

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.

SHEET 1 OF 2

NOTES

1. CENTER POINT, NOT SHOWN.
2. DASHED LINE INDICATES WHERE THE PLATTER INTENDS TO LOCATE THE CENTER POINT OF THE CURVE.
3. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. ALL ANGLES ARE SHOWN IN DEGREES, MINUTES AND SECONDS.
5. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. ALL ANGLES ARE SHOWN IN DEGREES, MINUTES AND SECONDS.
7. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
8. ALL ANGLES ARE SHOWN IN DEGREES, MINUTES AND SECONDS.
9. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
10. ALL ANGLES ARE SHOWN IN DEGREES, MINUTES AND SECONDS.

LEGEND

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

NOT TO BE
USED FOR
ANY OTHER
PURPOSE
EXCEPT
AS SHOWN
ON THE
PLAT
BOOK
RECORDS
AND
PLAT

REVISION	DATE	BY	SKETCH & DESCRIPTION	DATE	BY
			JOHN A. GIBBS	10/10/00	JOHN A. GIBBS
			JOHN A. GIBBS	10/10/00	JOHN A. GIBBS
			JOHN A. GIBBS	10/10/00	JOHN A. GIBBS
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			JOHN A. GIBBS	10/10/00	JOHN A. GIBBS

GIBBS LAND SURVEYORS

2001 BROWARD COUNTY RECORDS BOOK 178
PAGE 142 THROUGH 145
PLAT BOOK 178, PAGES 142 THROUGH 145
RECORDED IN BROWARD COUNTY RECORDS BOOK 178, PAGES 142 THROUGH 145

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