

EXHIBIT 'B'

LOCATION MAP: NOT TO SCALE

SKETCH AND LEGAL DESCRIPTION

FOR THE ABANDONMENT OF AN ALLOWED 60' ACCESS OPENING AS SHOWN ON PLAT OF PEMBROKE LAKES SOUTH PLAT BOOK 119, PAGE 1, BROWARD COUNTY PUBLIC RECORDS

LEGAL DESCRIPTION:

THE ABANDONMENT OF AN EXISTING ALLOWED 60' ACCESS OPENING LYING IN A PORTION OF TRACT C-2, PEMBROKE LAKES SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY, SOUTHWEST CORNER OF SAID TRACT C-2; THENCE NORTH $00^{\circ}00'41''$ EAST, ALONG THE WEST LINE OF SAID TRACT C-2 AND EAST RIGHT OF WAY LINE OF SOUTH FLAMINGO ROAD, A DISTANCE OF 165.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $00^{\circ}00'41''$ EAST, FOR A DISTANCE OF 60.00 FEET TO THE POINT OF TERMINUS.

SURVEYOR'S NOTES:

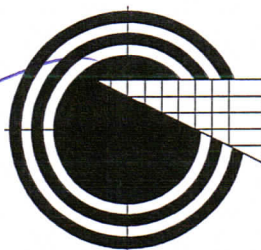
1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. BEARINGS SHOWN HEREON ARE REFER TO AN ASSUMED MERIDIAN OF $N.00^{\circ}00'41''E$. ALONG THE EAST RIGHT OF WAY LINE OF FLAMINGO ROAD.
4. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT, UNLESS OTHERWISE NOTED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION: 6-4-20 COMMENTS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA



WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868
WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241

JOB #: 19-451
FIELD DATE: 9-16-19

SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

ABANDONMENT OF AN ALLOWED 60' WIDE ACCESS OPENING



FLAMINGO ROAD

S88°29'17"E 158.05'

PLATTED NON-VEHICULAR ACCESS LINE
(P.B. 119, PG. 1)

N00°00'41"E 330.90'

WEST LINE OF TRACT C-2 (P.B. 119, PG. 1)
& EAST RIGHT OF WAY LINE

A PORTION OF TRACT C-2
PEMBROKE LAKES SOUTH
P.B. 119, PG. 1

S01°30'37"W 330.78'

REMAINING PORTION OF TRACT C-2
PEMBROKE LAKES SOUTH
P.B. 119, PG. 1

POINT OF TERMINUS
NORTH LINE OF ACCESS OPENING

60.00'

N00°00'41"E

CENTERLINE OF EXISTING
PLATTED ALLOWED 60' WIDE
ACCESS OPENING
(P.B. 119, PG. 1)

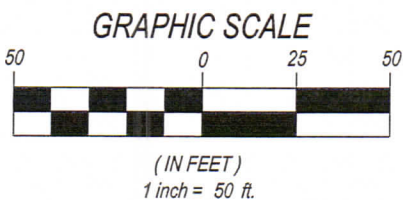
SOUTH LINE OF ACCESS OPENING
POINT OF BEGINNING

N88°29'22"W 149.39'

200.00' (N.T.S.)

N00°00'41"E 165.98'

140.96'



POINT OF COMMENCEMENT
MOST WESTERLY, SOUTHWEST CORNER
OF TRACT C-2, (P.B. 119, PG. 1)

ABBREVIATIONS:

N.T.S. = NOT TO SCALE

P.B. = PLAT BOOK

PG. = PAGE

--- = PLATTED NON-VEHICULAR ACCESS LINE

PEMBROKE ROAD

NORTH RIGHT OF WAY LINE &
SOUTH LINE OF TRACT C-2
(P.B. 119, PG. 1)

JOB #: 19-451
SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2