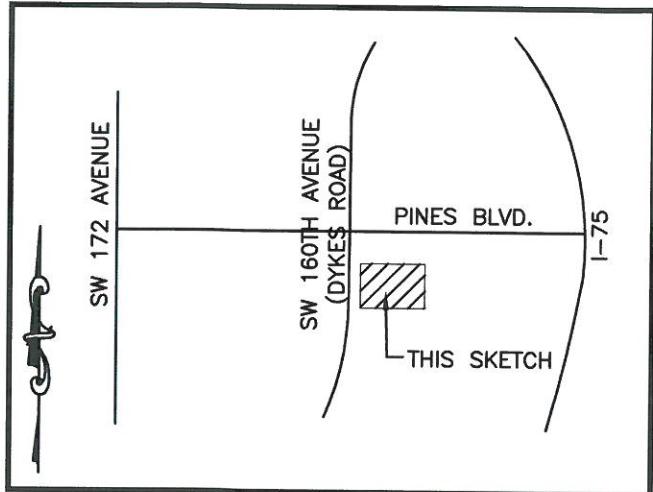


**LEGEND:**

B.C.R. BROWARD COUNTY RECORDS  
 C CENTERLINE  
 D.E. DRAINAGE EASEMENT  
 L ARC LENGTH  
 (P) PLAT  
 P.B. PLAT BOOK  
 PG. PAGE  
 P.O.B. POINT OF BEGINNING  
 P.O.T. POINT OF TERMINATION  
 P.S.M. PROFESSIONAL SURVEYOR AND MAPPER  
 R RADIUS  
 Δ CENTRAL ANGLE  
 W.L.U. WALL, LANDSCAPE, UTILITY  
 //////////////// NON-VEHICULAR ACCESS LINE



**LOCATION SKETCH**  
(NOT TO SCALE)

**SURVEY NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF UNITED STATES POSTAL SERVICE PLAT, WITH A REFERENCE BEARING NORTH 01°46'00" WEST ALONG THE WEST LINE OF TRACT "A".
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

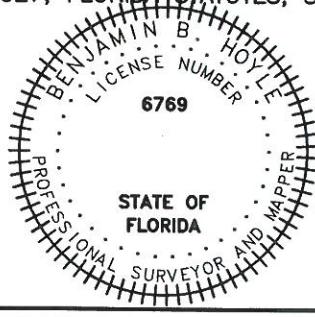
**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON JUNE 12, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES  
ENGINEERS, SURVEYORS AND PLANNERS

*BBH* 07/13/20

BY: BENJAMIN B. HOYLE, P.S.M.  
FLORIDA REGISTRATION NO. 6769



**NON-VEHICULAR ACCESS LINE (AMENDED)**

**SKETCH AND DESCRIPTION**

A PORTION OF TRACT "A"  
UNITED STATES POSTAL  
SERVICE PLAT  
(P.B. 137, PG. 18, B.C.R.)  
CITY OF PEMBROKE PINES,  
BROWARD COUNTY, FL

DATE 6/12/2020

SCALE AS SHOWN

FIELD BK. N/A

DWG. BY AIB

CHK. BY BBH

DATE  REVISIONS



ENGINEERS | PLANNERS | SCIENTISTS  
CONSTRUCTION MANAGERS

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LICENSED BUSINESS NO. 6901

SHEET NO. 1 OF 4 SHEETS  
PROJECT NO. 511904381.00L

**LEGAL DESCRIPTION:**

A LINE ALONG THE WEST LINE OF TRACT "A" AND TRACT "B", UNITED STATES POSTAL SERVICE PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 18, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 89°25'02" EAST, 17.89 FEET TO THE POINT OF BEGINNING "A", SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,422.00 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 72°27'19" EAST), THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'39", AN ARC DISTANCE OF 68.09 FEET; THENCE NORTH 74°03'57" WEST, 12.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,410.00 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 74°03'57" EAST), THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'45", AN ARC DISTANCE OF 15.95 FEET; THENCE NORTH 21°13'52" EAST, 23.37 FEET TO THE POINT OF TERMINATION "A"; THENCE NORTH 21°13'52" EAST, 50.00 FEET TO THE POINT OF BEGINNING "B"; THENCE NORTH 21°13'52" EAST, 27.09 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2,422.00 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 76°48'38" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'55", AN ARC DISTANCE OF 219.05 FEET TO THE POINT OF TERMINATION "B"; THENCE CONTINUE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°21'56", AN ARC DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING "C"; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°06'56", AN ARC DISTANCE OF 216.24 FEET TO THE POINT OF TERMINATION "C" ON THE SOUTH LINE OF A FIFTY FOOT ACCESS OPENING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°10'58" FEET, AN ARC DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING "D"; THENCE CONTINUE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°06'37", AN ARC DISTANCE OF 46.93 FEET; THENCE NORTH 01°46'00" WEST, 262.28 FEET TO THE POINT OF TERMINATION "D".

Z:\PROJECTS\511904381 PEMBROKE PINES POST OFFICE\00-22004\_NVAL\_S&D\SURVEY\CAD\NVAL\_AMENDED.DWG  
NON-VEHICULAR ACCESS LINE (AMENDED)

**SKETCH AND DESCRIPTION**  
A PORTION OF TRACT "A"  
UNITED STATES POSTAL  
SERVICE PLAT  
(P.B. 137, PG. 18, B.C.R)  
CITY OF PEMBROKE PINES,  
BROWARD COUNTY, FL

DATE	6/12/2020
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	AIB
CHK. BY	BBH

DATE	REVISIONS

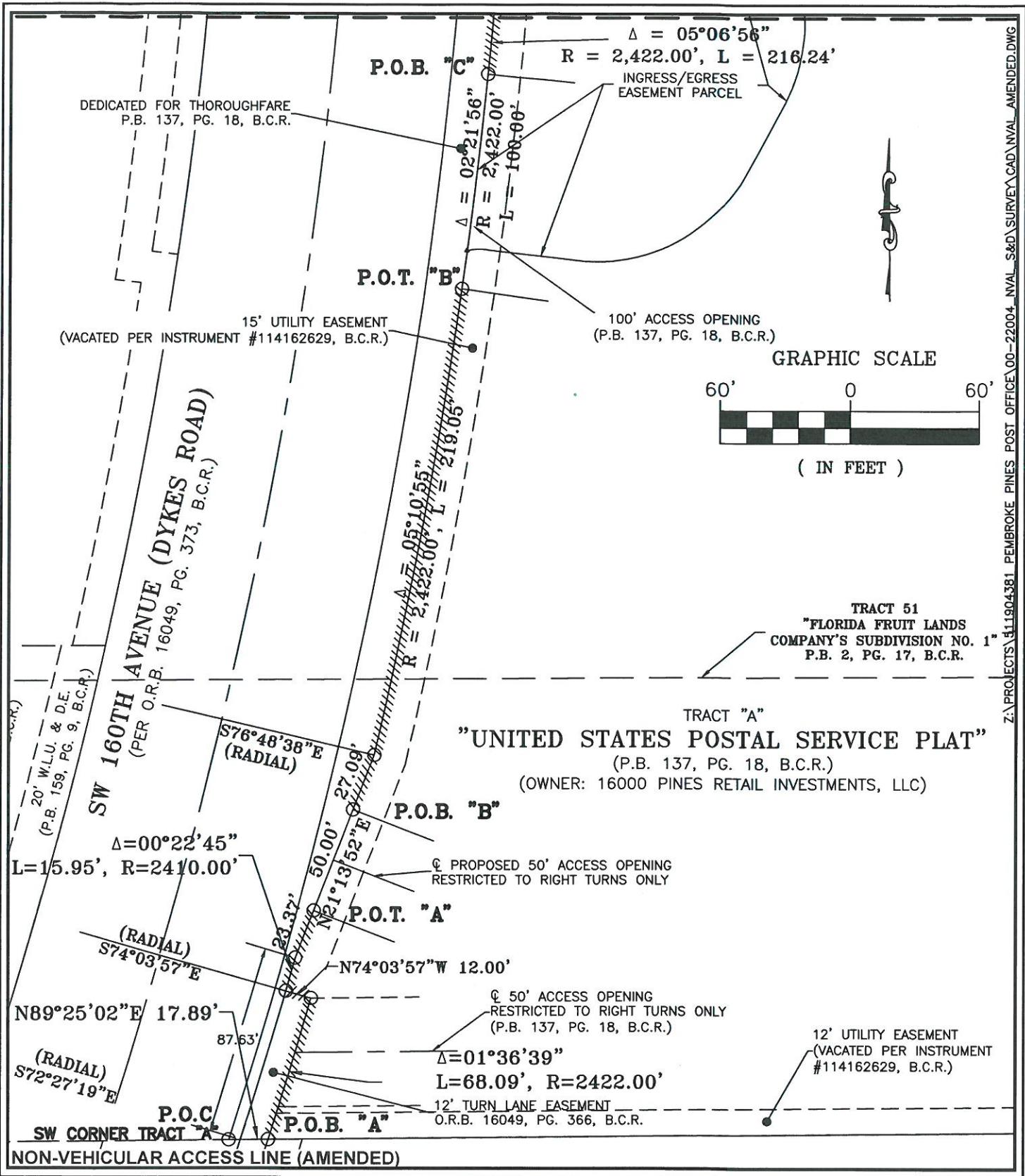


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LICENSED BUSINESS NO. 6901

SHEET NO. 2 OF 4 SHEETS  
PROJECT NO. 511904381.00L



## SKETCH AND DESCRIPTION

A PORTION OF TRACT "A"  
UNITED STATES POSTAL  
SERVICE PLAT  
(P.B. 137, PG. 18, B.C.R)  
CITY OF PEMBROKE PINES,  
BROWARD COUNTY, FL

DATE 6/12/2020

SCALE AS SHOWN

100%

REED BR. ✓✓✓

DWG. B1 AB

DATE	REVISIONS
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11. *What is the name of the author of the book?*

\_\_\_\_\_

\_\_\_\_\_

11. *What is the name of the author of the book?*



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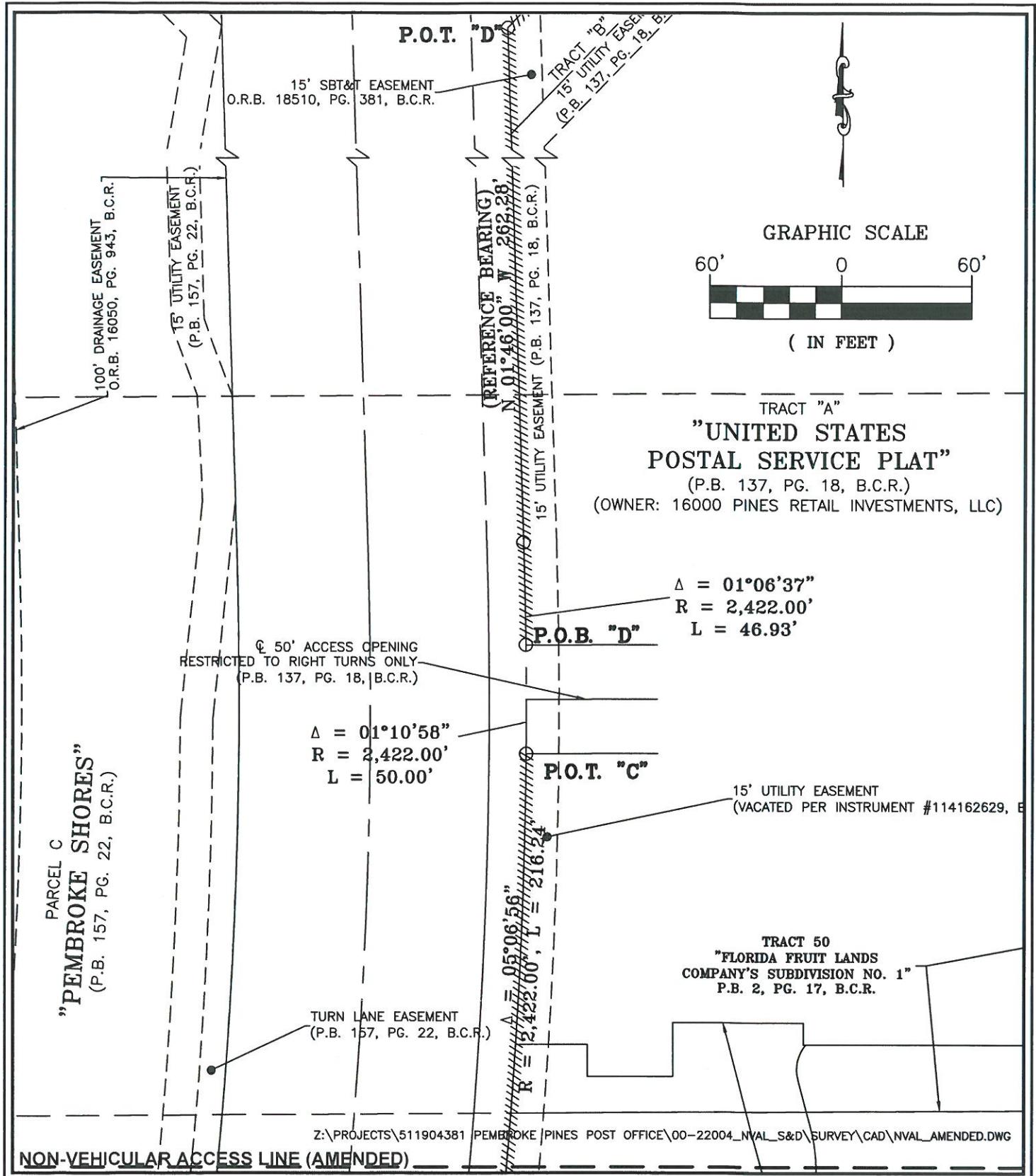
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LICENSED BUSINESS NO. 6901

SHEET NO. 3 OF 4

PROJECT NO. 511904381.00



**SKETCH AND DESCRIPTION**  
A PORTION OF TRACT "A"  
UNITED STATES POSTAL  
SERVICE PLAT  
(P.B. 137, PG. 18, B.C.R.)  
CITY OF PEMBROKE PINES,  
BROWARD COUNTY, FL

DATE 6/12/2020  
SCALE AS SHOWN  
FIELD BK. N/A  
DWG. BY AIB  
CHK. BY BBH

DATE   
REVISIONS

  
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SHEET NO. 4 OF 4 SHEETS  
PROJECT NO. 511904381.00L