PARCEL A-1

LEGAL DESCRIPTION:

ALL OF PARCEL 'A' OF " DUKE PEMBROKE 'A' ", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 142 THROUGH 145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 493.55 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 81°42'35" WEST FROM SAID POINT; THENCE NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 7874.44 FEET AND A CENTRAL ANGLE OF 04°03'13", AN ARC DISTANCE OF 557.11 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 213.60 FEET; THENCE NORTH 57°53'21" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 37.67 FEET; THENCE NORTH 04°45'32" EAST A DISTANCE OF 7.07 FEET; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 201.19 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 85°54'19" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 8351.19 FEET AND A CENTRAL ANGLE OF 03°03'15", AN ARC DISTANCE OF 445.16 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 9°29'39" EAST A DISTANCE OF 41.57 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 82°24'42" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 8363.19 FEET AND A CENTRAL ANGLE OF 00° 22' 53", AN ARC DISTANCE OF 55.65 FEET TO THE POINT OF BEGINNING.

NOTES

LEGEND

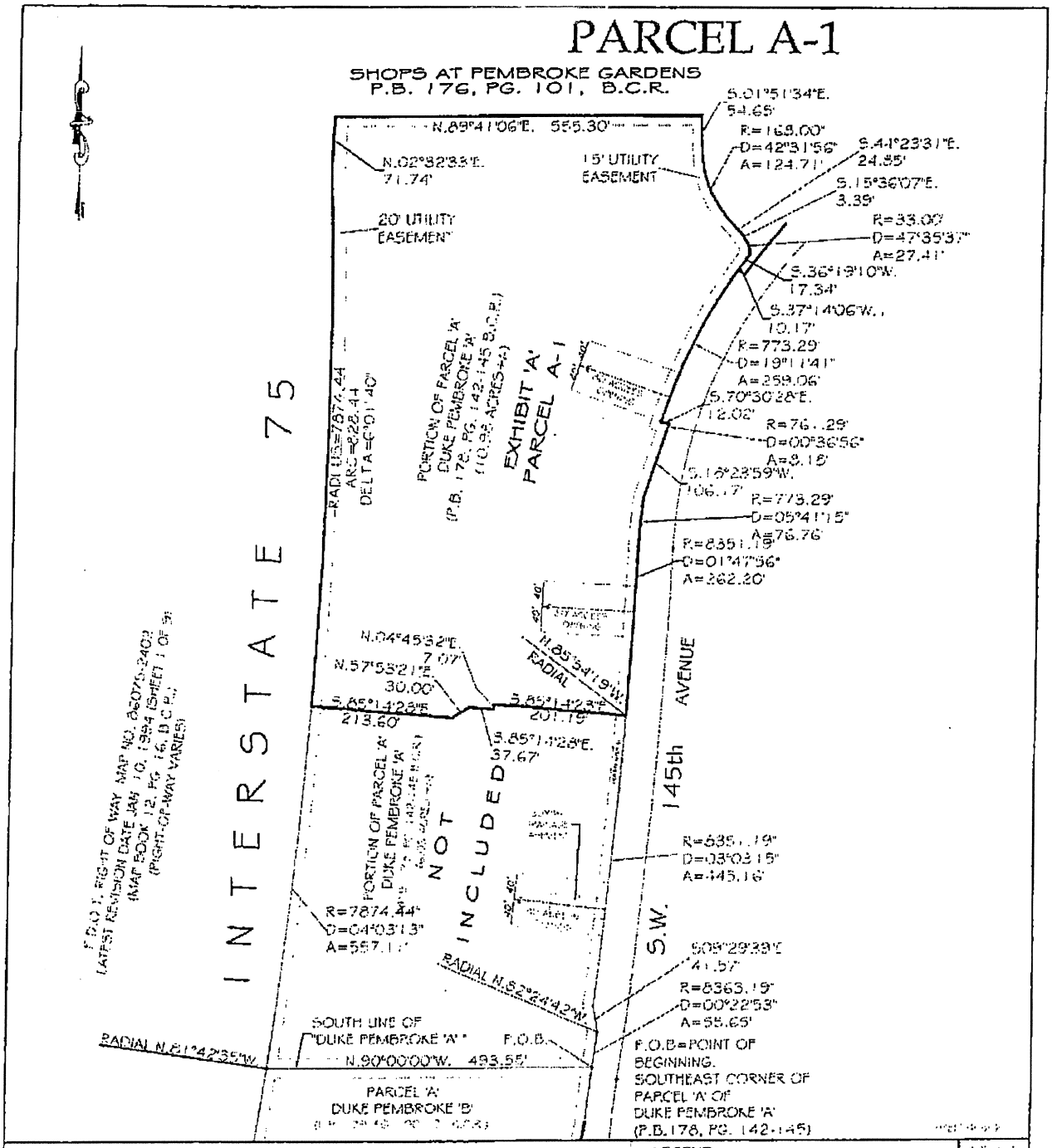
B.C.P. -BROWARD COUNTY RECORDS
O.R.B. -OFFICIAL RECORDS BOOK
P.B. -PLAT BOOK
PG. -PAGE

SKETCH & DESCRIPTION

GIBBS LAND SURVEYORS

PARCEL A-1

SHOPS AT PEMBROKE GARDENS
P.B. 176, PG. 101, B.C.R.



NOTES

LEGEND

B.C.R.	-BROWARD COUNTY RECORDS
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PG.	-PAGE

REVISION	DATE	BY

SKETCH & DESCRIPTION

GIBBS LAND SURVEYORS