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 (I) 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:

- 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

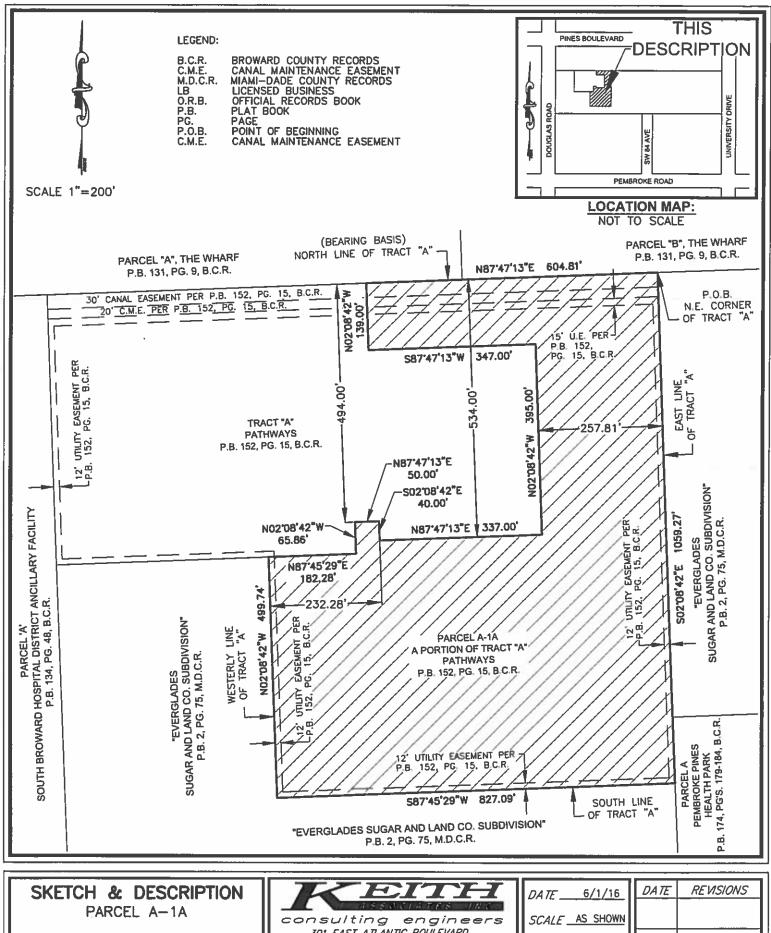
A PORTION OF TRACT "A", PATHWAYS, P.B. 152, PG. 15, B.C.R.

CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA

ELLE
I ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788–3400 FAX (954) 788–3500 EMAIL: mail@keith-associates.com LB NO 6860
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	DATE	REVISIONS
SCALE N/A		
FIELD BK. N/A		
DWNG. BYS.M.		
CHK. BY A.M.L.		



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

CITY OF PEMBROKE PINES BROWARD COUNTY **FLORIDA** 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860

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

DATE 6/1/16	DATE	REVISIONS
SCALE AS SHOWN		
FIELD BK. N/A		
DWNG. BYS.M.		
CHK. BY A.M.L.		

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 NORTH 02'08'42" 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.
- 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.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS
 OF RECORD.

<u>CERTIFICATION:</u>

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.

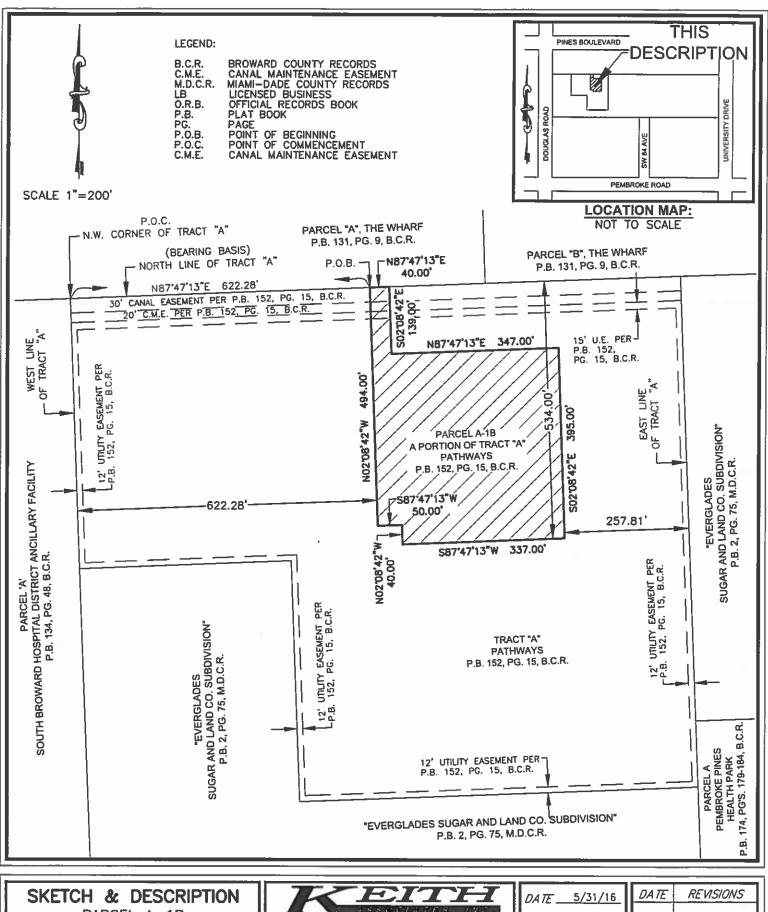
CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA

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

TETTE

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

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



PARCEL A-1B SCALE AS SHOWN consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 N/A FIELD BK .. A PORTION OF TRACT "A", PATHWAYS, P.B. 152, PG. 15, B.C.R. EMAIL: mail@keith-associates.com LB NO. 6860 S.M. DWNG. BY. SHEET OF CHK. BY_ A.M.L CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA DRAWING NO. 09492.00 PARCEL A-5-SKD.dwg

P.O.C. DOUGLAS GARDENS PHASE I N.W. CORNER OF TRACT "A" N. 8745713" E 1267.09 NORTH LINE OF TRACT "A" "PATHWAYS" (P.B. 152, PG. 15) SCALE 1"=300' LEGEND: SOUTH LINE OF TRACT "A" SOUTH LINE SECTION 16-51-41 BSM APPROVED A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 152 M PACES 157 HOURS AND SOUTH LINE SECTION 16-51-41 BSM APPROVED A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 152 M PACES 157 HOURS AND SOUTH LINE SECTION 16-51-41 BSM APPROVED A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 152 M PACES 157 HOURS AND SOUTH SOUTH OF DEGREES 158 MINUTES 25 SECONDS SECTION SECTIONS SETS TO A SINUTES 25 SECONDS SECTION SECTIONS SETS TO A SINUTES 25 SECONDS SETS TO A SINUTES 25 S	NORTH LINE OF TRACT "A" DOUGLAS GARDENS PHASE III	D.C.R.)					
DOUGLAS GARDENS PHASE III PATHWAYS (RECEND) PHASE III PATHWAYS (P.B. 152, PG. 15) SCALE 1"=300' LEGENDI	DOUGLAS GARDENS PHASE II N 87'45'29" E 312.00' DOUGLAS GARDENS PHASE III	D.C.R.					
DOUGLAS CARDENS PHASE III P.O.B. DOUGLAS GROEDS PHASE TRACT "A" "PATHWAYS" (P.B. 152, P.G. 15) SCALE 1"=300' SCALE 1"=300' LEGEND: SOUTH UNE OF TRACT "A" SCALE 1"=300' LEGEND: DOUGLAS CARDENS PHASE III "PATHWAYS" (P.B. 152, P.G. 15) SCALE 1"=300' LEGEND: DOUGLAS CARDENS PHASE III "PATHWAYS" (P.B. 152, P.G. 15) SCALE 1"=300' LEGEND: DOUGLAS CARDENS PHASE III "PATHWAYS" (P.B. 152, P.G. 15) SCALE 1"=300' LEGEND: DOUGLAS CARDENS PHASE III "PATHWAYS" SCALE 1"=300' LEGEND: PARE DOUGLAS CARDENS PHASE III "PATHWAYS" SCALE 1"=300' LEGEND: PARE DOUGLAS CARDENS SUGAR & LAND Co. SUBDIVISION (P.B. 2, P.G. 75 D.C.R.) UTILITY FASEMENT (O.R.B. 18081, P.G. 0638) SOUTH LINE SECTION 16-51-41 BSM. APPROVED A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 12 AT 770-11 S. OF THE PLUE CRECKEDS OF PROVINCES CARDENS AS T. AND THE THE TOTAL "A"; THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS ACCORDING TO THE PLAT THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS ACCORDING TO THE PLAT THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS ACCORDING TO THE PLAT THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS ACCORDING TO THE PLAT THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS ACCORDING TO THE PLAT THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS ACCORDING TO THE PLAT THEREOF AS RECORDER DAS RELIGIOUS: LUNE OF SAID TRACT "A", PATHWAYS ACCORDING TO THE PLAT THEREOF AS RECORDER THE THEREOF AS RECORDER THE THEREOF THE TOTAL THE PLAT THEREOF THE PLATE TO THE PLATE THE PLATE TO THEREOF THE PLATE TO THE PLA	N 87"45'29" E 312.00' DOUGLAS GARDENS PHASE III						
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SCALE 1"=300' SOUTH LINE OF TRACT "A" PATHWAYS, ACCORDING TO THE PUAT THEREOF AS RECORDER IN PLAT BOOK 152 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWING COUNTY, FLORIDA BEING MORE PARTICULARITY DESCRIBED AS MINUTES 42 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT "A" FOR 190.17 FEET TO THE POINT OF BECRNINICS AND TRACT "A" PATHWAYS, ACCORDING TO THE PUAT THEREOF AS RECORDER IN PLAT BOOK 152 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWING COUNTY, FLORIDA BEING MORE PARTICULARITY DESCRIBED AS FLORIDONS: A PORTION OF TRACT "A" PATHWAYS, ACCORDING TO THE PUAT THEREOF AS RECORDER IN PLAT BOOK 152 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWING COUNTY, FLORIDA BEING MORE PARTICULARITY DESCRIBED AS FLORIDONS: LINE OF SAID TRACT "A" FOR 190.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH BY DEGREES SOUTH BY DEGREES 18 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT "A", FOR 190.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH BY DEGREES SOUTH BY DEGREES BY SOUTH BY DEGREES SOUTH BY DEGREES SOUTH BY DEGREES BY SOUTH BY DEGREES BY THE BY DEGREES BY SOUTH BY DEGREES BY SOU	(P. B. S.	E 1059. SUCAR &					
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P.R. DENOTES PLATE BOOK P.G. DENOTES PLATE P.G.C. D	SCALE 1"=300'						
S 8745'29" W 827.09' EVERGLADES SUGAR & LAND Co. SUBDIVISION (O.R.B. 18081, PG. 0638) SOUTH LINE SECTION 16-51-41 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT N.W. CORNER AT SAID TRACT "A", FOR 190.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH B7 DEGREES 45 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT "A", FOR 190.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH B7 DEGREES 45 MINUTES 29 SECONDS EAST FOR 312.00 FEET, THENCE SOUTH 87 DEGREES	THE DENOITES PLAT BOOK						
EVERGLADES SUGAR & LAND Co. SUBDIVISION (O.R.B. 18081, PG. 0638) SOUTH LINE SECTION 16-51-41 BY AT Date of 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 45 MINUTES 29 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET THENCE SOUTH 87 DEGREES 50 MINUTES 42 SECONDS EAST FOR 370.00 FEET THENCE SOUTH 50 THE POINT 50 THE POINT 5	B9tt P.B.						
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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 87 DEGREES 08 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 DEGREES	SUGAR & LAND Co. SUBDIVISION (P.B. 2, P.G. 75 D.C.R.)						
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	O.R.B. 18081, PG. 0638) SOUTH LINE SECTION 16-51-41 PSM APPROVE	 :D					
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	COMMENCE AT N.W. CORNER AT SAID TRACT "A"; THENCE RUN SOUTH 02 DEGREES OB MINUTES 42 SECONDS EAST. ALONG THE WEST						
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.	LINE OF SAID TRACT "A", FOR 190.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 45 MINUTES 29 SECO EAST FOR 312.00 FEET, THENCE SOUTH 02 DEGREES 08 MINUTES 42 SECONDS EAST FOR 370.00 FEET, THENCE SOUTH 87 A 45 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", FOR 312.00 FEET, THENCE NORTH 02 DEGREES MINUTES 42 SECONDS WEST, ALONG THE WEST LINE OF THE AFOREMENTIONED TRACT "A", FOR 370.00 FEET TO THE POINT OF	ONDS DEGREES S OR					
LYING AND BEING IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA	CPPPCPPQ						
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025	LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025	ONS					
PHONE No. (954)435~7010 FAX No. (954)438-3288 ORDER NO. 198675 PREPARED UNDER MY SUPERVISION:	ORDER NO. 198675 PREPARED UNDER MY SUPERVISION:						
DATE: MARCH 30, 2011	DATE: MARCH 30, 2011 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87 THOSE MARCH 30, 2011 MARK STEVEN JOHNSON, SEC'Y & TREAS, FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775						

<i>i</i>	12		SKETCH AND LEGAL DESCRIPTION				
		Г	P.O.B. DOUGLAS GARDENS PHASE II N.W. CORNER OF TRACT "A" N. 87'47'13" E 1267.09'				
	-	- 1-	N 8747'13" E-312.00" DOUGLAS GARDENS S S S PHASE II S S STA5'29" W TRACT "A" "PATHWAYS" NORTH LINE OF TRACT "A" "PATHWAYS"	i i			
		DISTRIC (P.B. 134, P.G. 4	OUGLASE.	SUGAR & LAIVE			
	10.0	HOSPITAL	, Ch -	EVERGLADES SUBDIVISION			
	V. 89th AVE.)	ARCEL "A", SOUTH BROWARD	SUBDINISS PLAT BOOK P.B. DENOTES PLAT BOOK P.C. DENOTES PAGE P.O.C. DENOTES POINT OF COMMENCEMENT P.O.B. DENOTES POINT OF BEGINNING	STATE HOSPITAL, EVER			
	DOUGLAS ROAD (N.W.	PAR	EVERGLADES SUGAR & LAND Co. SUBDIVISION SUBDIVISION (P.B. 2, P.G. 75 D.C.R.) UTILITY EASEMENT (O.R.B. 18081, PG. 0638) CONTRACTOR CONTRACTOR	SOUTH FLORIDA			
c	* T		SOUTH LINE SECTION 16-51-41 BSM APPROVED By #1 Date 8-18	?-((
	A PORTIC	ON OF RECOR	TIRACI "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDER IN PLAT BOOK 152 AT PAGE 15 OF THE PDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:				
1	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 AI	VD BEI	ING IN SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA				
	*	>	Churetre-Shiskin & Fisociates, 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 PREPARED UNDER MY SUPERVISION: DATE: MARCH 30, 2011 THIS IS NOT A "BOUNDARY SURVEY" MARK STEVEN JOHNSON, SECY & TREAS.				
Ł			CERTIFICATE OF AUTHORIZATION No. LB-87 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775				

SKETCH TO ACCOMPANY LEGAL DESCRIPTION TRACT "A-4" LOCATION MAP P.O.C. PATHWAYS (P.B. 152, PG. 15) TRACT "A" "PATHWAYS" (P.B. 152, PG. 15) 9 TRACT "A € 00 0 & ₹ 0 9 HNGRESS-EGRESS EASEMENT S × V ~ ≥ ന് vi S 2 🖁 DOG 0 0 WEST 0 0 I EVERGLADES 100' INGRESS - EGRESS -UTILITY EASEMENT SUGAR & LAND Co. (O.R.B. 18081, PG. 0638) SUBDIVISION (P. B. 2 , P.G. 75 D. C. R.) 17 SOUTH LINE SECTION 16-51-41 21 / 20 SOUTH WEST CORNER SECTION 16-51-41 LEGAL DESCRIPTION: A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152 AT PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 87 DEGREES 47 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT "A", FOR 312.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES 47 MINUTES 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT "A", FOR 310.28 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND LYING 622.28 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID TRACT "A"; THENCE SOUTH 02 DEGREES 08 MINUTES 42 SECONDS EAST FOR 559.85 FEET; THENCE SOUTH 87 DEGREES 45 MINUTES 29 SECONDS WEST FOR 310.28 FEET; THENCE NORTH 02 DEGREES 08 MINUTES 42 SECONDS WEST FOR 560.01 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 GIVORPONED MASS SAID LANDS CONTAINING 173,736 SQUARE FEET (3.99 ACRES) By M7 Date 8- (8-11 OF 2 SHEETS SCALE 1"=300" REVISIONS tssociates. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 PAX No. (954)43B-328B DRDER NO. 198172 PREPARED UNDER MY SUPERVISION: DATE: __11/03/2010 THIS IS NOT A " BOUNDARY SURVEY" MARK STEVEN JOHNSON. SEC'Y & TREAS. CERTIFICATE OF AUTHORIZATION No. LB-87 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

LEG	SAL DESCRIP	TION Z	TO ACCON	MPANY I	SKETCH
PC	DINT OF COMMENCEMENT DUGLAS GARDENS PHASE III W. CORNER TRACT "A" N 87'47'13'	TRACT	A - 4" POINT OF BEGINNING NORTH LINE	TRACT "A"	
	30' CANAL EASEMENT (P.B.152, PG. 15)	(N 8747'13" E	310.28'	
-	20' CANAL MAINTENAN (P.B. 152, PG. 15)	ICE EASEMENT	15' UTILITY EAS (PER P.B. 152,	SEMENT PG. 15)	
5. 48)			622.28' —		
"A", SOUTH BROWARD HOSPITAL DISTRIC (P.B. 134, P.G. N 02'08'42" W 560.17'	(O.R.B. 44600, PG. 1968)	15)	A POR	GARDENS PHASE III TION OF TRACT "A" PATHWAYS 152, PG. 15) PEA 173,736 sq.ft. J.99 ocres	S 02'08'42" E 559.85' TRACT "A" PATHWAYS (P.B. 152, PG. 15)
PARCEL	3 3	`	1	INGRESS-EGRESS EASEMI (O.R.B. 37760, PG. 1859	ENT D)
,	SOUTH LINE TRACT "A"	1	S 8745'29" W	310.28	
	5 8745'29" W 31 EVERGLADES SUGAR & LAND Co.	2.00° SUBDIVISION (P.8.	2, P.G. 75 D.C.R.)	TRACT "A" PATHWAYS (P.B.	152, PG. 15)
NORTH PEC	R. DENOTES PAGE R. DENOTES DADE COUNTY RECORDS	8747'13" E A 2) ORDERED 3) AUTHENTIC THE EMBOSSE 4) SUBJECT 1	SHOWN HEREON REFER ALONG THE NORTH LINE BY: DORSKY HODGSON COPIES OF THIS SKETC D SEAL OF THE ATTESTIF TO CERTAIN INGRESS AND DRDS BOOK 37760 AT POUNTY, FLORIDA	S.½; S.½ SECTION PARRISH YUE H AND LEGAL DESCI NG PROFESSIONAL LI DEGRESS EASEMENT	RIPTION MUST BEAR AND SURVEYOR. T AS RECORDED IN
SCALE 1				7	2 OF 2 SHEETS REVISIONS
0	LAND SURVEYORS—ENGINEERS—L PHONE No.(954)4: ORDER NO. 198172 DATE: 11/03/2010	AND PLANNERS 35-7010 FAX PRI	No. (954)438-3288 EPARED UNDER MY SUPERVISI	IRAMAR, FL 33025	NE VISIONS
V	THIS IS NOT A " BOUNDARY SI CERTIFICATE OF AUTHORIZATION NO		RK STEVEN JOHNSON, DRIDA PROFESSIONAL LAND SL	SEC'Y & TREAS. JRVEYOR No. 4775	