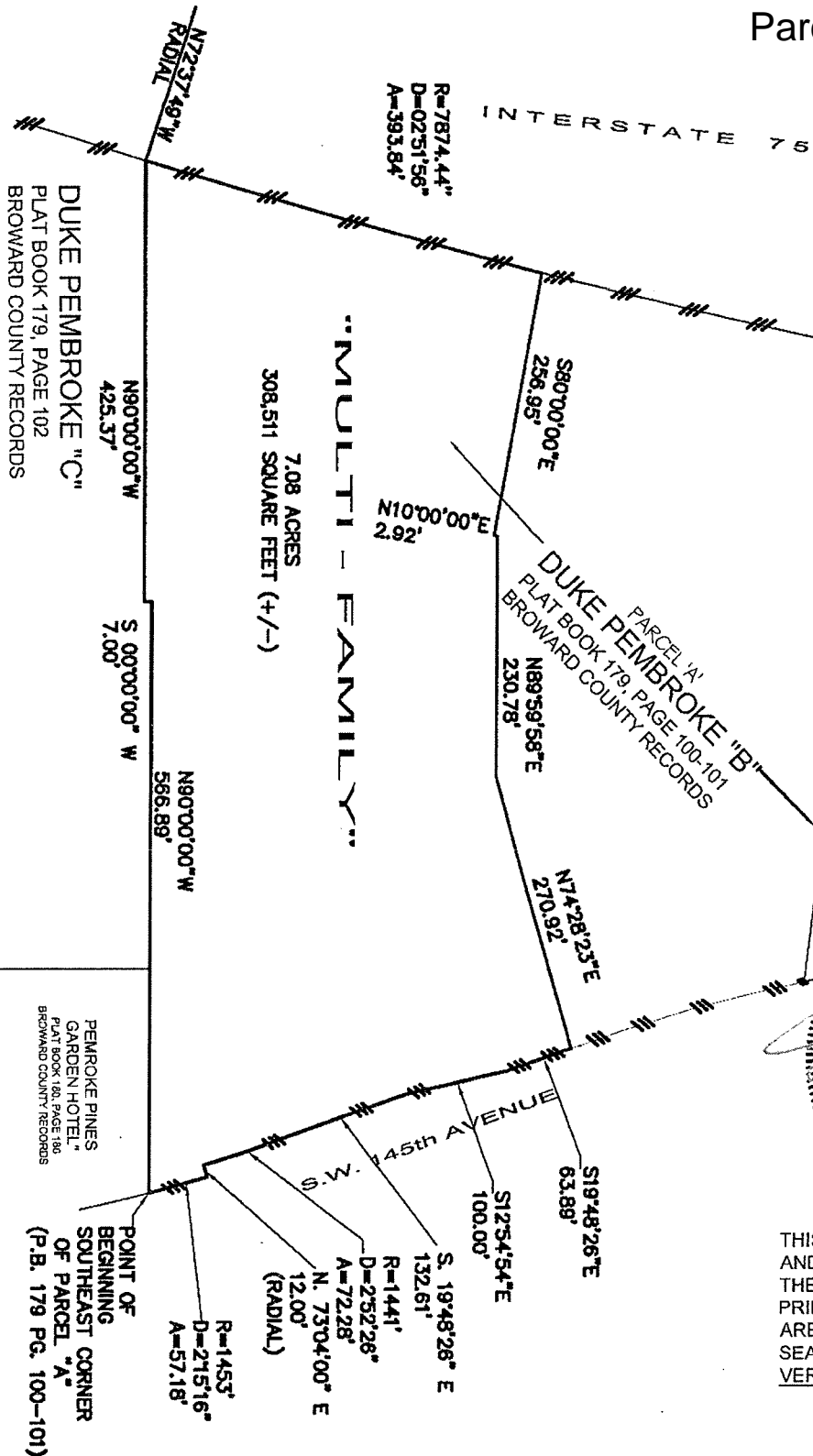
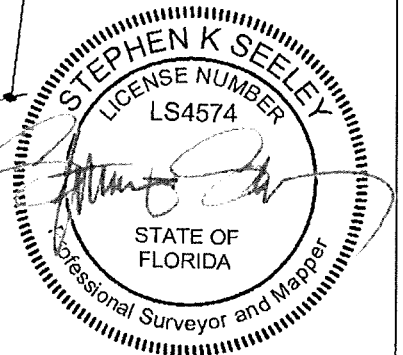


Parcel C

MULTI-FAMILY



Digitally signed by STEPHEN K. SEELEY
DN: cn=STEPHEN K. SEELEY,
o=GIBBS LAND SURVEYORS,
email=SSEELEY@GIBBSLANDSURVEYORS.COM, c=US
Date: 2021.11.01 14:19:36 -04'00'



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY STEPHEN K SEELEY ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

REVISION	DATE	BY	SKETCH AND DESCRIPTION	GIBBS LAND SURVEYORS
REVISED NORTH LINE	10-28-21	CM		2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
			JOB #: RN8692 DATE: 03-31-21	
			SCALE: 1"=100' SHEET 1 OF 2	
			DRAWN BY: CM CHECKED BY: SKS	
			STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	

EXHIBIT "A"

LAND DESCRIPTION - TPA GROUP MULTI-FAMILY

THAT 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL 'A';
THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 566.89 FEET;
THENCE SOUTH 0°00'00" WEST, A DISTANCE OF 7.00 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 425.37 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A', BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 7,874.44 FEET, AND WHOSE CENTER BEARS NORTH 72°37'49" WEST FROM SAID POINT;
THENCE NORTHERLY AND TO THE LEFT, ALONG THE WEST LINE OF SAID PARCEL 'A', THROUGH A CENTRAL ANGLE OF 2°51'56", AN ARC DISTANCE OF 393.84 FEET;
THENCE SOUTH 80°00'00" EAST, A DISTANCE OF 256.95 FEET;
THENCE NORTH 10°00'00" EAST, A DISTANCE OF 2.92 FEET;
THENCE NORTH 89°59'58" EAST, A DISTANCE OF 230.78 FEET;
THENCE NORTH 74°28'23" EAST, A DISTANCE OF 270.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 145 AVENUE;
THENCE SOUTH 19°48'26" EAST, A DISTANCE OF 63.89 FEET;
THENCE SOUTH 12°54'54" EAST, A DISTANCE OF 100.00 FEET;
THENCE SOUTH 19°48'26" EAST, A DISTANCE OF 132.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,441 FEET;
THENCE SOUTHERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°52'26", AN ARC DISTANCE OF 72.28 FEET;
THENCE NORTH 73°04'00" EAST, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, HAVING A RADIUS OF 1,453 FEET;
THENCE SOUTHERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°15'16", AN ARC DISTANCE OF 57.18 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.
CONTAINING 308144.88 SQUARE FEET (7.07 ACRES), MORE OR LESS.

REVISION	DATE	BY	SKETCH AND DESCRIPTION	STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
REVISED NORTH LINE	10-28-21	CM			
			JOB #: RN7734	DATE: 03-31-21	
			SCALE: NTS	SHEET 2 OF 2	
			DRAWN BY: CM	CHECKED BY: SKS	