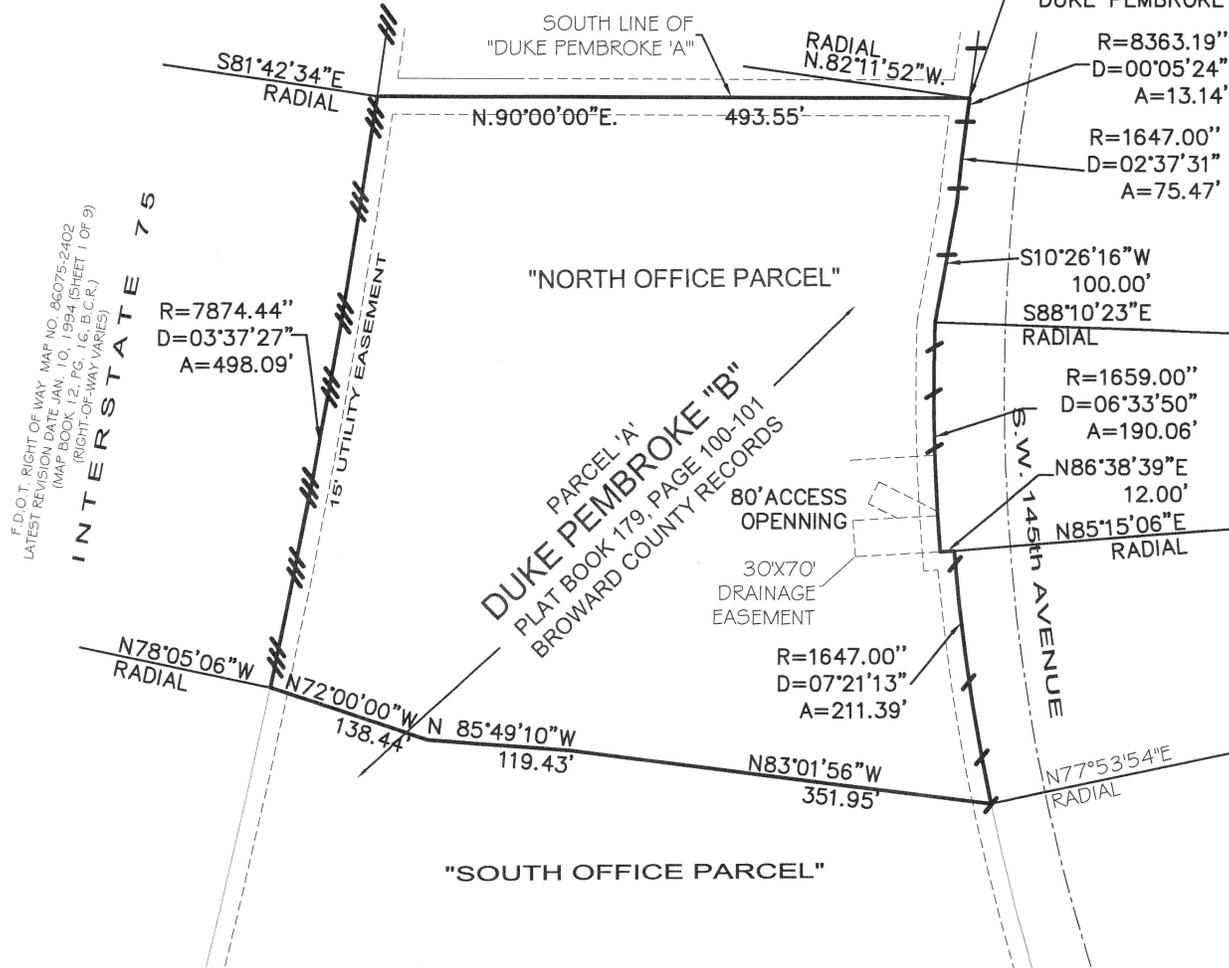


# Parcel A

PARCEL 'A'  
**DUKE PEMBROKE "A"**  
 PLAT BOOK 178, PAGE 142-145  
 BROWARD COUNTY RECORDS

P.O.B.  
 SOUTHEAST CORNER PARCEL 'A'  
 DUKE PEMBROKE 'A'  
 NORTH EAST CORNER  
 DUKE PEMBROKE 'B'



P.O.B. - POINT OF BEGINNING  
 A - ARC DISTANCE  
 D - DELTA ANGLE  
 R - RADIUS

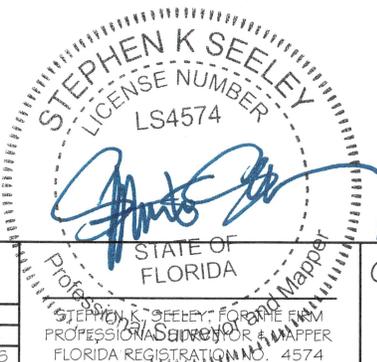
/// - LIMITED ACCESS LINE  
 / - NON-VEHICULAR ACCESS LINE

**NOTES**

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00\"/>

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY DESCRIPTION



SHEET 1 OF 2

REVISION	DATE	BY	SKETCH AND DESCRIPTION	
			JOB #: RN8692	DATE: 04-12-22
			SCALE: NTS	SHEET 1 OF 2
			DRAWN BY: CM	CHECKED BY: SKS

**GIBBS LAND SURVEYORS**  
 2131 HOLLYWOOD BOULEVARD, SUITE 204  
 HOLLYWOOD, FL 33020 (954) 923-7666  
 LICENSED BUSINESS NO. 7018

# EXHIBIT "A"

**NORTH OFFICE DISCRPTION:**

BEING A PORTION OF PARCEL 'A' OF " **DUKE PEMBROKE 'B'** ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 100-101 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'A' OF " **DUKE PEMBROKE 'B'**", BEING A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE WESTERLY, WHOSE CENTER BEARS NORTH 82°11'52" WEST FROM SAID POINT; THENCE SOUTHERLY AND TO THE RIGHT, ALONG SAID ARC HAVING A RADIUS OF 8,363.19 AND A CENTRAL ANGLE OF 0°05'24", AN ARC DISTANCE OF 13.14 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 1,647.00 FEET; THENCE SOUTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02°37'31", AN ARC DISTANCE OF 75.47 FEET;  
 THENCE SOUTH 10°26'16" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,659.00 FEET AND WHOSE CENTER BEARS SOUTH 88°10'23" EAST FROM SAID POINT; THENCE SOUTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°33'50", AN ARC DISTANCE OF 190.06 FEET;  
 THENCE NORTH 86°38'39" EAST, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,647.00 FEET AND WHOSE CENTER BEARS NORTH 85°15'06" EAST FROM SAID POINT; THENCE SOUTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°21'13", AN ARC DISTANCE OF 211.39 FEET;

THENCE NORTH 83°01'56" WEST, A DISTANCE OF 351.95 FEET;  
 THENCE NORTH 85°49'10" WEST, A DISTANCE OF 119.43 FEET;  
 THENCE NORTH 72°00'00" WEST, A DISTANCE OF 138.44 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'A', BEING A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 7,874.44 AND WHOSE CENTER BEARS NORTH 78°05'06" WEST FROM SAID POINT;  
 THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3°37'27" AN ARC DISTANCE OF 498.09 FEET;  
 THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID PARCEL 'A', A DISTANCE OF 493.55 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 286,764.28 SQUARE FEET ( 6.58 ACRES) MORE OR LESS.

SKETCH TO ACCOMPANY DESCRIPTION

SHEET 2 OF 2

THIS IS NOT A BOUNDARY SURVEY

REVISION	DATE	BY	<b>SKETCH AND DESCRIPTION</b>		
			JOB #: RN7734	DATE: 06-07-22	<b>GIBBS LAND SURVEYORS</b> 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
			SCALE: NTS	SHEET 2 OF 2	
			DRAWN BY: CM	CHECKED BY: SKS	
				STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	