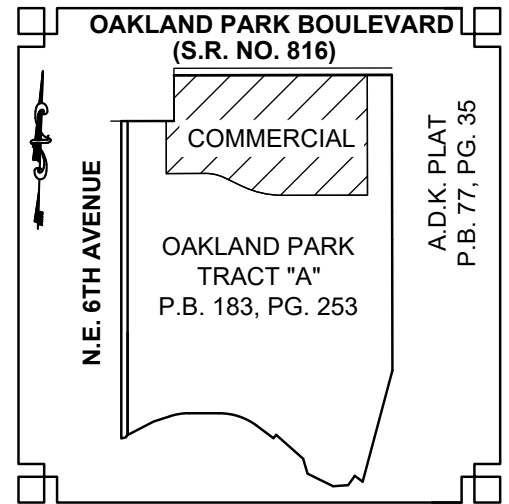


LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN WALMART OAKLAND PARK,
RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA



KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "A"; AS RECORDED IN WALMART OAKLAND PARK, PLAT BOOK 183, PAGE 253, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
THENCE SOUTH 88°10'40" WEST, A DISTANCE OF 58.37 FEET ALONG THE NORTH LINE OF TRACT "A" TO **THE POINT OF BEGINNING**; THENCE SOUTH 01°49'20" EAST, A DISTANCE OF 285.19 FEET; THENCE SOUTH 88°10'40" WEST, A DISTANCE OF 203.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 214.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°35'24", AN ARC DISTANCE OF 95.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°13'56" WEST, A DISTANCE OF 49.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'47" AN ARC DISTANCE OF 44.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°59'17" WEST, A DISTANCE OF 93.21 FEET; THENCE NORTH 01° 49'19" WEST, A DISTANCE OF 124.80 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG THE NORTH LINE OF SAID TRACT "A" THE FOLLOWING THREE COURSES; NORTH 88°10'40" EAST, A DISTANCE OF 18.39 FEET; THENCE NORTH 01°44'14" WEST, A DISTANCE OF 108.50 FEET; THENCE NORTH 88°10'40" EAST, A DISTANCE OF 458.71 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE PLAT OF WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE NORTH LINE OF TRACT "A" OF SAID PLAT BEING NORTH 88°10'40" EAST.

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman
C O N S U L T I N G

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Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Ⓢ Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

COMMERCIAL PARCEL
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\Topo

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: MAY. 11, 2020

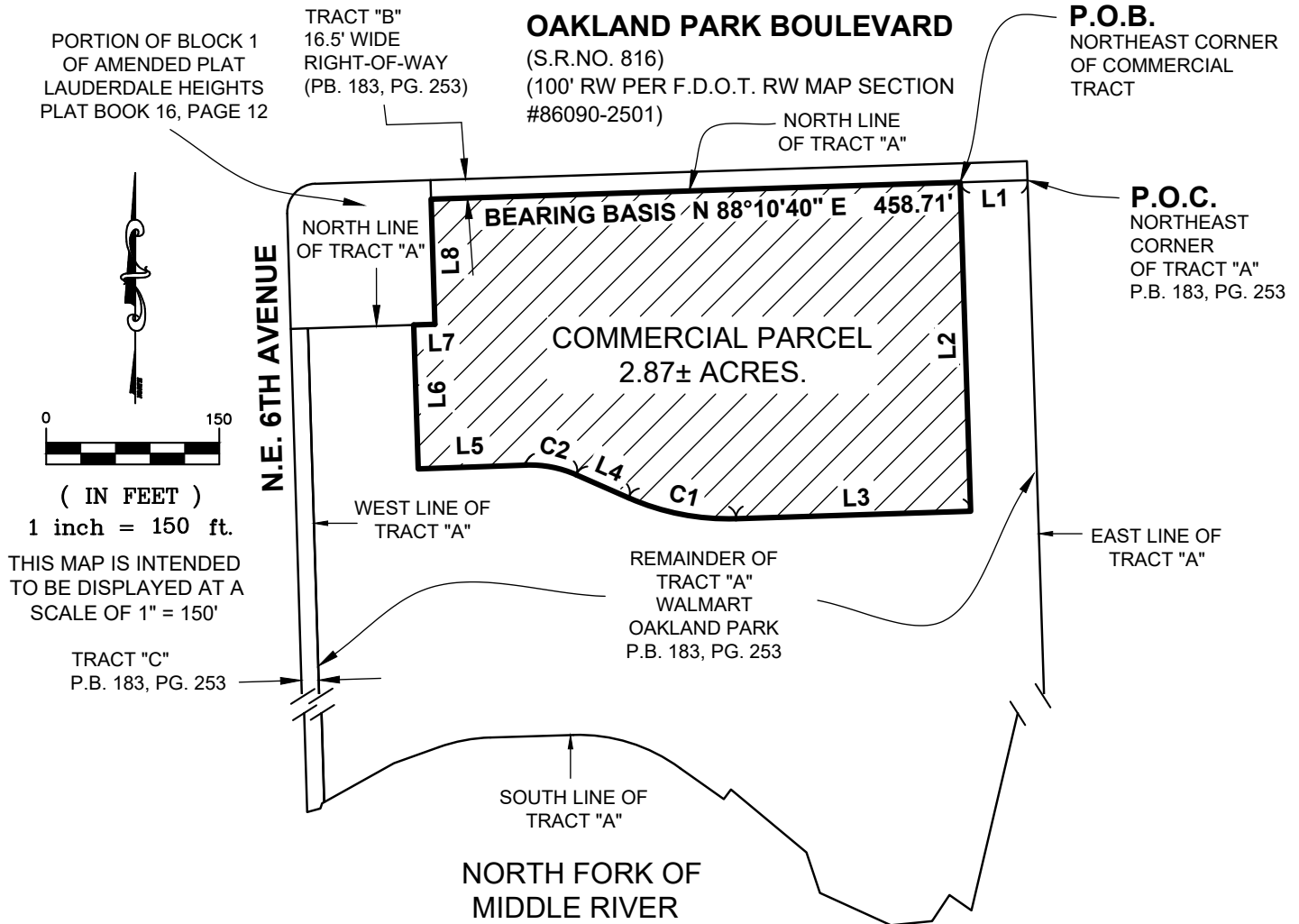
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SCALE: N/A

SHEET 1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 88°10'40" W	58.37'
L2	S 01°49'20" E	285.19'
L3	S 88°10'40" W	203.40'
L4	N 66°13'56" W	49.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L5	S 87°59'17" W	93.21'
L6	N 01°49'19" W	124.80'
L7	N 88°10'40" E	18.39'
L8	N 01°44'14" W	108.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	214.00'	25°35'24"	95.58'	N 79°01'18" W	95.79'
C2	100.00'	25°46'47"	44.99'	N 79°07'19" W	44.62'

NOTE: SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION OF SKETCH.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

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Bowman CONSULTING

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COMMERCIAL PARCEL
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\Topo

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: MAY. 11, 2020

CADD FILE: 0674 COMM SKT

SCALE: 1"=150'

SHEET 2 OF 2