



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "B"

LEGAL DESCRIPTION: (EXISTING NON-VEHICULAR ACCESS LINE)

A NON-VEHICULAR ACCESS LINE ALONG THE NORTH LINE OF PARCEL "A", "**PEMBROKE PINES CITY CENTER**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGES 86-91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A" BEING **POINT OF BEGINNING 1**; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" THE FOLLOWING NINE (9) COURSES AND DISTANCES: 1) NORTH 87°49'48" EAST 200.83 FEET TO **POINT OF TERMINATION 1**; 2) NORTH 87°49'48" EAST 50.00 FEET TO **POINT OF BEGINNING 2**; 3) NORTH 87°49'48" EAST 543.59 FEET **POINT OF TERMINATION 2**; 4) NORTH 87°49'48" EAST 100.00 FEET TO **POINT OF BEGINNING 3**; 5) NORTH 87°49'48" EAST 536.25 FEET TO **POINT OF TERMINATION 3**; 6) NORTH 87°49'48" EAST 60.00 FEET TO **POINT OF BEGINNING 4**; 7) NORTH 87°49'48" EAST 524.23 FEET TO **POINT OF TERMINATION 4**; 8) NORTH 87°49'48" EAST 150.00 FEET TO **POINT OF BEGINNING 5**; 9) NORTH 87°49'48" EAST 763.56 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL "A" BEING **POINT OF TERMINATION 5**.

AND ALSO

A NON-VEHICULAR ACCESS LINE ALONG THE EAST AND SOUTH LINES OF PARCEL "A", "**PEMBROKE PINES CITY CENTER**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGES 86-91, SAID LINES REVISED BY AMENDMENT TO NON-VEHICULAR ACCESS LINES, RECORDED IN OFFICIAL RECORDS BOOK 48574, PAGE 265, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF PARCEL "A" BEING **POINT OF BEGINNING 6**, THENCE ALONG THE EAST LINE OF SAID PARCEL "A" THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 02°07'17" EAST 859.46 FEET TO **POINT OF TERMINATION 6**; 2) SOUTH 02°07'17" EAST 80.00 FEET TO **POINT OF BEGINNING 7**; 3) SOUTH 02°07'17" EAST 481.72 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87°49'35" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" 2324.92 FEET TO **POINT OF TERMINATION 7**.

SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF PARCEL "A" BEING N87°49'48"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: KIMLEY-HORN & ASSOCIATES, INC.

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 70835A

DATE: 12/13/22

EXISTING NON-VEHICULAR ACCESS LINE

PINES BOULEVARD & PALM AVENUE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PEMBROKE PINES FSER SITE

SHEET 1 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 8, INCLUSIVE

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY

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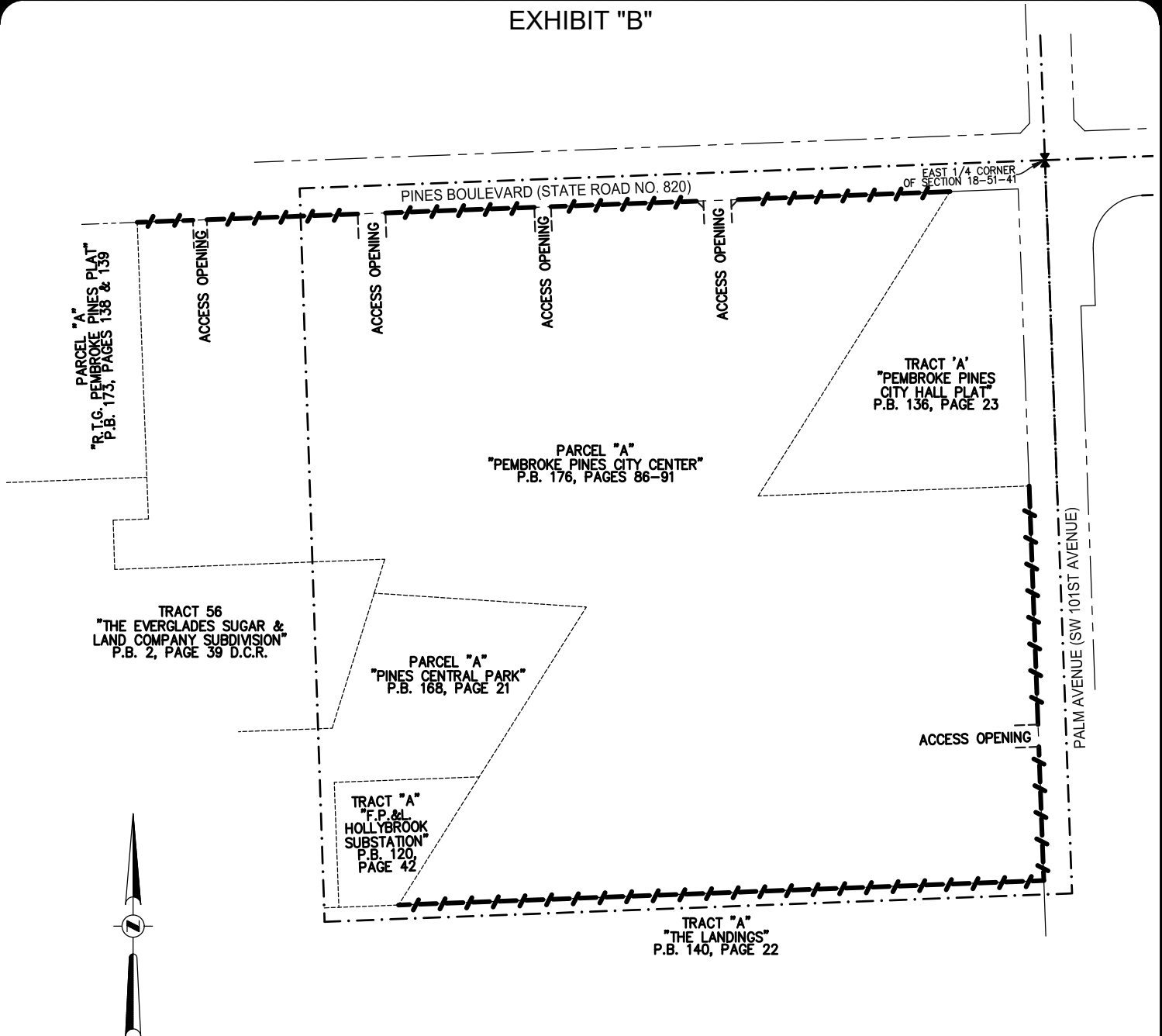
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EXHIBIT "B"



VICINITY MAP

CLIENT: KIMLEY-HORN & ASSOCIATES, INC.

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 70835A

DATE: 12/13/22

EXISTING NON-VEHICULAR ACCESS LINE

PINES BOULEVARD & PALM AVENUE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PEMBROKE PINES FSER SITE

SHEET 2 OF 8

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SKETCH AND LEGAL DESCRIPTION

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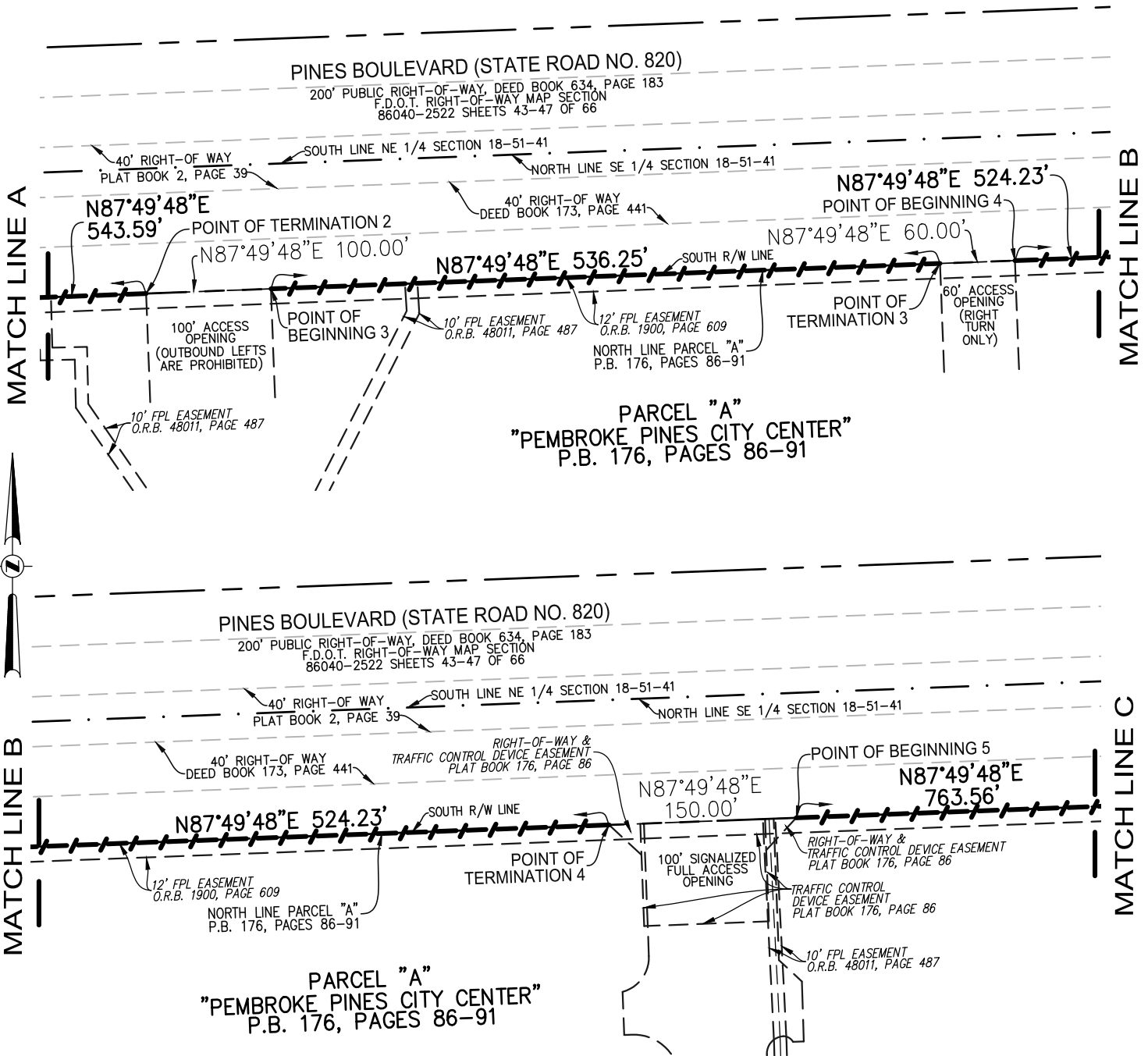
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EXHIBIT "B"



CLIENT: KIMLEY-HORN & ASSOCIATES, INC.
 SCALE: 1":120' DRAWN: L.H.
 ORDER NO.: 70835A
 DATE: 12/13/22
 EXISTING NON-VEHICULAR ACCESS LINE
 PINES BOULEVARD & PALM AVENUE
 PEMBROKE PINES, BROWARD COUNTY, FLORIDA
 FOR: PEMBROKE PINES FSER SITE

SHEET 4 OF 8

LEGEND:

- ⊕ CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- R/W RIGHT-OF-WAY
- /-/- NON-VEHICULAR ACCESS LINE

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SKETCH AND LEGAL DESCRIPTION

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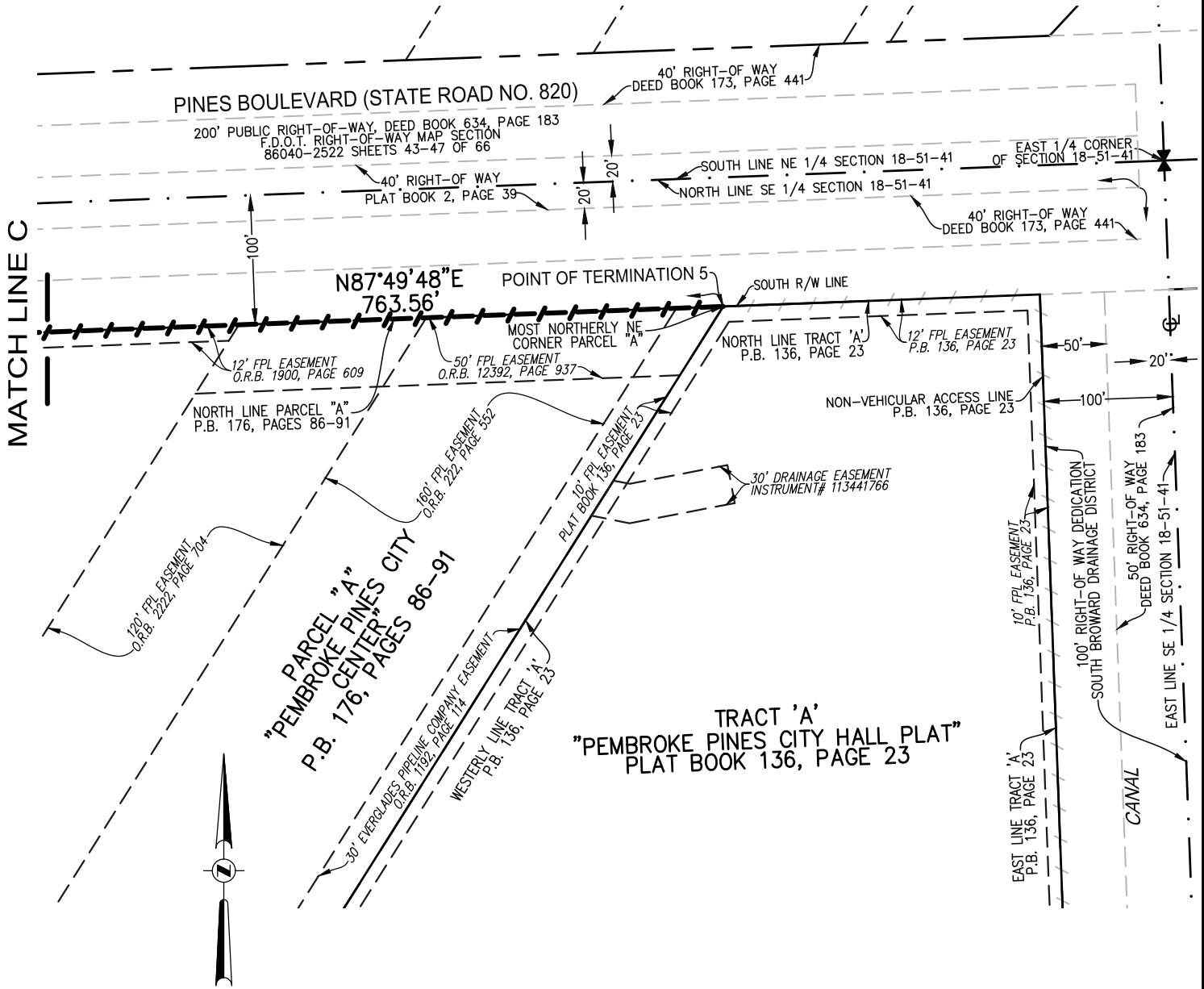
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 FOR: PEMBROKE PINES FSER SITE

SHEET 5 OF 8
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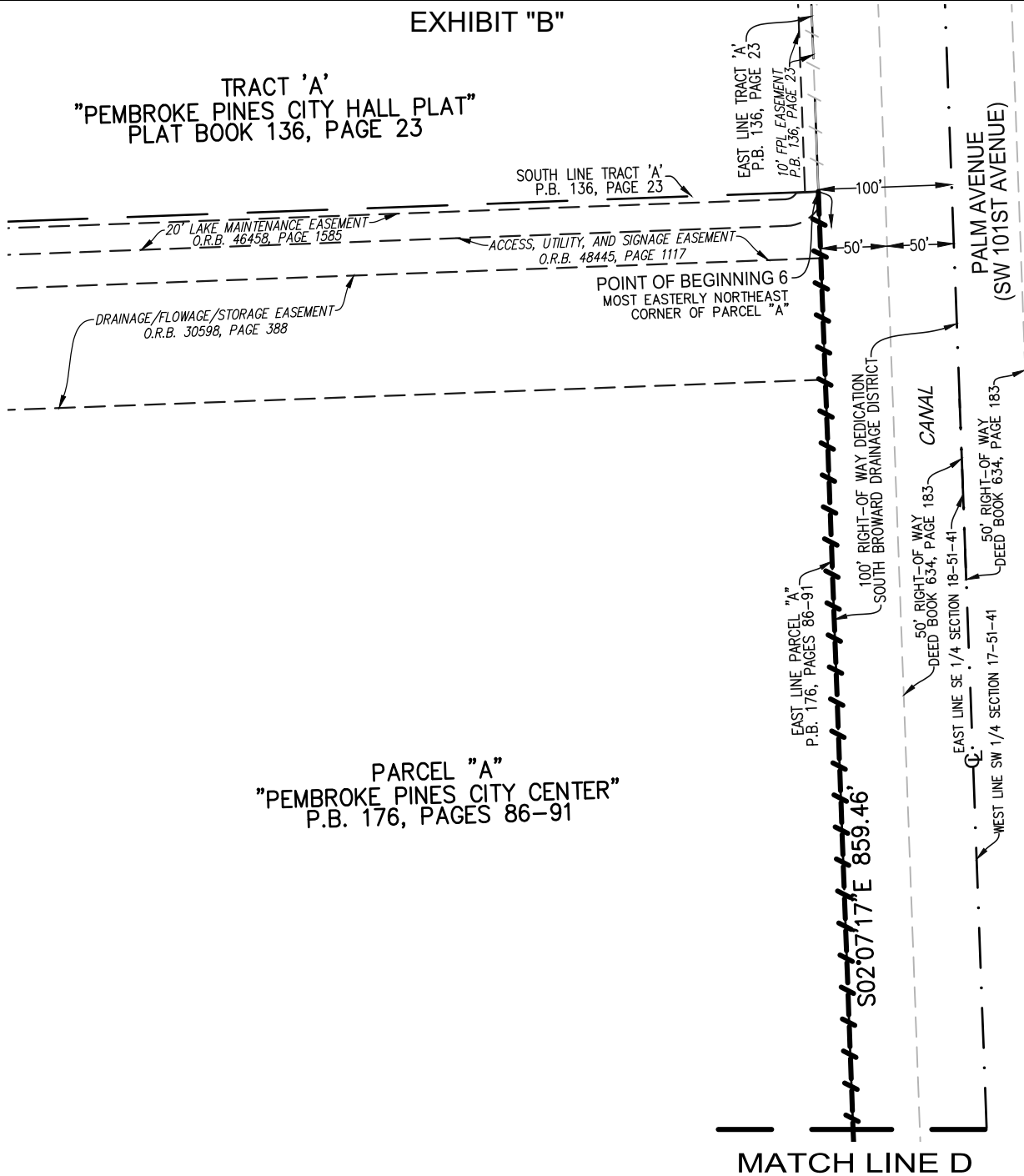
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EXHIBIT "B"

TRACT 'A'
"PEMBROKE PINES CITY HALL PLAT"
PLAT BOOK 136, PAGE 23



PARCEL "A"
"PEMBROKE PINES CITY CENTER"
P.B. 176, PAGES 86-91

CLIENT: KIMLEY-HORN & ASSOCIATES, INC.	
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PINES BOULEVARD & PALM AVENUE	
PEMBROKE PINES, BROWARD COUNTY, FLORIDA	
FOR: PEMBROKE PINES FSER SITE	

SHEET 6 OF 8

LEGEND:

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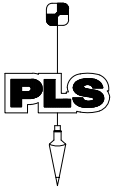
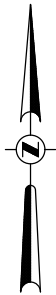


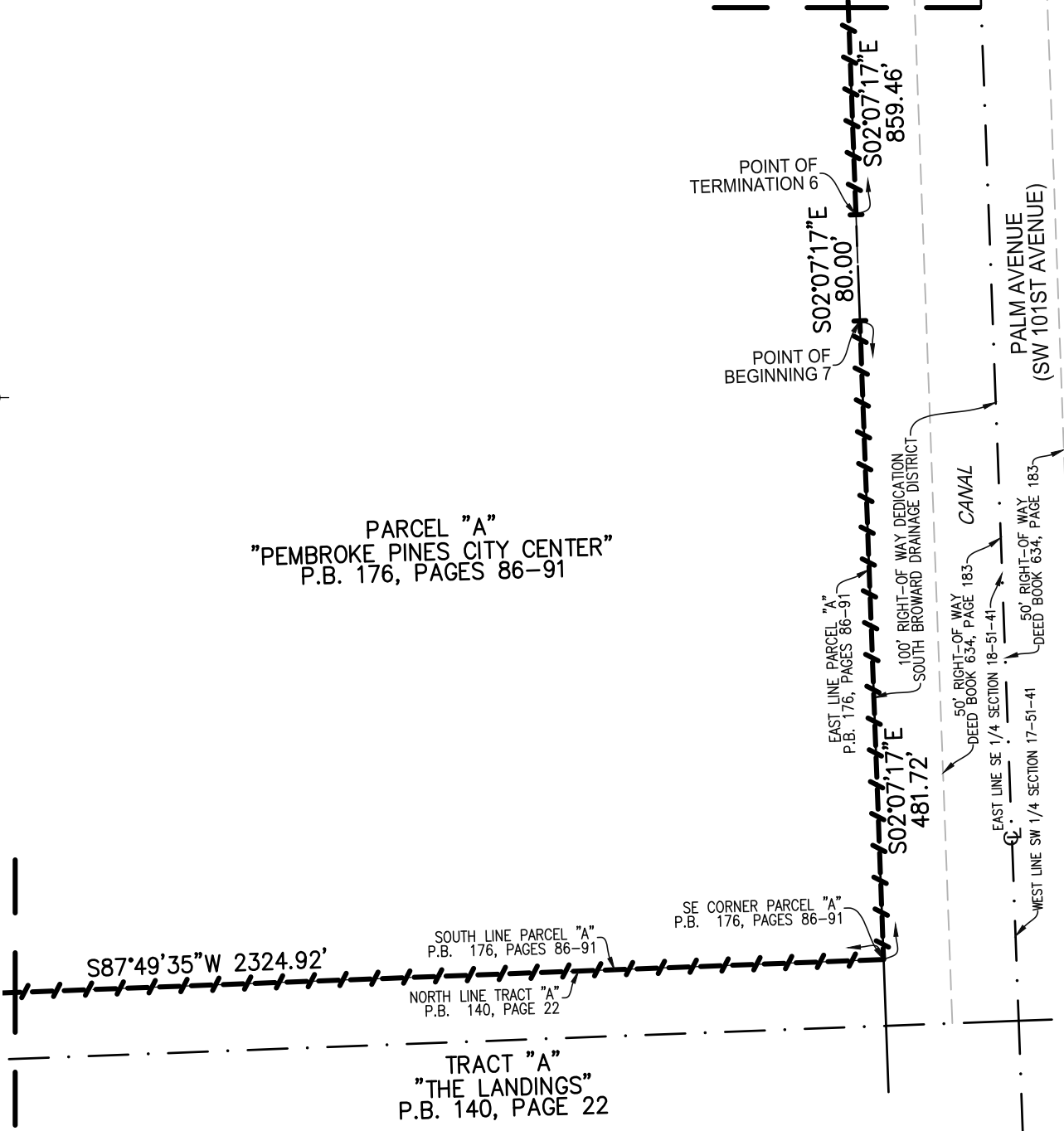
EXHIBIT "B"

MATCH LINE D



PARCEL "A"
"PEMBROKE PINES CITY CENTER"
P.B. 176, PAGES 86-91

MATCH LINE E



TRACT "A"
"THE LANDINGS"
P.B. 140, PAGE 22

CLIENT: KIMLEY-HORN & ASSOCIATES, INC.

SCALE: 1"=120' DRAWN: L.H.

ORDER NO.: 70835A

DATE: 12/13/22

EXISTING NON-VEHICULAR ACCESS LINE

PINES BOULEVARD & PALM AVENUE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PEMBROKE PINES FSER SITE

SHEET 7 OF 8

LEGEND:

- ⊕ CENTERLINE
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EXHIBIT "B"

PARCEL "A"
"PEMBROKE PINES CITY CENTER"
P.B. 176, PAGES 86-91

MATCH LINE F

MATCH LINE E

SOUTH LINE PARCEL "A"
P.B. 176, PAGES 86-91

NORTH LINE TRACT "A"
P.B. 140, PAGE 22

TRACT "A"
"THE LANDINGS"
P.B. 140, PAGE 22

S87°49'35"W 2324.92'



"F.P. & L. HOLLYBROOK
SUBSTATION"
P.B. 120, PAGE 42

WESTERLY LINE PARCEL "A"
P.B. 176, PAGES 86-91

POINT OF
TERMINATION 7

120' FPL EASEMENT
O.R.B. 2224, PAGE 704

160' FPL EASEMENT
O.R.B. 222, PAGE 582

30' EVERGLADES PIPELINE COMPANY EASEMENT
O.R.B. 1192, PAGE 114

PARCEL "A"
"PEMBROKE PINES CITY CENTER"
P.B. 176, PAGES 86-91

SOUTH LINE PARCEL "A"
P.B. 176, PAGES 86-91

S87°49'35"W 2324.92'

NORTH LINE TRACT "A"
P.B. 140, PAGE 22

TRACT "A"
"THE LANDINGS"
P.B. 140, PAGE 22

MATCH LINE F

CLIENT: KIMLEY-HORN & ASSOCIATES, INC.

SCALE: 1"=120'

DRAWN: L.H.

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DATE: 12/13/22

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PINES BOULEVARD & PALM AVENUE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PEMBROKE PINES FSER SITE

SHEET 8 OF 8

LEGEND:

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