

# EXHIBIT "C2"

## DESCRIPTION OF A LOT SPLIT (NOT A SURVEY)

### LEGAL DESCRIPTION (PARCEL A)

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

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 1,624,755 SQUARE FEET OR 37.299 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 A.
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 3

SCALE: N/A	DATE 03/28/2025	DRAWN PD	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	<b>BOHLER</b> ™
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# EXHIBIT "C2"

## SKETCH OF A LOT SPLIT (NOT A SURVEY)



PINES BOULEVARD - S.R. 820  
200' WIDE RIGHT-OF-WAY  
O.R.B. 634, PG. 183 & O.R.B. 792, PG. 327

### 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  
R RADIUS  
L LENGTH  
CHB CHORD BEARING  
CHD CHORD LENGTH  
P.B. PLAT BOOK  
PG. PAGE  
O.R.B. OFFICIAL RECORDS BOOK  
PID PARCEL IDENTIFICATION  
F.D.O.T. FLORIDA DEPARTMENT  
OF TRANSPORTATION

R=931.74'  
L=1357.71'  
 $\Delta=83^{\circ}29'27''$

N85°42'05"E  
117.27'

NORTH LINE OF PARCEL "A"  
SHOPS AT PEMBROKE GARDENS

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

WEST LINE OF PARCEL "A"  
SHOPS AT PEMBROKE GARDENS

PARCEL A  
AREA: 1,624,755 SQUARE FEET  
OR 37.299 ACRES

EAST LINE OF PARCEL "A"  
SHOPS AT PEMBROKE GARDENS

BASIS BEARING  
S1°45'44"E 1835.96'

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

INTERSTATE - 75  
VARIABLE WIDTH RIGHT-OF-WAY  
F.D.O.T. SECTION 86075-2402

N2°32'33"E 1004.86'

SOUTH LINE OF PARCEL "A"  
SHOPS AT PEMBROKE GARDENS

S89°41'06"W 918.13'

PID: 514015-06-0010

LESS & EXCEPT  
(SEE SHEET 3 OF 3  
FOR DETAIL)

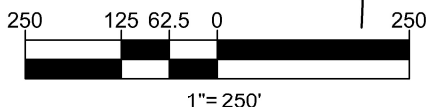
P.O.B.  
(LESS & EXCEPT)

P.O.R.  
(LESS & EXCEPT)

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

R=761.29'  
L=47.69'  
 $\Delta=3^{\circ}35'20''$

S69°34'58"W 125.22'



SHEET 2 OF 3

SCALE: 1"=250'	DATE 03/28/2025	DRAWN PD	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	<b>BOHLER</b> ™
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# EXHIBIT "C2"

## SKETCH OF A LOT SPLIT (NOT A SURVEY)

### DETAIL SHEET

#### 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

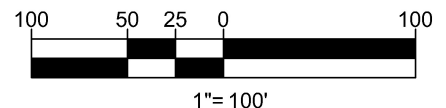
PARCEL "A"  
SHOPS AT PEMBROKE GARDENS  
P.B. 176, PG. 101  
PID: 514015-05-0010

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

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

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'



SHEET 3 OF 3

SCALE: 1"=100'	DATE 03/25/2025	DRAWN PD	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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