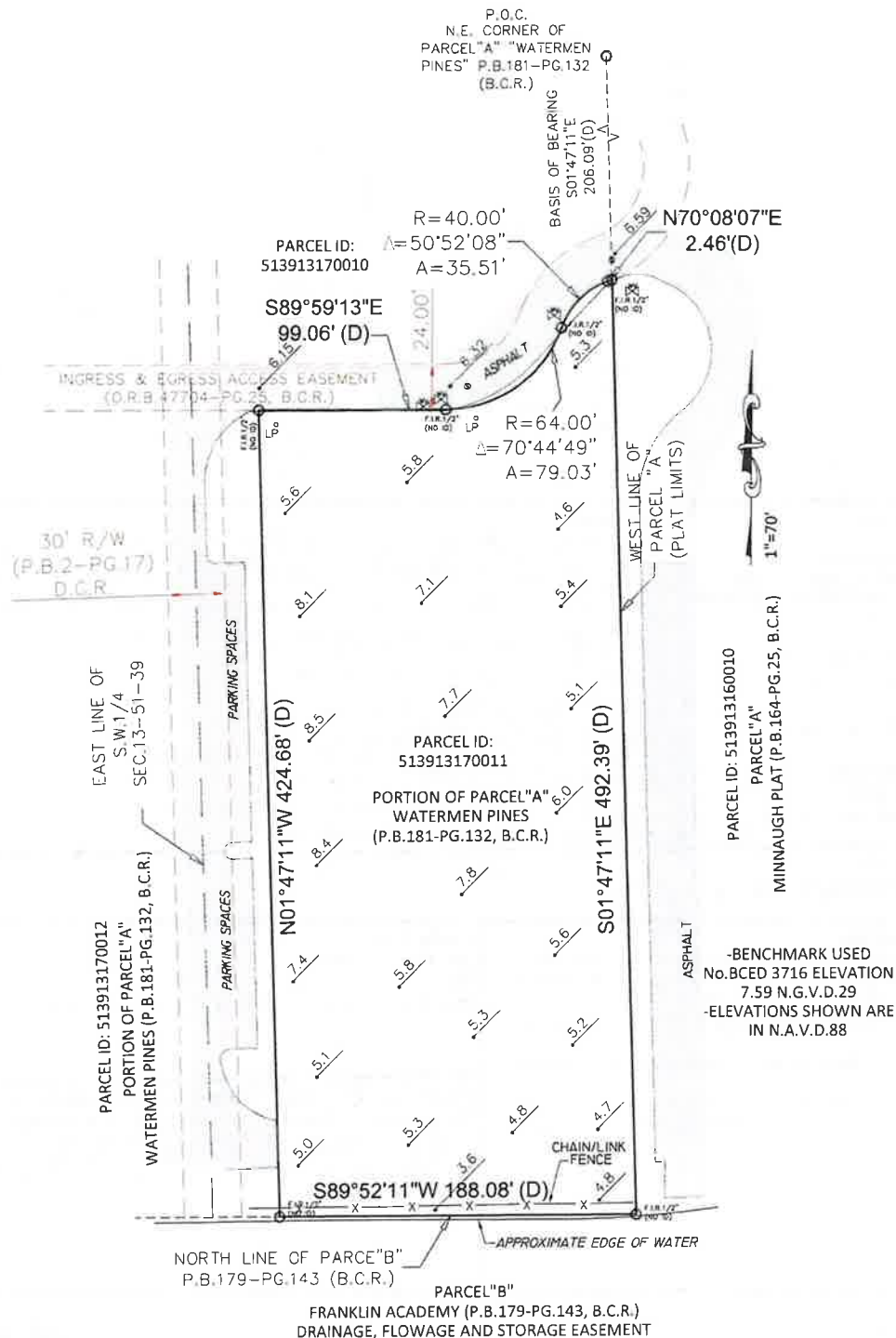


**EXHIBIT A
LEGAL DESCRIPTION
PROPERTY**



Proudly Serving
the Florida Real
Estate Community
for Over 20 Years

WWW.MELANDSERVICES.COM



Accepted By: _____

Property Address:
18810 Pines Boulevard
Pembroke Pines, FLORIDA 33029

Notes: NO NOTES

SURVEYOR CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ47-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED
Miguel Espinosa
STATE OF FLORIDA

Digitally signed
by Miguel
Espinosa
Date: 2023.12.01
15:55:59 -05'00

FOR THE FIRM
P.S.M. No. 5101

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Surveyor's Legend

| | | | | | | | |
|--|----------------------------------|--|--|--|-------------------|--|----------------------|
| | LIMITED ACCESS RIGHT-OF-WAY LINE | | FOUND IRON PIPE / PIN AS NOTED ON PLAT | | BEARING REFERENCE | | TELEPHONE FACILITIES |
| | PROPERTY LINE | | L.B.# | | R | | U.P. |
| | STRUCTURE LINE | | L.S.# | | RAD | | E.U.B. |
| | CONCRETE BLOCK WALL | | CALC | | N.R. | | SEP |
| | CHAIN LINK FENCE OR WIRE FENCE | | SET | | TYP | | D.F. |
| | WOOD FENCE | | ▲ | | I.R. | | A/C |
| | IRON FENCE | | ■ | | I.P. | | S.W. |
| | EASEMENT | | ⬢ | | N&D | | D.W.Y. |
| | CENTER LINE | | ELEV | | PK NAIL | | SCR. |
| | WOOD DECK | | P.T. | | D.H. | | GAR. |
| | ASPHALT | | P.C. | | WELL | | ENCL. |
| | BRICK, TILE | | P.R.C. | | F.H. | | N.T.S. |
| | WATER | | P.R.M. | | M.H. | | F.F. |
| | APPROXIMATE EDGE OF WATER | | P.C.C. | | O.H.L. | | T.O.B. |
| | COVERED AREA | | P.O.B. | | TRANS | | E.O.P. |
| | TREE | | P.O.C. | | CABLE TV RISER | | C.V.G. |
| | POWER POLE | | P.C.P. | | W.M. | | B.S.L. |
| | CATCH BASIN | | M | | P.O.E. | | S.T.L. |
| | C.U.E. | | D | | CONC | | C.L. |
| | I.E.E.C. | | C | | EASMT | | R.W. |
| | U.E. | | L.M.E. | | D.E. | | P.U.E. |
| | EP | | R.O.E. | | L.B.E. | | C.M.E. |
| | PG | | CONC | | L.A.E. | | A.E. |
| | P.B. | | CSW | | B.C.R. | | ID |
| | | | L | | F.I.R. | | B.C. |
| | | | | | W.F. | | |

Property Address:

18810 Pines Boulevard
Pembroke Pines, FLORIDA 33029

Flood Information:

Community Number: 120053
Panel Number: 12011C0520
Suffix: H
Date of Firm Index: 08/18/2014
Flood Zone: AH
Base Flood Elevation: 6.0'
Date of Field Work: 11/22/2023
Date of Completion: 11/30/2023

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
- 2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
- 3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
- 4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
- 5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
- 6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
- 7.) Fence ownership is not determined.
- 8.) Bearings referenced to line noted B R also are assumed.
- 9.) Dimensions shown are platted and measured unless otherwise shown.
- 10.) No identification found on property corners unless noted.
- 11.) Not valid unless sealed with the signing surveyors embossed seal.
- 12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
- 13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
- 14.) This is a BOUNDARY SURVEY unless otherwise noted.
- 15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
- 16.) This survey may be used for construction/permitting purposes.

Legal Description:

Please see the last page for long Legal Description.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

The Auto Project Self

its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by

Miguel Espinosa, for M.E. Land Surveying Inc., dated 11/30/2023 bearing Job # B-133936 :

a. NO NOTES



M.E. Land Surveying, LLC

P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



Legal Description:

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "WATERMEN PINES", AS RECORDED IN PLAT BOOK 181, PAGE 132 THROUGH 134, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT 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 SAID EAST LINE OF SAID PARCEL "A", FOR 424.68 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST FOR 99.06 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 (MEASURED) 70 DEGREES 36 MINUTES 45 SECONDS (LEGAL) FOR AN ARC DISTANCE OF 79.02 FEET (MEASURED) 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.

**M.E. Land Surveying, LLC**

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