

**SKETCH AND DESCRIPTION OF
"WETLANDS AREA"
AT SHERIDAN STREET BUSINESS CENTER**

LEGAL DESCRIPTION

A PORTION OF TRACTS 5 AND 6, IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST, EVERGLADES LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH $01^{\circ}47'36''$ EAST, ALONG THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 85.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}53'44''$ EAST, ALONG A LINE 85 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 6.00 FEET; THENCE SOUTH $01^{\circ}35'20''$ EAST, A DISTANCE OF 554.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF $89^{\circ}47'03''$, A DISTANCE OF 7.84 FEET TO A POINT OF TANGENCY; THENCE NORTH $88^{\circ}37'37''$ EAST, A DISTANCE OF 452.96 FEET; THENCE SOUTH $88^{\circ}59'57''$ EAST, A DISTANCE OF 154.18 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF $95^{\circ}06'28''$, A DISTANCE OF 66.40 FEET TO A POINT OF TANGENCY; THENCE NORTH $04^{\circ}06'25''$ WEST, A DISTANCE OF 319.98 FEET; THENCE NORTH $89^{\circ}53'30''$ EAST, A DISTANCE OF 15.01 FEET; THENCE SOUTH $01^{\circ}47'25''$ EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 370.16 FEET; THENCE SOUTH $89^{\circ}53'30''$ WEST, ALONG THE SOUTH LINES OF SAID TRACTS 5 AND 6, A DISTANCE OF 660.19 FEET; THENCE NORTH $01^{\circ}47'36''$ WEST, ALONG SAID WEST LINE OF TRACT 6, A DISTANCE OF 560.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 10,528 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

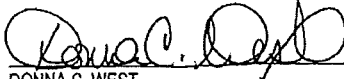
ABBREVIATIONS:

A = ARC LENGTH
D = DELTA (CENTRAL ANGLE)
D.C.R. = DADE COUNTY RECORDS
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING

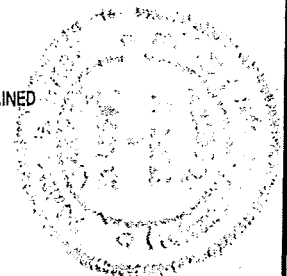
P.O.C. = POINT OF COMMENCEMENT
PG. = PAGE
PROP. = PROPOSED
R = RADIUS
RW = RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290



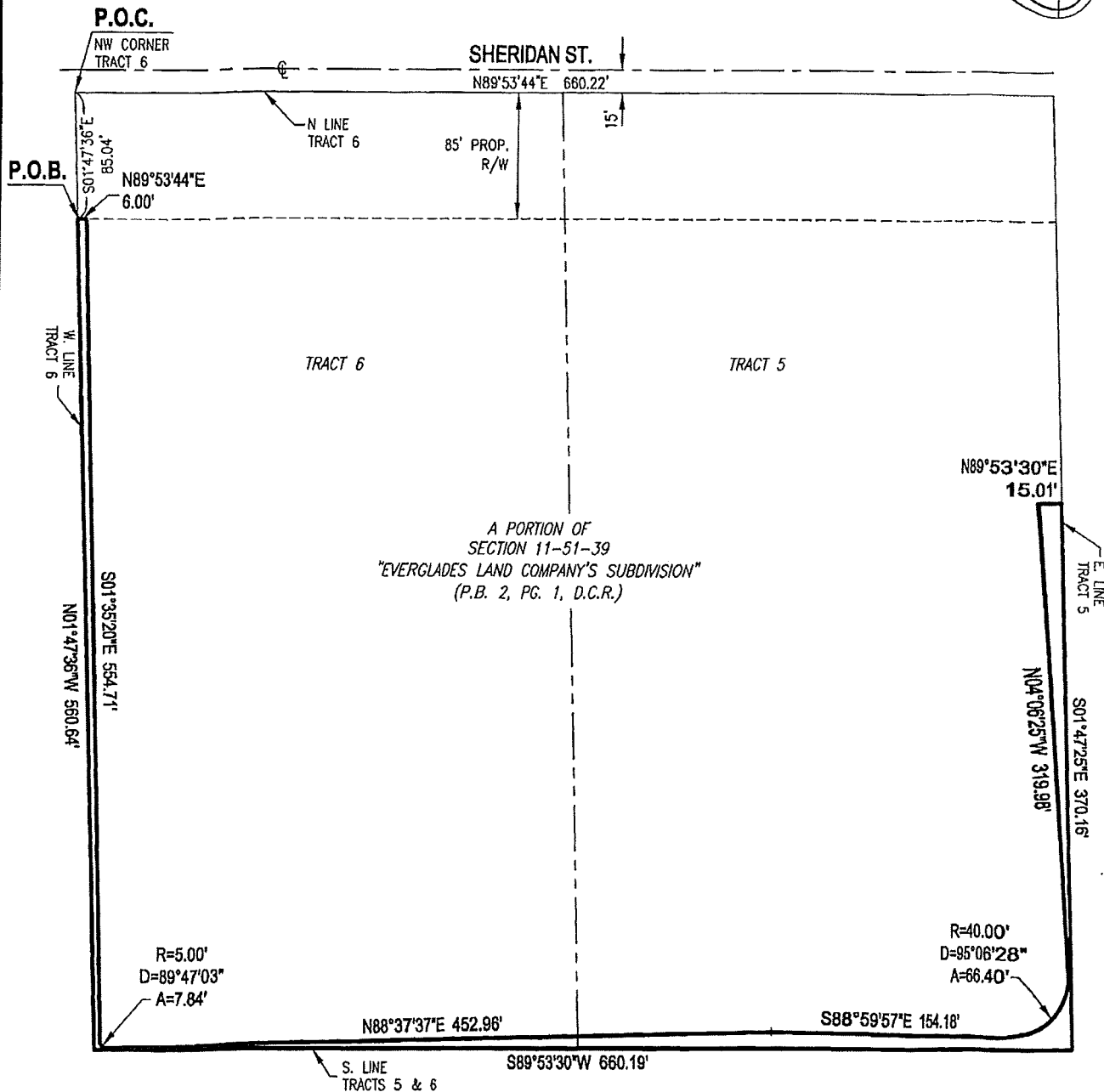
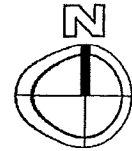
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PROJECT: SHERIDAN STREET BUSINESS CENTER

PROJECT NO.: 1212-64

DATE: 12/05/12

SHEET 1 OF 2



LEGEND:
C CENTERLINE

WETLANDS AREA	12/08/12	GTW	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: SHERIDAN STREET BUSINESS CENTER			SCALE: 1" = 100'	
PROJECT NO.: 1212-64			SHEET 2 OF 2	

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