

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A", THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE COURSES (1) SOUTH 02°08'42" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 1059.27 FEET, (2) SOUTH 87°45'29" WEST ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 827.09 FEET, (3) NORTH 02°08'42" WEST ALONG A WESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 499.74 FEET; THENCE NORTH 87°45'29" EAST, A DISTANCE OF 182.28 FEET TO AN INTERSECTION WITH A LINE BEING EAST OF AND PARALLEL WITH SAID WESTERLY LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 65.86 FEET TO AN INTERSECTION WITH A LINE BEING 494.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 87°47'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A LINE BEING 232.28 FEET EAST OF AND PARALLEL WITH SAID WESTERLY LINE; THENCE SOUTH 02°08'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH A LINE BEING 534.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE NORTH 87°47'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 337.00 FEET TO AN INTERSECTION WITH A LINE BEING 257.81 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 395.00 FEET TO AN INTERSECTION WITH A LINE BEING 139.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 87°47'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 347.00 FEET TO AN INTERSECTION WITH A LINE BEING 604.81 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 139.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE; THENCE NORTH 87°47'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 604.81 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 617,799 SQUARE FEET (14.182 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°47'13" EAST ALONG THE NORTH LINE OF TRACT "A", PATHWAYS, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 1, 2016 MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4105
STATE OF FLORIDA

SKETCH & DESCRIPTION PARCEL A-1A

A PORTION OF TRACT "A", PATHWAYS,
P.B. 152, PG. 15, B.C.R.

CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09492.00 PARCEL A-5-SKD.dwg

DATE 6/1/16

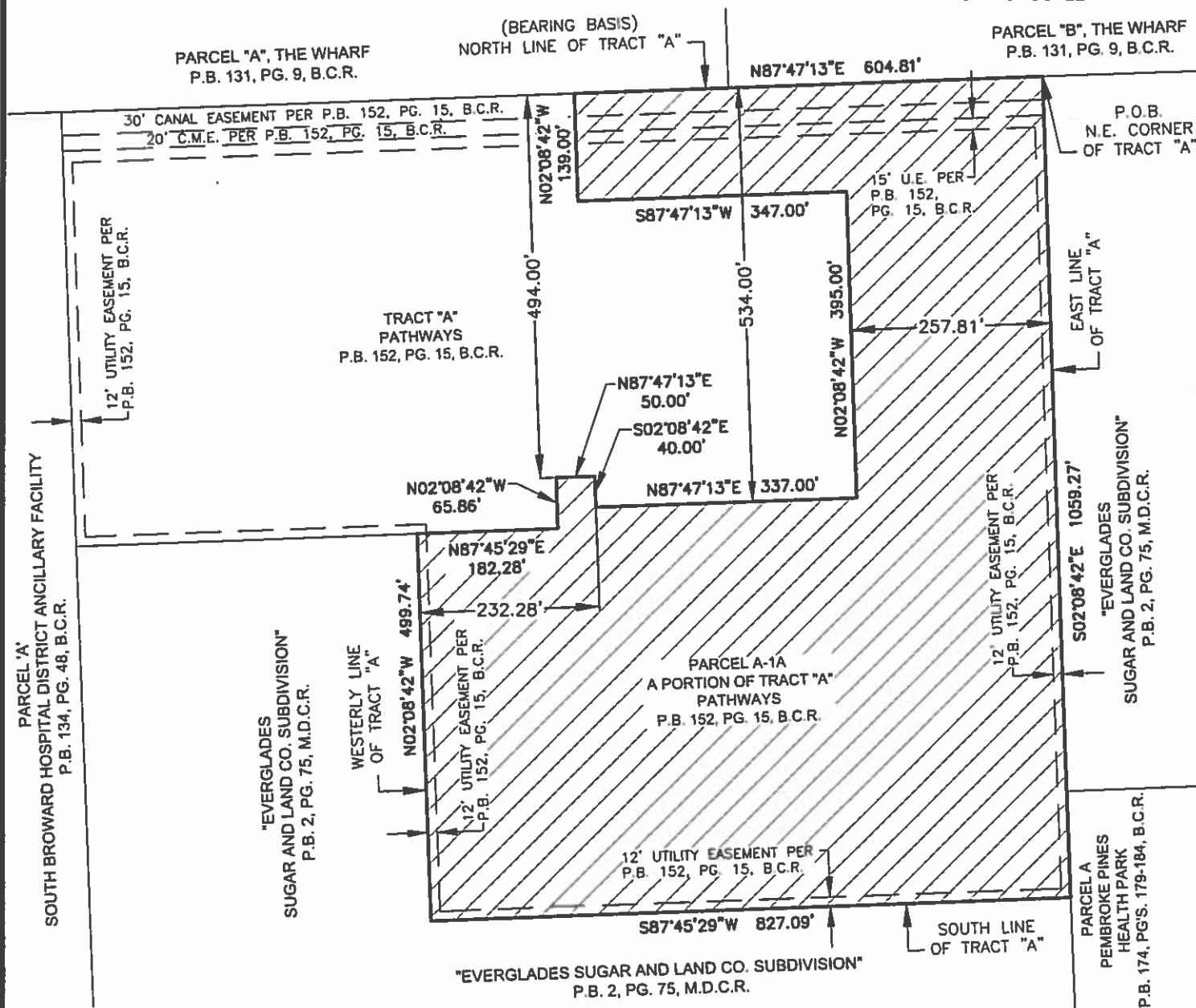
SCALE N/A

FIELD BK. N/A

DWNG. BY S.M.

CHK. BY A.M.L.

DATE REVISIONS



DATE	REVISIONS
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LEGAL DESCRIPTION:

A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 87°47'13" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 622.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°47'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH A LINE BEING 662.28 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A"; THENCE SOUTH 02°08'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 139.00 FEET TO AN INTERSECTION WITH A LINE BEING 139.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE NORTH 87°47'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 347.00 FEET TO AN INTERSECTION WITH A LINE BEING 257.81 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°08'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 395.00 FEET TO AN INTERSECTION WITH A LINE BEING 534.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 87°47'13" WEST ALONG SAID PARALLEL LINE; A DISTANCE OF 337.00 FEET TO AN INTERSECTION WITH A LINE BEING 594.81 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE 40.00 FEET TO AN INTERSECTION WITH A LINE BEING 494.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 87°47'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A LINE BEING 622.28 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 494.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 156,425 SQUARE FEET (3.591 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°47'13" EAST ALONG THE NORTH LINE OF TRACT "A", PATHWAYS, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 31, 2016 MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4105
STATE OF FLORIDA

SKETCH & DESCRIPTION PARCEL A-1B

A PORTION OF TRACT "A", PATHWAYS,
P.B. 152, PG. 15, B.C.R.

CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 09492.00 PARCEL A-5-SKD.dwg

DATE 5/31/16

SCALE N/A

FIELD BK. N/A

DWNG. BY S.M.

CHK. BY A.M.L.

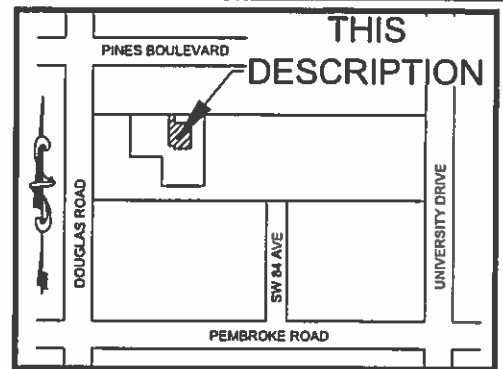
DATE REVISIONS



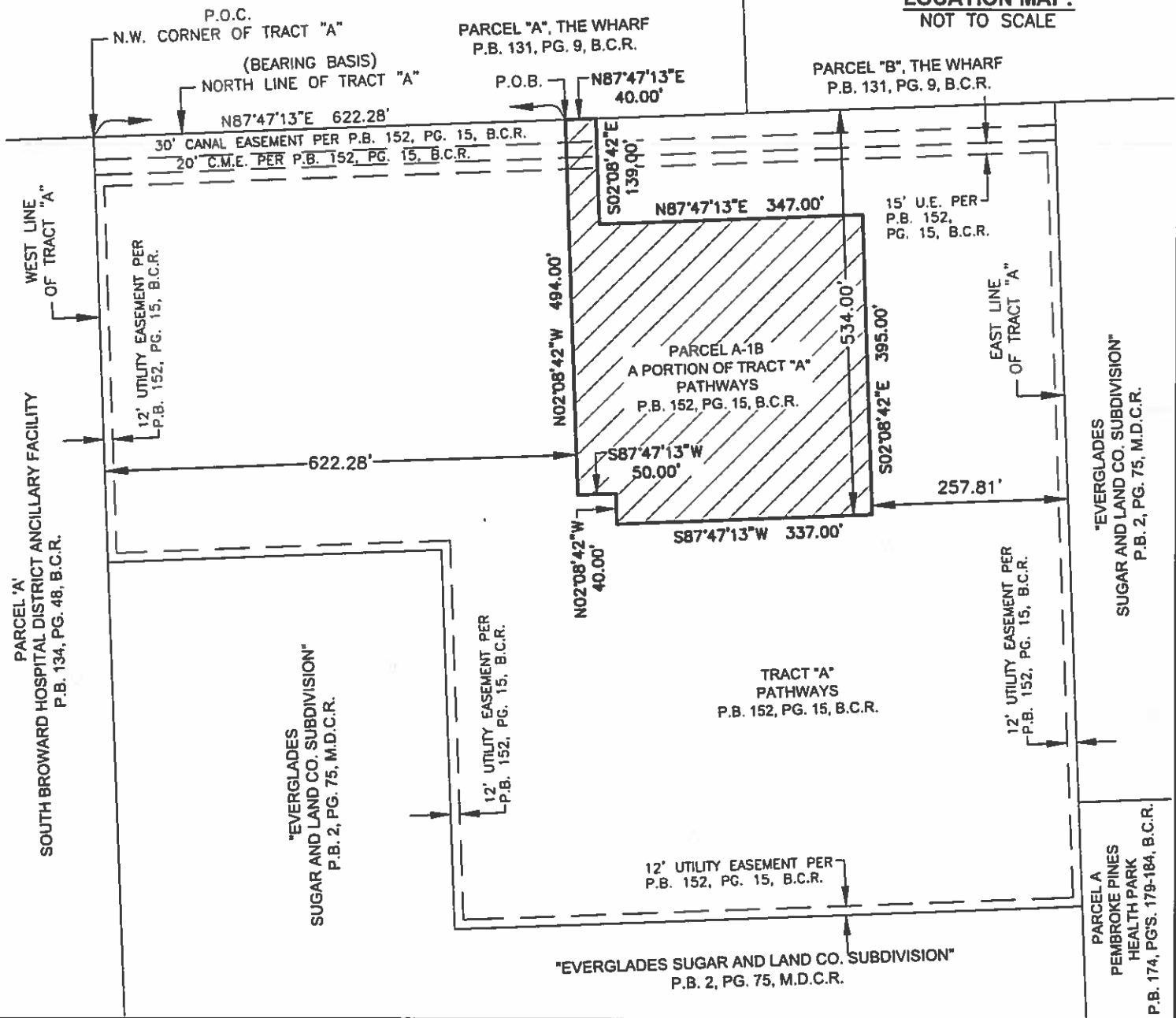
LEGEND:

B.C.R. BROWARD COUNTY RECORDS
C.M.E. CANAL MAINTENANCE EASEMENT
M.D.C.R. MIAMI-DADE COUNTY RECORDS
LB LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
C.M.E. CANAL MAINTENANCE EASEMENT

SCALE 1"=200'



LOCATION MAP: NOT TO SCALE



SKETCH & DESCRIPTION PARCEL A-1B

A PORTION OF TRACT "A", PATHWAYS,
P.B. 152, PG. 15, B.C.R.

CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA

KEITH
CONSULTING ENGINEERS
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SHEET 2 OF 2
DRAWING NO. 09492.00 PARCEL A-5-SKD.dwg

DATE	5/31/16	DATE	REVISIONS
SCALE	AS SHOWN		
FIELD BK.	N/A		
DWNG. BY	S.M.		
CHK. BY	A.M.L.		

SKETCH AND LEGAL DESCRIPTION

TRACT "A-2"

P.O.C. DOUGLAS GARDENS PHASE I
N.W. CORNER OF TRACT "A"

N 87°47'13" E 1267.09'

NORTH LINE OF
TRACT "A"

DOUGLAS GARDENS
PHASE II

N 87°45'29" E 312.00'

DOUGLAS GARDENS
PHASE III

P.O.B. DOUGLAS
GARDENS PHASE I

TRACT "A"

"PATHWAYS"

(P.B. 152, PG. 15)

WEST LINE OF
TRACT "A"

DOUGLAS GARDENS
PHASE I

S 87°45'29" W 312.00'

S 87°45'29" W 440.00'

SOUTH LINE OF
TRACT "A"

N 02°08'42" W 499.74'

EVERGLADES
SUGAR & LAND Co.
SUBDIVISION
(P.B. 2, P.G. 75 D.C.R.)

SCALE 1"=300'

LEGEND:

— DENOTES PROPERTY LINE
P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING

S 87°45'29" W 827.09'

EVERGLADES
SUGAR & LAND Co.
SUBDIVISION
(P.B. 2, P.G. 75 D.C.R.)

100' INGRESS - EGRESS
UTILITY EASEMENT
(O.R.B. 18081, PG. 0638)

SOUTH LINE SECTION 16-51-41

BSM APPROVED

By AT Date 8-18-11

A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 152 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT N.W. CORNER AT SAID TRACT "A"; THENCE RUN SOUTH 02 DEGREES 08 MINUTES 42 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT "A", FOR 190.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 45 MINUTES 29 SECONDS EAST FOR 312.00 FEET, THENCE SOUTH 02 DEGREES 08 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 45 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", FOR 312.00 FEET, THENCE NORTH 02 DEGREES 08 MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF THE AFOREMENTIONED TRACT "A", FOR 370.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

Schwabke-Shishkin & 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. 198675

DATE: MARCH 30, 2011

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

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, SEC'Y & TREAS.
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

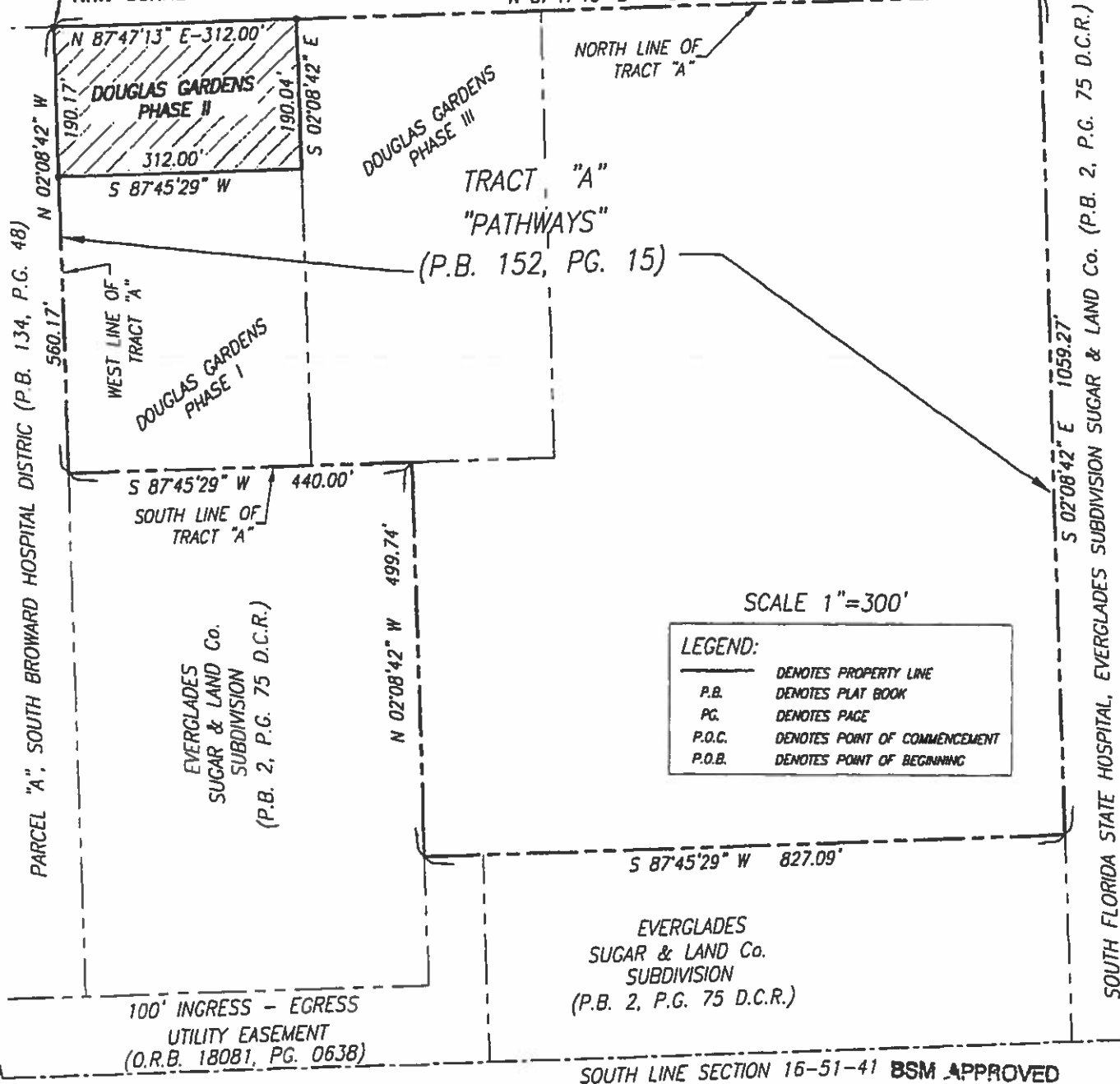
REVISIONS

SKETCH AND LEGAL DESCRIPTION

TRACT "A-3"

P.O.B. DOUGLAS GARDENS PHASE II
N.W. CORNER OF TRACT "A"

N 87°47'13" E 1267.09'



SCALE 1"=300'

LEGEND:

— DENOTES PROPERTY LINE
P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING

EVERGLADES
SUGAR & LAND Co.
SUBDIVISION
(P.B. 2, P.G. 75 D.C.R.)

SOUTH LINE SECTION 16-51-41 BSM APPROVED
By H7 Date 8-18-11

A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 152 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHWEST CORNER AT SAID TRACT "A"; THENCE RUN NORTH 87 DEGREES 47 MINUTES 13 SECONDS EAST FOR 312.00 FEET; THENCE SOUTH 02 DEGREES 08 MINUTES 42 SECONDS EAST FOR 190.04 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 29 SECONDS WEST FOR 312.00 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 42 SECONDS WEST ALONG THE WEST LINE OF THE SAID TRACT "A" FOR 190.17 FEET TO THE POINT OF BEGINNING,

LYING AND BEING IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA



Schwabke-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. 198675
DATE: MARCH 30, 2011
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, SEC'Y & TREAS.
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

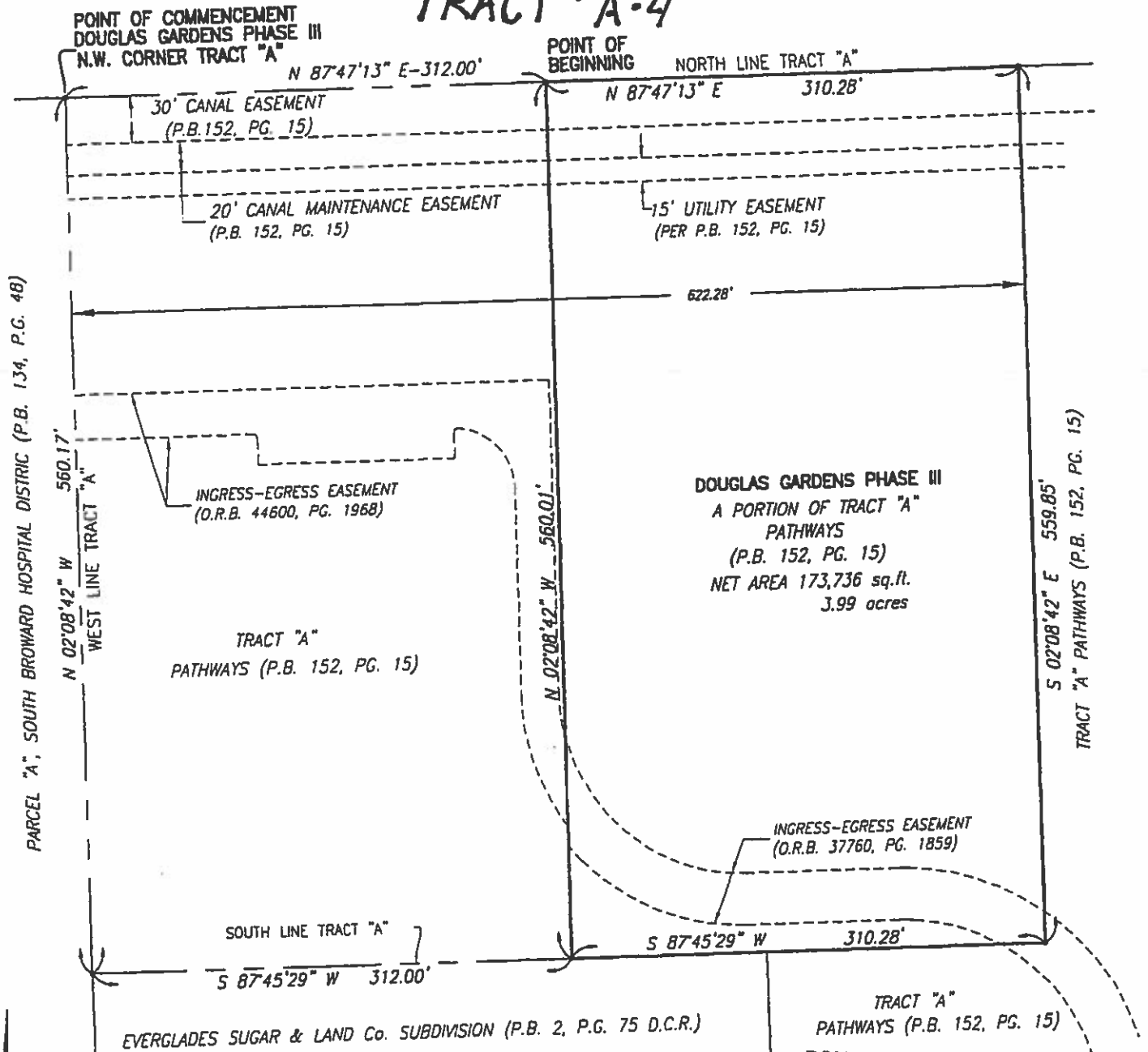
TRACT "A-4" LOCATION MAP



1651411PATHWAYSLEGAL DESCRIPTIONS.dwgLEGAL DOUGLAS GARDENS PHASE 3 120910.dwg

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

TRACT "A-4"



LEGEND:

—	DENOTES PROPERTY LINE
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
D.C.R.	DENOTES DADE COUNTY RECORDS
O.R.B.	DENOTES OFFICIAL RECORDS BOOK

SCALE 1"=100'

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N 87°47'13" E ALONG THE NORTH LINE S.½; S.½ SECTION 16-51-41
- 2) ORDERED BY: DORSKY HODGSON PARRISH YUE
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 4) SUBJECT TO CERTAIN INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 37760 AT PAGE 1859 OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BSM APPROVED

By 11 Date 8-18-11

SHEET 2 OF 2 SHEETS

Schwabke-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. 198172
DATE: 11/03/2010
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, SEC'Y & TREAS.
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS