



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



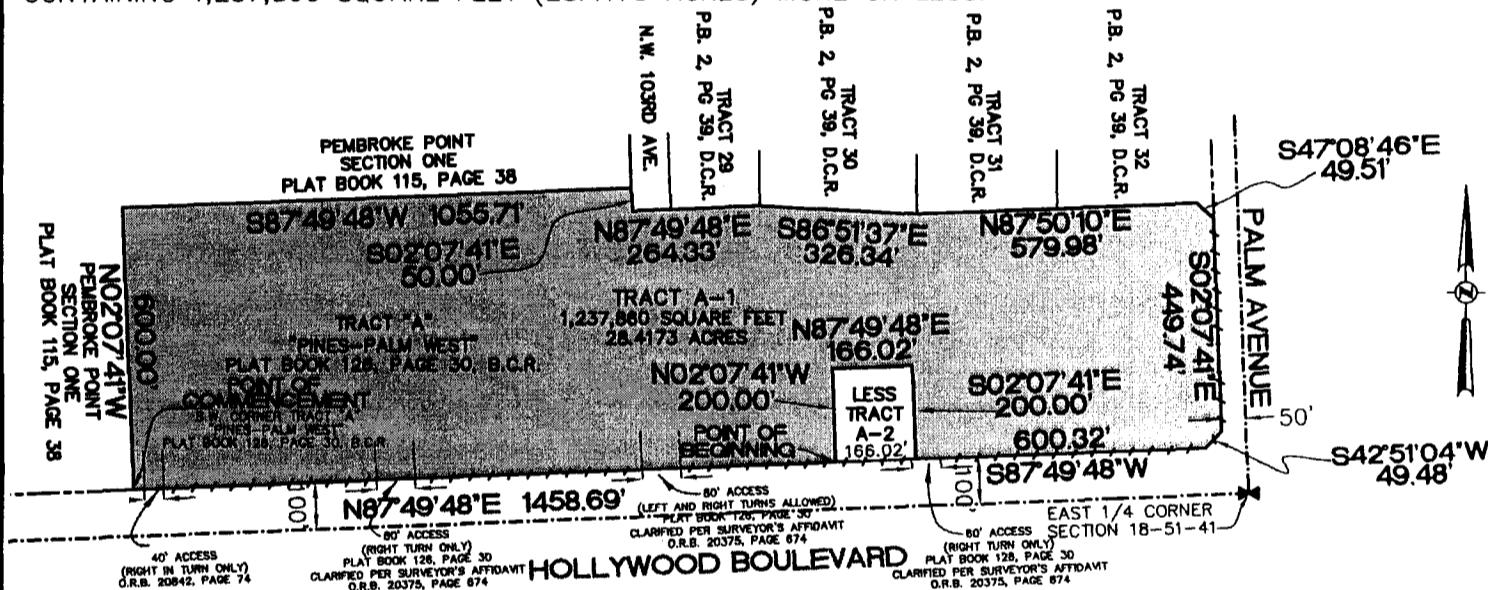
LEGAL DESCRIPTION: TRACT A-1

TRACT "A", OF "PINES-PALM WEST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LESS THE FOLLOWING:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "A" OF PINES-PALM WEST; THENCE NORTH 87°49'48" EAST ALONG THE SOUTH LINE OF SAID TRACT "A", 1458.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°07'41" WEST 200.00 FEET; THENCE NORTH 87°49'48" EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID TRACT "A" 166.02 FEET; THENCE SOUTH 02°07'41" EAST 200.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87°49'48" WEST ALONG SAID SOUTH LINE 166.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 1,237,860 SQUARE FEET (28.4173 ACRES) MORE OR LESS.



NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT "A"
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BOHLER ENGINEERING
SCALE: 1"=400'
ORDER NO.: 54291 A-1
DATE: 01-20-12; REV.2-15-12
TRACT A-1, REMAINDER TRACT "A"
PEMBROKE PINES, BROWARD COUNTY, FLORIDA
FOR: CHASE PINES-PALM WEST

LEGEND:

- / — NON-VEHICULAR ACCESS LINE
- P.B. PLAT BOOK
- P.G. PAGE
- B.C.R. BROWARD COUNTY RECORDS

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136



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LEGAL DESCRIPTION: TRACT A-2

A PORTION OF TRACT "A", OF "PINES-PALM WEST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A" OF "PINES-PALM WEST"; THENCE NORTH 87°49'48" EAST ALONG THE SOUTH LINE OF SAID TRACT "A", FOR A DISTANCE OF 1458.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°07'41" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 87°49'48" EAST, ALONG A LINE PARALLEL WITH THE SAID SOUTH LINE OF SAID TRACT "A", FOR A DISTANCE OF 166.02 FEET; THENCE SOUTH 02°07'41" EAST 200.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87°49'48" WEST, ALONG SAID SOUTH LINE OF TRACT "A", FOR A DISTANCE OF 166.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 33,204 SQUARE FEET (0.7623 ACRES) MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT "A"
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BOHLER ENGINEERING

SCALE: N/A

ORDER NO.: 54291 A-2

DATE: 01-20-12; REV. 2-15-12

TRACT A-2, CHASE BANK SITE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CHASE PINES-PALM WEST

SHEET 1 OF 2

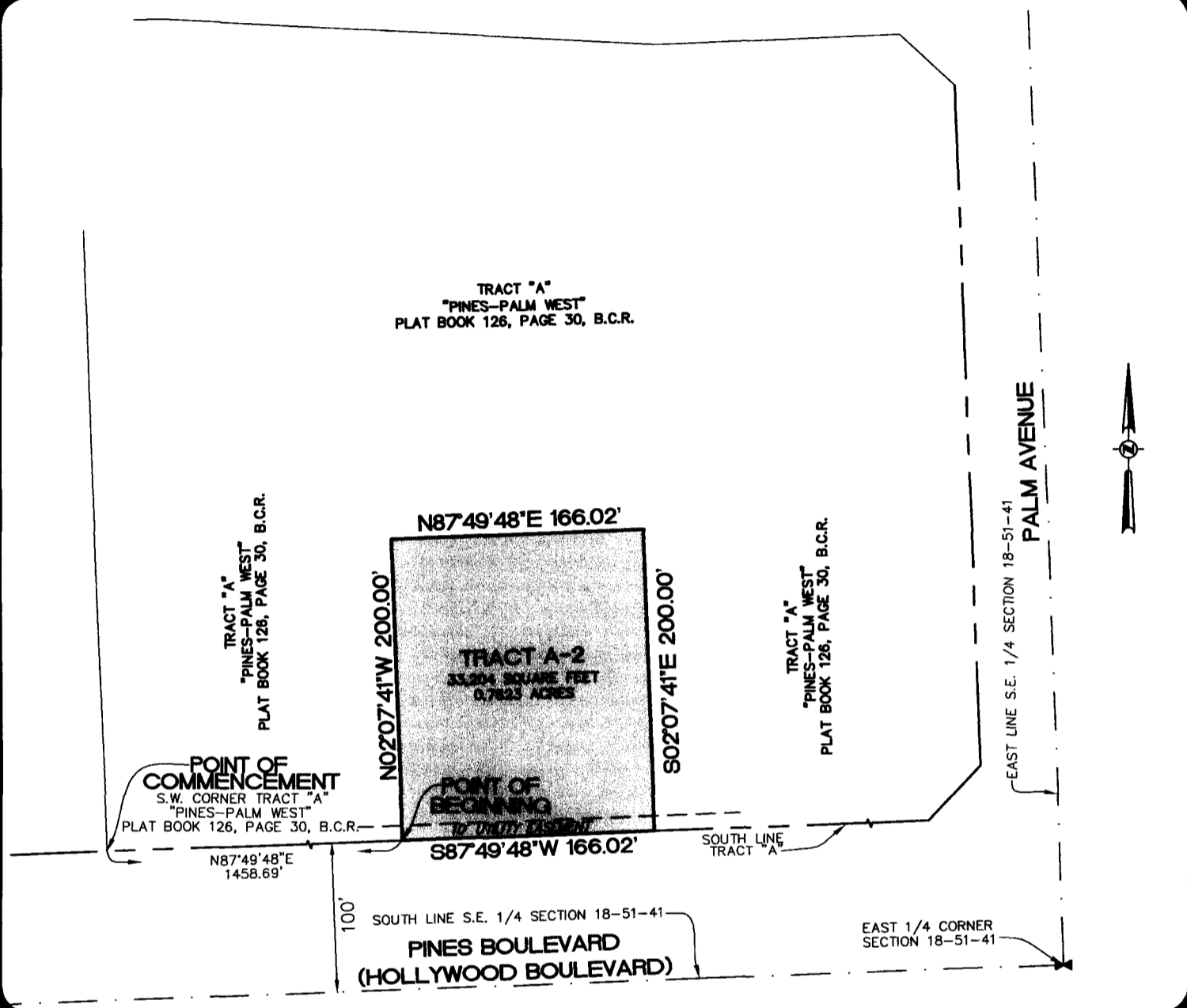
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

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FILE: BOHLER ENGINEERING

SCALE: 1"=100'

ORDER NO.: 54291 A-2

DATE: 01-20-12; REV, 2-15-12

TRACT A-2, CHASE BANK SITE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CHASE PINES-PALM WEST

SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

- ☉ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- B.C.R. BROWARD COUNTY RECORDS

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