

EXHIBIT "C1"

DESCRIPTION OF A LOT SPLIT (NOT A SURVEY)

LEGAL DESCRIPTION (PARCEL B)

A PORTION OF PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT THEREOF RECORDED IN PLAT BOOK 176, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCING AT A POINT OF REFERENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE WITH A LINE THROUGH SAID PARCEL "A", NORTH 45°22'01" WEST FOR A DISTANCE OF 83.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63°47'38" WEST FOR A DISTANCE OF 49.89 FEET; THENCE SOUTH 66°40'59" WEST FOR A DISTANCE OF 32.41 FEET; THENCE SOUTH 73°17'11" WEST FOR A DISTANCE OF 88.63 FEET; THENCE 46.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 90°03'41", AND A CHORD BEARING AND DISTANCE OF NORTH 61°40'58" WEST FOR 41.51 FEET; THENCE NORTH 16°39'12" WEST FOR A DISTANCE OF 275.35 FEET; THENCE NORTH 01°55'45" WEST FOR A DISTANCE OF 88.40 FEET; THENCE NORTH 12°21'40" WEST FOR A DISTANCE OF 34.93 FEET; THENCE NORTH 01°45'44" WEST FOR A DISTANCE OF 34.83 FEET; THENCE 30.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.33 FEET, A CENTRAL ANGLE OF 89°59'21", AND A CHORD BEARING AND DISTANCE OF NORTH 43°14'17" EAST FOR 27.34 FEET; THENCE NORTH 88°14'16" EAST FOR A DISTANCE OF 232.86 FEET; THENCE 38.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 76°06'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°42'33" EAST AND 36.16 FEET; THENCE 15.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 62.67 FEET, A CENTRAL ANGLE OF 14°35'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°57'19" EAST FOR 15.92 FEET; THENCE SOUTH 30°15'18" EAST FOR A DISTANCE OF 11.50 FEET; THENCE 18.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.03 FEET, A CENTRAL ANGLE OF 29°00'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°16'14" EAST FOR 18.04 FEET; THENCE SOUTH 01°45'47" EAST FOR A DISTANCE OF 309.68 FEET; THENCE 42.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.33 FEET, A CENTRAL ANGLE OF 65°33'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°00'57" WEST FOR 40.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,647 SQUARE FEET OR 2.701 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 176, PAGE 101, AS BEING SOUTH 01°45'14" EAST.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE PARCEL B.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COLLIN WOODYARD
LS. 7423
MARCH 28, 2025

SHEET 1 OF 2

SCALE: N/A	DATE 03/28/2025	DRAWN CW	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "C1"

SKETCH OF A LOT SPLIT (NOT A SURVEY)



LEGEND

N NORTH
 E EAST
 S SOUTH
 W WEST
 SEC. SECTION
 TWP. TOWNSHIP
 RNG. RANGE
 P.O.B. POINT OF BEGINNING
 P.O.R. POINT OF REFERENCE
 P.S.M. PROFESSIONAL SURVEYOR
 AND MAPPER
 P.B. PLAT BOOK
 PG. PAGE
 PID PARCEL IDENTIFICATION

PARCEL "A"
 SHOPS AT PEMBROKE GARDENS
 P.B. 176, PG. 101
 PID: 514015-05-0010

PARCEL "A"
 PEMBROKE CORPORATE CENTER
 P.B. 177, PG. 91
 PID: 514015-06-0010

(PARCEL B)
 AREA: 117,647 SQUARE FEET
 OR 2.701 ACRES

WEST LINE OF
 THE S.E. 1/4 OF
 SECTION 15

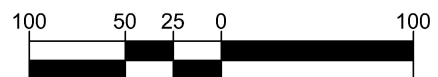
SOUTH LINE OF
 PARCEL "A"
 SHOPS AT
 PEMBROKE GARDENS

P.O.B.

P.O.R.
 S.E. CORNER
 OF PARCEL "A"
 SHOPS AT
 PEMBROKE
 GARDENS
 P.B. 176, PG. 101

PID: 514015-06-0010

S.W. 145TH AVENUE
 VARIABLE WIDTH RIGHT-OF-WAY
 P.B. 178, PG. 144



SHEET 2 OF 2

SCALE: 1"=100'	DATE 03/28/2025	DRAWN CW	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085
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BOHLER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45° 22' 01"W	83.01'
L2	S63° 47' 38"W	49.89'
L3	S66° 40' 59"W	32.41'
L4	S73° 17' 11"W	88.63'
L5	N16° 39' 12"W	275.35'
L6	N01° 55' 45"W	88.40'
L7	N12° 21' 40"W	34.93'
L8	N01° 45' 44"W	34.83'
L9	N88° 14' 16"E	232.86'
L10	S30° 15' 18"E	11.50'
L11	S01° 45' 47"E	309.68'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	29.33'	46.11'	N61°40'58"W	41.51'	090°03'41"	29.36'
C2	19.33'	30.37'	N43°14'17"E	27.34'	089°59'21"	19.33'
C3	29.33'	38.96'	S53°42'33"E	36.16'	076°06'26"	22.96'
C4	62.67'	15.97'	S22°57'19"E	15.92'	014°35'57"	8.03'
C5	36.03'	18.24'	S16°16'14"E	18.04'	029°00'09"	9.32'
C6	37.33'	42.72'	S31°00'57"W	40.42'	065°33'22"	24.04'