

**ORDINANCE NO. 2022-009**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, VACATING, CLOSING AND ABANDONING PLATTED AND UNPLATTED PORTIONS OF AKAI DRIVE, SW 49<sup>TH</sup> STREET AND ASSOCIATED TURN LANE AND TURNAROUND EASEMENTS WITHIN THE TARA PLAT, RECORDED IN PLAT BOOK 162, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ACCEPTING THE GRANT OF AN INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT IN PLACE OF THE ABANDONED PLATTED RIGHT-OF-WAY AND UNPLATTED INGRESS/EGRESS EASEMENT FOR AKAI DRIVE; ACCEPTING THE GRANT OF A RECREATIONAL TRAIL EASEMENT; AUTHORIZING THE PREPARATION AND EXECUTION OF EFFECTUATING DOCUMENTS; PROVIDING INSTRUCTIONS TO THE TOWN CLERK; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (APPLICATION NO. VC-31-22)**

**WHEREAS**, Akai Estates, LLC ("Owner") seeks to vacate easements and rights-of-way for vehicular use areas within the Tara Plat; and

**WHEREAS**, the vacations are requested to satisfy Broward County Land Development Code requirements and Town requirements for obtaining permanent access from Griffin Road and abandoning platted access to SW 184<sup>th</sup> Avenue; and

**WHEREAS**, the vacation of Akai Drive is strictly for the purpose of replacing a series of temporary easements, permanent easements and right-of-way with a single, permanent easement for ingress, egress, drainage and utilities ("Private Road Easement"); and

**WHEREAS**, Owner's granting of a new recreational trail easement, and trail easement improvements, will ensure continued east-to-west trail access through Akai Estates and north-to-south trail access along the 184<sup>th</sup> Avenue corridor to SW 49<sup>th</sup> Street and to Griffin Road once SW 49<sup>th</sup> Street east of Akai Drive is abandoned, as required pursuant to the Town's adopted Greenways Map; and

**WHEREAS**, in consideration of the permanent Griffin Road access, new trail easements, and trail improvements, the Town Council finds that SW 49<sup>th</sup> Street east of

Akai Drive, the right turn lane easement into the development from SW 184<sup>th</sup> Avenue and the turnaround easement within Lots 1 and 2 are no longer needed for any public purpose, and that the vacation request will not otherwise conflict with the health, safety, and welfare of Town residents.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1. Adoption of recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2. Right-of-way vacation.** The Town Council hereby authorizes the vacation and abandonment of the platted Akai Drive and SW 49<sup>th</sup> Street rights-of-way described in Exhibits "A," which are attached hereto and made a part hereof.

**Section 3. Right turn lane easement vacation.** The Town Council hereby authorizes the vacation and abandonment of the platted right turn lane easement described in Exhibit "B," which is attached hereto and made a part hereof.

**Section 4. Ingress/egress easements vacation.** The Town Council hereby authorizes the vacation and abandonment of the ingress/egress easements described in Exhibit "C," which is attached hereto and made a part hereof.

**Section 5. Turnaround easement vacation.** The Town Council hereby authorizes the vacation and abandonment of the turnaround easement described in Exhibit "D," which is attached hereto and made a part hereof.

**Section 6. Grant of new road easement.** The Town Council of the Town of Southwest Ranches, Florida hereby accepts Owner's grant of the new easements for ingress and egress over Akai Drive as described in Exhibit "E," the description of which is attached hereto and made a part hereof. The Town Attorney is hereby instructed to record the easement in the Public Records of Broward County, Florida.

**Section 7. Grant of recreational trail easement.** The Town Council of the Town of Southwest Ranches, Florida hereby accepts Owner's grant of the recreational trail easement, and trail improvements, as specifically described in Composite Exhibit "F," a description of which is attached hereto and made a part hereof. The Town Attorney is hereby instructed to record the recreational trail easement in the Public Records of Broward County, Florida. As it relates to the trail easement and trail improvements, prior to the issuance of a certificate of occupancy for any structure within Akai Estates, Owner shall install the trail easement and trail improvements as

partially delineated in Exhibit "F". Such trail improvements shall include: a ten (10) foot wide equestrian trail open to the public as depicted within Exhibit "F"; a decorative trailhead entrance into Akai Estates as depicted within Exhibit "F"; the same decorative trailhead entrance into Akai Estates from the future SW 184<sup>TH</sup> Avenue; the same decorative trailhead entrance into Akai Estates from SW 49<sup>TH</sup> Street; a dismount at all trailhead entrances; directional signage, as approved by the Town, delineating the trail; and signage as riders approach Griffin Road, as approved by the Town, advising them to cross Griffin Road at the designated Bonaventure Bridge aka Weston Bridge crossing. The perpetual maintenance of the trail easement and trail improvements shall be contained within the Akai Estates Homeowners Association Documents, which shall remain, in perpetuity, as a condition of the Town's approval.

**Section 8. Maintenance.** The Owner, and its successors and assigns, shall be responsible for maintaining the easements and improvements accepted in Sections 6 and 7 of this Ordinance in perpetuity. The Town of Southwest Ranches shall have no responsibility for maintaining the property within said easements. Owner shall maintain the solely liability and responsibility for the use of its easements.

**Section 9. Effectuation.** The Town Attorney, Town Administrator and Mayor are hereby authorized to prepare and execute any and all documents necessary to effectuate the intent of this Ordinance.

**Section 10. Recordation.** The Town Clerk is hereby directed to record a copy of this Ordinance in the Public Records of Broward County, Florida.

**Section 11. Conflict.** All ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 12. Severability.** If any word, phrase, clause, sentence, or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

**Section 13. Effective date.** This Ordinance shall become effective upon recordation of a Non-Vehicular Access Line amendment authorizing Akai Drive to directly access Griffin Road pursuant to the proposed Private Road Easement.

**PASSED ON FIRST READING** this 24<sup>th</sup> day of July, 2022 on a motion made by Council Member Hartman and seconded by Council Member Kucyanski.

**PASSED ON SECOND READING** this this 24<sup>th</sup> day of March, 2022 on a motion made by Council Member Jablonski and seconded by Council Member Hartmann.

Breitkreuz [Signature]  
Jablonski [Signature]  
Allbritton [Signature]  
Hartmann [Signature]  
Kuczynski [Signature]

Ayes 5  
Nays 0  
Absent 0  
Abstaining 0

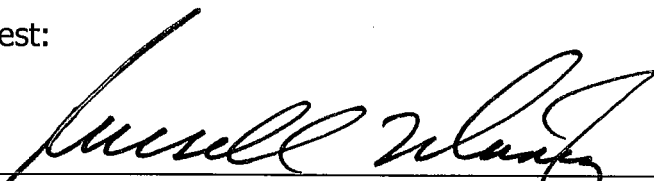
**[Signatures are on Following Page]**



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Steve Breitkreuz, Mayor

Attest:



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Russell Muñiz, Assistant Town Administrator/Town Clerk

Approved as to Form and Correctness:



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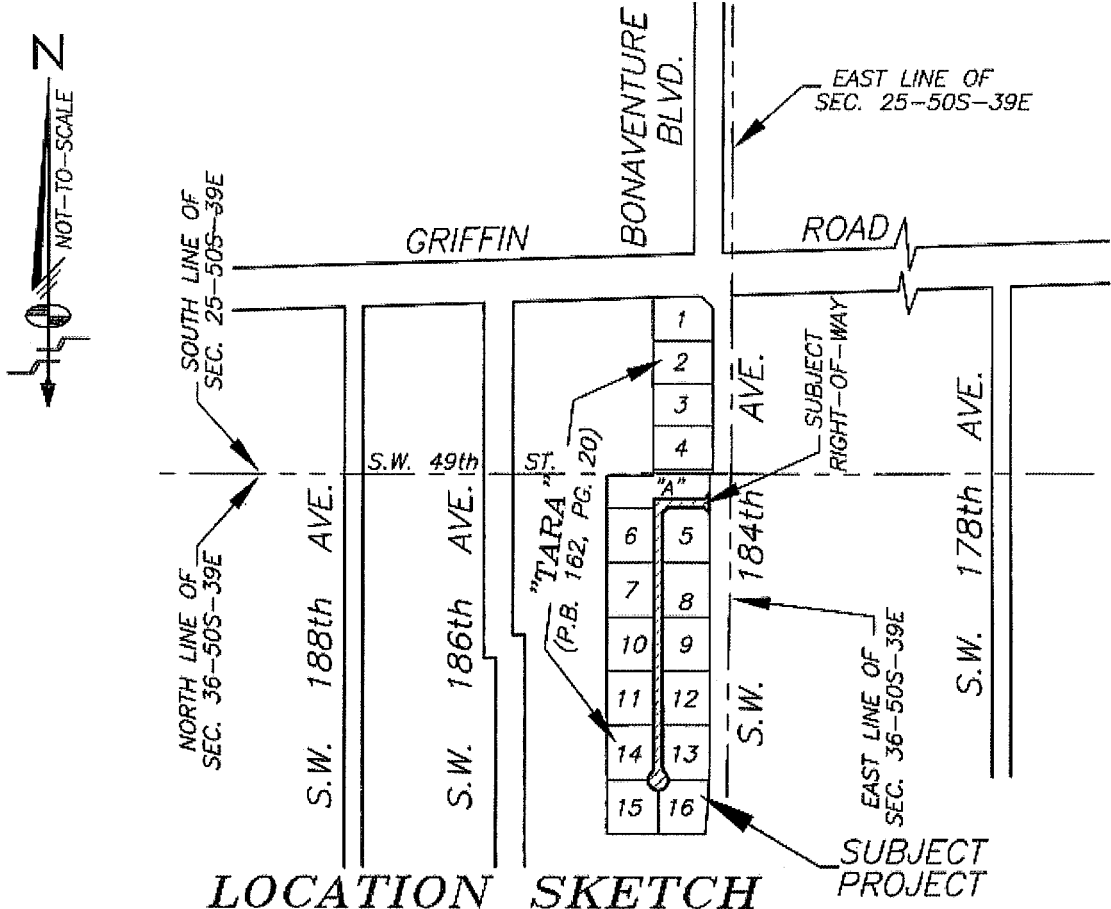
Keith Poliakoff, Town Attorney  
1001.931.01

**EXHIBIT "A"**

SKETCH AND LEGAL DESCRIPTION OF VACATED RIGHT-OF-WAY

(ATTACHED)

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
THOSE CERTAIN UNNAMED RIGHTS-OF-WAY TO BE VACATED  
A PORTION OF THE PLAT OF "TARA" - P.B. 162, PG. 20-B.C.R.**


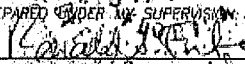


**LOCATION SKETCH**

**LEGEND:**

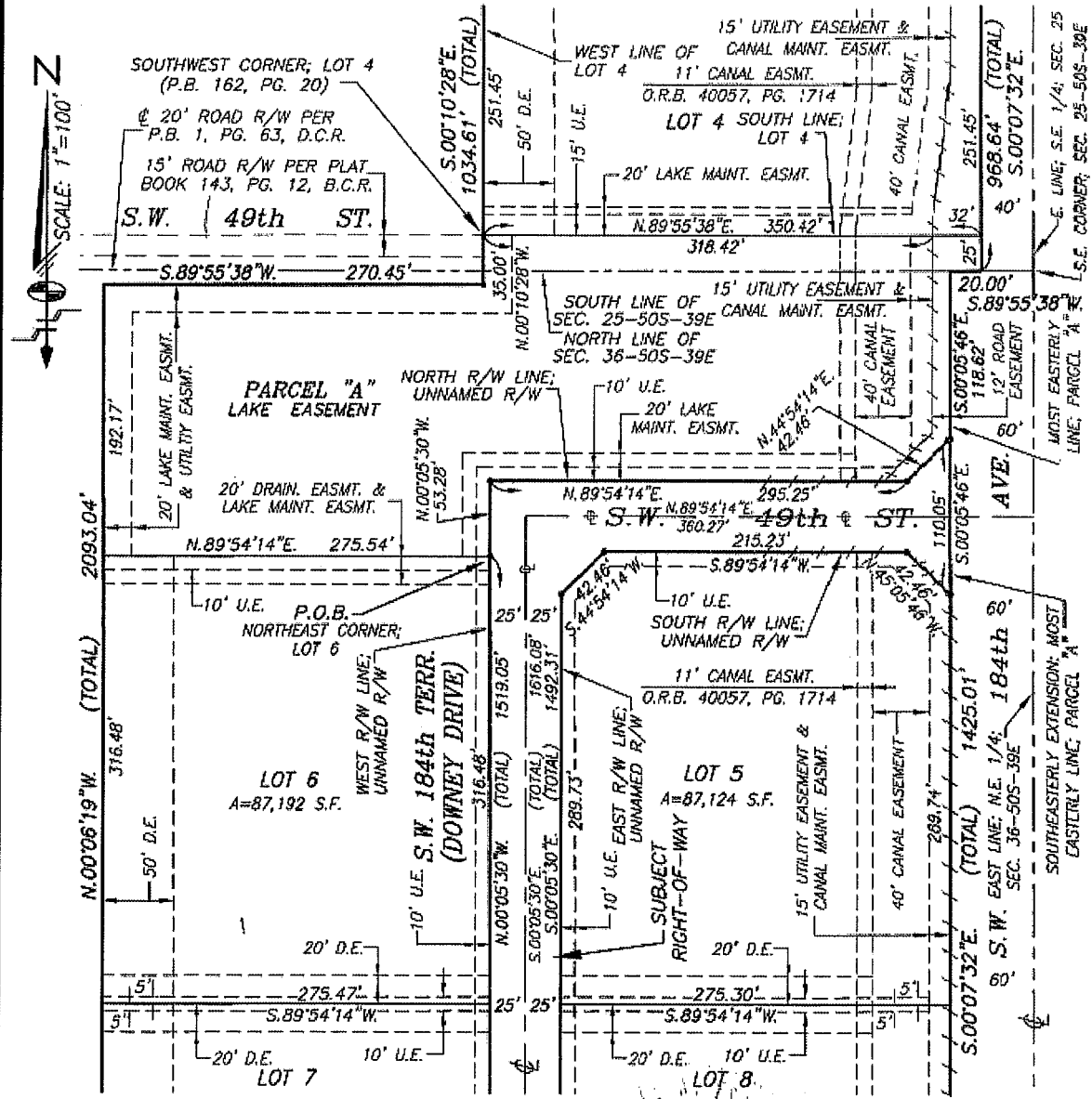
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|---------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT  | U.E. DENOTES UTILITY EASEMENT          |
| P.O.B. DENOTES POINT OF BEGINNING     | D.E. DENOTES DRAINAGE EASEMENT         |
| P.B. DENOTES PLAT BOOK                | MAINT. DENOTES MAINTENANCE             |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK  | EASMT. DENOTES EASEMENT                |
| PG. DENOTES PAGE                      | DRAIN. DENOTES DRAINAGE                |
| PGS. DENOTES PAGES                    | NNAL DENOTES NON-VEHICULAR ACCESS LINE |
| B.C.R. DENOTES BROWARD COUNTY RECORDS | /// DENOTES NON-VEHICULAR ACCESS LINE  |
| ⊕ DENOTES CENTER LINE                 |  |
| R/W DENOTES RIGHT-OF-WAY              |  |

SHEET 1 OF 5 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY - MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 435-9288 E		REVISIONS _____ _____ _____ _____ _____	
	ORDER NO. <u>212123</u> DATE: <u>OCT. 9, 2020</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767		

K:\365040\Downey Ranches\LEGALS\DWG\DOWNEY DRIVE-49 STREET\_VACATION.dwg

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
THOSE CERTAIN UNNAMED RIGHTS-OF-WAY TO BE VACATED  
A PORTION OF THE PLAT OF "TARA" - P.B. 162, PG. 20-B.C.R.**



REFER TO SHEET 3 OF 5 SHEETS

SHEET 2 OF 5 SHEETS



**Schwebke-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. 212123  
 DATE: OCT. 9, 2020  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION  
  
 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

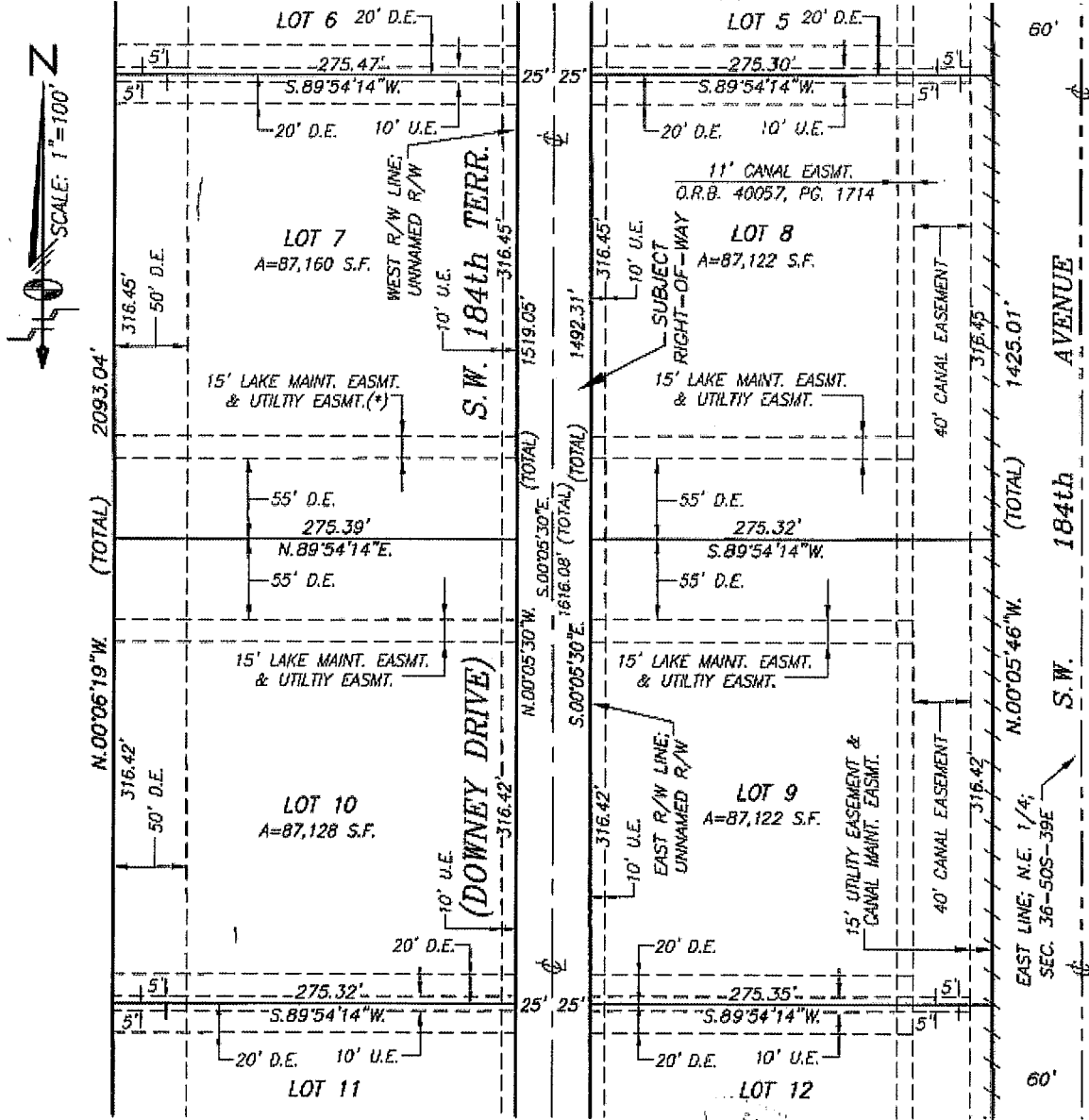
REVISIONS

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**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
THOSE CERTAIN UNNAMED RIGHTS-OF-WAY TO BE VACATED  
A PORTION OF THE PLAT OF "TARA" - P.B. 162, PG. 20-B.C.R.**

REFER TO SHEET 2 OF 5 SHEETS

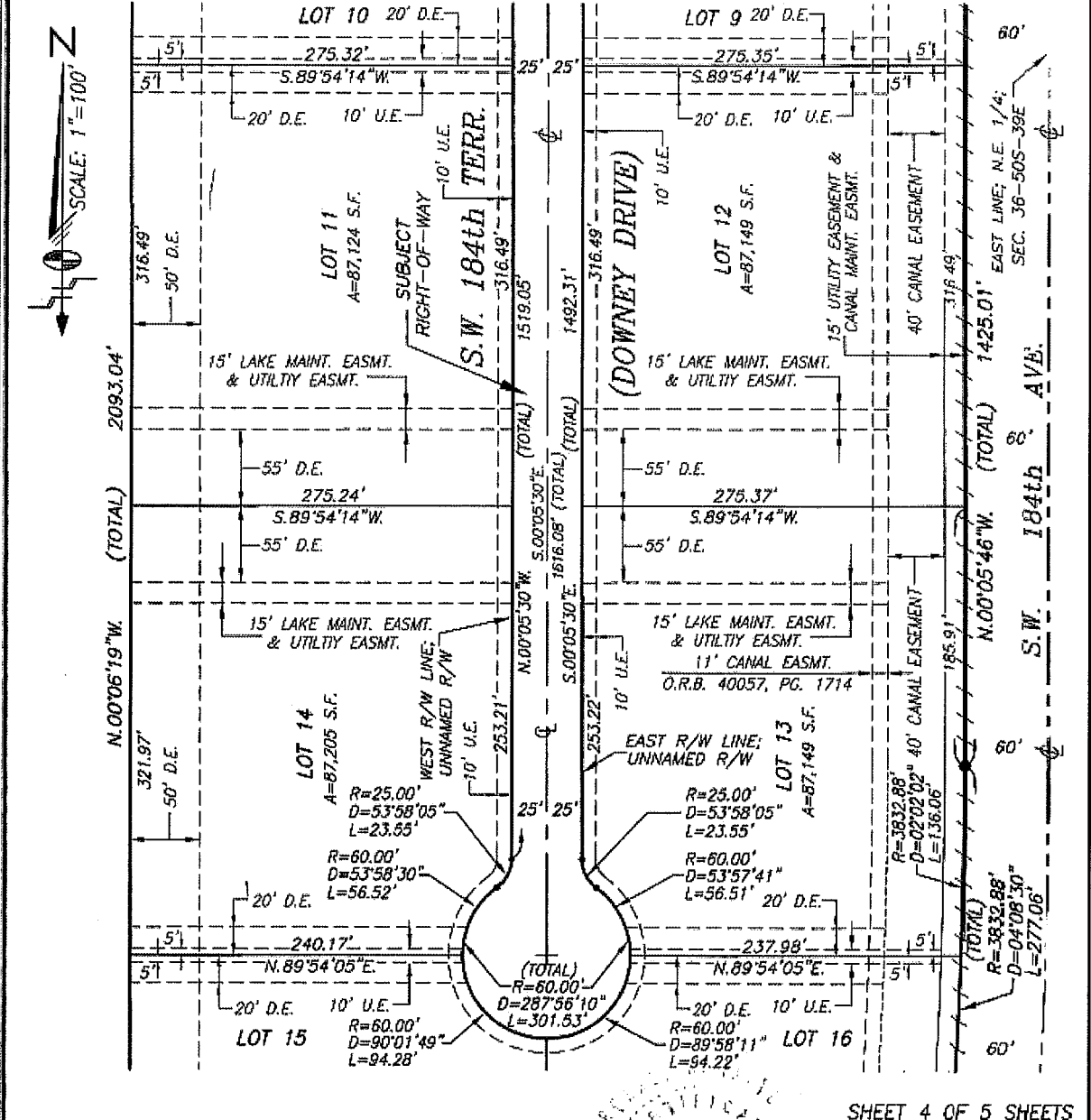


REFER TO SHEET 4 OF 5 SHEETS


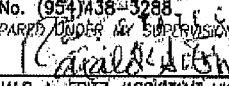
SHEET 3 OF 5 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288 PREPARED UNDER MY SUPERVISION		REVISIONS _____ _____ _____ _____	
	ORDER NO. <u>212123</u> DATE: <u>OCT. 9, 2020</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767		

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**THOSE CERTAIN UNNAMED RIGHTS-OF-WAY TO BE VACATED**  
**A PORTION OF THE PLAT OF "TARA" - P.B. 162, PG. 20-B.C.R.**  
 REFER TO SHEET 3 OF 5 SHEETS



SHEET 4 OF 5 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY, MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3288 PREPARED UNDER MY SUPERVISION		REVISIONS _____ _____ _____ _____ _____	
	ORDER NO. <u>212123</u> DATE: <u>OCT. 9, 2020</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767		

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
THOSE CERTAIN UNNAMED RIGHTS-OF-WAY TO BE VACATED  
A PORTION OF THE PLAT OF "TARA" - P.B. 162, PG. 20-B.C.R.**

**LEGAL DESCRIPTION:**

ALL OF THOSE CERTAIN UNNAMED RIGHTS-OF-WAY, COMMONLY KNOWN AS SOUTHWEST 184th TERRACE (DOWNEY DRIVE) AND SOUTHWEST 49th STREET, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 6, AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY (SOUTHWEST 184th TERRACE), FOR 53.28 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST FOR 295.25 FEET; THENCE NORTH 44 DEGREES 54 MINUTES 14 SECONDS EAST FOR 42.46 FEET; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY (SOUTHWEST 49th AVENUE), AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF THE MOST EASTERLY LINE OF TRACT "A", AS SHOWN ON THE SAID PLAT OF "TARA", FOR 110.05 FEET; THENCE NORTH 45 DEGREES 05 MINUTES 46 SECONDS WEST FOR 42.46 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST FOR 215.23 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 14 SECONDS WEST FOR 42.46 FEET; SAID LAST DESCRIBED THREE COURSES BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY (SOUTHWEST 49th AVENUE); THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY (SOUTHWEST 184th TERRACE), FOR 1492.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 58 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 23.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 287 DEGREES 56 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 301.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 58 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 23.55 FEET TO A POINT OF TANGENCY; SAID LAST DESCRIBED THREE COURSES BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY (SOUTHWEST 184th TERRACE); THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID UNNAMED RIGHT-OF-WAY (SOUTHWEST 184th TERRACE), FOR 1519.05 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) ORDERED BY: AKAI ESTATES LLC
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THE AREA CONTAINED WITHIN THE LIMITS OF THE HEREIN DESCRIBED RIGHT-OF-WAY IS 105,626 SQUARE FEET, MORE OR LESS (2.425 ACRES, MORE OR LESS).



SHEET 5 OF 5 SHEETS

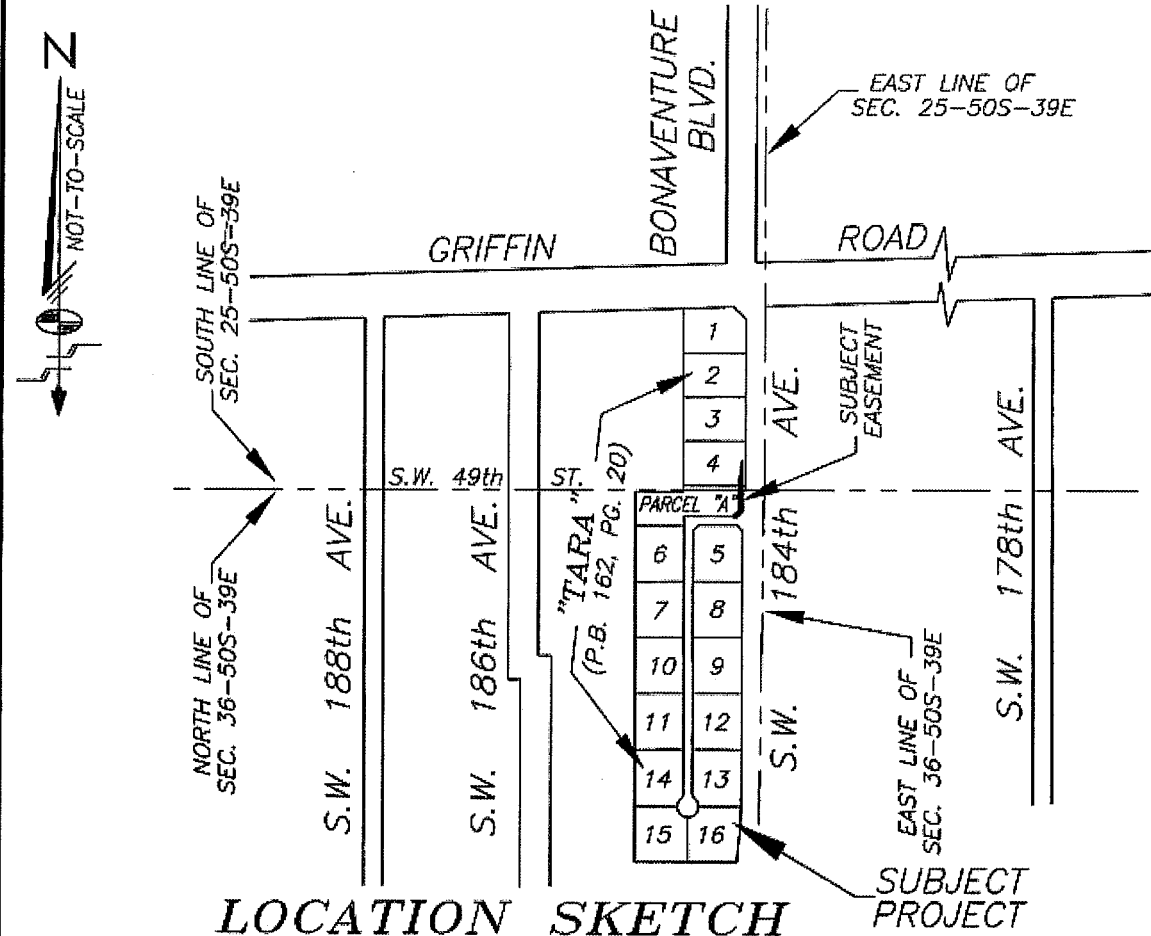
	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY, MIRAMAR, FL 33025 PHONE No. (954) 435-7010      FAX No. (954) 338-3288		REVISIONS <hr/> <hr/> <hr/> <hr/> <hr/>
	ORDER NO. <u>212123</u> DATE: <u>OCT. 9, 2020</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION: 	RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

**EXHIBIT "B"**

SKETCH AND LEGAL DESCRIPTION OF VACATED TURN LANE EASEMENT

(ATTACHED)

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF PARCEL "A" & LOT 4-"TARA"-P.B. 162, PG. 20-B.C.R.**  
**A PORTION OF A ROAD EASEMENT TO BE VACATED**



**LOCATION SKETCH**

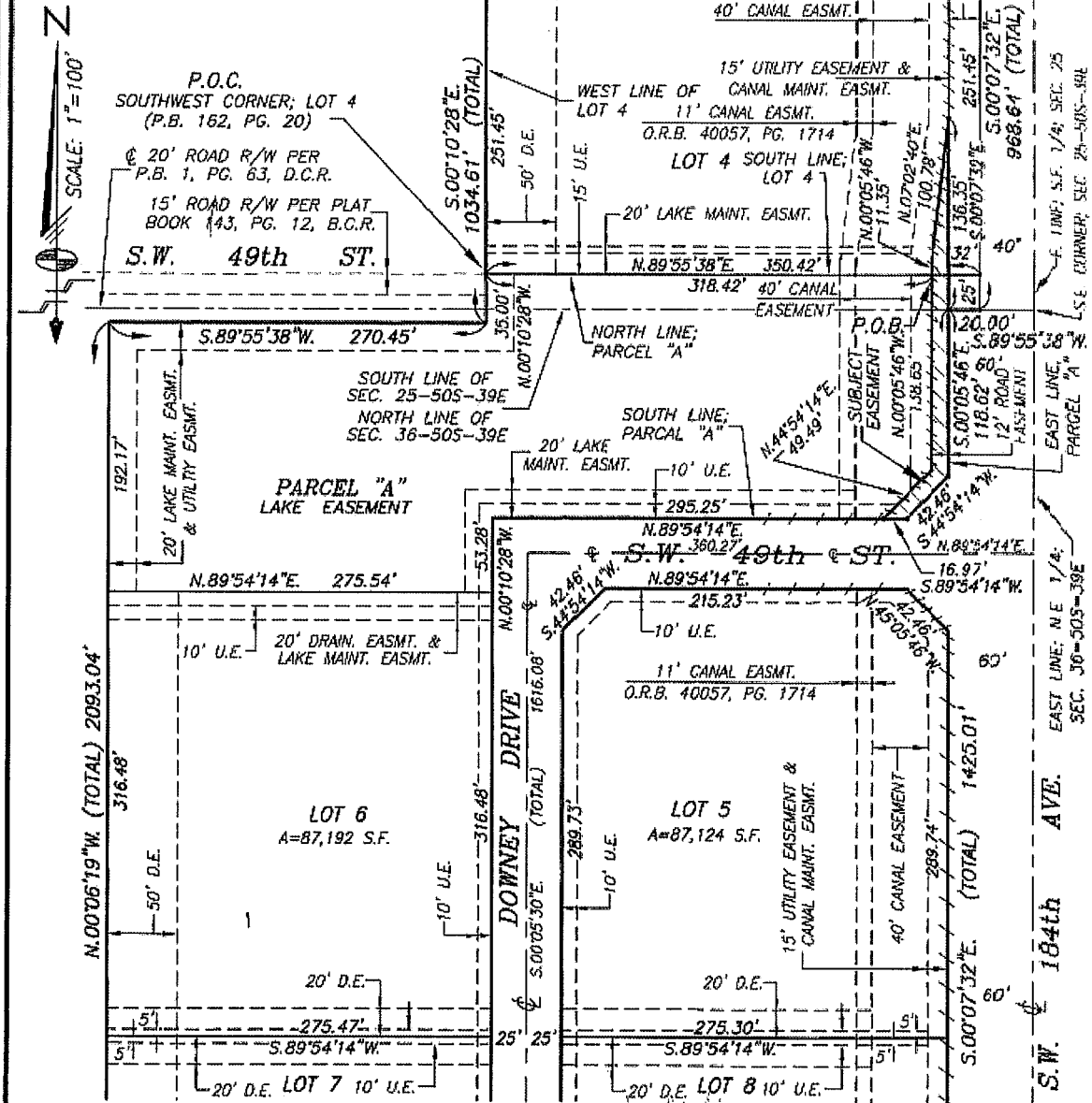
**LEGEND:**

- |                                       |  |
|---------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT  | U.E. DENOTES UTILITY EASEMENT          |
| P.O.B. DENOTES POINT OF BEGINNING     | D.E. DENOTES DRAINAGE EASEMENT         |
| P.B. DENOTES PLAT BOOK                | MAINT. DENOTES MAINTENANCE             |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK  | EASMT. DENOTES EASEMENT                |
| PG. DENOTES PAGE                      | DRAIN. DENOTES DRAINAGE                |
| PGS. DENOTES PAGES                    | NVAL DENOTES NON-VEHICULAR ACCESS LINE |
| B.C.R. DENOTES BROWARD COUNTY RECORDS | --- DENOTES NON-VEHICULAR ACCESS LINE  |
| R/W DENOTES RIGHT-OF-WAY              | ⊙ DENOTES CENTER LINE                  |

SHEET 1 OF 3 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS + 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288 PREPARED UNDER MY SUPERVISION: 		REVISIONS <hr/> <hr/> <hr/> <hr/>	
	ORDER NO. <u>211259</u> DATE: <u>JUNE 16, 2020</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767		

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF PARCEL "A" & LOT 4-"TARA"-P.B. 162, PG. 20-B.C.R.**  
**A PORTION OF A ROAD EASEMENT TO BE VACATED**



SHEET 2 OF 3 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)435-3288 ORDER NO. 211259 DATE: JUNE 16, 2020 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87		REVISIONS _____ _____ _____ _____ _____
	PREPARED UNDER MY SUPERVISION 		
	RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767		
	SCALE: 1"=100' N P.O.C. SOUTHWEST CORNER; LOT 4 (P.B. 162, PG. 20) 20' ROAD R/W PER P.B. 162, PG. 20, D.C.R. 15' ROAD R/W PER PLAT BOOK 143, PG. 12, B.C.R. S.W. 49th ST.		

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**A PORTION OF PARCEL "A" & LOT 4—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**A PORTION OF A ROAD EASEMENT TO BE VACATED**

**LEGAL DESCRIPTION:**


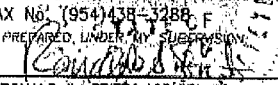
A PORTION OF PARCEL "A" AND LOT 4, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 4, AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, FOR 318.42 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PORTION OF A ROAD EASEMENT TO BE VACATED; THENCE NORTH 00 DEGREES 05 MINUTES 46 SECONDS WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, FOR 11.35 FEET; THENCE NORTH 07 DEGREES 02 MINUTES 40 SECONDS EAST FOR 100.78 FEET; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE WEST LIMITS OF THAT CERTAIN ROAD EASEMENT, AS SHOWN ON THE SAID PLAT OF "TARA", LYING WITHIN THE LIMITS OF SAID LOT 4; SAID LAST DESCRIBED TWO COURSES ALSO BEING COINCIDENCE WITH THE NON-VEHICULAR ACCESS LINE, AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST, FOR 136.35 FEET TO A POINT ON THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF SAID SECTION 25 AND THE NORTH LINE OF SAID SECTION 36; TOWNSHIP 52 SOUTH, RANGE 39 EAST; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 36, FOR 118.62 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 14 SECONDS WEST FOR 42.46 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST FOR 16.97 FEET; SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH THE EAST LINES OF SAID PARCEL "A"; THENCE NORTH 44 DEGREES 54 MINUTES 14 SECONDS EAST FOR 49.49 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 46 SECONDS WEST FOR 138.65 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE WEST LIMITS OF THE 12 FOOT WIDE ROAD EASEMENT, AS SHOWN ON THE SAID PLAT OF "TARA", LYING WITHIN THE LIMITS OF SAID PARCEL "A"; SAID LAST DESCRIBED TWO COURSES ALSO BEING COINCIDENCE WITH THE NON-VEHICULAR ACCESS LINE, AS SHOWN ON THE SAID PLAT OF "TARA"; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50, RANGE 39 EAST AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 40 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE AREA CONTAINED WITHIN THE LIMITS OF THE ABOVE DESCRIBED EASEMENT IS 2,295 SQUARE FEET, MORE OR LESS (0.069 ACRES, MORE OR LESS).
- 4) A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBERS 5039-36-15-0040 AND 5039-36-15-0170.
- 5) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 3 OF 3 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 F		<b>REVISIONS</b> _____ _____ _____ _____ _____ _____	
	ORDER NO. <u>211259</u> DATE: <u>JUNE 16, 2020</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION  RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767		

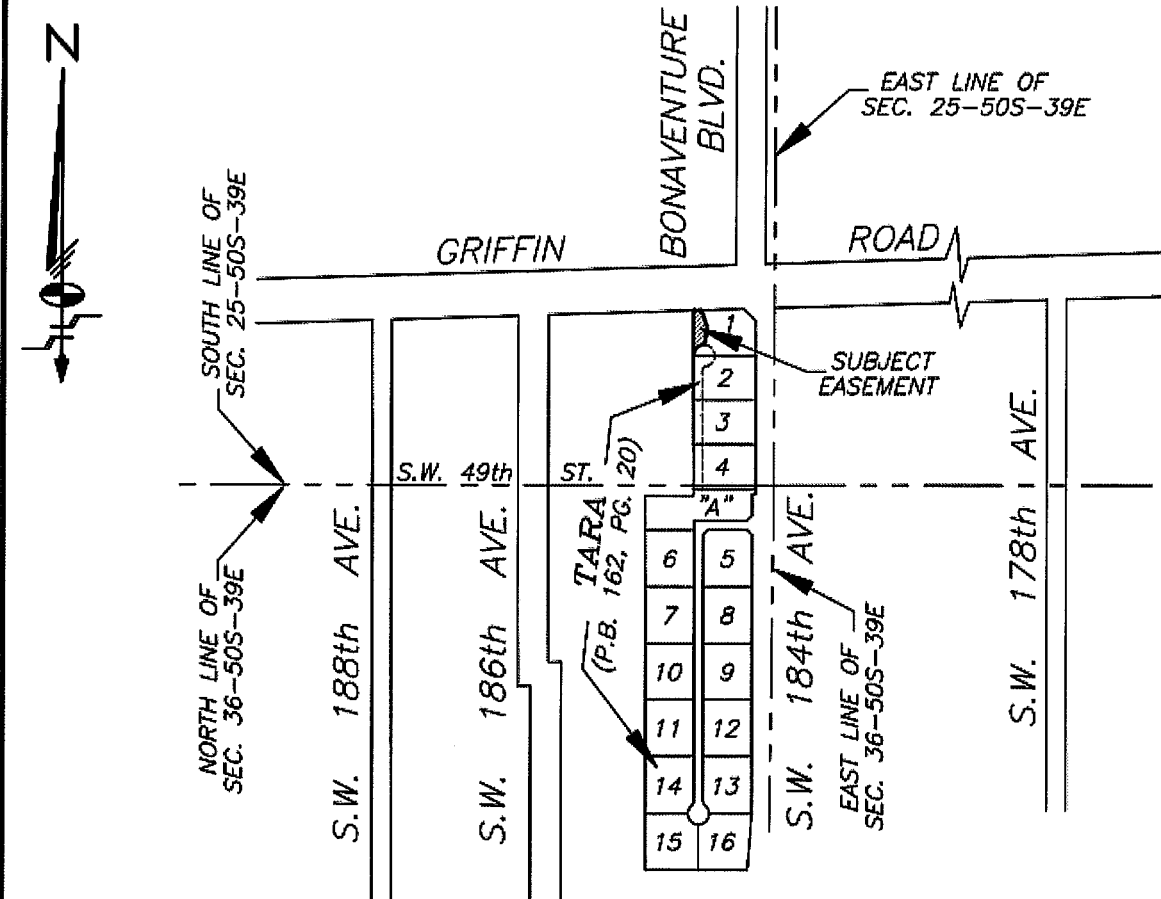
**EXHIBIT "C"**

SKETCH AND LEGAL DESCRIPTION OF VACATED AKAI DRIVE EASEMENTS

(ATTACHED)



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION OF LOT 1—"TARA"—P.B. 162, PG. 20—B.C.R.  
TEMPORARY INGRESS—EGRESS EASEMENT TO BE VACATED**



**LOCATION SKETCH**  
NOT-TO-SCALE

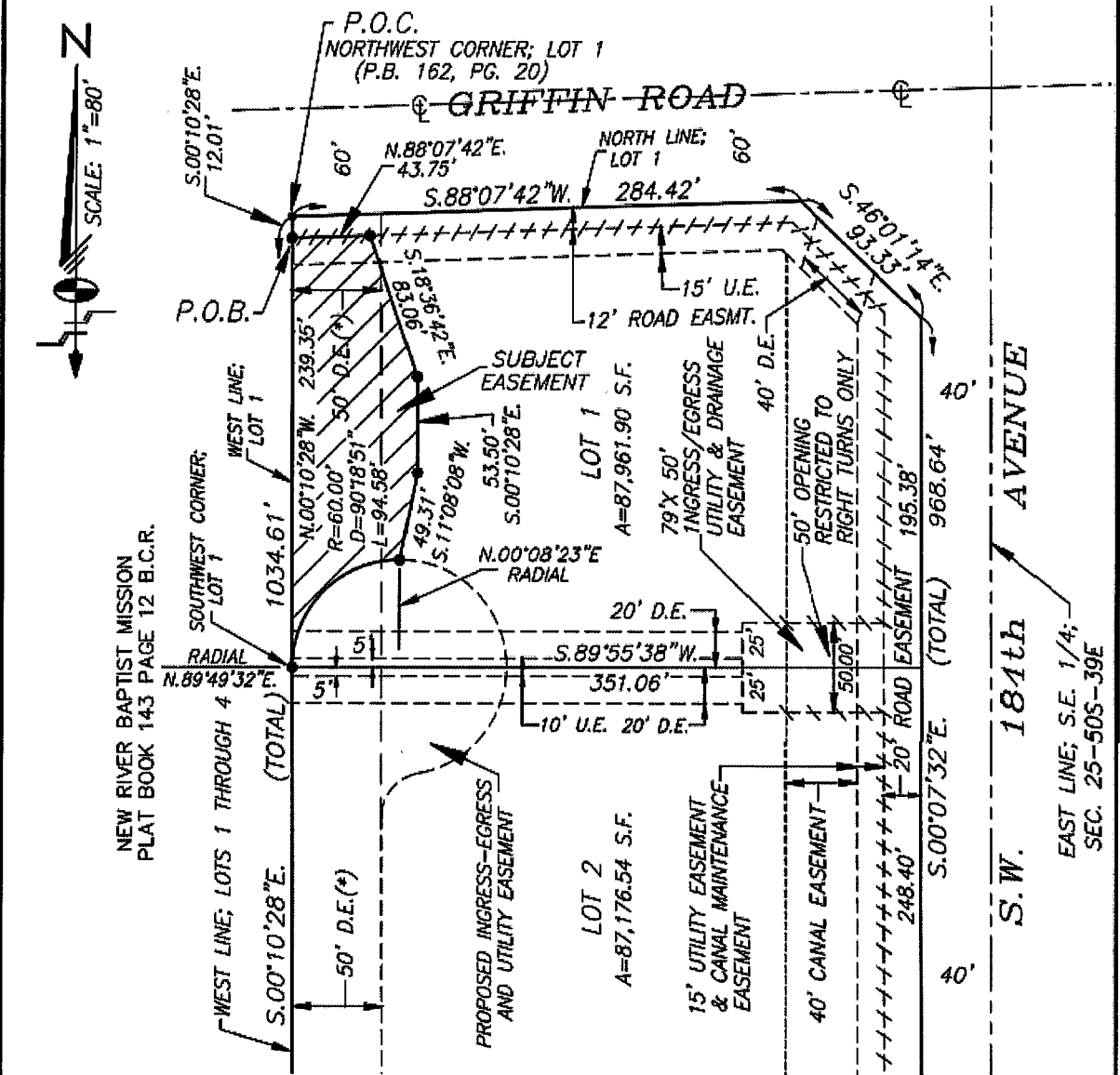
**LEGEND:**

- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT            |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT           |
| P.O.T. DENOTES POINT OF TERMINATION  | MAINT. DENOTES MAINTENANCE               |
| P.B. DENOTES PLAT BOOK               | EASMT. DENOTES EASEMENT                  |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | DRAIN. DENOTES DRAINAGE                  |
| PG. DENOTES PAGE                     | B.C.R. DENOTES BROWARD COUNTY RECORDS    |
| PGS. DENOTES PAGES                   | D.C.R. DENOTES MIAMI-DADE COUNTY RECORDS |
| (*) DENOTES TO BE VACATED            | ⊕ DENOTES CENTER LINE                    |
| SEC. DENOTES SECTION                 |  |

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.E.S.I.M.S. No. 4775 SHEET 1 OF 3 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS—ENGINEERS—LAND PLANNERS - 3240 CORPORATE WAY—MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288 PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	<b>REVISIONS</b> <b>DEDICATE TO VACATE</b> <b>01/20/22 #214615</b>
	ORDER NO. <u>203076</u> DATE: <u>JULY 28, 2014</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION OF LOT 1—"TARA"—P.B. 162, PG. 20—B.C.R.  
TEMPORARY INGRESS—EGRESS EASEMENT TO BE VACATED**



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M., #4775

SHEET 2 OF 3 SHEETS

	<p><b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS—ENGINEERS—LAND PLANNERS - 3240 CORPORATE WAY—MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288</p>	<p><b>REVISIONS</b> DEDICATE TO VACATE 01/20/22 #214615</p>
	<p>ORDER NO. 203076 DATE: JULY 28, 2014</p> <p>THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p>PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>

1. THROUGH DRAINAGE EASEMENT TO BE VACATED FOR HOA DRAINAGE EASEMENT INFORMATION LOT 1 - VACATION DRAINAGE

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
A PORTION OF LOT 1-"TARA"-P.B. 162, PG. 20-B.C.R.  
TEMPORARY INGRESS-EGRESS EASEMENT TO BE VACATED**

**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


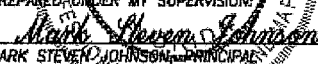
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, FOR 12.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED INGRESS-EGRESS UTILITY AND DRAINAGE EASEMENT; THENCE NORTH 88 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 12.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 1, FOR 43.75 FEET; SAID LAST DESCRIBED COURSE ALSO BEING ALONG THE SOUTH LIMITS OF THE 12 FOOT WIDE ROAD EASEMENT, AS SHOWN ON THE SAID PLAT OF "TARA", LYING WITHIN THE LIMITS OF SAID LOT 1; THENCE SOUTH 18 DEGREES 36 MINUTES 42 SECONDS EAST FOR 83.06 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 70.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 1, FOR 53.50 FEET; THENCE SOUTH 11 DEGREES 08 MINUTES 08 SECONDS WEST, FOR 49.31 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS NORTH 00 DEGREES 08 MINUTES 23 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 18 MINUTES 51 SECONDS FOR AN ARC DISTANCE OF 94.58 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, FOR 239.35 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 4) THE HEREIN DESCRIBED PARCEL LIES WITHIN A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBER 5039-36-15-0010.
- 5) ALL RECORDED DOCUMENTS AS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 6) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 7) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

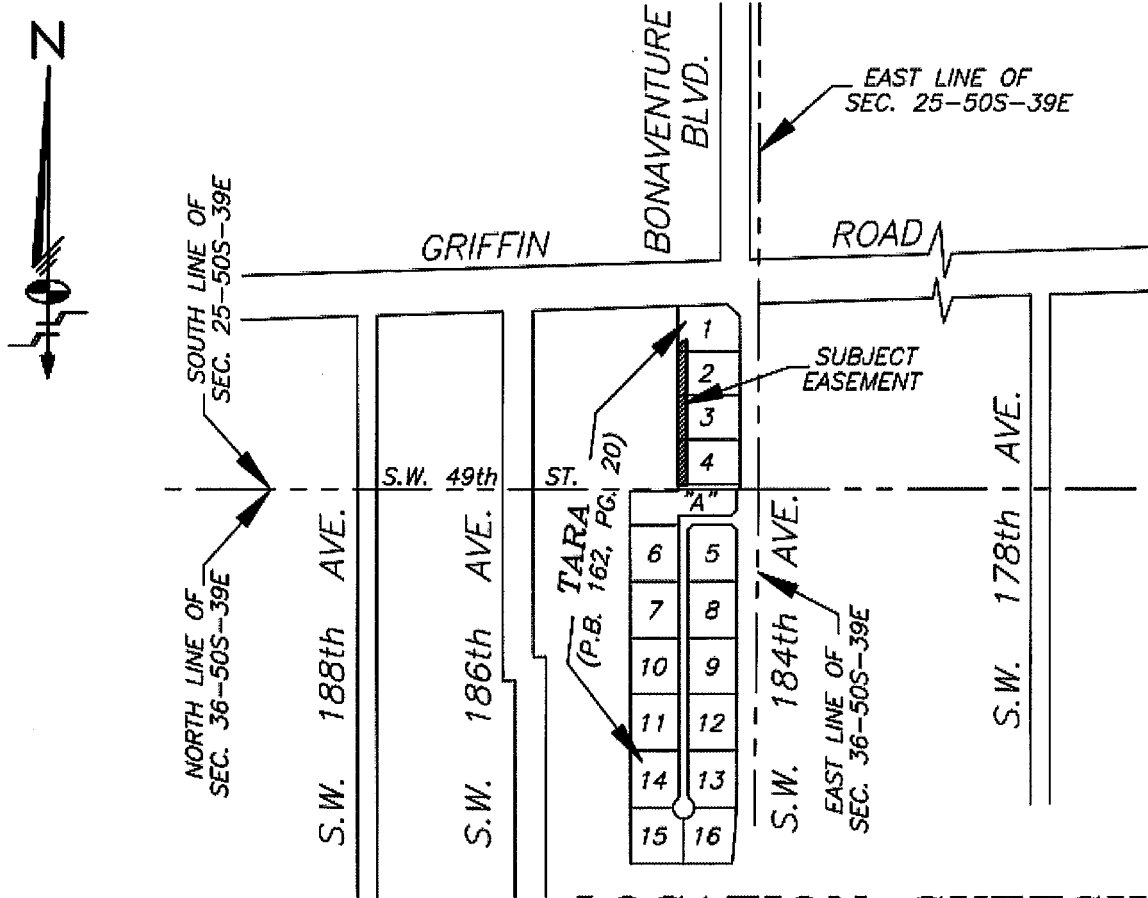
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.W.S. 4775

SHEET 3 OF 3 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY - MIRAMAR, FL 33025 PHONE No. (954) 435-7010      FAX No. (954) 438-3288		REVISIONS DEDICATE TO VACATE 01/20/22 #214615
	ORDER NO. <u>203076</u> DATE: <u>JULY 28, 2014</u>	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	

K:\365040\DOWNNEY RANCHES\LEGAL\SACCESS EASEMENT FOR HOA\DWG\HOA-INGRESS EGRESS EASEMENT DEDICATION LOT 1 - VACATION.DWG

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION OF LOTS 1 THRU 4-"TARA"-P.B. 162, PG. 20-B.C.R.  
INGRESS-EGRESS EASEMENT TO BE VACATED**



**LOCATION SKETCH**  
NOT-TO-SCALE

**LEGEND:**

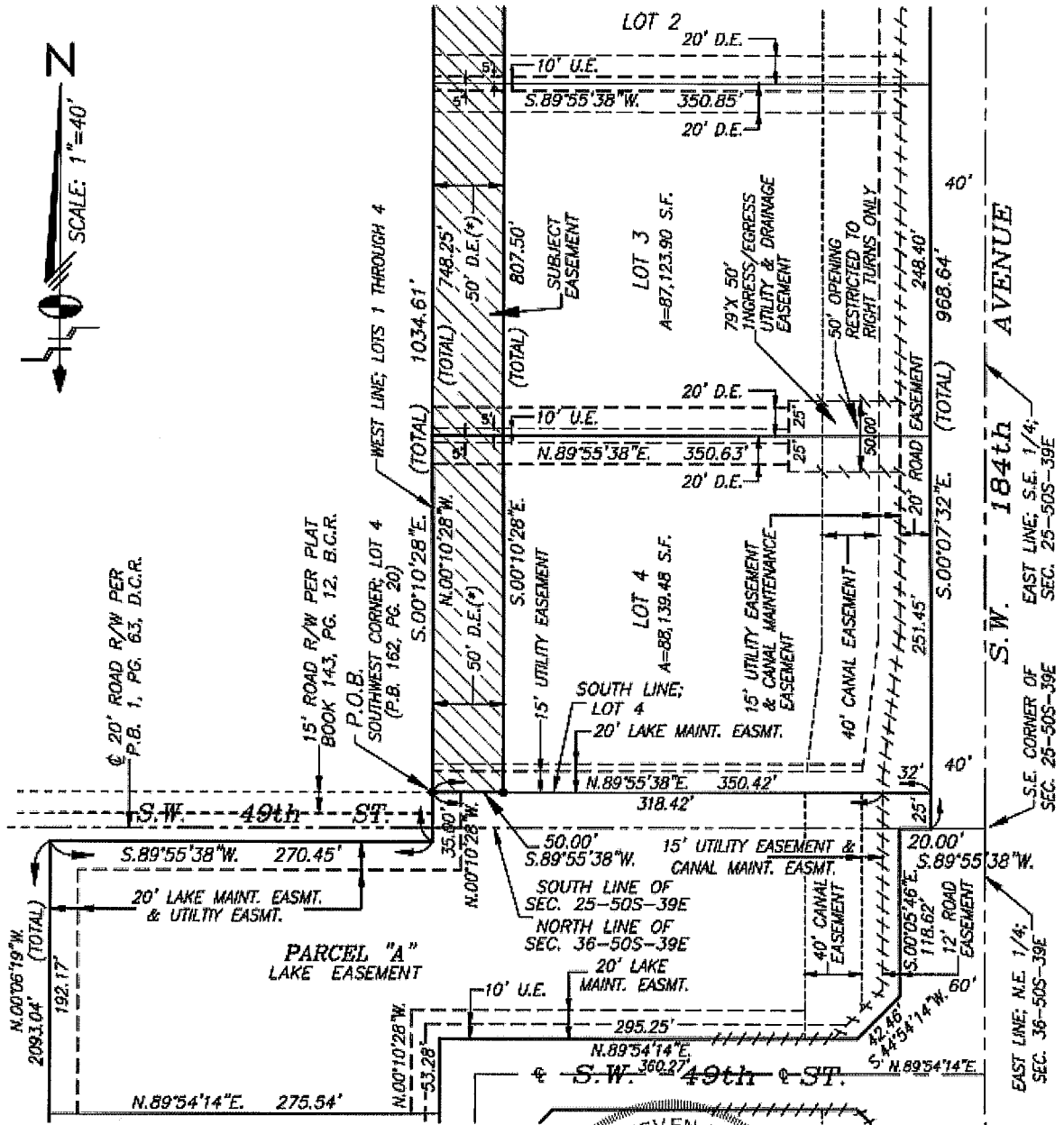
- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT            |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT           |
| P.O.T. DENOTES POINT OF TERMINATION  | MAINT. DENOTES MAINTENANCE               |
| P.B. DENOTES PLAT BOOK               | EASMT. DENOTES EASEMENT                  |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | DRAIN. DENOTES DRAINAGE                  |
| PG. DENOTES PAGE                     | B.C.R. DENOTES BROWARD COUNTY RECORDS    |
| PGS. DENOTES PAGES                   | D.C.R. DENOTES MIAMI-DADE COUNTY RECORDS |
| (*) DENOTES VACATED                  | Ⓢ DENOTES CENTER LINE                    |
| SEC. DENOTES SECTION                 |  |

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M., 4775

SHEET 1 OF 4 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288	<b>REVISIONS</b> DEDICATE TO VACATE 01/20/22 #214615
	ORDER NO. <u>206315</u> DATE: <u>NOV. 2, 2016</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF LOTS 1 THRU 4—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**INGRESS-EGRESS EASEMENT TO BE VACATED**



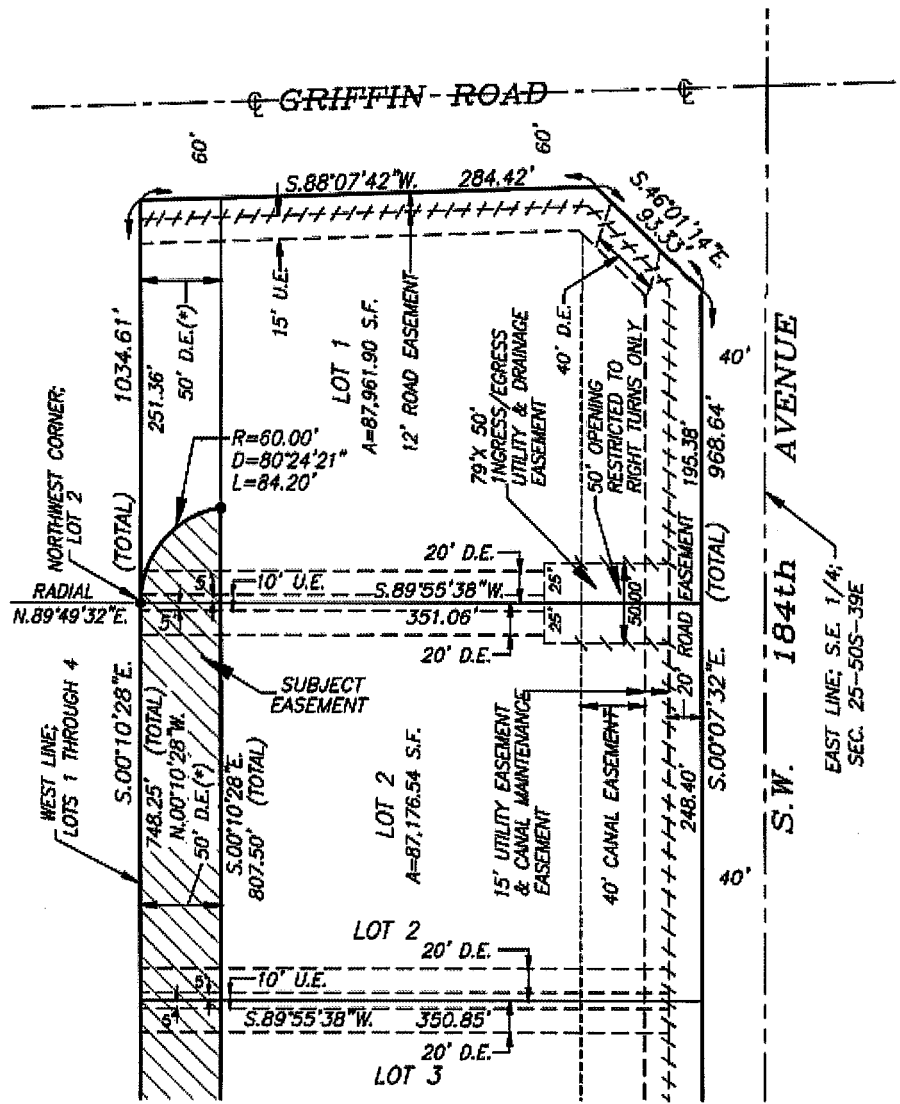
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.E., P.S. #1739 SHEET 2 OF 4 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288 ORDER NO. 208315 DATE: NOV. 2, 2016 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, P.E., P.S. #1739 FLORIDA PROFESSIONAL LAND SURVEYOR No. #769	<b>REVISIONS</b> DEDICATE TO VACATE 01/20/22 #214615
	THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.E., P.S. #1739		

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF LOTS 1 THRU 4—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**INGRESS—EGRESS EASEMENT TO BE VACATED**



NEW RIVER BAPTIST MISSION  
 PLAT BOOK 143 PAGE 12 B.C.R.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S. 2755

SHEET 3 OF 4 SHEETS

**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS—ENGINEERS—LAND PLANNERS - 3240 CORPORATE WAY, MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)435-3288  
 ORDER NO. 206315  
 DATE: NOV. 2, 2016  
 PREPARED UNDER MY SUPERVISION:  
*Mark Steven Johnson*  
 MARK STEVEN JOHNSON, P.S. 2755, PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. #783

REVISIONS
DEDICATE TO VACATE 01/20/22 #214615

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
A PORTION OF LOTS 1 THRU 4—"TARA"—P.B. 162, PG. 20—B.C.R.  
INGRESS—EGRESS EASEMENT TO BE VACATED**

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG THE WEST LINE OF SAID LOTS 4 THROUGH 2, RESPECTIVELY AND INCLUSIVE, FOR 748.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; SAID POINT BEING THE POINT OF CURVATURE OF THE NEXT DESCRIBED CIRCULAR CURVE AND BEARS SOUTH 89 DEGREES 49 MINUTES 32 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 80 DEGREES 24 MINUTES 21 SECONDS FOR AN ARC DISTANCE OF 84.20 FEET TO A POINT ON SAID CIRCULAR CURVE; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOTS 2 THROUGH 4, INCLUSIVE, FOR 807.50 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, FOR 50.00 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

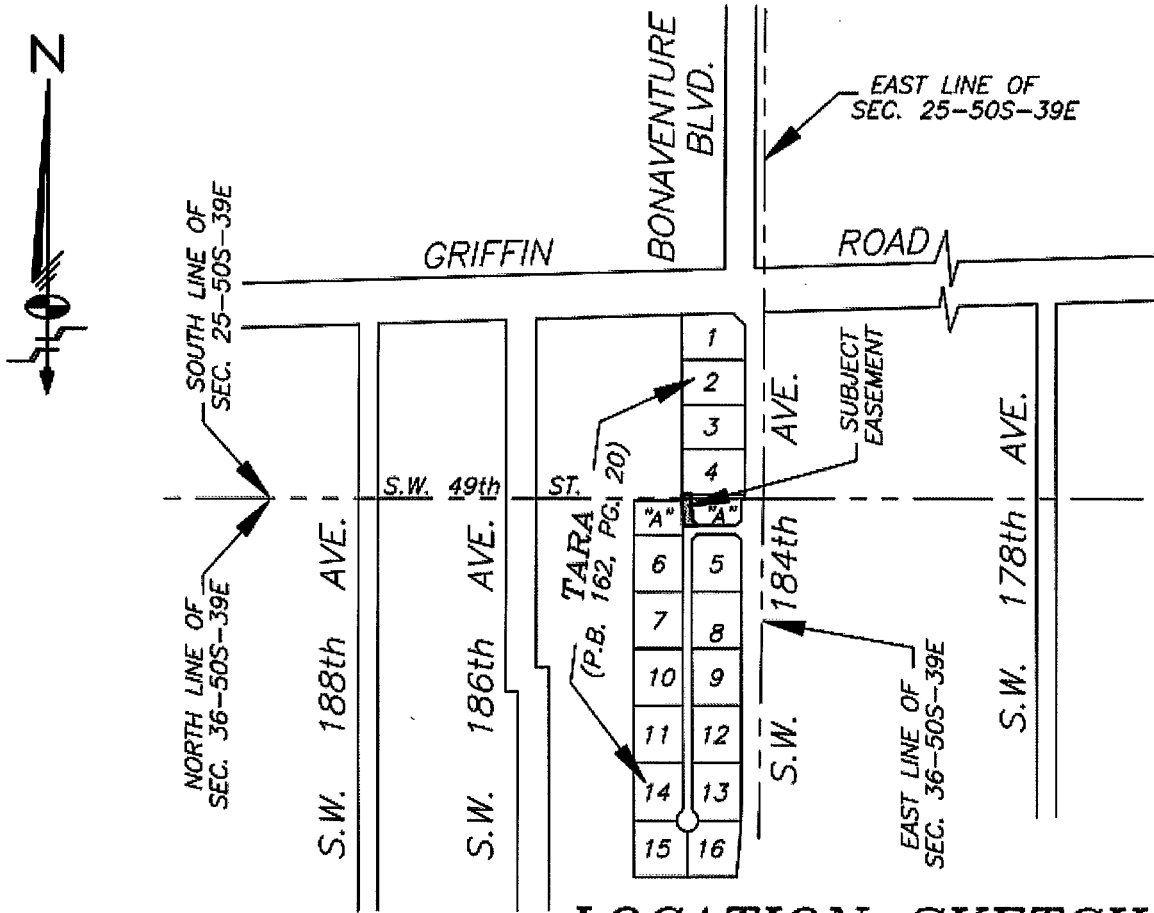
- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 4) THE HEREIN DESCRIBED PARCEL LIES WITHIN A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBERS 5039-36-15-0010, 5039-36-15-0020, 5039-36-15-0030 AND 5039-36-15-0040.
- 5) ALL RECORDED DOCUMENTS AS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 6) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 7) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.E.S.M.S. 4775

SHEET 4 OF 4 SHEETS

	<p><b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS—ENGINEERS—LAND PLANNERS — 3240 CORPORATE WAY—MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)435-3288</p>	<p>REVISIONS DEDICATE TO VACATE 01/20/22 #214615</p>
	<p>ORDER NO. 206315 DATE: NOV. 2, 2016</p> <p>PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>	

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION OF TRACT "A"- "TARA"-P.B. 162, PG. 20-B.C.R.  
INGRESS-EGRESS EASEMENT TO BE VACATED**



**LOCATION SKETCH**  
NOT-TO-SCALE

**LEGEND:**

- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT            |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT           |
| P.O.T. DENOTES POINT OF TERMINATION  | MAINT. DENOTES MAINTENANCE               |
| P.B. DENOTES PLAT BOOK               | EASMT. DENOTES EASEMENT                  |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | DRAIN. DENOTES DRAINAGE                  |
| PG. DENOTES PAGE                     | B.C.R. DENOTES BROWARD COUNTY RECORDS    |
| PGS. DENOTES PAGES                   | D.C.R. DENOTES MIAMI-DADE COUNTY RECORDS |
| R/W DENOTES RIGHT-OF-WAY             | ⊙ DENOTES CENTER LINE                    |
| SEC. DENOTES SECTION                 |  |

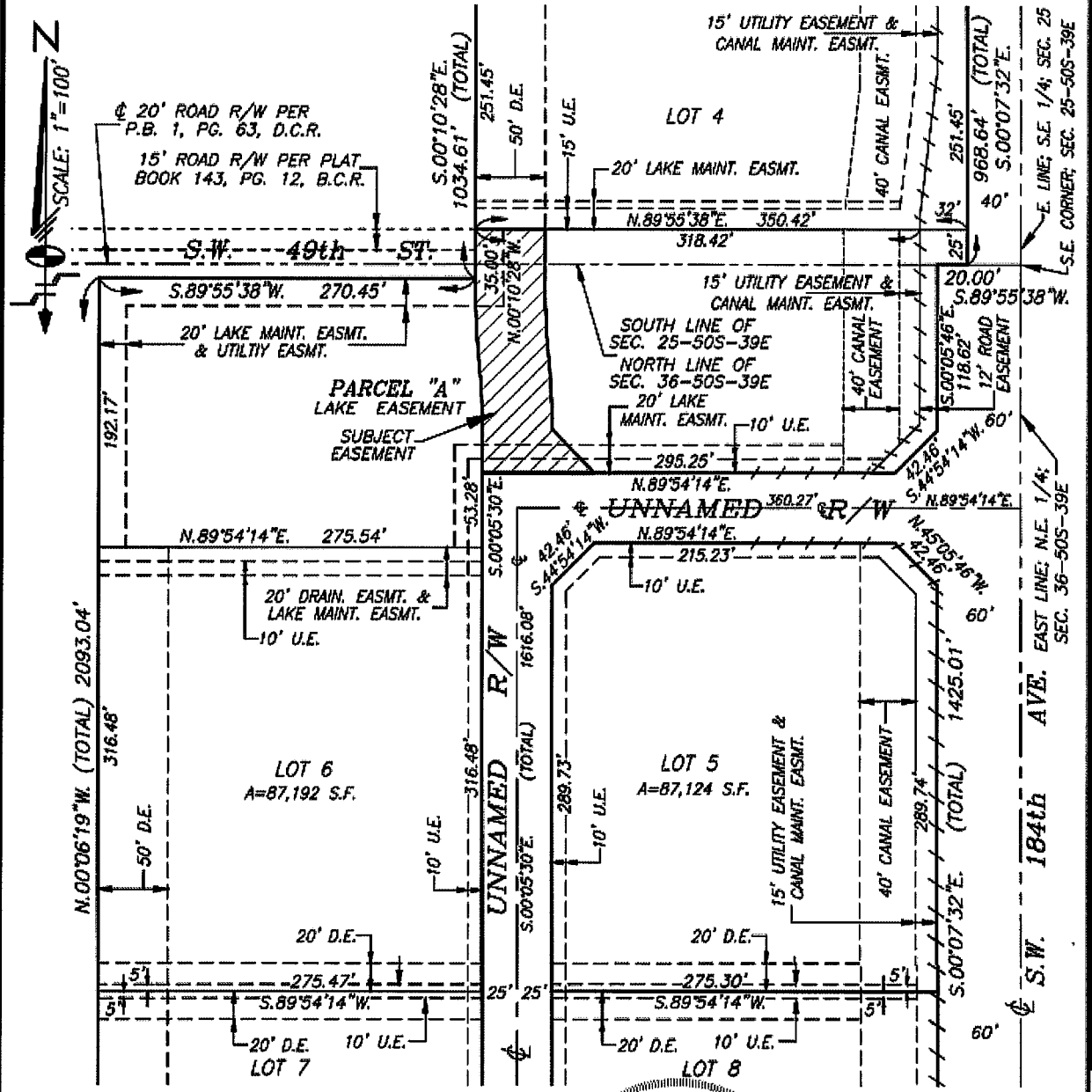
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.L.S. #4775

SHEET 1 OF 4 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288	<b>REVISIONS</b> DEDICATE TO VACATE 01/20/22 #214615
	ORDER NO. <u>203076</u> DATE: <u>JULY 28, 2014</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON - PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION OF TRACT "A"-"TARA"-P.B. 162, PG. 20-B.C.R.  
INGRESS-EGRESS EASEMENT TO BE VACATED**



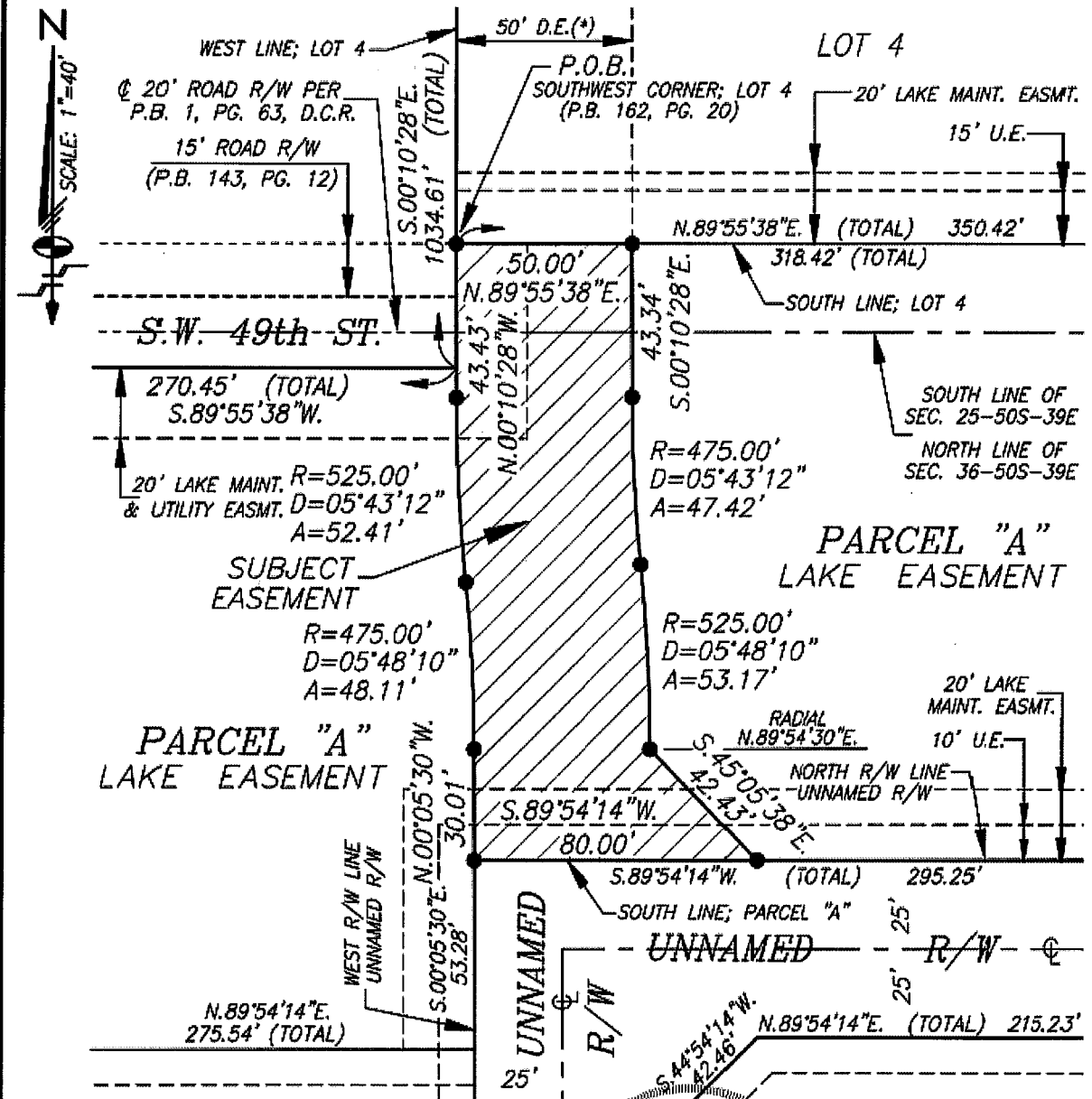
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.L.S. SHEET 2 OF 4 SHEETS

**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3290 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954) 435-7010 FAX No. (954) 438-3255  
 ORDER NO. 203076  
 DATE: JULY 28, 2014  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
 Mark Steven Johnson  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS	
DEDICATE TO VACATE	
01/20/22 #214615	

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF TRACT "A"-"TARA"-P.B. 162, PG. 20-B.C.R.**  
**INGRESS-EGRESS EASEMENT TO BE VACATED**



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M.S. #2755 SHEET 3 OF 4 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3230 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3288 ORDER NO. 203076 DATE: JULY 28, 2014 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	<b>REVISIONS</b> DEDICATE TO VACATE 01/20/22 #214615
	MARK STEVEN JOHNSON, P.S.M.S. #2755		
	UNNAMED R/W		

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
A PORTION OF TRACT "A"- "TARA"-P.B. 162, PG. 20-B.C.R.  
INGRESS-EGRESS EASEMENT TO BE VACATED**

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


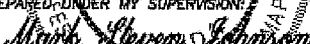
BEGIN AT THE SOUTHWEST CORNER OF LOT 4, AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, FOR 50.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4, FOR 43.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 43 MINUTES 12 SECONDS FOR AN ARC DISTANCE OF 47.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 48 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 53.17 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEARS NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST FROM THE RADIUS POINT OF THE LAST DESCRIBED CIRCULAR CURVE; THENCE SOUTH 45 DEGREES 05 MINUTES 38 SECONDS EAST FOR 42.43 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST, ALONG A SOUTH LINE OF SAID PARCEL "A" FOR 80.00 FEET; SAID LAST DESCRIBED COURSE ALSO BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF THAT CERTAIN UNNAMED RIGHT-OF-WAY, AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF THAT CERTAIN UNNAMED RIGHT-OF-WAY, AS SHOWN ON THE SAID PLAT OF "TARA", FOR 30.01 FEET TO POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 48 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 48.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 43 MINUTES 12 SECONDS FOR AN ARC DISTANCE OF 52.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4, FOR 43.43 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED COURSE ALSO BEING COINCIDENT WITH A PORTION OF THE LIMITS OF SAID PARCEL "A"; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 4) THE HEREIN DESCRIBED PARCLE LIES WITHIN A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBER 5039-36-15-0170.
- 5) ALL RECORDED DOCUMENTS AS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 6) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 7) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, F.S.M.S. #2755

SHEET 4 OF 4 SHEETS

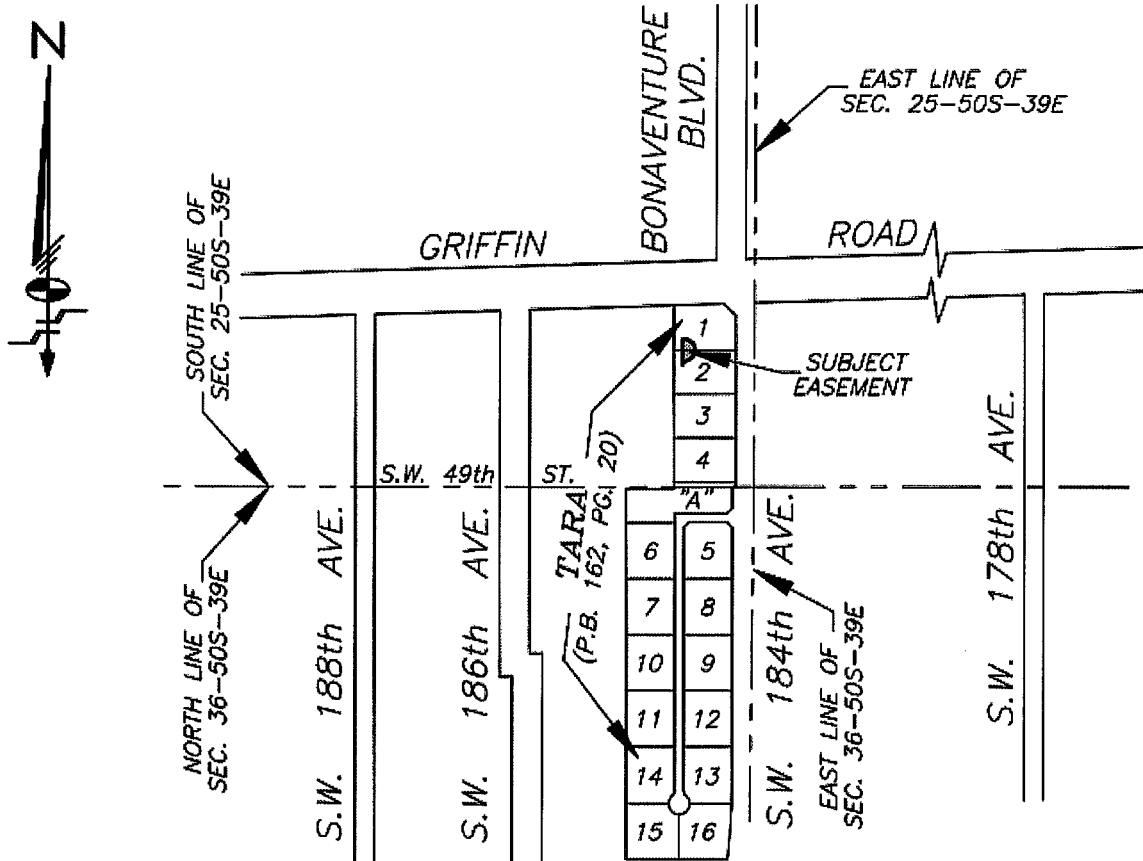
	<b>Schwebke-Shiskin &amp; Associates Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3220 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3255	<b>REVISIONS</b> DEDICATE TO VACATE 01/20/22 #214615
	ORDER NO. 203076 DATE: JULY 28, 2014 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

**EXHIBIT "D"**

SKETCH AND LEGAL DESCRIPTION OF VACATED TURNAROUND EASEMENT

(ATTACHED)

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF LOTS 1 AND 2—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**FIRE DEPARTMENT TURN AROUND EASEMENT TO BE VACATED**



**LOCATION SKETCH**  
 NOT-TO-SCALE

**LEGEND:**

- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT            |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT           |
| P.O.T. DENOTES POINT OF TERMINATION  | MAINT. DENOTES MAINTENANCE               |
| P.B. DENOTES PLAT BOOK               | EASMT. DENOTES EASEMENT                  |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | DRAIN. DENOTES DRAINAGE                  |
| PG. DENOTES PAGE                     | B.C.R. DENOTES BROWARD COUNTY RECORDS    |
| PGS. DENOTES PAGES                   | D.C.R. DENOTES MIAMI-DADE COUNTY RECORDS |
| (*) DENOTES VACATED                  | ⊕ DENOTES CENTER LINE                    |
| SEC. DENOTES SECTION                 |  |

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.E.S.M.S. #775

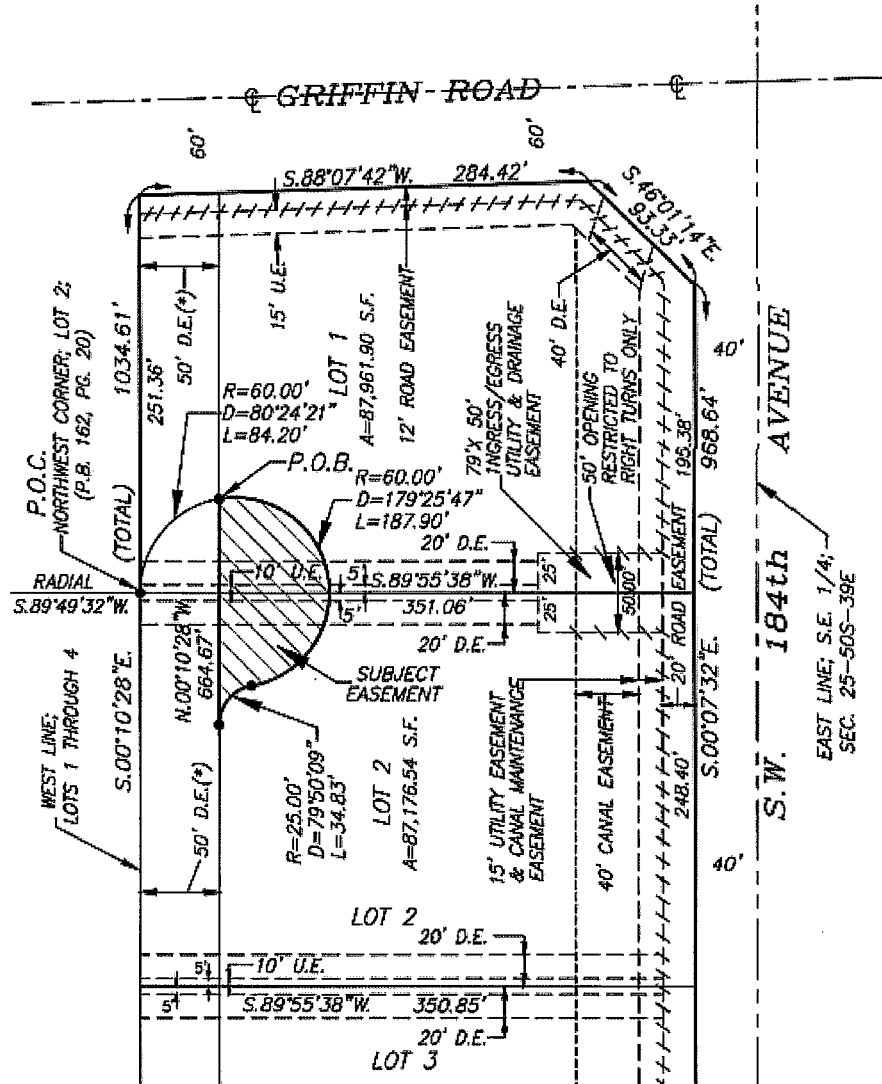
SHEET 1 OF 3 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288 PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	<b>REVISIONS</b> DEDICATE TO VACATE 01/20/22 #214615
	ORDER NO. <u>206315</u> DATE: <u>NOV. 2, 2016</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF LOTS 1 AND 2—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**FIRE DEPARTMENT TURN AROUND EASEMENT TO BE VACATED**



NEW RIVER BAPTIST MISSION  
 PLAT BOOK 143 PAGE 12 B.C.R.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M.C. #2755

SHEET 2 OF 3 SHEETS

**Schwebke-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. 206315  
 DATE: NOV. 2, 2016  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
*Mark Steven Johnson*  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
DEDICATE TO VACATE 01/20/22 #214615

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
A PORTION OF LOTS 1 AND 2—"TARA"—P.B. 162, PG. 20—B.C.R.  
FIRE DEPARTMENT TURN AROUND EASEMENT TO BE VACATED**

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 1 AND 2, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


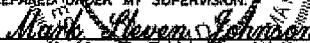
BEGIN AT THE NORTHWEST CORNER OF LOT 2; AS SHOWN ON THE SAID PLAT OF "TARA"; SAID POINT BEING A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE AND BEARS SOUTH 89 DEGREES 49 MINUTES 32 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 80 DEGREES 24 MINUTES 41 SECONDS FOR AN ARC DISTANCE OF 84.20 FEET TO A POINT ON THE LAST DESCRIBED CIRCULAR CURVE; SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING FIRE DEPARTMENT TURN AROUND EASEMENT; THENCE CONTINUE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE LAST DESCRIBED CIRCULAR CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 179 DEGREES 25 MINUTES 47 SECONDS FOR AN ARC DISTANCE OF 187.90 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 79 DEGREES 50 MINUTES 09 SECONDS FOR AN ARC DISTANCE OF 34.83 FEET TO A POINT ON SAID CIRCULAR CURVE AND LYING ON THE FOLLOWING DESCRIBED COURSE; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOTS 2 AND 1, RESPECTIVELY, FOR 142.83 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 4) THE HEREIN DESCRIBED PARCEL LIES WITHIN A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBER 5039-36-15-0010 AND 5039-36-15-0020.
- 5) ALL RECORDED DOCUMENTS AS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 6) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 7) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S. 4775

SHEET 3 OF 3 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY - MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3258		REVISIONS DEDICATE TO VACATE 01/20/22 #214615
	ORDER NO. <u>208315</u> DATE: <u>NOV. 2, 2016</u>	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	_____ _____ _____

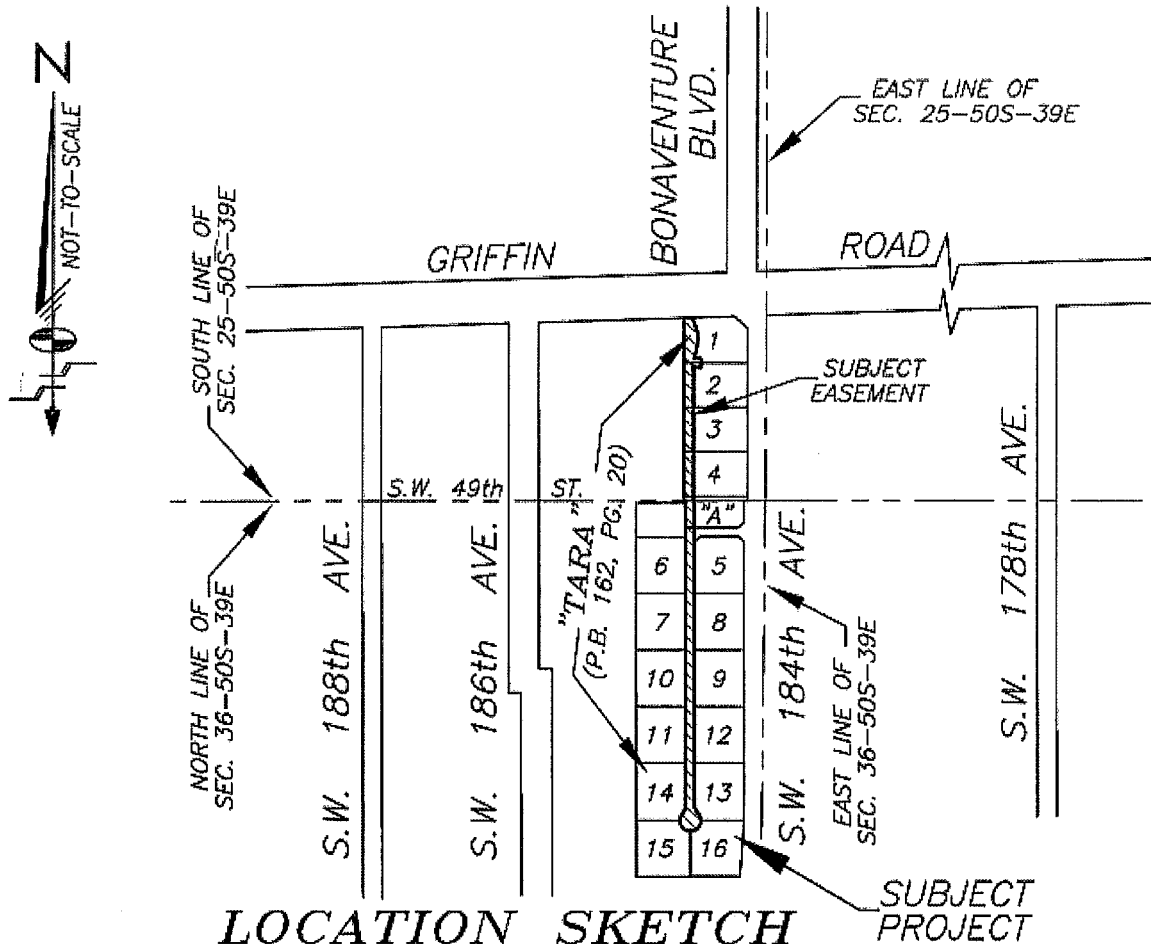
**EXHIBIT "E"**

SKETCH AND LEGAL DESCRIPTION OF NEW INGRESS, EGRESS, DRAINAGE  
AND UTILITIES EASEMENT

(ATTACHED)



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
 A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"--P.B. 162, PG. 20-B.C.R.  
 PRIVATE ROAD TO BE DEDICATED

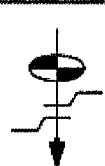


**LOCATION SKETCH**

**LEGEND:**

- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT          |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT         |
| P.B. DENOTES PLAT BOOK               | MAINT. DENOTES MAINTENANCE             |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | EASMT. DENOTES EASEMENT                |
| PG. DENOTES PAGE                     | DRAIN. DENOTES DRAINAGE                |
| PGS. DENOTES PAGES                   | B.C.R. DENOTES BROWARD COUNTY RECORDS  |
| R/W DENOTES RIGHT-OF-WAY             | NVAL DENOTES NON-VEHICULAR ACCESS LINE |
| ⊙ DENOTES CENTER LINE                | --- DENOTES NON-VEHICULAR ACCESS LINE  |
| SEC. DENOTES SECTION                 |  |

**EXHIBIT "B"**  
 SHEET 1 OF 9 SHEETS



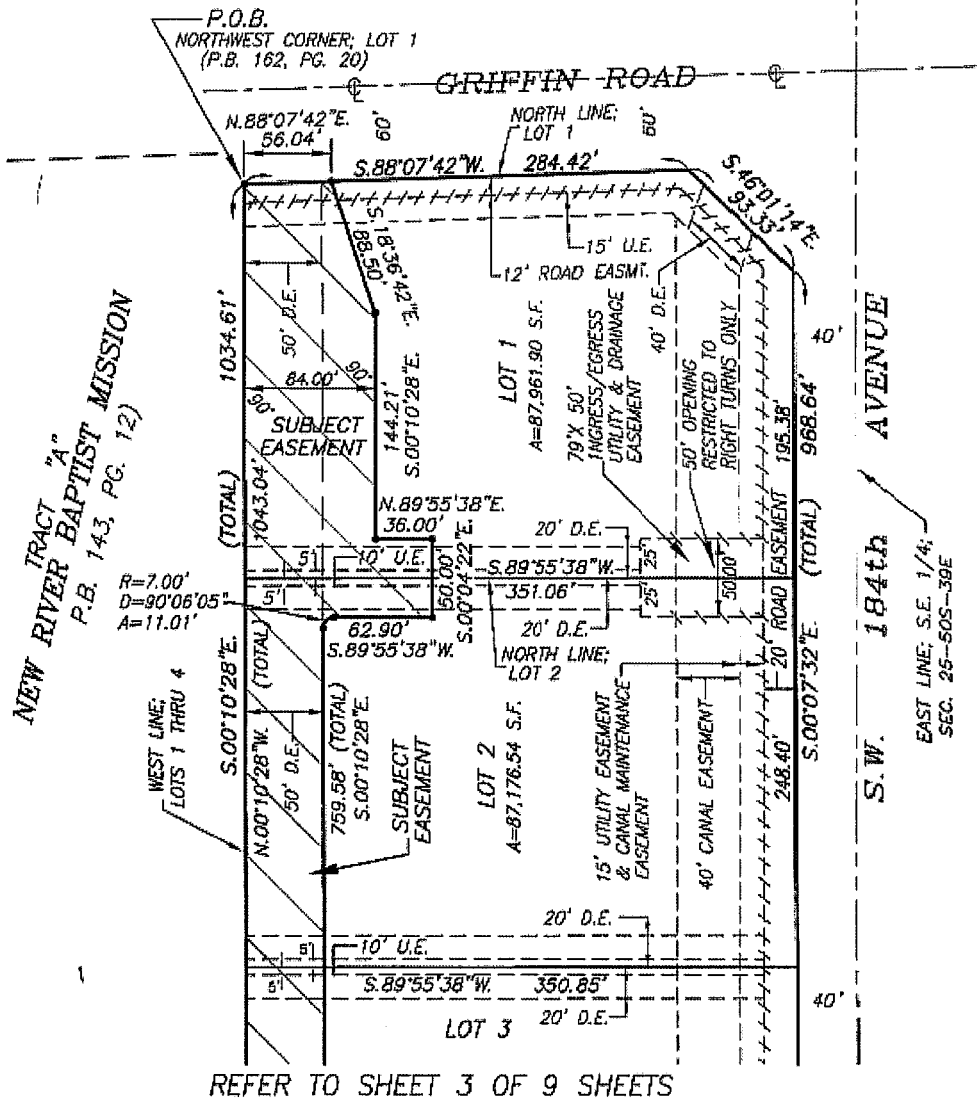
**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)435-8288  
 ORDER NO. 212123  
 DATE: OCT. 9, 2020  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION

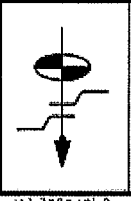
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
COUNTY REQUIREMENTS
11/23/20-#212123

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
 A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"-P.B. 162, PG. 20-B.C.R.  
 PRIVATE ROAD TO BE DEDICATED



**EXHIBIT "B"**  
 SHEET 2 OF 9 SHEETS



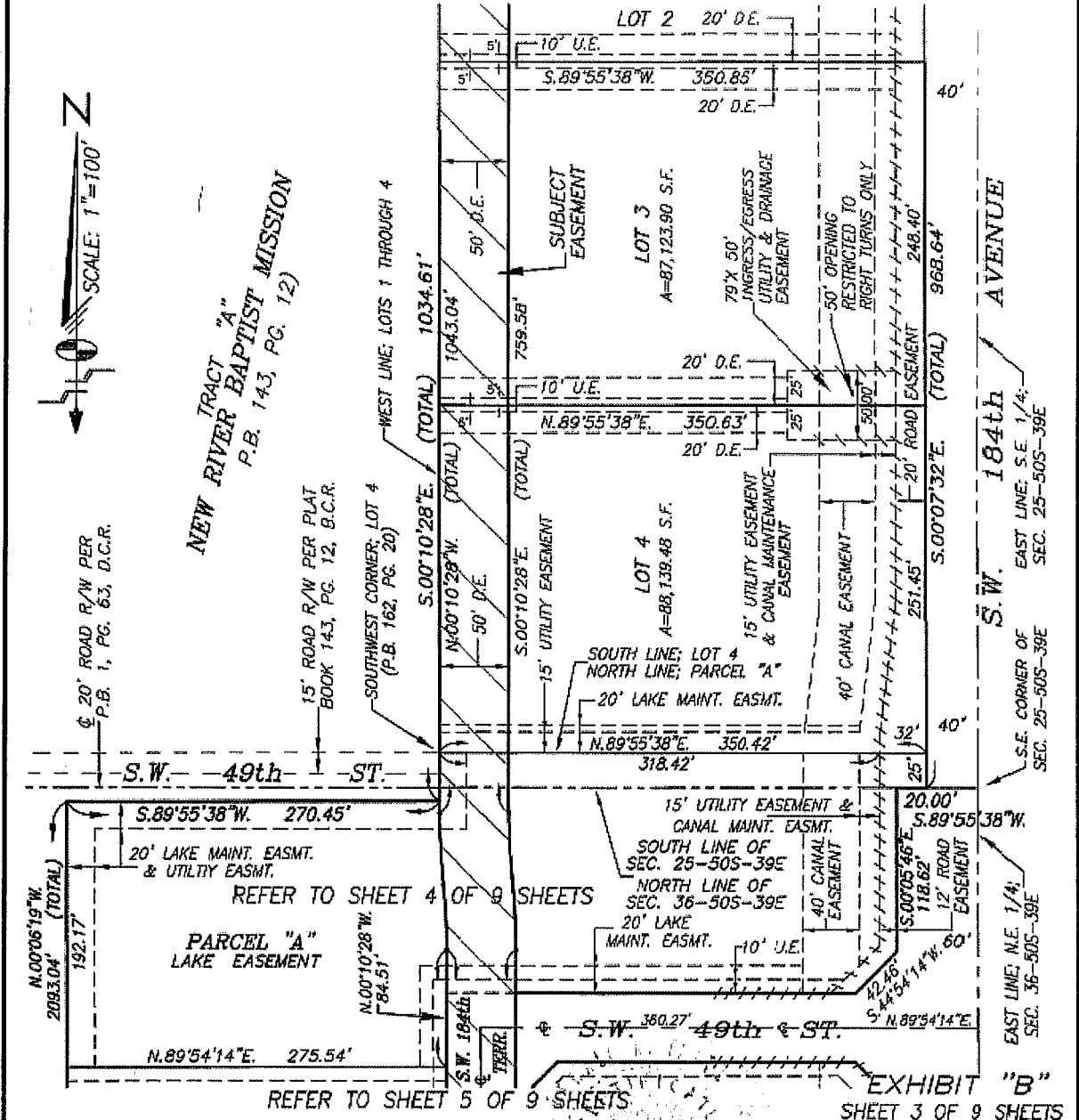
**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 212123  
 DATE: OCT. 9, 2020  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
COUNTY REQUIREMENTS
11/23/20-212123

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
 A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"-P.B. 162, PG. 20-B.C.R.  
 PRIVATE ROAD TO BE DEDICATED

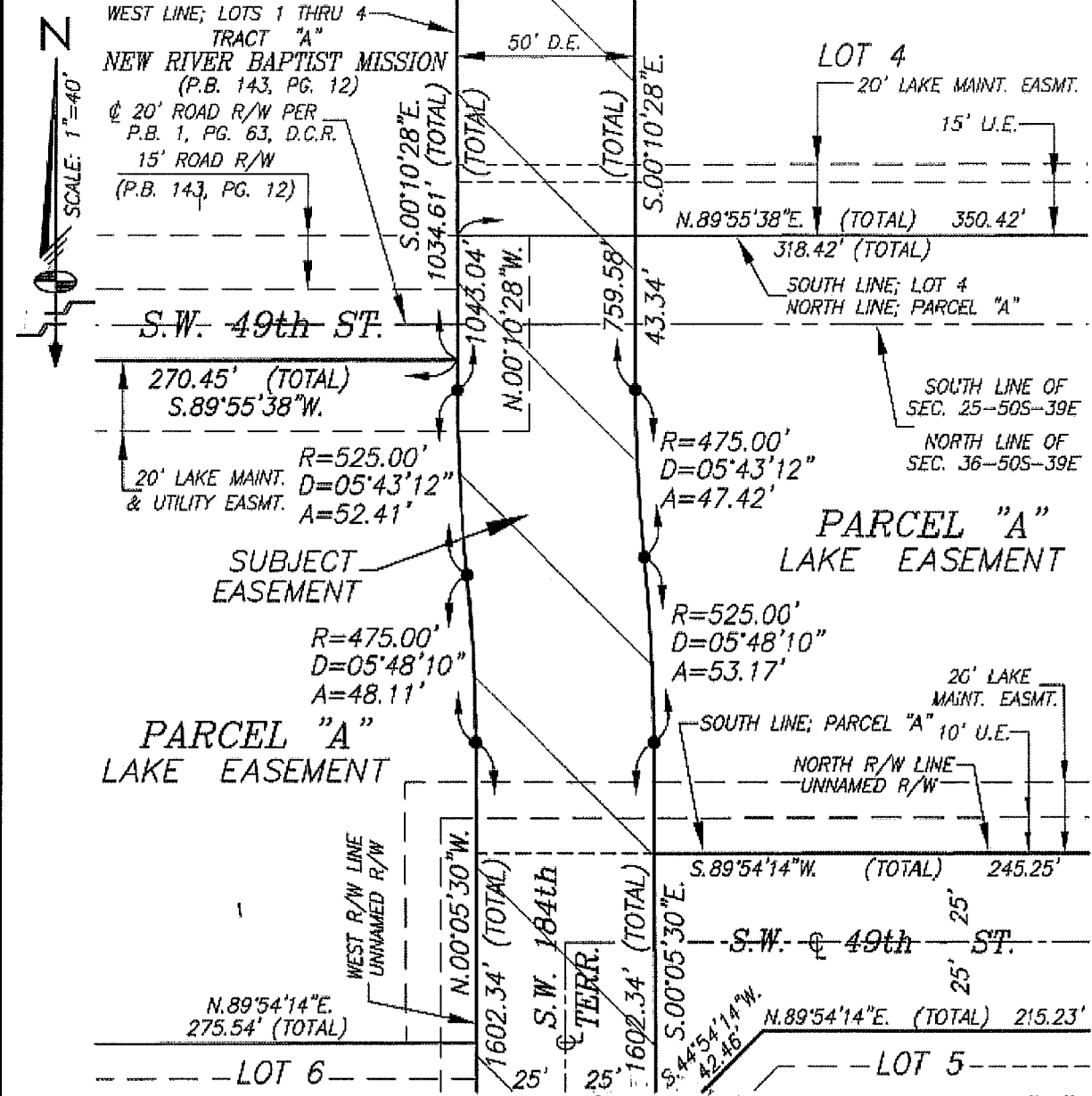
REFER TO SHEET 2 OF 9 SHEETS



	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)435-3288 PREPARED UNDER MY SUPERVISION <i>Ronald A. Fritz</i> RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767	REVISIONS COUNTY REQUIREMENTS 11/23/20-212123
	ORDER NO. 212123 DATE: OCT. 9, 2020 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
 A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"-P.B. 162, PG. 20-B.C.R.  
 PRIVATE ROAD TO BE DEDICATED

REFER TO SHEET 3 OF 9 SHEETS



REFER TO SHEET 5 OF 9 SHEETS

EXHIBIT "B"  
SHEET 4 OF 9 SHEETS



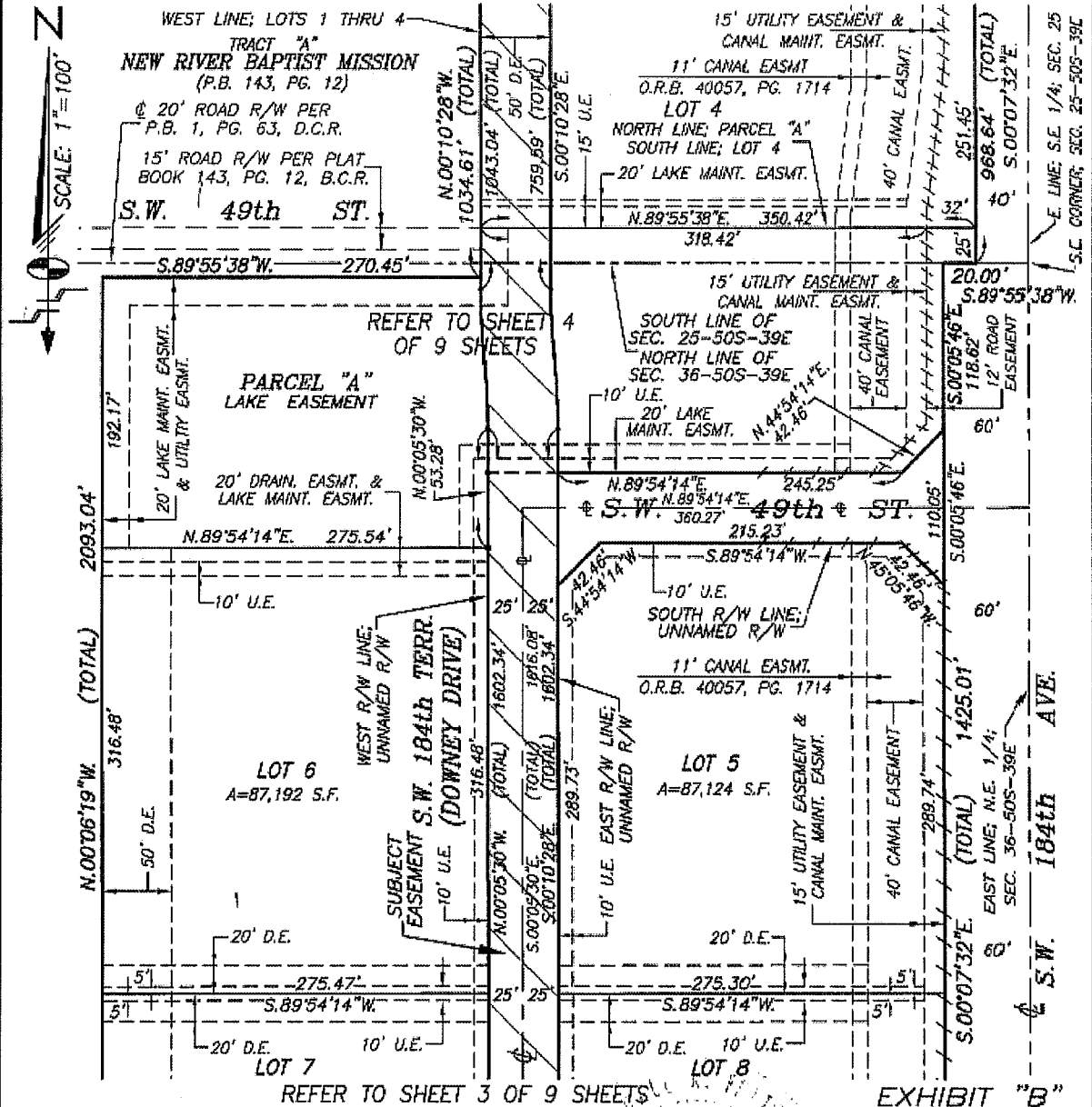
**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 212123  
 DATE: OCT. 9, 2020  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION  
  
 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
COUNTY REQUIREMENTS
11/23/20-#212123

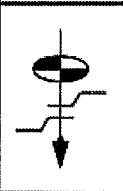
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
 A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"-P.B. 162, PG. 20-B.C.R.  
 PRIVATE ROAD TO BE DEDICATED

REFER TO SHEET 3 OF 9 SHEETS



REFER TO SHEET 3 OF 9 SHEETS

EXHIBIT "B"  
SHEET 5 OF 9 SHEETS



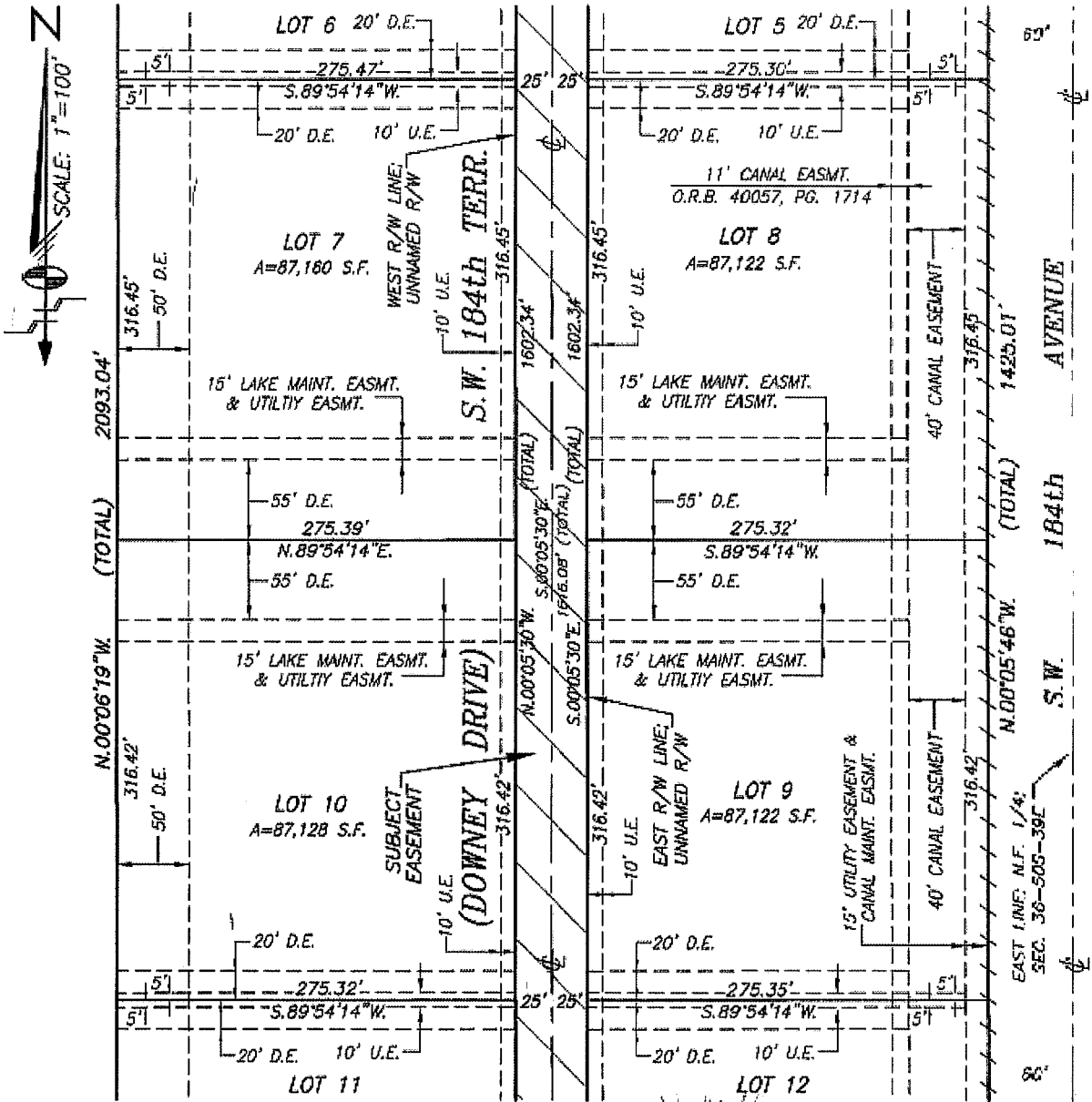
**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 212123  
 DATE: OCT. 9, 2020  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION  
  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS	
COUNTY REQUIREMENTS	11/23/20-#212123

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
 A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"-P.B. 162, PG. 20-B.C.R.  
 PRIVATE ROAD TO BE DEDICATED

REFER TO SHEET 5 OF 9 SHEETS



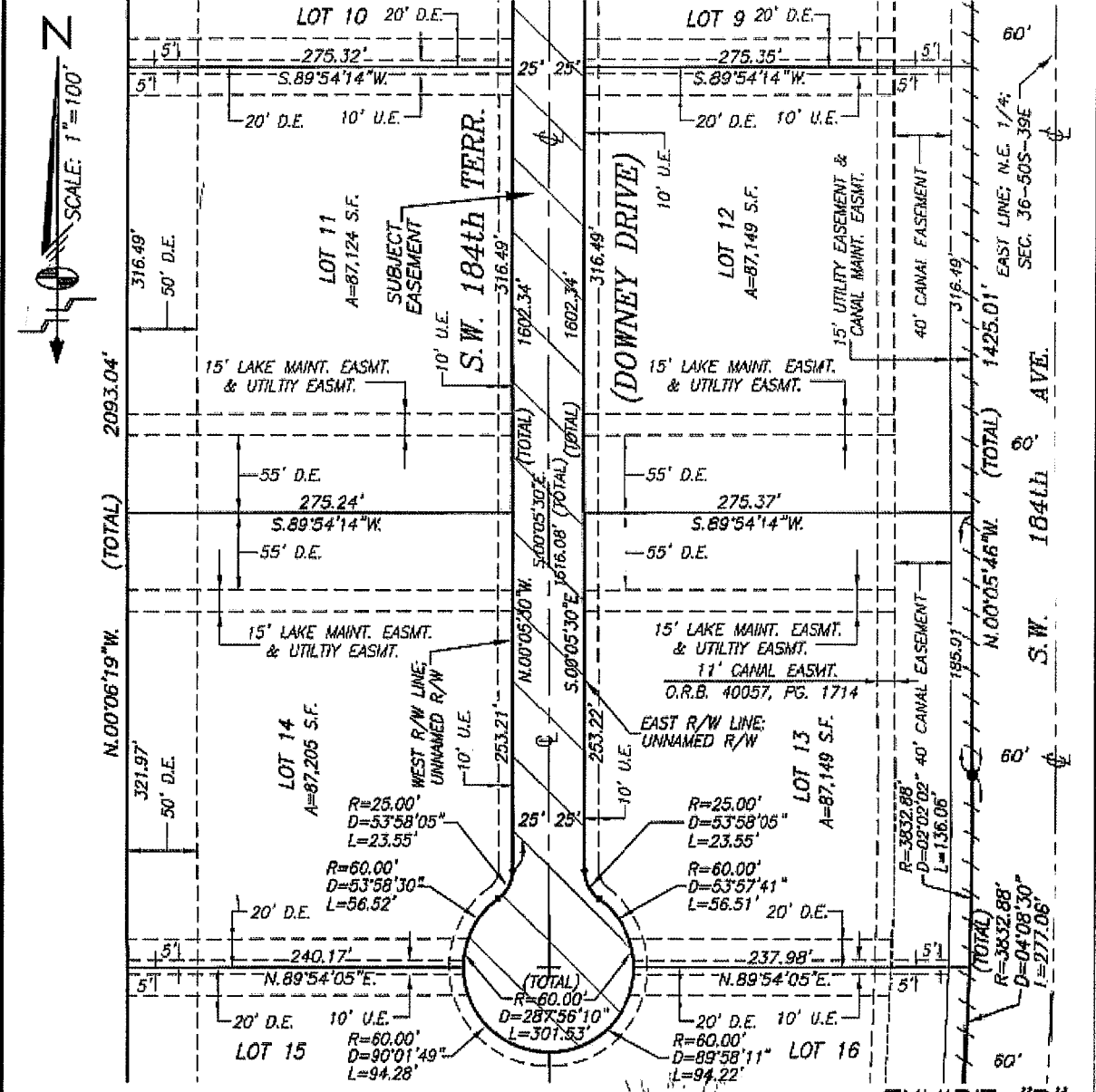
REFER TO SHEET 7 OF 9 SHEETS

**EXHIBIT "B"**  
 SHEET 6 OF 9 SHEETS

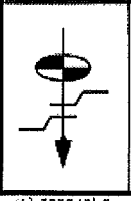
	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3881		REVISIONS COUNTY REQUIREMENTS 11/23/20-#212123
	ORDER NO. <u>212123</u> DATE: <u>OCT. 9, 2020</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767	

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
 A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"-P.B. 162, PG. 20-B.C.R.  
 PRIVATE ROAD TO BE DEDICATED

REFER TO SHEET 6 OF 9 SHEETS



**EXHIBIT "B"**  
 SHEET 7 OF 9 SHEETS



**Schwebke-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. 212123  
 DATE: OCT. 9, 2020  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87  
 PREPARED UNDER MY SUPERVISION  
*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
COUNTY REQUIREMENTS
11/23/20-#212123

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"-P.B. 162, PG. 20-B.C.R.  
 PRIVATE ROAD TO BE DEDICATED

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 1 THROUGH 4, INCLUSIVE; TOGETHER WITH A PORTION OF PARCEL "A"; ALSO TOGETHER WITH A PORTION OF THAT CERTAIN UNNAMED RIGHT-OF-WAY (SOUTHWEST 184th TERRACE) ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

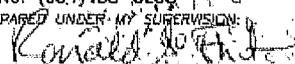
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, FOR 56.04 FEET; THENCE SOUTH 18 DEGREES 36 MINUTES 42 SECONDS EAST FOR 88.50 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 84.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 1, FOR 144.21 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 25.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 2, FOR 36.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 22 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 2, FOR 62.90 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 7.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 06 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 11.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF LOTS 2 THROUGH 4, INCLUSIVE, AND THEIR SOUTHERLY EXTENSION, FOR 759.58 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 43 MINUTES 12 SECONDS FOR AN ARC DISTANCE OF 47.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 48 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 53.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF THAT CERTAIN UNNAMED RIGHT-OF-WAY (SOUTHWEST 184th TERRACE), AS SHOWN ON THE SAID PLAT OF "TARA", AND ITS NORTHERLY EXTENSION, FOR 1602.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 58 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 23.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 287 DEGREES 56 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 301.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC

(CONTINUED ON SHEET 9 OF 9 SHEETS)

EXHIBIT "B"  
SHEET 8 OF 9 SHEETS



**Schwebke-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. 212123  
 DATE: OCT. 9, 2020  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 RONALD A. FRITZ, ASSISTANT, VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
COUNTY REQUIREMENTS
11/23/20-#212123



**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**A PORTION OF LOTS 1 THRU 4, TRACT "A" & UNNAMED R/W-"TARA"-P.B. 162, PG. 20-B.C.R.**  
**PRIVATE ROAD TO BE DEDICATED**

**LEGAL DESCRIPTION:**  
 (CONTINUED FROM SHEET 8 OF 9 SHEETS)

OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53 DEGREES 58 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 23.55 FEET TO A POINT OF TANGENCY; SAID LAST DESCRIBED THREE COURSES BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY (SOUTHWEST 184th TERRACE); THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID UNNAMED RIGHT-OF-WAY (SOUTHWEST 184th TERRACE), FOR 1602.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 48 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 48.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 43 MINUTES 12 SECONDS FOR AN ARC DISTANCE OF 52.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG A WEST LINE OF SAID PARCEL "A" AND THE WEST LINE OF SAID LOT 4 THROUGH LOT 1, INCLUSIVE AND RESPECTIVELY, FOR 1043.04 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREIN REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 3) ORDERED BY: AKAI ESTATES LLC
- 4) THE AREA CONTAINED WITHIN THE LIMITS OF THE HEREIN DESCRIBED EASEMENT IS 68,806 SQUARE FEET, MORE OR LESS (1.579 ACRES, MORE OR LESS).
- 5) THE HEREIN DESCRIBED EASEMENT LIES WITHIN A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBERS 5039-36-15-0010, 5039-36-15-0020, 5039-36-15-0030, 5039-36-15-0040 AND 5039-36-15-0170.
- 6) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "B"  
 SHEET 9 OF 9 SHEETS



**Schwebke-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. 212123  
 DATE: OCT. 9, 2020  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
COUNTY REQUIREMENTS
11/23/20-#212123

**EXHIBIT "F"**

LOCATION SKETCHES OF RECREATIONAL TRAIL EASEMENT

(ATTACHED)

*Schwabbe Shickin & Associates, Inc.*  
 LAND SURVEYORS  
 LAND PLANNERS  
 LE#897  
 3240 CORPORATE WAY  
 JACKSONVILLE, FL 32209  
 TEL: (904) 852-7010  
 FAX: (904) 852-8894

REVISIONS  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Remarks: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Remarks: \_\_\_\_\_

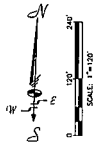
AKRAI ESTATES  
 PAYING, GRADING AND DRAINAGE PLAN  
 TOWN OF SOUTHWEST RANCHES, FLORIDA, SEC. 36-50-39

Project No. 2118 Date: 09/20/14  
 Drawn By: JET Date: 09/20/14  
 Checked By: JET Date: 09/20/14  
 Scale: AS SHOWN  
 Author: \_\_\_\_\_  
 Drawing Status: CONST SET

John F. Leon  
 Vice President  
 Registered Engineer No. 56978  
 State of Florida

Sheet: AS NOTED  
 Plot No.: B-1877

Dwg. No.: C-2  
 Of: 41

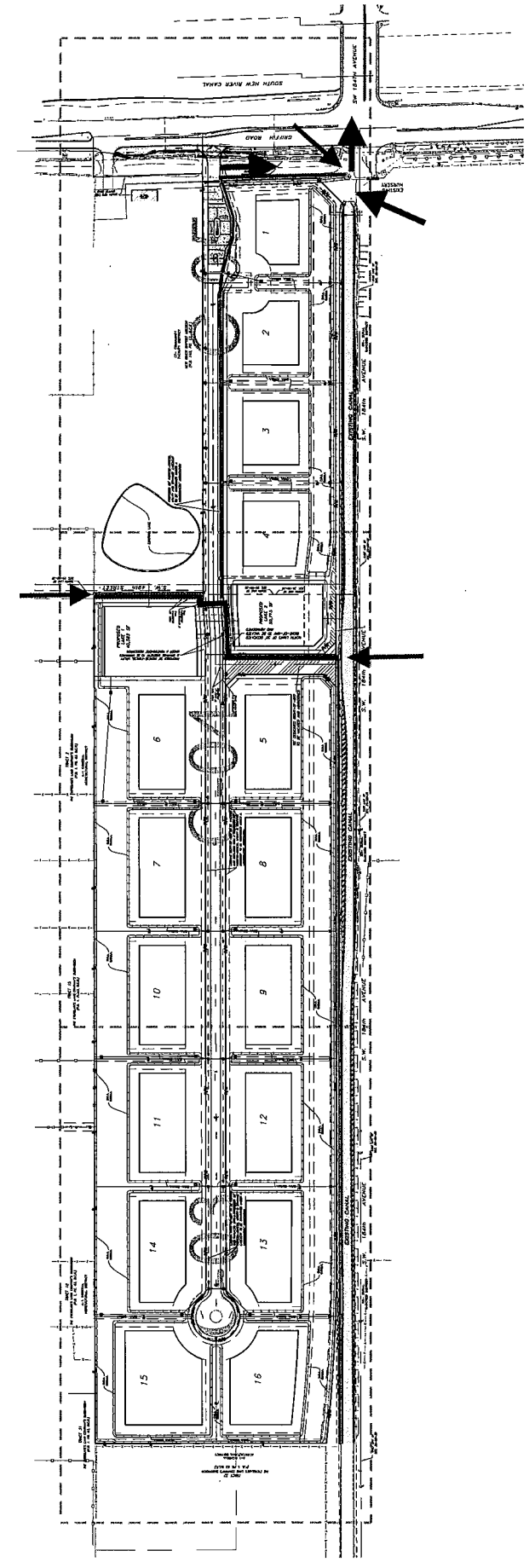


- Trail**
- Trail Entrance
- Horse Traffic Signage
- Horse Mounting Platform

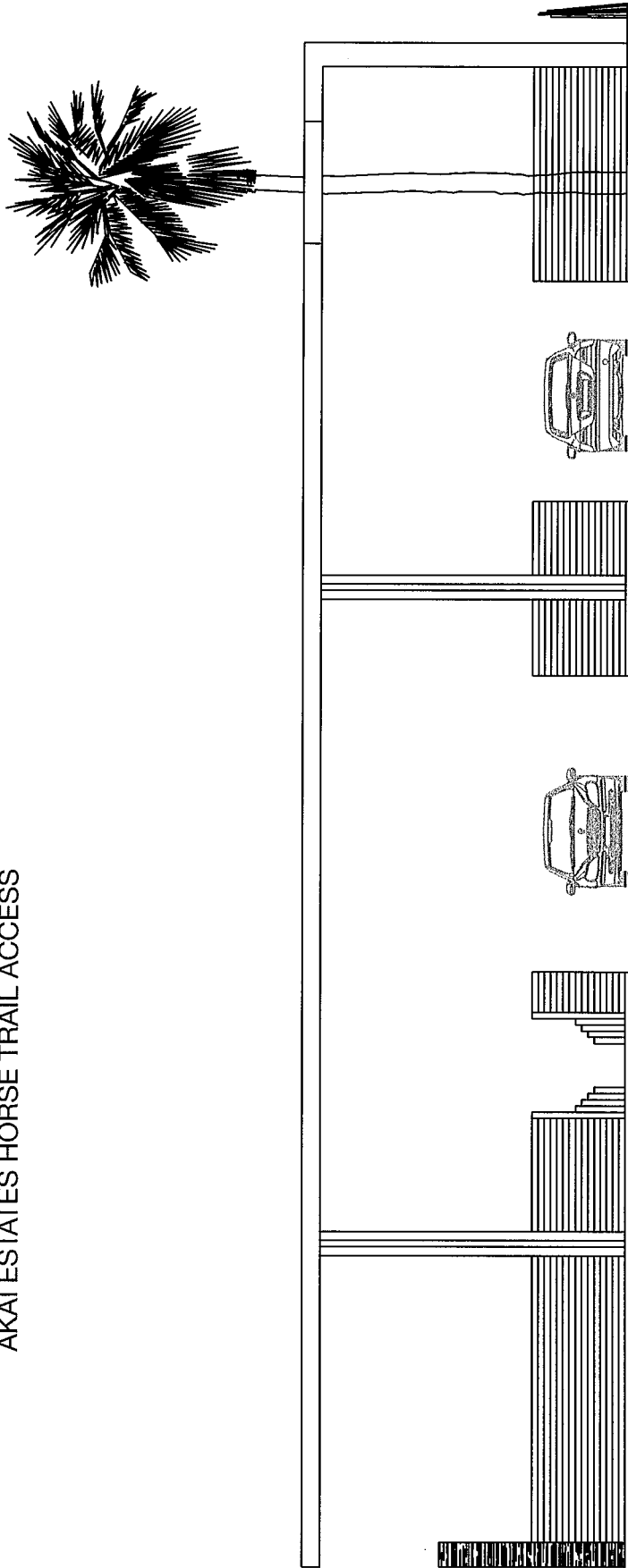
NOTE:  
 THE FINISHING CROWN WHICH REFERS TO NATIONAL GEODESIC REFERENCE DATUM OF 1989 (N.G.D.), AND ARE EXPRESSED IN FEET, SHALL BE ACCORDING TO THE STATE OF FLORIDA PLANNING AND COUNTY SCALE NORMAL COMMISSION FACTOR (C.C.F.). THE C.C.F. IN BROWARD COUNTY IS 11.51 (FEET).

**PAVING & GRADING LEGEND**

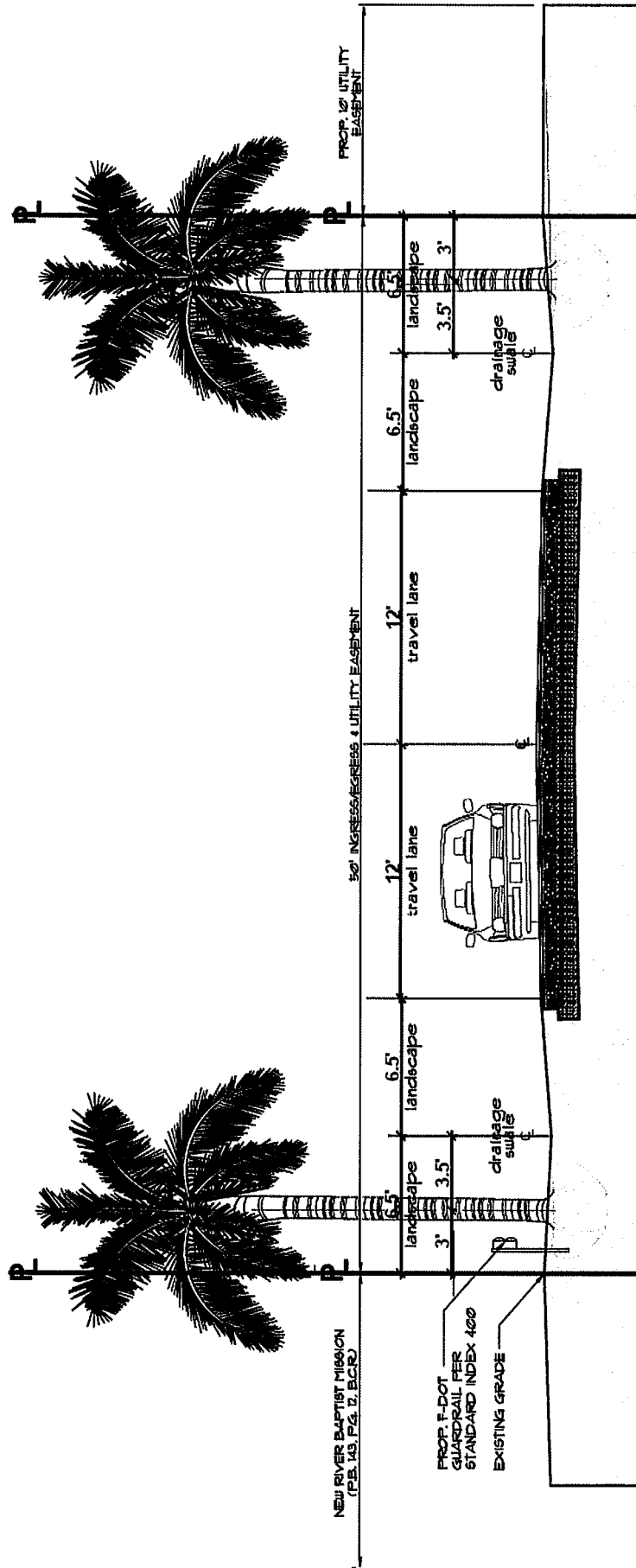
	• DENOTES NEW PAVEMENT SECTION
	• DENOTES PROPOSED FINISHED SURFACE ELEVATION (I.E. TOP OF FINISHED SURFACE, CONCRETE FINISHED GRADE, ETC.)
	• DENOTES PROPOSED CATCH BASIN (SEE SHEET C-1-1)
	• REFER TO SHEET C- FOR CORRESPONDING CROSS-SECTION
	• DENOTES SIDE-SLOPES ALONG BERMS OR SWALES
	• PROPOSED FLOW ARROW
	#5 DENOTES PROPOSED STRUCTURE NUMBER
	• DENOTES PROPOSED REGRASS
	• DENOTES PROPOSED CANAL AREA
	• DENOTES EXISTING CANAL CUT AREA
	• DENOTES PROPOSED CANAL FILL AREA
	• DENOTES PROPOSED DRY HIDEWAY
	• DENOTES EXISTING EASEMENT
	•• DENOTES PROPOSED EASEMENT



AKAI ESTATES HORSE TRAIL ACCESS



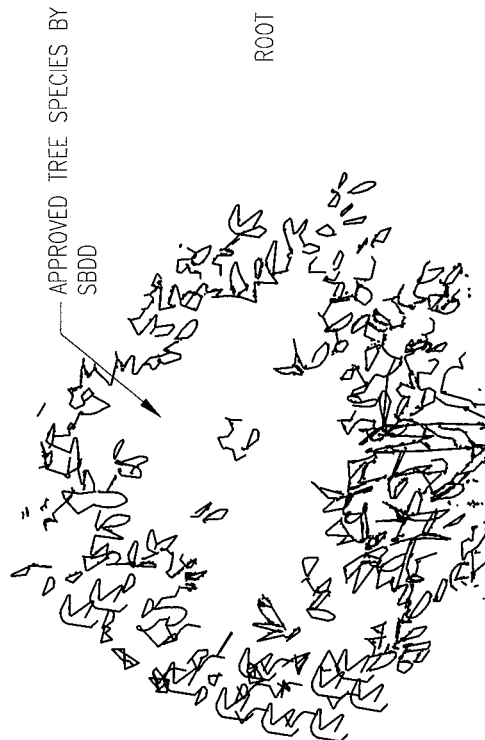
HORSE TRAIL 10'



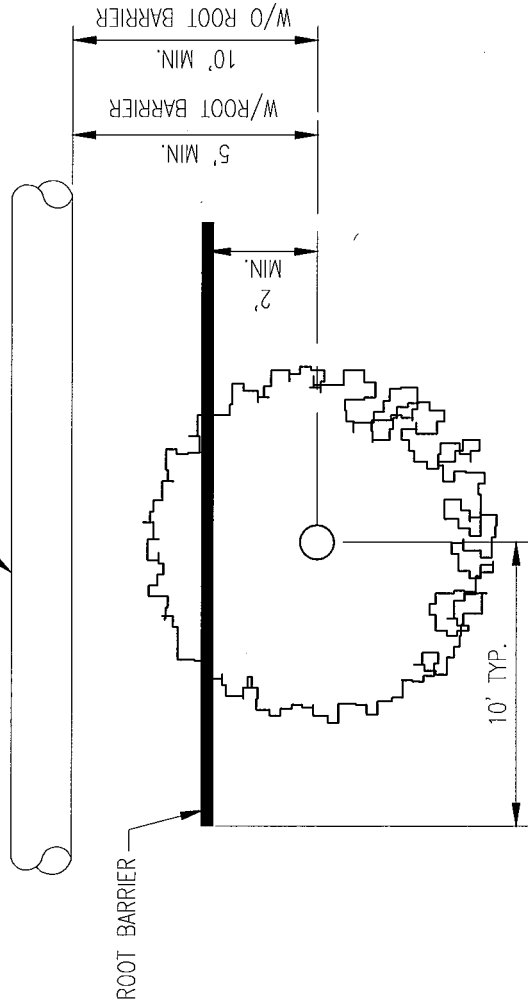
# TYPICAL CROSS SECTION PALM PLACEMENT ALONG DRIVEWAY



NTS.

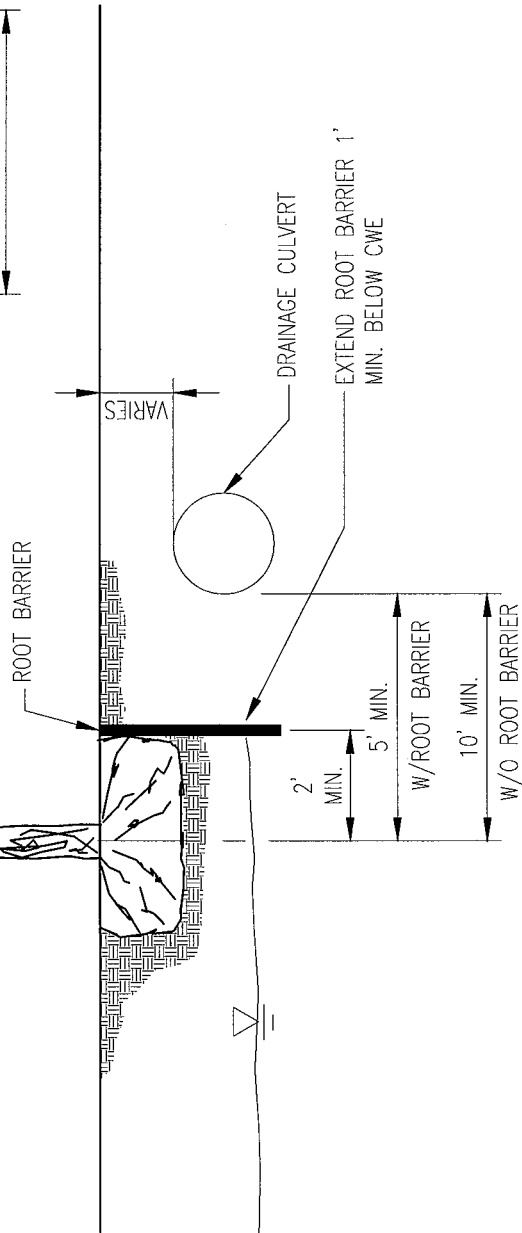


DRAINAGE CULVERT



NOTES:

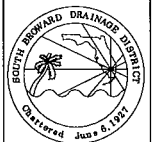
1. ALL TREES LOCATED WITHIN SBDD EASEMENTS SHALL REQUIRE APPROVAL BY SBDD PRIOR TO PLANTING.
2. NO TREES SHALL BE PLANTED WITHIN 5' OF ANY DRAINAGE PIPE.
3. TREES PLANTED BETWEEN 5' AND 10' OF A DRAINAGE PIPE SHALL REQUIRE A ROOT BARRIER SYSTEM.



SOUTH BROWARD DRAINAGE DISTRICT  
DESIGN CRITERIA MANUAL  
TYPICAL LANDSCAPE DETAIL

EXHIBIT TITLE

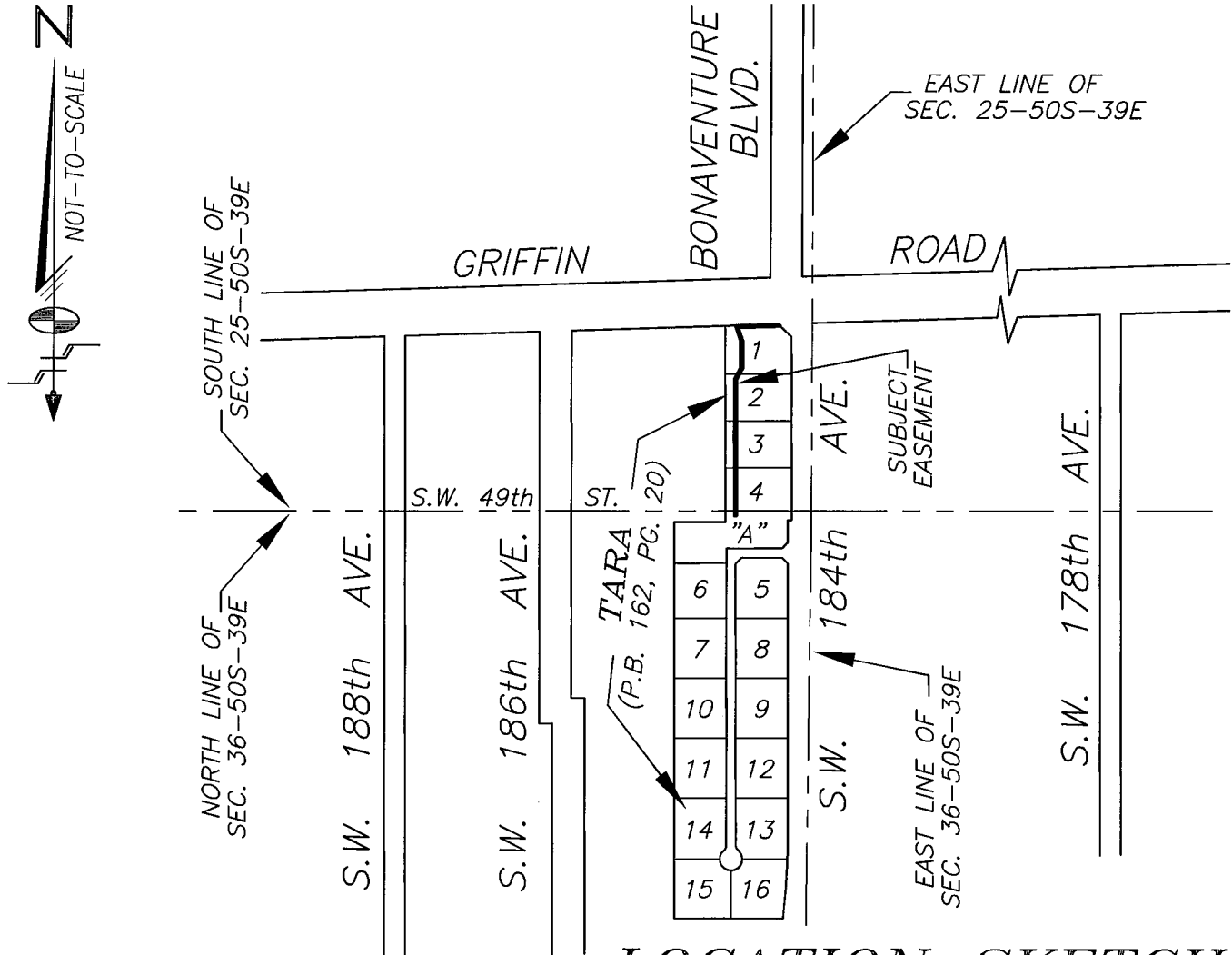
SEAL



EXHIBIT

31

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION LOTS 1 THROUGH 4 AND A PORTION PARCEL "A"**  
**OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**BEING A 10-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**



**LOCATION SKETCH**

**LEGEND:**

- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT          |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT         |
| P.O.T. DENOTES POINT OF TERMINATION  | MAINT. DENOTES MAINTENANCE             |
| P.B. DENOTES PLAT BOOK               | EASMT. DENOTES EASEMENT                |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | DRAIN. DENOTES DRAINAGE                |
| PG. DENOTES PAGE                     | B.C.R. DENOTES BROWARD COUNTY RECORDS  |
| PGS. DENOTES PAGES                   | NVAL DENOTES NON-VEHICULAR ACCESS LINE |
| R/W DENOTES RIGHT-OF-WAY             | ⊙ DENOTES CENTER LINE                  |
| SEC. DENOTES SECTION                 |  |

THE SEAL APPEARING ON THIS DOCUMENT WAS  
 AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

**EXHIBIT "F"**  
 SHEET 1 OF 17 SHEETS

**Schwebke-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. 214748

DATE: FEB. 22, 2022

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

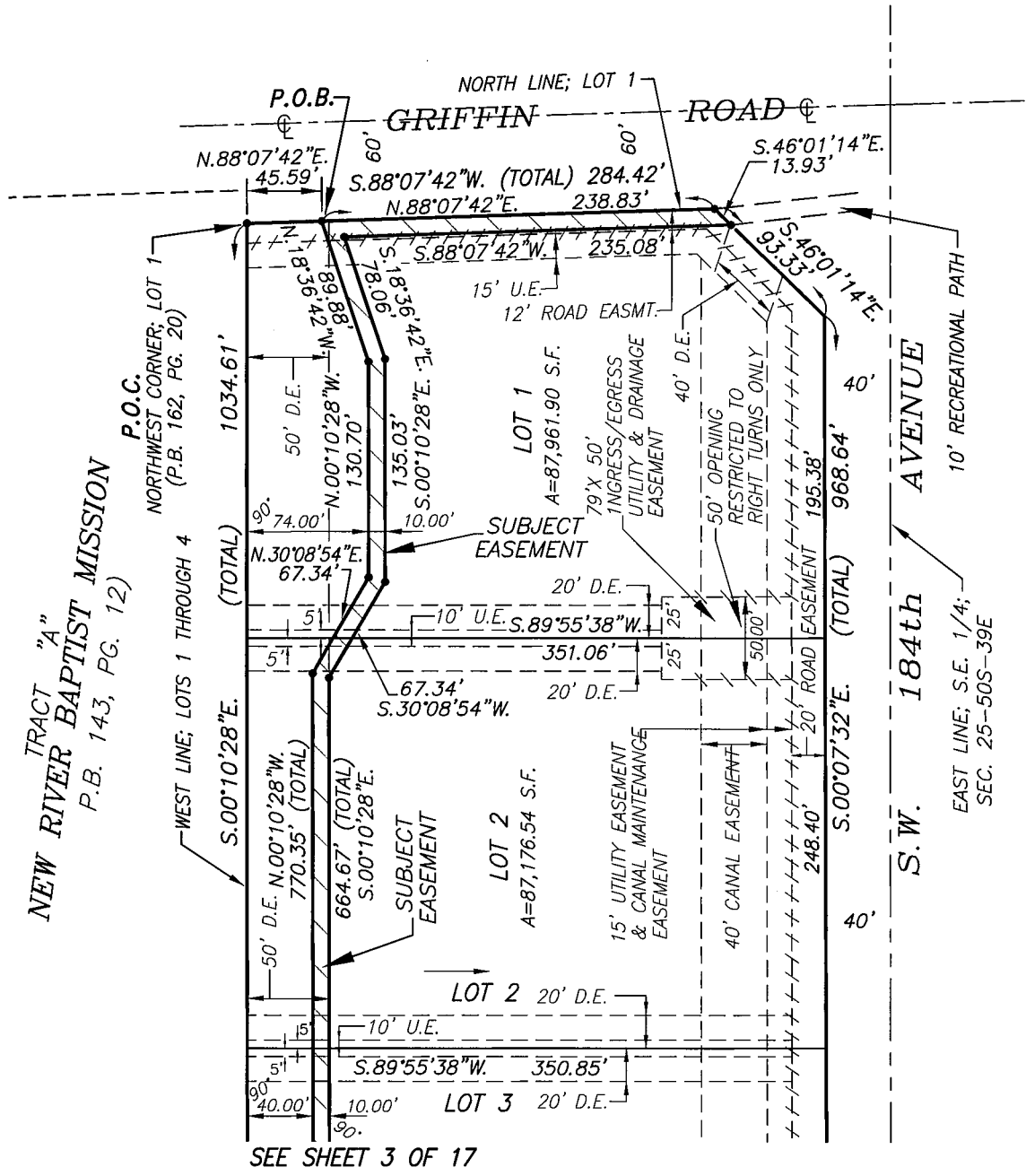
PREPARED UNDER MY SUPERVISION:

*Mark Steven Johnson*  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

**REVISIONS**

REVISED LIMITS
03/29/22 #214748

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION LOTS 1 THROUGH 4 AND A PORTION PARCEL "A"  
OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.  
BEING A 10-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**



SEE SHEET 3 OF 17

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "F"  
SHEET 2 OF 17 SHEETS

**Schwebke-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. 214748  
DATE: FEB. 22, 2022  
PREPARED UNDER MY SUPERVISION:  
*Mark Steven Johnson*

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87  
MARK STEVEN JOHNSON, PRINCIPAL  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
REVISED LIMITS
03/29/22 #214748

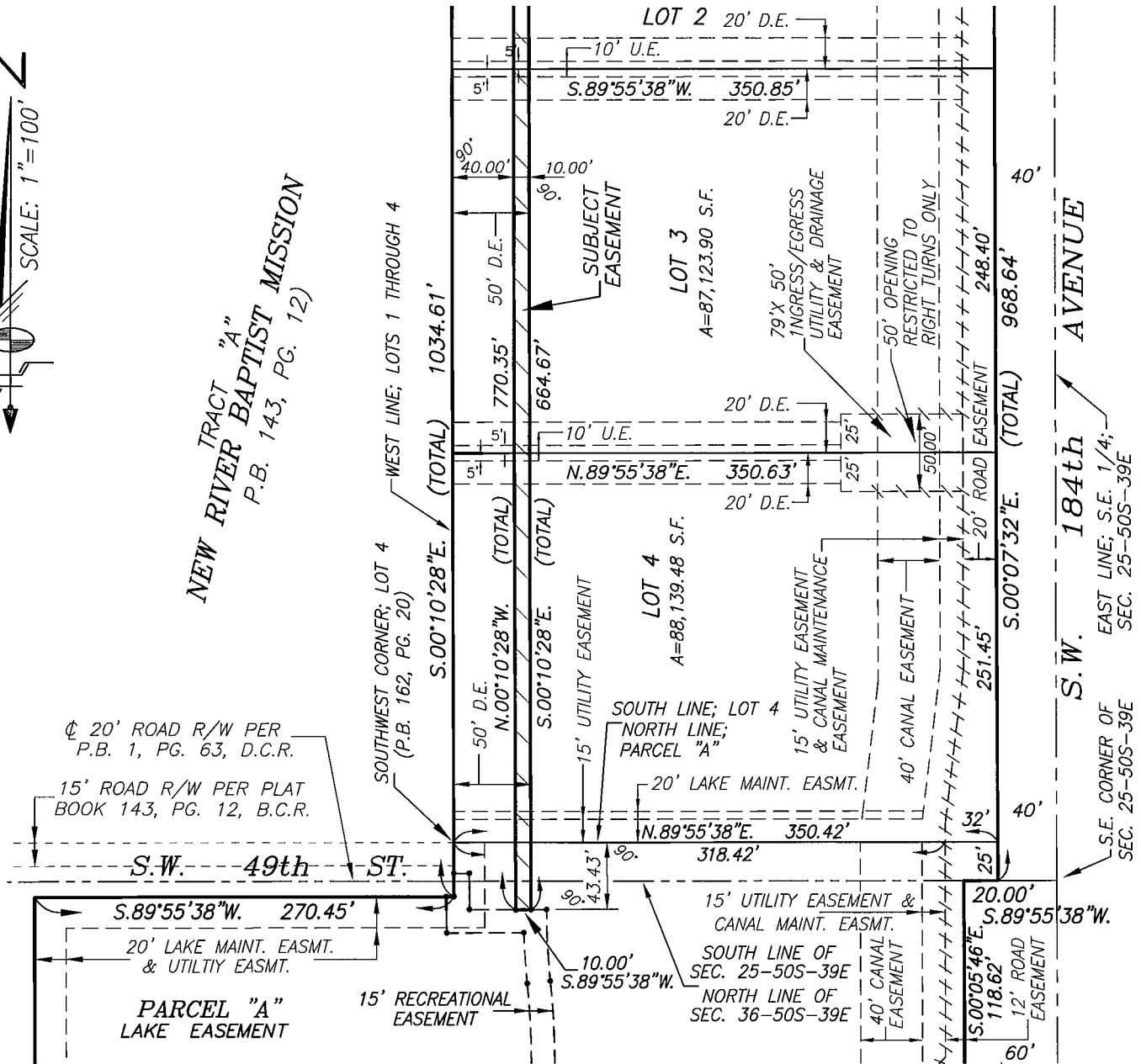


**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
A PORTION LOTS 1 THROUGH 4 AND A PORTION PARCEL "A"  
OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.  
BEING A 10-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**

SEE SHEET 2 OF 17



**NEW RIVER TRACT "A"  
BAPTIST MISSION  
P.B. 143, PG. 12)**



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

**EXHIBIT "F"**  
SHEET 3 OF 17 SHEETS

**Schwebke-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. 214748  
 DATE: FEB. 22, 2022

PREPARED UNDER MY SUPERVISION:  
  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
REVISED LIMITS
03/29/22 #214748

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
A PORTION LOTS 1 THROUGH 4 AND A PORTION PARCEL "A"  
OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.  
BEING A 10-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 1 THROUGH 4, INCLUSIVE; TOGETHER WITH A PORTION OF PARCEL "A"; ALL AS SHOWN ON THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, FOR 45.59 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED RECREATIONAL EASEMENT; THENCE CONTINUE NORTH 88 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR 238.93 FEET; THENCE SOUTH 46 DEGREES 01 MINUTES 14 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, FOR 13.93 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 10.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 1, FOR 235.08 FEET; THENCE SOUTH 18 DEGREES 36 MINUTES 42 SECONDS EAST FOR 78.06 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 84.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 1, FOR 135.03 FEET; THENCE SOUTH 30 DEGREES 08 MINUTES 54 SECONDS WEST FOR 67.34 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOTS 2 THROUGH 4, INCLUSIVE, AND A WEST LINE OF SAID TRACT "A", FOR 664.67 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 40.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, A WEST LINE OF SAID PARCEL "A" AND THE WEST LINE OF SAID LOT 4 THROUGH LOT 2, INCLUSIVE AND RESPECTIVELY, FOR 770.35 FEET; THENCE NORTH 30 DEGREES 08 MINUTES 54 SECONDS EAST, FOR 67.34 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 74.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID LOT 1, FOR 130.70 FEET; THENCE NORTH 18 DEGREES 36 MINUTES 42 SECONDS WEST FOR 89.88 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "F"  
SHEET 4 OF 17 SHEETS



**Schwebke-Shiskin & Associates, Inc.**

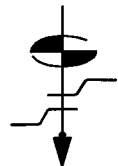
LAND SURVEYORS—ENGINEERS—LAND PLANNERS - 3240 CORPORATE WAY—MIRAMAR, FL 33025  
PHONE No. (954) 435-7010 FAX No. (954) 438-3288

ORDER NO. 214748  
DATE: FEB. 22, 2022

PREPARED UNDER MY SUPERVISION:  
Mark Steven Johnson  
MARK STEVEN JOHNSON, PRINCIPAL  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
REVISED LIMITS
03/29/22 #214748

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



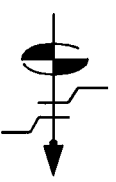
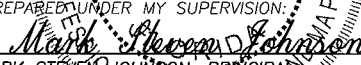
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
A PORTION LOTS 1 THROUGH 4 AND A PORTION PARCEL "A"  
OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.  
BEING A 10-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**

**SURVEYOR'S NOTES:**

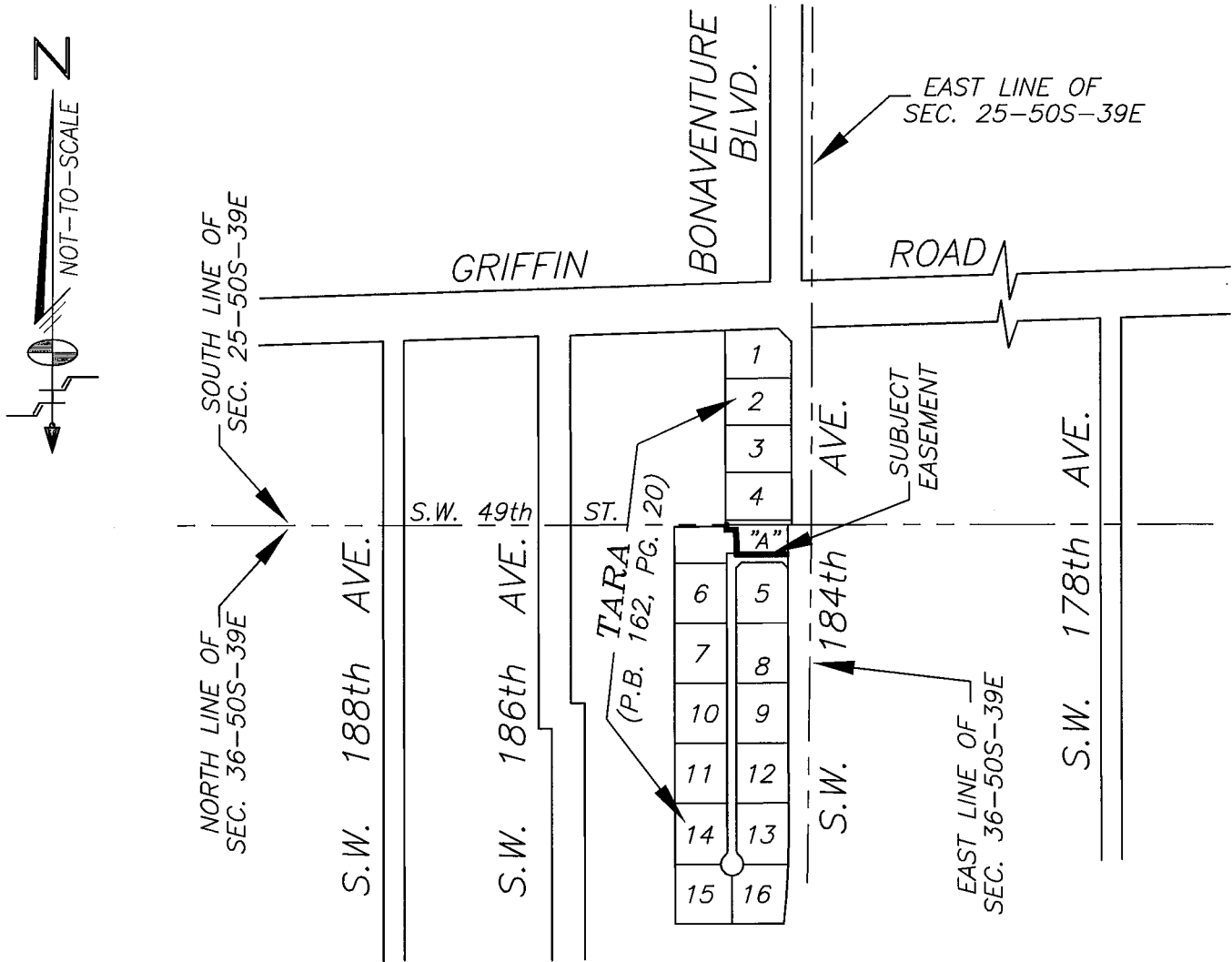
- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 4) THE AREA CONTAINED WITHIN THE LIMITS OF THE ABOVE DESCRIBED EASEMENT IS 12,901 SQUARE FEET, MORE OR LESS (0.296 ACRES, MORE OR LESS).
- 5) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF FIVE (5) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 6) ALL RECORDED DOCUMENTS AS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 7) A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBERS 5039-36-15-0010, 5039-36-15-0020, 5039-36-15-0030, 5039-36-15-0040, AND 5039-36-15-0170.
- 8) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "F"  
SHEET 5 OF 17 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS—ENGINEERS—LAND PLANNERS - 3240 CORPORATE WAY—MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288		REVISIONS REVISED LIMITS 03/29/22 #214748
	ORDER NO. <u>214748</u> DATE: <u>FEB. 22, 2022</u>	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF THE UNNAMED R/W & PARCEL "A"-TARA-P.B. 162, PG. 20-B.C.R.**  
**BEING A 15-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**





**LOCATION SKETCH**

**LEGEND:**

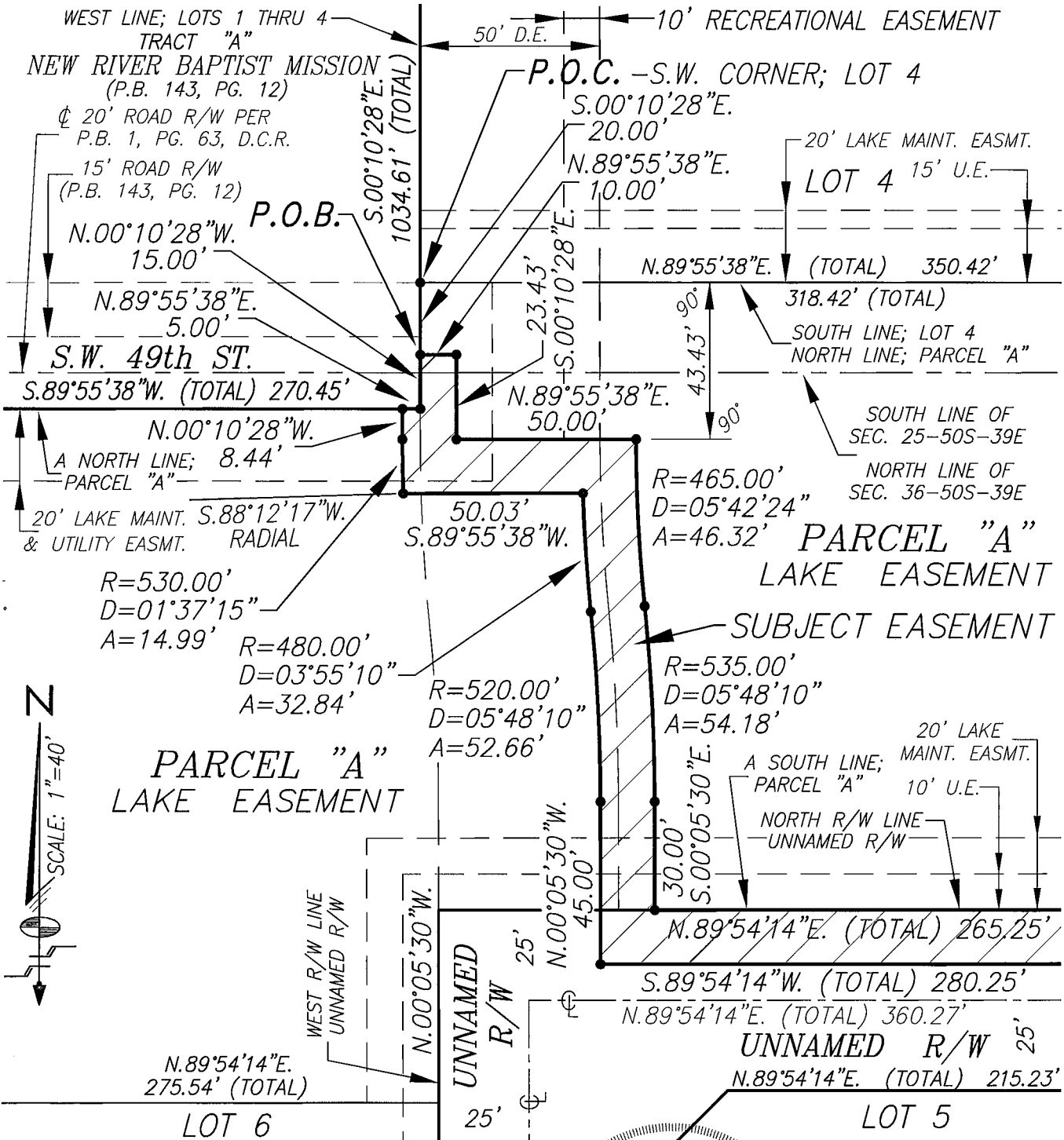
- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT            |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT           |
| P.O.T. DENOTES POINT OF TERMINATION  | MAINT. DENOTES MAINTENANCE               |
| P.B. DENOTES PLAT BOOK               | EASMT. DENOTES EASEMENT                  |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | DRAIN. DENOTES DRAINAGE                  |
| PG. DENOTES PAGE                     | B.C.R. DENOTES BROWARD COUNTY RECORDS    |
| PGS. DENOTES PAGES                   | D.C.R. DENOTES MIAMI-DADE COUNTY RECORDS |
| SEC. DENOTES SECTION                 | Ⓢ DENOTES CENTER LINE                    |
| R/W DENOTES RIGHT-OF-WAY             |  |

THE SEAL APPEARING ON THIS DOCUMENT WAS  
 AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

**EXHIBIT "F"**  
 SHEET 6 OF 17 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY - MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 PREPARED UNDER MY SUPERVISION:		<b>REVISIONS</b> LIMITS OF EASMT. 02/28/22 #214621 LIMITS OF EASMT. 03/21/22 #214621
	ORDER NO. <u>214550</u> DATE: <u>JAN. 17, 2022</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87		

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF THE UNNAMED R/W & PARCEL "A" - "TARA" - P.B. 162, PG. 20 - B.C.R.**  
**BEING A 15-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 7 OF 17 SHEETS

**Schwebke-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. 214550  
 DATE: JAN. 17, 2022

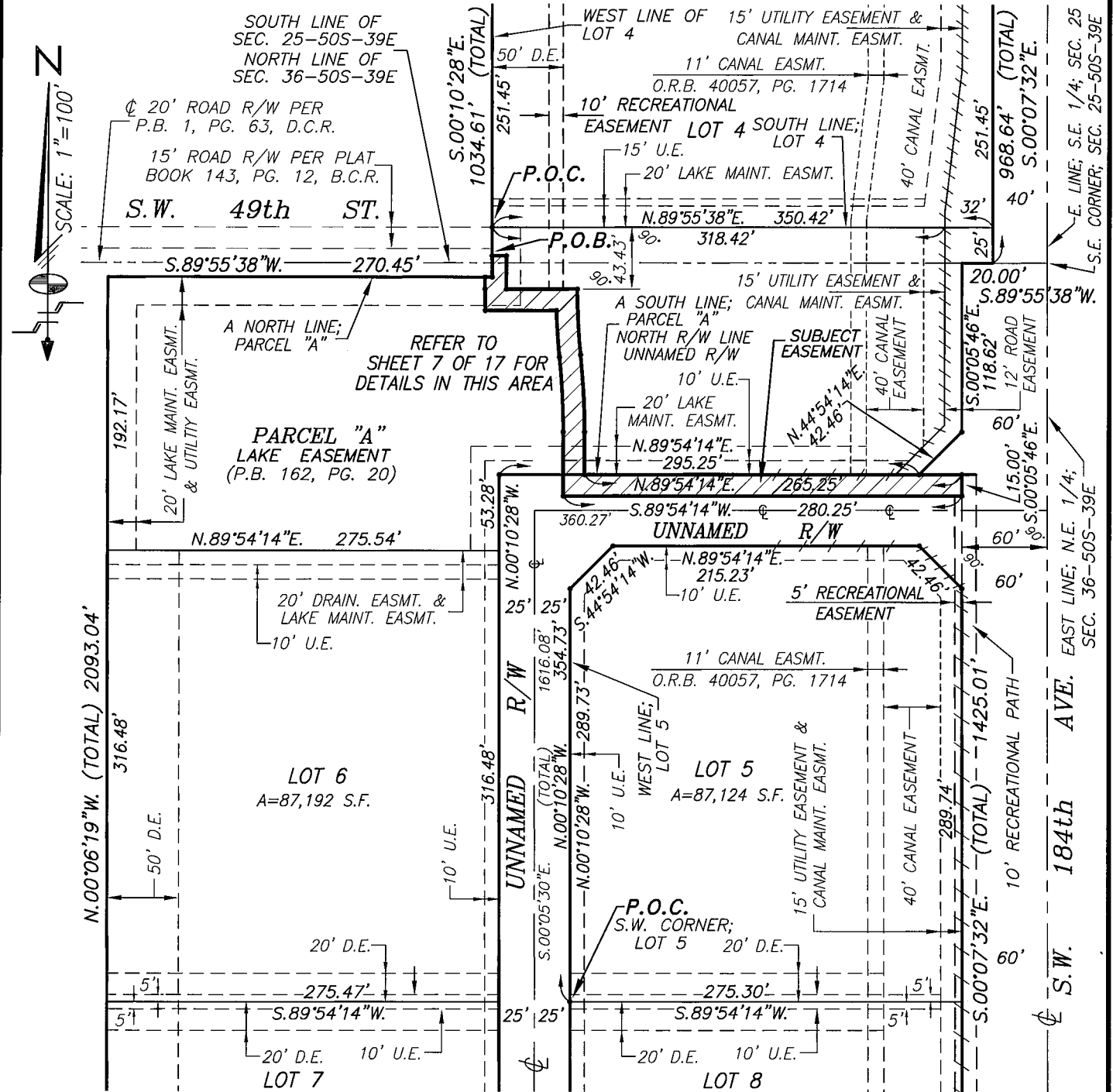
THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
LIMITS OF EASMT.
02/28/22 #214621
LIMITS OF EASMT.
03/21/22 #214621

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## A PORTION OF THE UNNAMED R/W & PARCEL "A"-TARA-P.B. 162, PG. 20-B.C.R. BEING A 15-FOOT RECREATIONAL EASEMENT TO BE DEDICATED



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

**EXHIBIT "F"**  
SHEET 8 OF 17 SHEETS

	<h3 style="margin: 0;">Schwebke-Shiskin &amp; Associates, Inc.</h3> <p style="margin: 0;">LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY - MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3288</p> <p style="margin: 0;">PREPARED UNDER MY SUPERVISION</p> <p style="margin: 0; text-align: center;"><i>Mark Steven Johnson</i></p> <p style="margin: 0; text-align: center;">MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>	<b>REVISIONS</b> LIMITS OF EASMT. 02/28/22 #214621 LIMITS OF EASMT. 03/21/22 #214621
	ORDER NO. 214550 DATE: JAN. 17, 2022 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**A PORTION OF THE UNNAMED R/W & PARCEL "A"-"TARA"-P.B. 162, PG. 20-B.C.R.**  
**BEING A 15-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**

**LEGAL DESCRIPTION:**

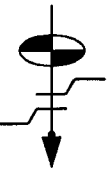
A 15-FOOT-WIDE STRIP OF LAND BEING A PORTION OF PARCEL "A"; TOGETHER WITH A PORTION OF THAT CERTAIN UNNAMED RIGHT-OF-WAY, RUNNING EAST AND WEST, AS SHOWN ON THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 4, AS SHOWN ON THE SAID PLAT OF "TARA"; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4, FOR 20.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED RECREATION EASEMENT; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH A BOUNDARY LINE OF SAID PARCEL "A"; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG A LINE THAT IS 20.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE SAID PARCEL "A" OF THE SAID PLAT OF "TARA", FOR 10.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST FOR 23.43 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, RADIAL TO THE NEXT DESCRIBED CIRCULAR CURVE, FOR 50.00 FEET TO A POINT ON THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE EAST, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 24 SECONDS FOR AN ARC DISTANCE OF 46.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE WEST, HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 48 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 54.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 05 MINUTES 30 SECONDS EAST FOR 30.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST, ALONG A SOUTH LINE OF PARCEL "A", AS SHOWN ON THE SAID PLAT OF "TARA", AND ITS EASTERLY EXTENSION, FOR 265.25 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 40 EAST, AS SHOWN ON THE SAID PLAT OF "TARA", FOR 15.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 15.00 FEET SOUTH, OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID SOUTH LINE OF SAID PARCEL "A" FOR 280.25 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 30 SECONDS WEST FOR 45.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 520.00 FEET AND A CENTRAL ANGLE OF 05 DEGREES 48 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 52.66 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 480.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 55 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 32.84 FEET TO A POINT ON SAID CIRCULAR CURVE; THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS WEST FOR 50.03 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS SOUTH 88 DEGREES 12 MINUTES 17

(CONTINUED ON SHEET 5 OF 5 SHEETS)

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "F"  
SHEET 9 OF 17 SHEETS

	<p><b>Schwebke-Shiskin &amp; Associates, Inc.</b>                  LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY, MIRAMAR, FL 33025                  PHONE No. (954) 435-7010 FAX No. (954) 438-3288                  PREPARED UNDER MY SUPERVISION:</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>LIMITS OF EASMT.</td> </tr> <tr> <td>02/28/22 #214621</td> </tr> <tr> <td>LIMITS OF EASMT.</td> </tr> <tr> <td>03/21/22 #214621</td> </tr> </table>	LIMITS OF EASMT.	02/28/22 #214621	LIMITS OF EASMT.	03/21/22 #214621
	LIMITS OF EASMT.					
02/28/22 #214621						
LIMITS OF EASMT.						
03/21/22 #214621						
<p>ORDER NO. <u>214550</u>                  DATE: <u>JAN. 17, 2022</u>                  THIS IS NOT A "BOUNDARY SURVEY"                  CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p><i>Mark Steven Johnson</i>                  MARK STEVEN JOHNSON, PRINCIPAL                  FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>					

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**A PORTION OF THE UNNAMED R/W & PARCEL "A"- "TARA"-P.B. 162, PG. 20-B.C.R.**  
**BEING A 15-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**

**LEGAL DESCRIPTION:**  
 (CONTINUED FROM SHEET 4 OF 5 SHEETS)

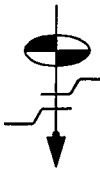

SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 01 DEGREES 37 MINUTES 15 SECONDS FOR AN ARC DISTANCE OF 15.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST FOR 8.44 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG A NORTH LINE OF THE AFORESAID PARCEL "A" FOR 5.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 OF THE SAID PLAT OF "TARA", FOR 15.00 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 40 EAST AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 4) THE AREA CONTAINED WITHIN THE LIMITS OF THE ABOVE DESCRIBED PARCEL IS 7,188 SQUARE FEET, MORE OR LESS (0.165 ACRES, MORE OR LESS).
- 5) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF FIVE (5) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 6) ALL RECORDED DOCUMENTS AS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 7) BEING A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBER 5039-36-15-0170.
- 8) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

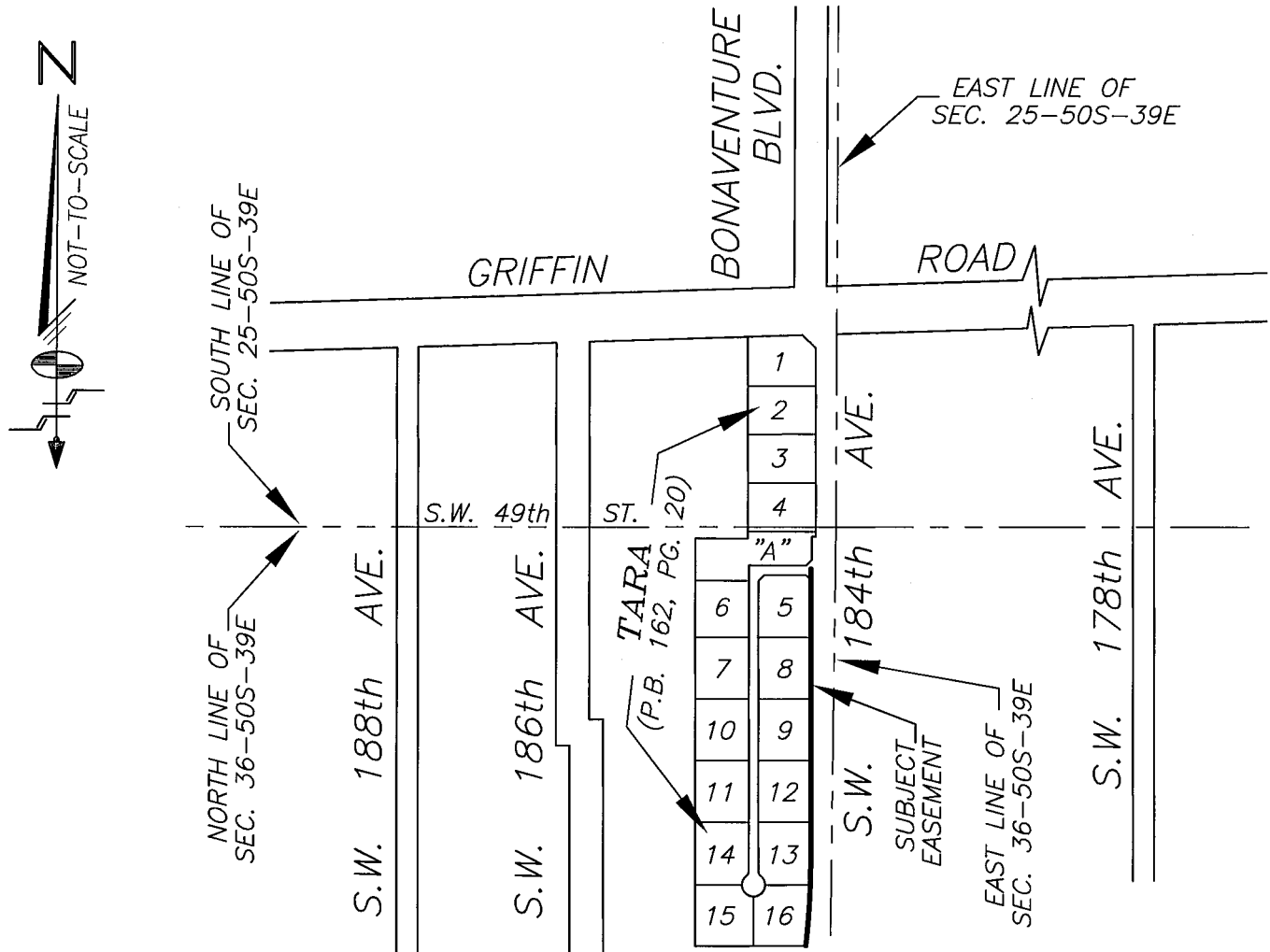
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EXHIBIT "F"  
 SHEET 10 OF 17 SHEETS

	<p align="center"><b>Schwebke-Shiskin &amp; Associates, Inc.</b>                  LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY - MIRAMAR, FL 33025                  PHONE No. (954) 435-7010 FAX No. (954) 438-3288                  ORDER NO. <u>214550</u>                  DATE: <u>JAN. 17, 2022</u>                  THIS IS NOT A "BOUNDARY SURVEY"                  CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p align="center">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">LIMITS OF EASMT.</td> </tr> <tr> <td style="padding: 2px;">02/28/22 #214621</td> </tr> <tr> <td style="padding: 2px;">LIMITS OF EASMT.</td> </tr> <tr> <td style="padding: 2px;">03/21/22 #214621</td> </tr> <tr> <td style="padding: 2px;"> </td> </tr> <tr> <td style="padding: 2px;"> </td> </tr> </table>	LIMITS OF EASMT.	02/28/22 #214621	LIMITS OF EASMT.	03/21/22 #214621		
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02/28/22 #214621								
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03/21/22 #214621								
<p align="center">  </p>		<p align="center">                 MARK STEVEN JOHNSON, PRINCIPAL                  FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775             </p>						



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF THE UNNAMED R/W AND LOTS 5, 8, 9, 12, 13, & 16**  
**OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**BEING A 5-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**



**LOCATION SKETCH**

**LEGEND:**

- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT          |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT         |
| P.O.T. DENOTES POINT OF TERMINATION  | MAINT. DENOTES MAINTENANCE             |
| P.B. DENOTES PLAT BOOK               | EASMT. DENOTES EASEMENT                |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | DRAIN. DENOTES DRAINAGE                |
| PG. DENOTES PAGE                     | B.C.R. DENOTES BROWARD COUNTY RECORDS  |
| PGS. DENOTES PAGES                   | NVAL DENOTES NON-VEHICULAR ACCESS LINE |
| R/W DENOTES RIGHT-OF-WAY             | ⊙ DENOTES CENTER LINE                  |
| SEC. DENOTES SECTION                 |  |

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EXHIBIT "F"  
 SHEET 11 OF 17 SHEETS

**Schwebke-Shiskin & Associates, Inc.**

LAND SURVEYORS—ENGINEERS—LAND PLANNERS — 3240 CORPORATE WAY—MIRAMAR, FL 33025  
 PHONE No.(954)435-7010 FAX No. (954)438-3288

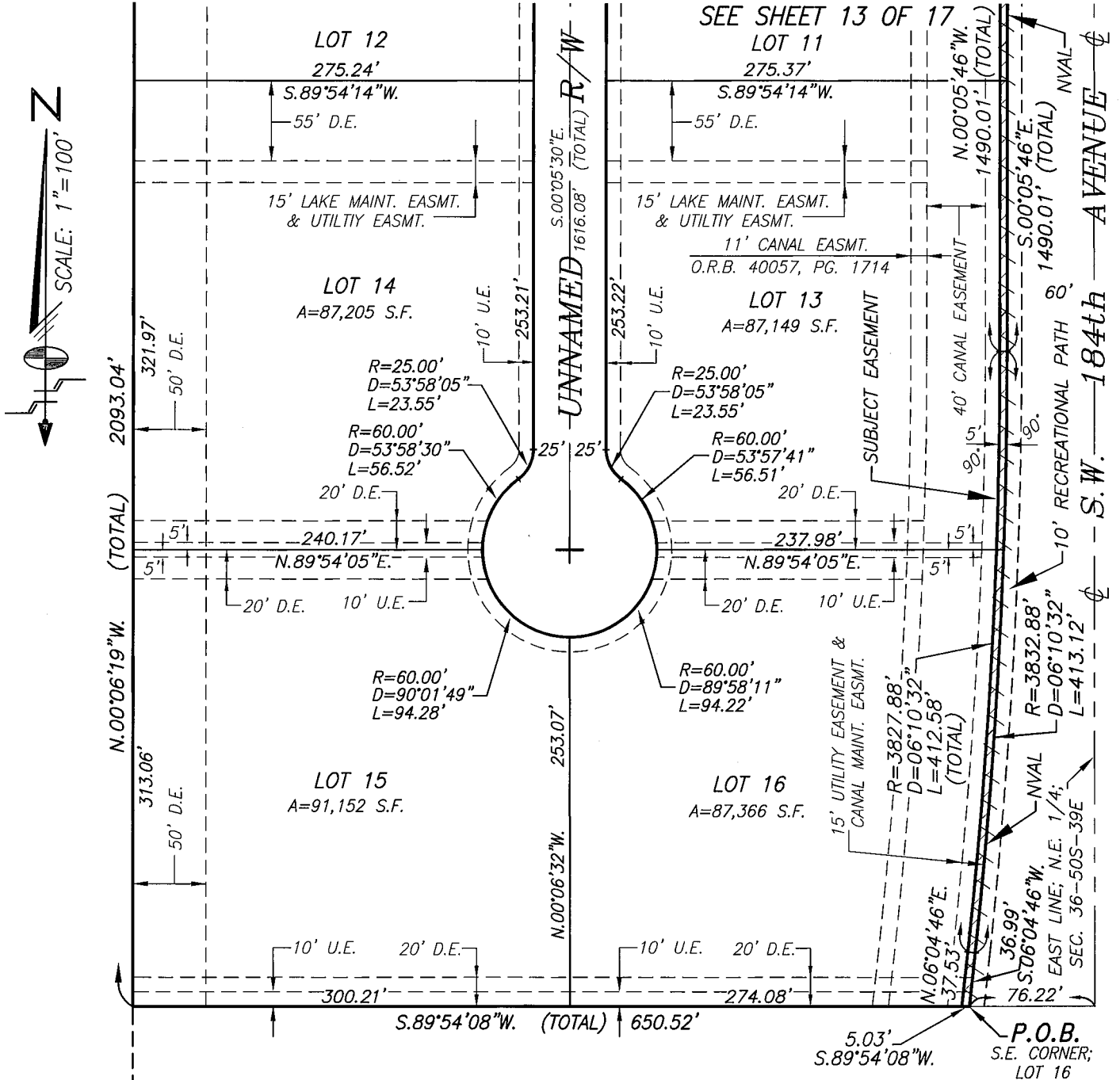
ORDER NO. 214748  
 DATE: FEB. 22, 2022

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

PREPARED UNDER MY SUPERVISION:  
*Mark Steven Johnson*  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
REVISED LIMITS
03/21/22 #214748

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF THE UNNAMED R/W AND LOTS 5, 8, 9, 12, 13, & 16**  
**OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**BEING A 5-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**



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EXHIBIT "F"  
SHEET 12 OF 17 SHEETS

**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS—ENGINEERS—LAND PLANNERS - 3240 CORPORATE WAY—MIRAMAR, FL 33025

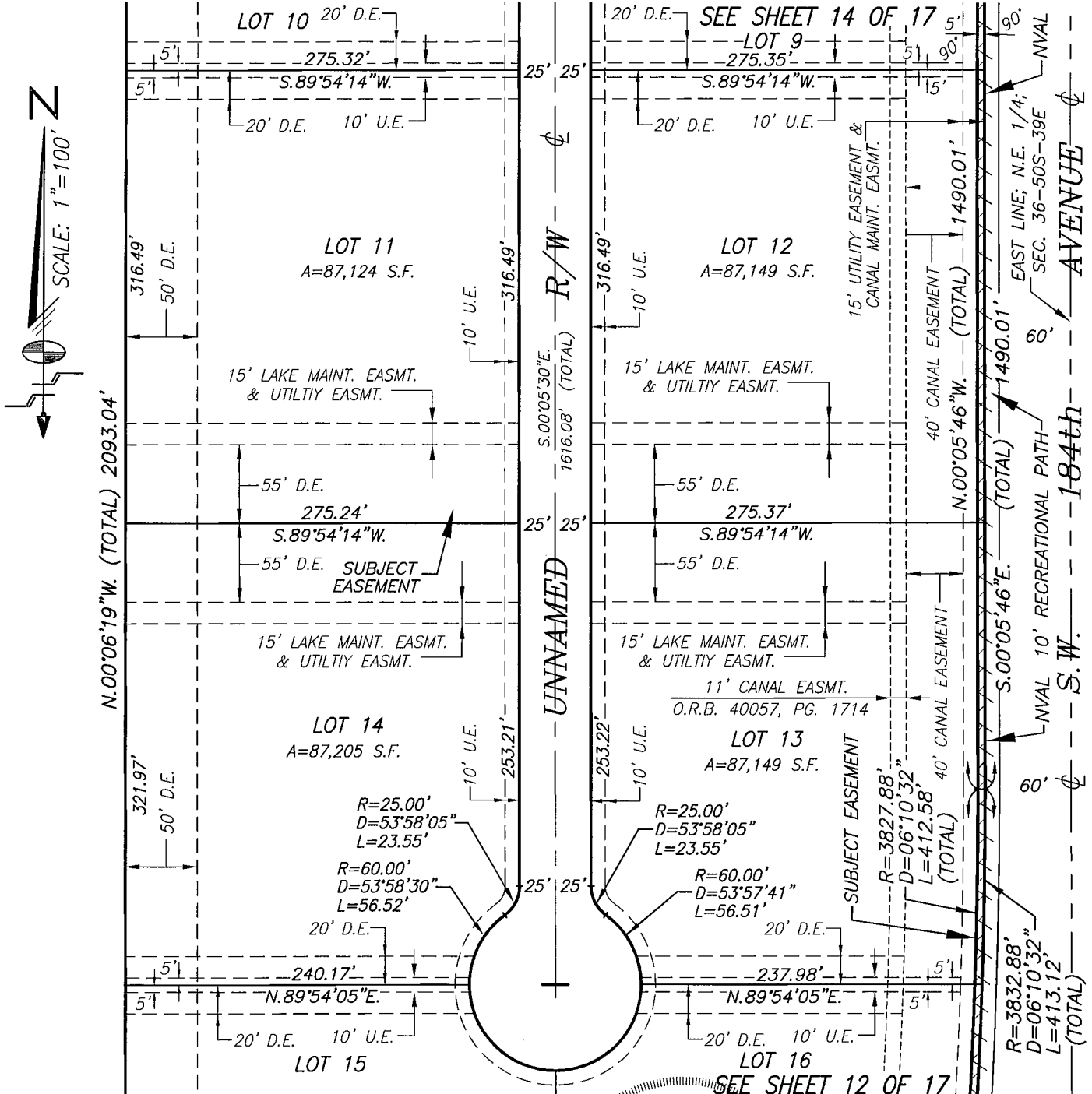
PHONE No. (954) 435-7010 FAX No. (954) 438-3288  
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 DATE: FEB. 22, 2022 *Mark Steven Johnson*

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MARK STEVEN JOHNSON, PRINCIPAL  
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REVISIONS
REVISED LIMITS
03/21/22 #214748

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF THE UNNAMED R/W AND LOTS 5, 8, 9, 12, 13, & 16**  
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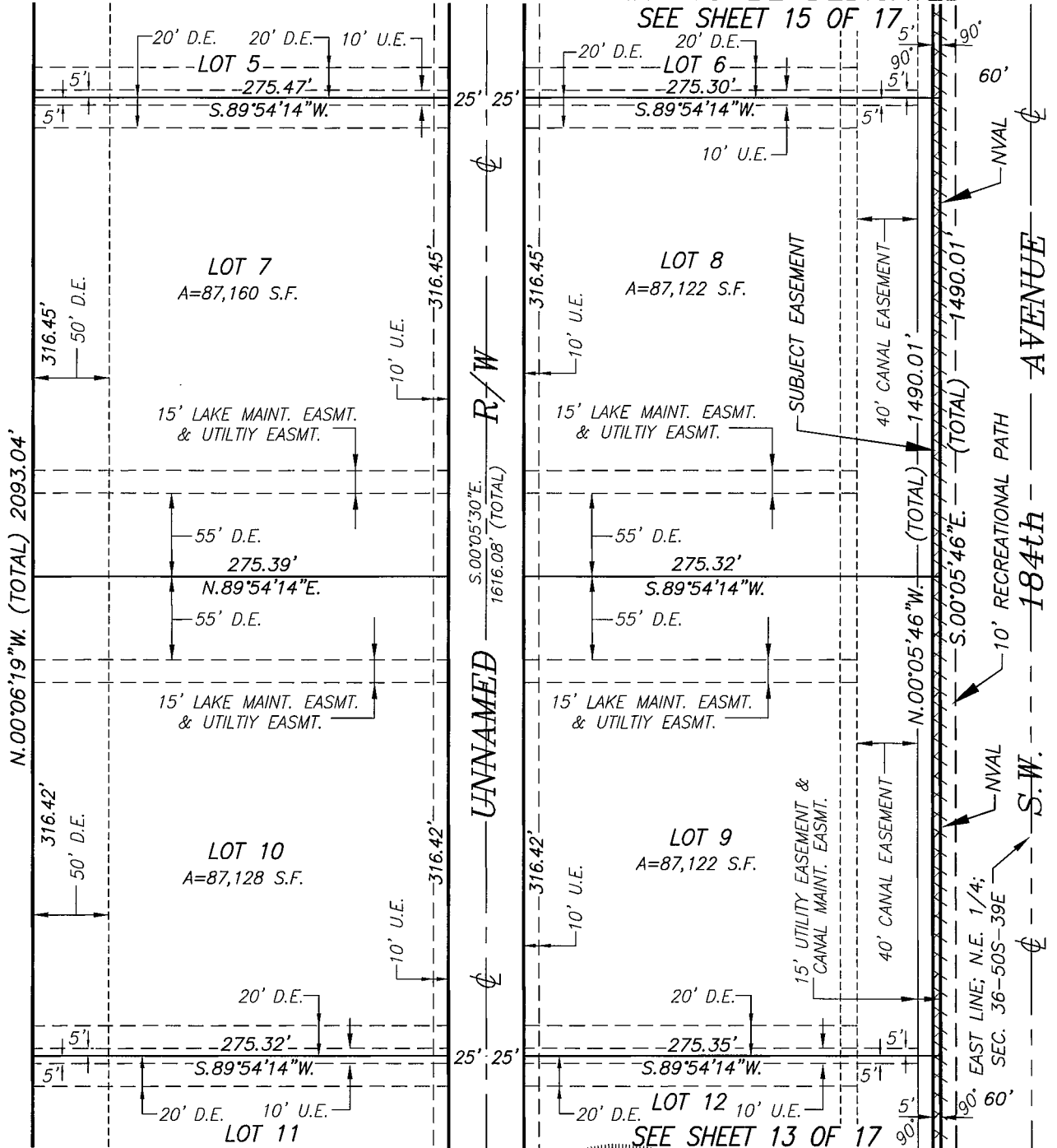
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SHEET 13 OF 17 SHEETS

**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS—ENGINEERS—LAND PLANNERS — 3240 CORPORATE WAY—MIRAMAR, FL 33025  
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MARK STEVEN JOHNSON, P.S.M. 4775  
 PREPARED UNDER MY SUPERVISION:  
*Mark Steven Johnson*  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS
REVISED LIMITS
03/21/22 #214748

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**A PORTION OF THE UNNAMED R/W AND LOTS 5, 8, 9, 12, 13, & 16**  
**OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.**  
**BEING A 5-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**



SEE SHEET 15 OF 17

SEE SHEET 13 OF 17

THE SEAL APPEARING ON THIS DOCUMENT WAS  
 AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

**EXHIBIT "F"**  
 SHEET 14 OF 17 SHEETS

**Schwabke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS—ENGINEERS—LAND PLANNERS — 3240 CORPORATE WAY—MIRAMAR, FL 33025

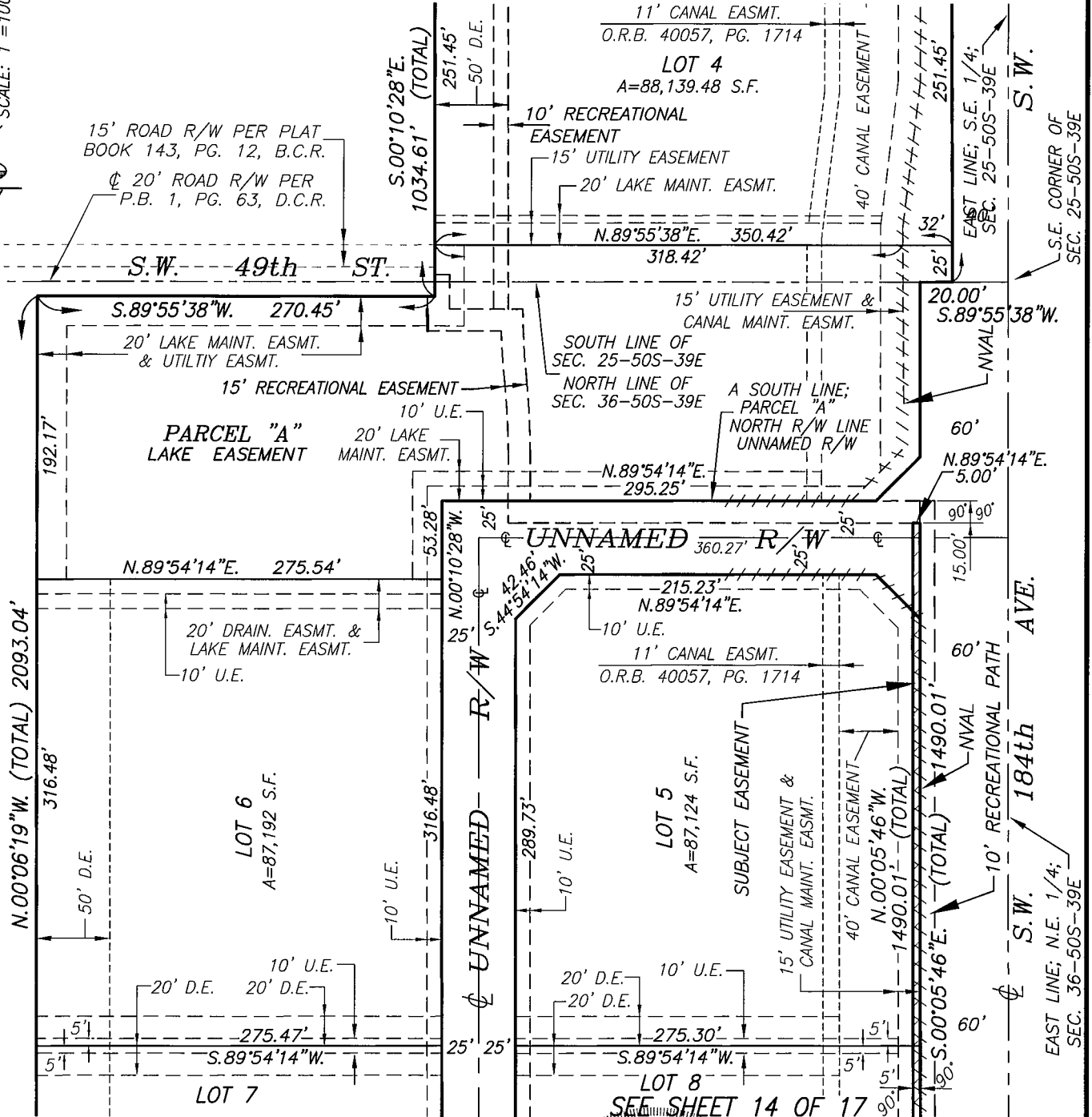
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REVISIONS
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03/21/22 #214748

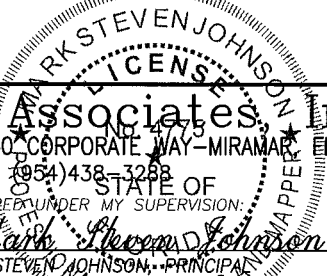
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## A PORTION OF THE UNNAMED R/W AND LOTS 5, 8, 9, 12, 13, & 16 OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R. BEING A 5-FOOT RECREATIONAL EASEMENT TO BE DEDICATED



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "F"  
SHEET 15 OF 17 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. 214748  
DATE: FEB. 22, 2022

PREPARED UNDER MY SUPERVISION:  
*Mark Steven Johnson*  
MARK STEVEN JOHNSON, PRINCIPAL  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS	
REVISED LIMITS	
03/21/22	#214748

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
A PORTION OF THE UNNAMED R/W AND LOTS 5, 8, 9, 12, 13, & 16  
OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.  
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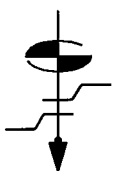

**LEGAL DESCRIPTION:**

A 5.00-FOOT-WIDE STRIP OF LAND BEING A 5-FOOT RECREATIONAL EASEMENT AND BEING PORTION LOTS 5, 8, 9, 12, 13 AND 16; TOGETHER WITH A PORTION THAT CERTAIN UNNAMED RIGHT-OF-WAY (RUNNING EAST AND WEST) ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 16 OF THE SAID PLAT OF "TARA"; THENCE SOUTH 89 DEGREES 54 MINUTES 08 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 16, OF THE SAID PLAT OF "TARA", FOR 5.03 FEET; SAID LAST DESCRIBED COURSE ALSO BEING ALONG THE SOUTH LINE OF THE SAID PLAT OF "TARA"; THENCE NORTH 06 DEGREES 04 MINUTES 46 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 5.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 16 OF THE SAID PLAT OF "TARA", FOR 37.53 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 3827.88 FEET AND A CENTRAL ANGLE OF 06 DEGREES 10 MINUTES 32 SECONDS FOR AN ARC DISTANCE OF 412.58 FEET TO A POINT OF TANGENCY; SAID LAST DESCRIBED COURSE BEING CONCENTRIC WITH AND 5.00 FEET WEST OF, AS MEASURED RADIALLY TO THE EAST LINE OF SAID LOTS 16 AND 13 RESPECTIVELY, OF THE SAID PLAT OF "TARA"; THENCE NORTH 00 DEGREES 05 MINUTES 46 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 5.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOTS 13, 12, 9, 8 AND 5, RESPECTIVELY, AND THEIR NORTHERLY EXTENSION, FOR 1490.01 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH RIGHT-OF-WAY LINE OF THAT SAID CERTAIN UNNAMED RIGHT-OF-WAY LINE (RUNNING EAST AND WEST) OF THE SAID PLAT OF "TARA", FOR 5.00 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST FOR 1490.01 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 3832.88 FEET AND A CENTRAL ANGLE OF 06 DEGREES 10 MINUTES 32 SECONDS FOR AN ARC DISTANCE OF 413.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06 DEGREES 04 MINUTES 46 SECONDS WEST FOR 36.99 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED THREE COURSES BEING ALONG THE EAST LINE OF SAID LOTS 5, 8, 9, 12, 13 AND 16 AND THEIR NORTHERLY EXTENSION, OF THE SAID PLAT OF "TARA"; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 40 EAST AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 40 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "F"  
SHEET 16 OF 17 SHEETS

	<b>Schwebke-Shiskin &amp; Associates, Inc.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288		REVISIONS REVISED LIMITS 03/21/22 #214748
	ORDER NO. <u>214748</u> DATE: <u>FEB. 22, 2022</u>	PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	

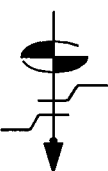
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
A PORTION OF THE UNNAMED R/W AND LOTS 5, 8, 9, 12, 13, & 16  
OF THE PLAT OF—"TARA"—P.B. 162, PG. 20—B.C.R.  
BEING A 5-FOOT RECREATIONAL EASEMENT TO BE DEDICATED**

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 4) THE AREA CONTAINED WITHIN THE LIMITS OF THE ABOVE DESCRIBED EASEMENT IS 9,701 SQUARE FEET, MORE OR LESS (0.223 ACRES, MORE OR LESS).
- 5) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF SEVEN (7) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 6) ALL RECORDED DOCUMENTS AS SHOWN HEREIN ARE REFERENCED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 7) A PORTION OF BROWARD COUNTY, FLORIDA, PROPERTY APPRAISER FOLIO NUMBERS 5039-36-15-0050, 5039-36-15-0080, 5039-36-15-0090, 5039-36-15-0120, 5039-36-15-0130, AND 5039-36-15-0160.
- 8) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "F"  
SHEET 17 OF 17 SHEETS

	<p><b>Schwebke-Shiskin &amp; Associates, Inc.</b>                  LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025                  PHONE No. (954) 435-7010 FAX No. (954) 438-3288                  ORDER NO. <u>214748</u>                  DATE: <u>FEB. 22, 2022</u></p>	<p>REVISIONS                  REVISED LIMITS                  03/21/22 #214748</p>
	<p>PREPARED UNDER MY SUPERVISION:                    MARK STEVEN JOHNSON, PRINCIPAL                  FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775</p>	