



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 "A"

LEGAL DESCRIPTION: (PROPOSED 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 ELEVEN (11) 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 519.27 FEET TO **POINT OF TERMINATION 5**; 10) NORTH 87°49'48" EAST 60.00 FEET TO **POINT OF BEGINNING 6**; 11) NORTH 87°49'48" EAST 184.29 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL "A", BEING **POINT OF TERMINATION 6**.

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 7**, 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 7**; 2) SOUTH 02°07'17" EAST 80.00 FEET TO **POINT OF BEGINNING 8**; 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 8**.

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.: 70835B

DATE: 12/13/22

PROPOSED 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

PULICE LAND SURVEYORS, INC.

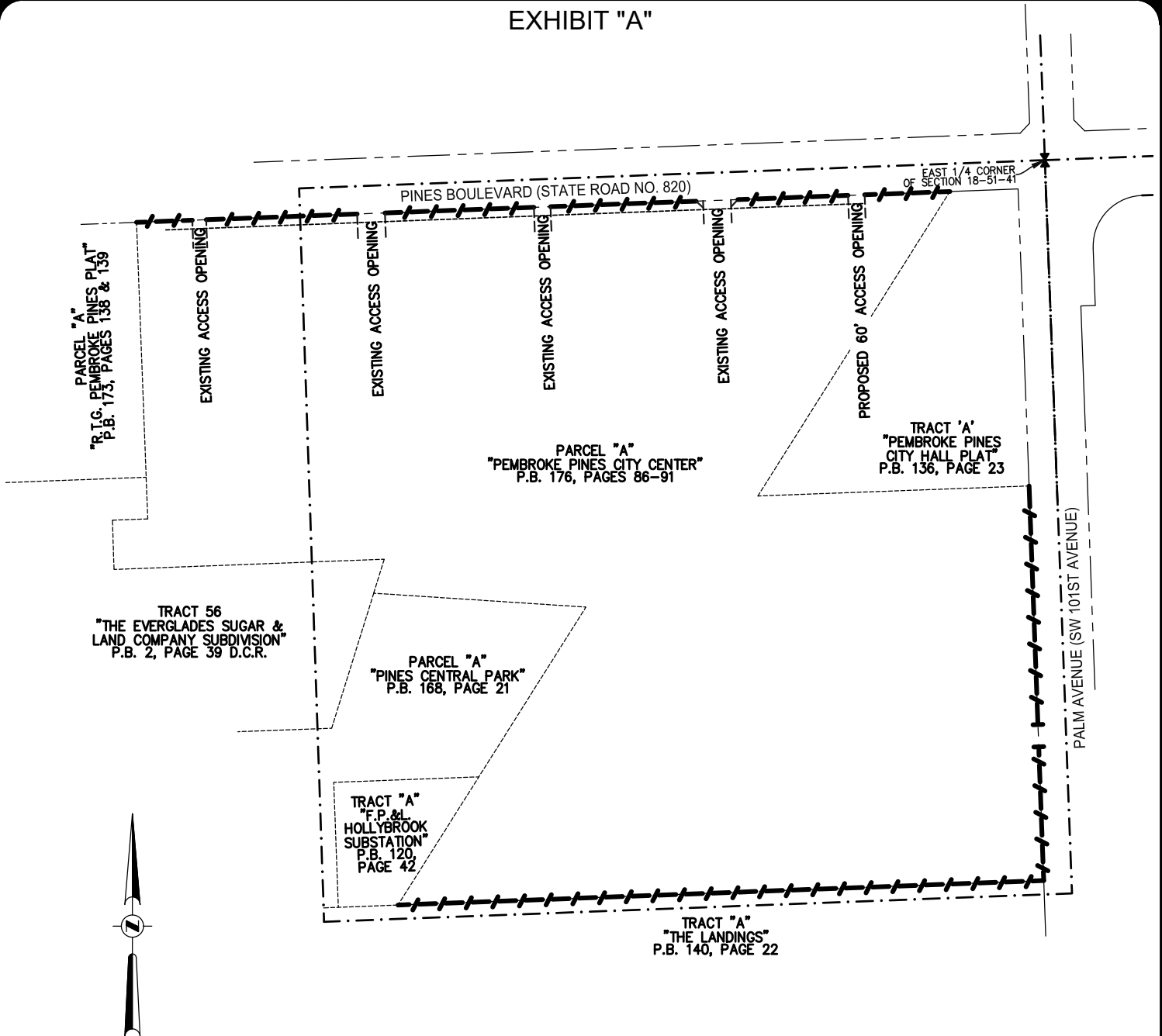
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CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "A"



VICINITY MAP

CLIENT: KIMLEY-HORN & ASSOCIATES, INC.	
SCALE: N/A	DRAWN: L.H.
ORDER NO.: 70835B	
DATE: 12/13/22	
PROPOSED 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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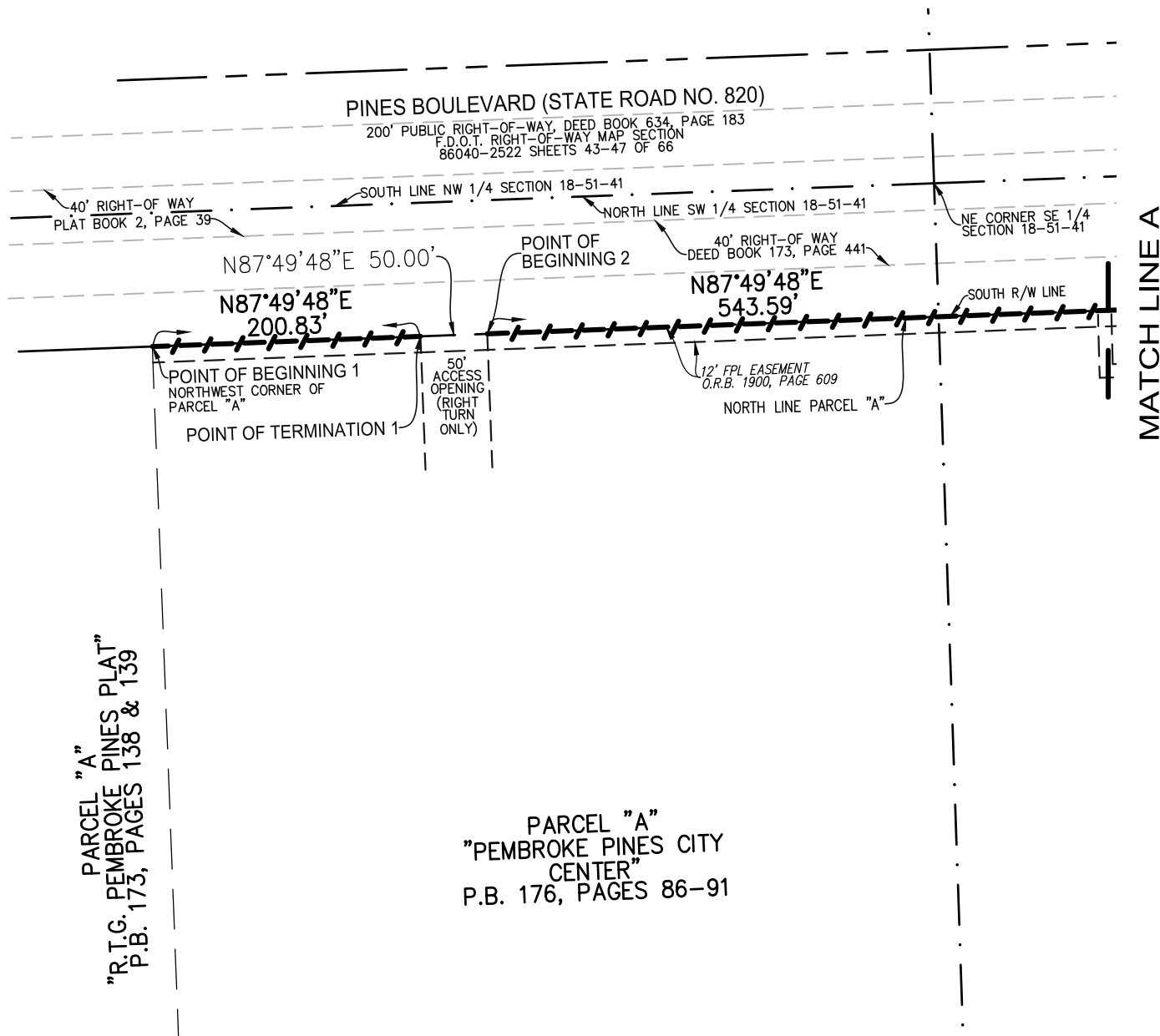
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EXHIBIT "A"



PARCEL "A"
"R.T.G. PEMBROKE PINES PLAT"
P.B. 173, PAGES 138 & 139

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

CLIENT: KIMLEY-HORN & ASSOCIATES, INC.

SCALE: 1"=120'

DRAWN: L.H.

ORDER NO.: 70835B

DATE: 12/13/22

PROPOSED NON-VEHICULAR ACCESS LINE

PINES BOULEVARD & PALM AVENUE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PEMBROKE PINES FSER SITE

SHEET 3 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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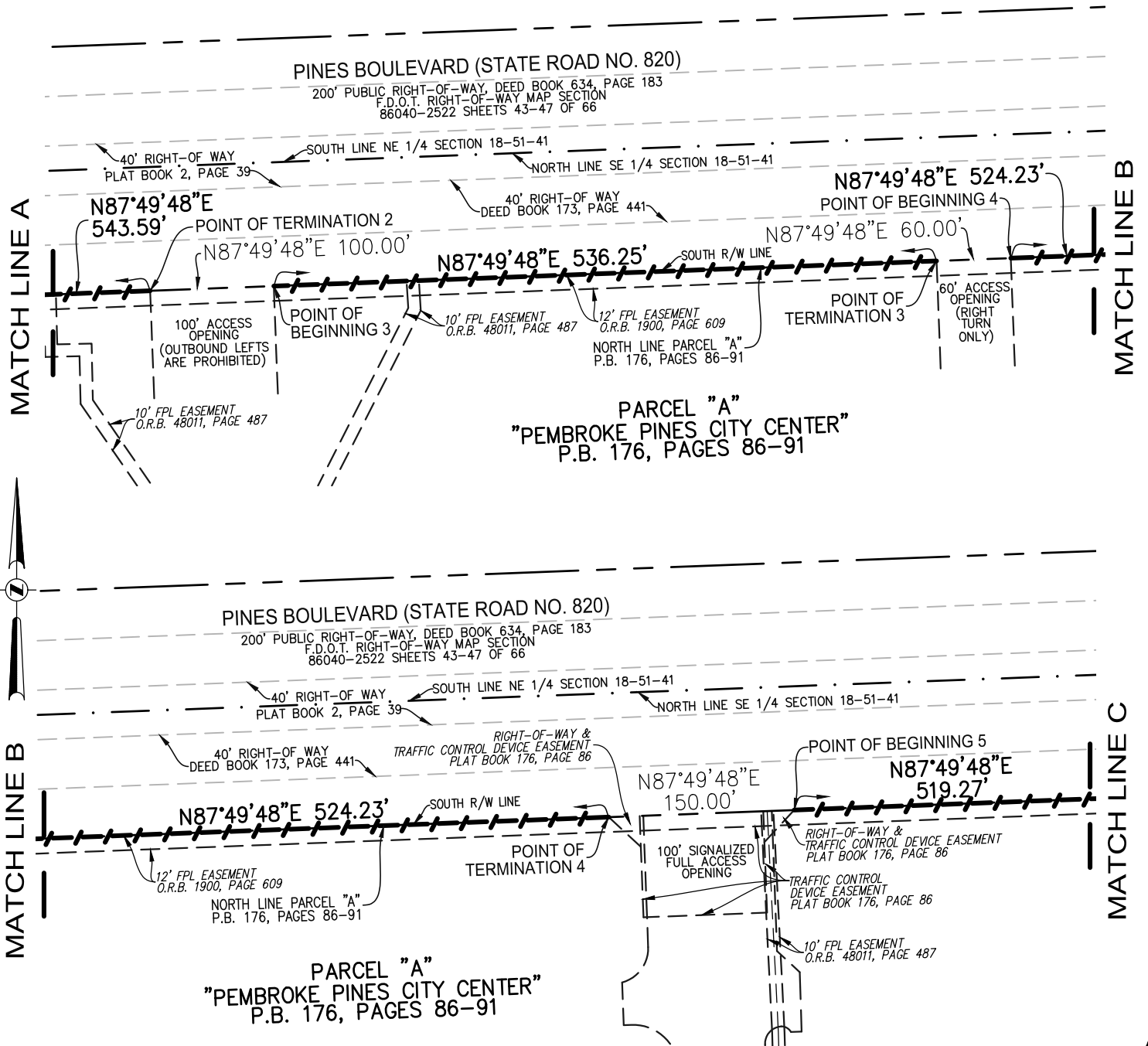
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EXHIBIT "A"



CLIENT: KIMLEY-HORN & ASSOCIATES, INC.
 SCALE: 1"=120' DRAWN: L.H.
 ORDER NO.: 70835B
 DATE: 12/13/22
 PROPOSED 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
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 -/-/- NON-VEHICULAR ACCESS LINE

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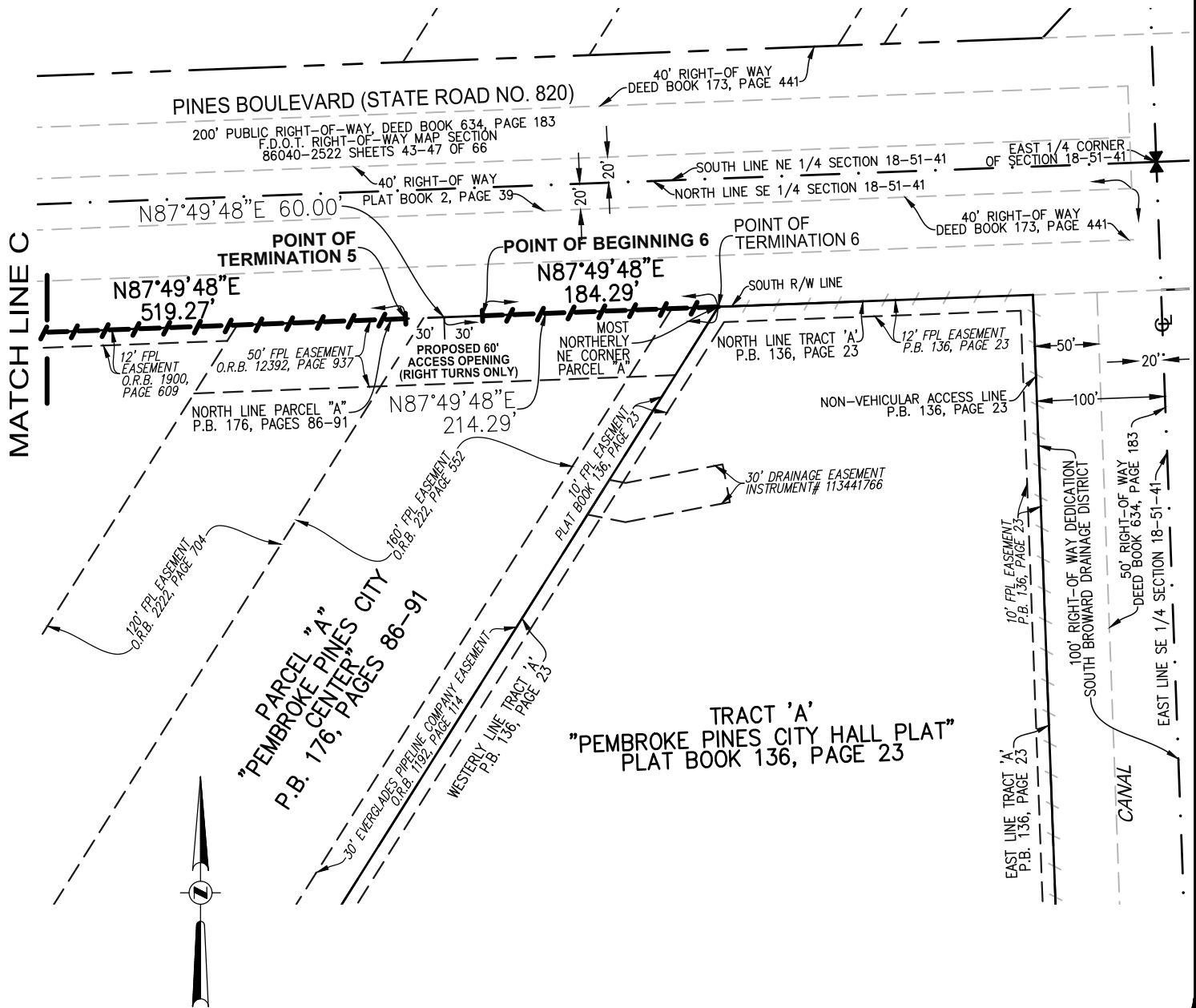
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 DATE: 12/13/22
 PROPOSED NON-VEHICULAR ACCESS LINE
 PINES BOULEVARD & PALM AVENUE
 PEMBROKE PINES, BROWARD COUNTY, FLORIDA
 FOR: PEMBROKE PINES FSER SITE

SHEET 5 OF 8
 LEGEND:
 ☉ CENTERLINE
 FPL FLORIDA POWER & LIGHT COMPANY
 M.D.C.R. MIAMI-DADE COUNTY RECORDS
 O.R.B. OFFICIAL RECORDS BOOK
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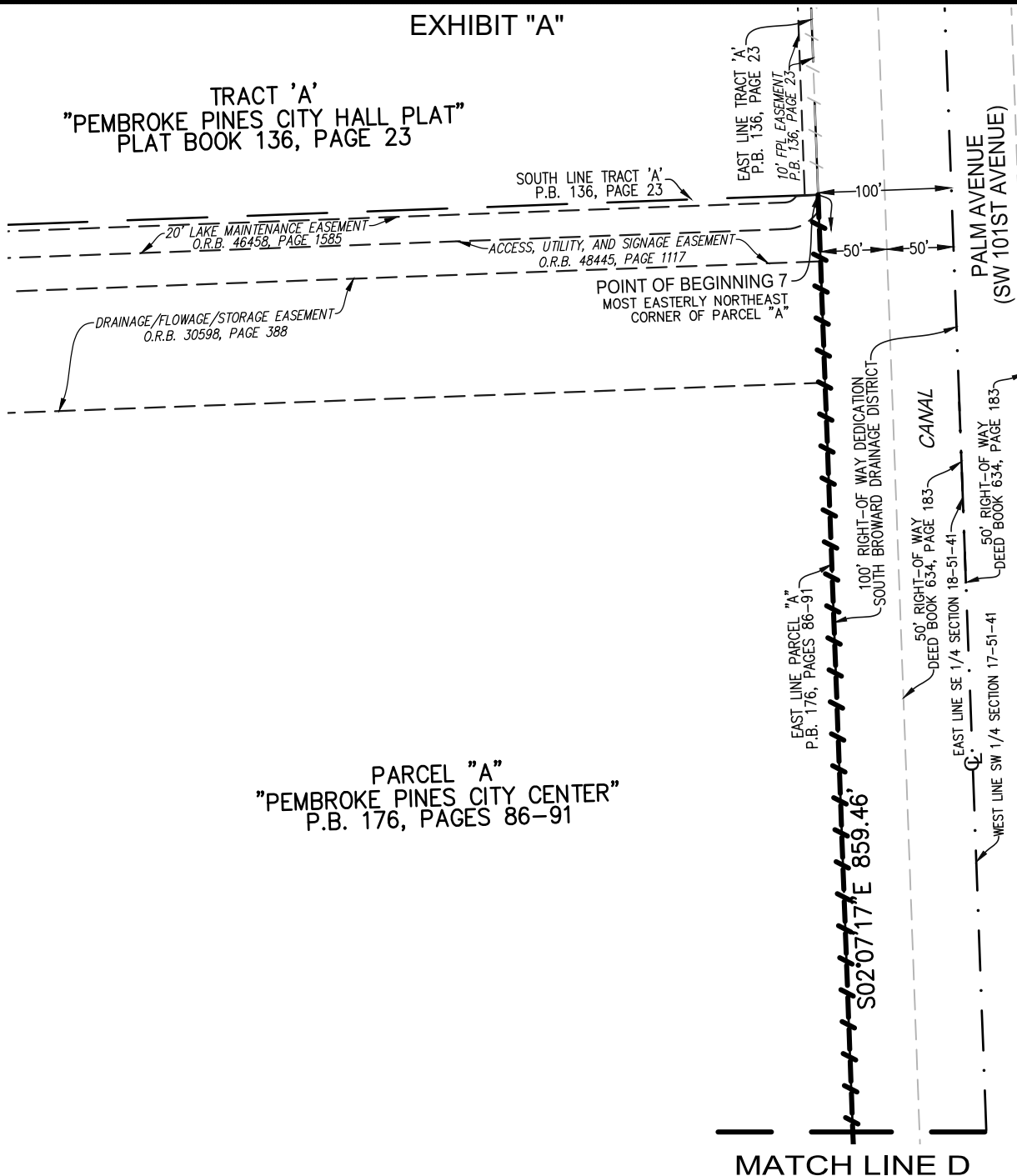
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EXHIBIT "A"

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.

SCALE: 1":120'

DRAWN: L.H.

ORDER NO.: 70835B

DATE: 12/13/22

PROPOSED NON-VEHICULAR ACCESS LINE

PINES BOULEVARD & PALM AVENUE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PEMBROKE PINES FSER SITE

SHEET 6 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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EXHIBIT "A"

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

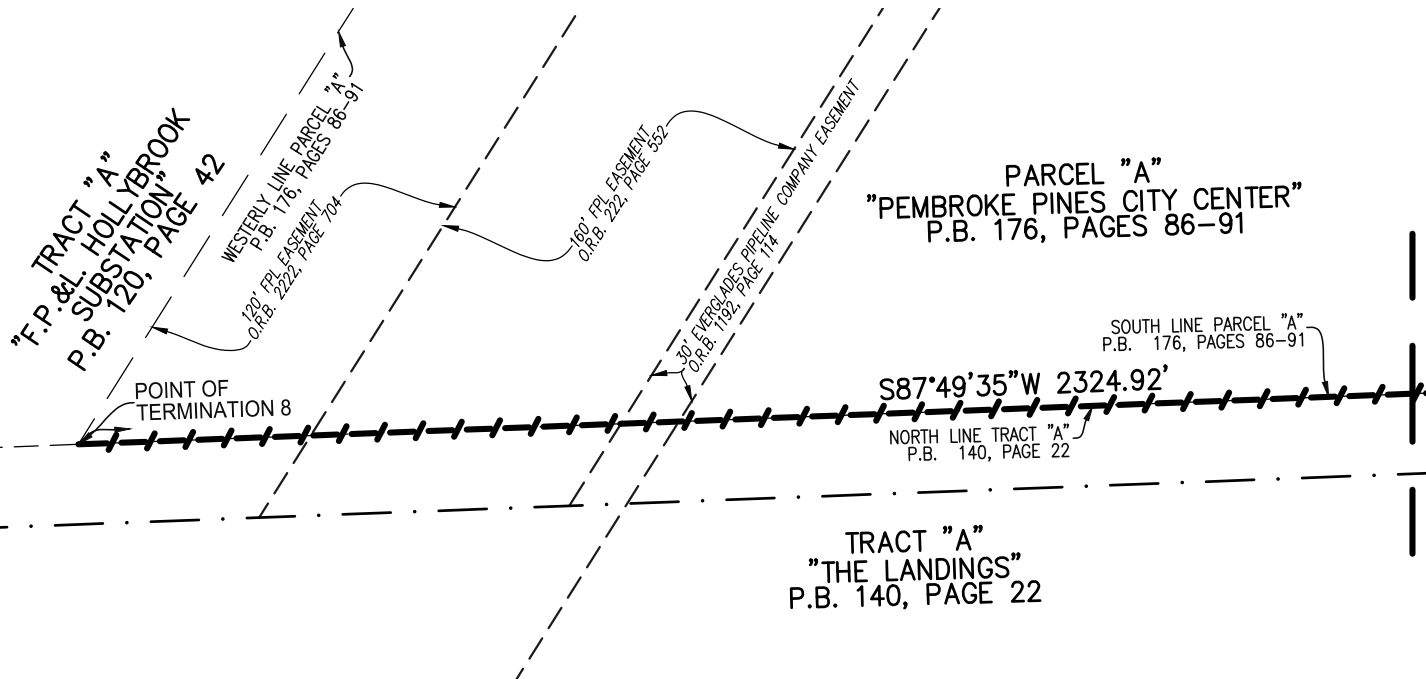
NORTH LINE TRACT "A"
P.B. 140, PAGE 22

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

S87°49'35"W 2324.92'



MATCH LINE F



CLIENT: KIMLEY-HORN & ASSOCIATES, INC.

SCALE: 1"=120'

DRAWN: L.H.

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DATE: 12/13/22

PROPOSED NON-VEHICULAR ACCESS LINE

PINES BOULEVARD & PALM AVENUE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PEMBROKE PINES FSER SITE

SHEET 8 OF 8

LEGEND:

- ☉ CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
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