

PARCEL A-2

LEGAL DESCRIPTION:

THAT PORTION 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, DESCRIBED AS FOLLOWS:

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

1. SECTION ON PLAT 178, PAGE 142.
2. LAND SURVEYING ACT, CHAPTER 32, FLORIDA STATUTES, AND ANY AMENDMENTS THEREOF.
3. ALL MEASUREMENTS ARE TO BE MADE IN ACCORDANCE WITH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. ALL MEASUREMENTS ON THIS PLAT ARE TO BE MADE IN ACCORDANCE WITH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. ALL MEASUREMENTS ON THIS PLAT ARE TO BE MADE IN ACCORDANCE WITH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

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

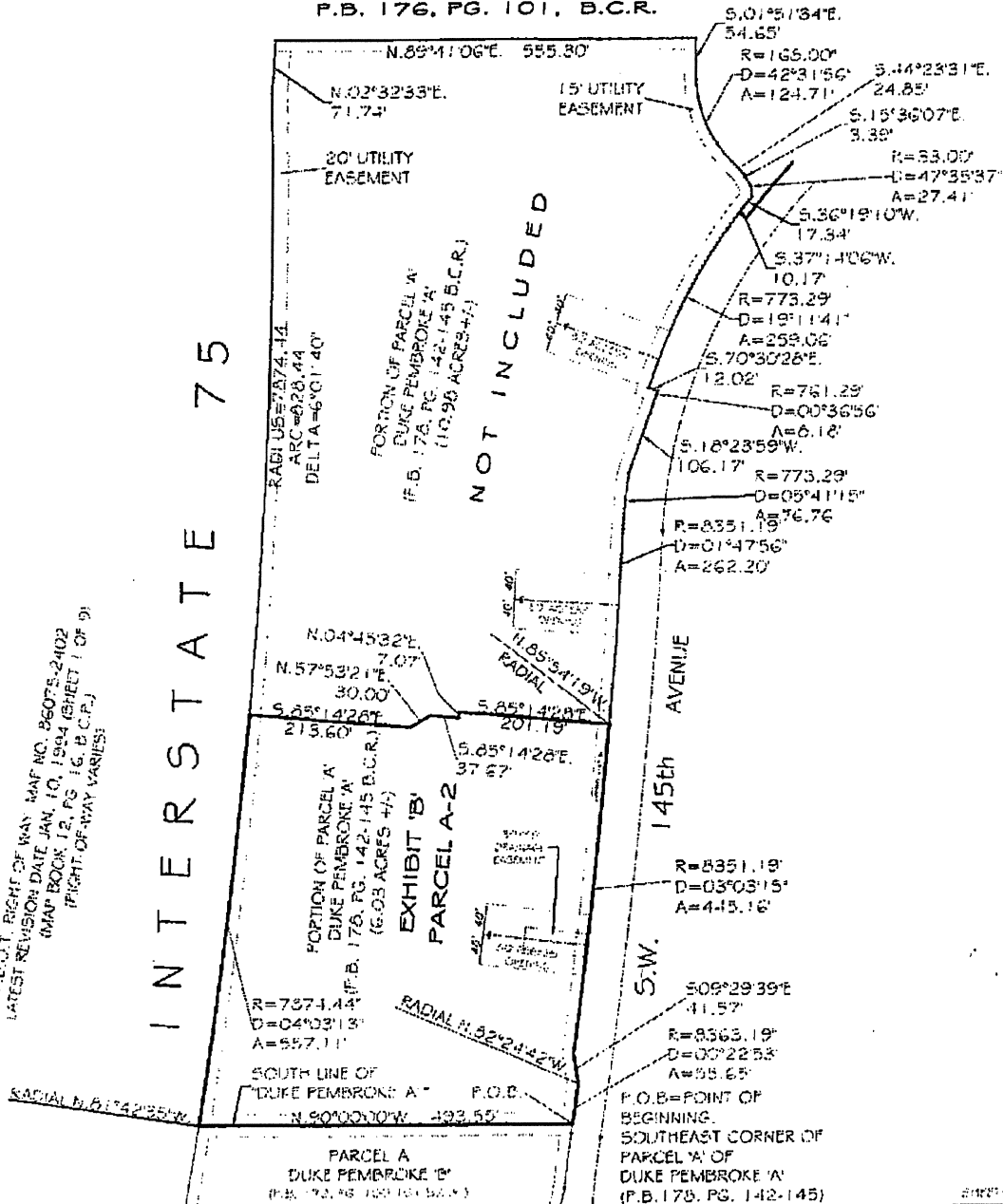
THIS PLAT
WAS PREPARED
BY
GIBBS LAND SURVEYORS
INC.
215 S. MONROE STREET, SUITE 200
FORT LAUDERDALE, FLORIDA 33301
(954) 575-1111

REVISION	DATE	BY	SKETCH & DESCRIPTION	GIBBS LAND SURVEYORS
			<div> <div> <div>DATE</div> <div>BY</div> </div> <div> <div>DATE</div> <div>BY</div> </div> </div>	<div> <div>215 S. MONROE STREET, SUITE 200</div> <div>FORT LAUDERDALE, FLORIDA 33301</div> <div>(954) 575-1111</div> </div>

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F.D.O.T. RIGHT OF WAY MAP NO. B6075-2402
LATEST REVISION DATE JAN. 10, 1994 (SHEET 1 OF 9)
(MAP BOOK 12, PG. 16, B.C.P.)
(RIGHT OF WAY VARIES)

INTERSTATE 75

[illegible]

B.C.R. -BROWARD COUNTY RECORDS
O.F.B. -OFFICIAL RECORDS BOOK
F.B. -FLAT BOOK
PG -PAGE

[illegible][illegible]

ATTEST: _____
FRITZ CHAIKIN, Notary Public
My Comm. No. 11411, Exp. 12/31/04

[illegible]