

Exhibit "A"

Return recorded to: **AMPLA**

Broward County Engineering Division
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

Document prepared by:
Hoyt Holden, AICP
Director of Planning
Calvin, Giordano & Associates, Inc.
1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316

NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY UNTIL FULLY PERFORMED.

AMENDMENT TO NONVEHICULAR ACCESS LINES

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Raintree Development of Broward, LLC; Mayfair Land Development Company, LLC; V+H Development Corp. _____, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, the DEVELOPER holds fee simple title to the property described in Exhibit "A-1" and Exhibit "A-2" collectively, attached hereto and made a part hereof, hereinafter referred to as "Property"; and

WHEREAS, vehicular access to said Property is restricted by virtue of that certain Nonvehicular Access Line which is reflected on the Pembroke Lakes South Plat, Plat No./Clerk's File No. 146-MP-81, hereinafter referred to as the "PLAT," or, if applicable, which is reflected on a previous Amendment to the Nonvehicular Access Line approved by the COUNTY on September 20, 1983, and

WHEREAS, a description of the platted area, including the Nonvehicular Access Line, is attached hereto as Exhibit "B" and made a part hereof, and

WHEREAS, the DEVELOPER desires to modify vehicular access to said Property at locations over and across the existing Nonvehicular Access Line; and

CAF#457
03/30/06 Revised

Approved BCC

Submitted By

RETURN TO DOCUMENT CONTROL

#299.00
35

WHEREAS, the DEVELOPER has applied and on February 6, 2007 the COUNTY approved a Delegation Request for an amendment to the Nonvehicular Access Line in order to establish a new configuration more particularly described in Exhibit "C," attached hereto and made a part hereof; and

WHEREAS, Chapter 5, Article IX of the Broward County Code of Ordinances, permits the amendment of Nonvehicular Access Lines; and

WHEREAS, the DEVELOPER has submitted the required approval of the amendment to the Nonvehicular Access Line by other governmental entities with jurisdiction over the adjacent roadways; and

WHEREAS, the COUNTY has no objection to amending the Nonvehicular Access Line; and

WHEREAS, the DEVELOPER has complied with all the conditions of approval imposed by the COUNTY, including execution of this Agreement; NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, considerations, and promises set forth below, the COUNTY and DEVELOPER agree as follows:

1. The above recitals are true and correct and incorporated herein.
2. The COUNTY hereby amends the Nonvehicular Access Line on the Property reflected on the PLAT described in Exhibit "B," and replaces said Nonvehicular Access Line by the establishment of a new Nonvehicular Access Line as described in Exhibit "C."
3. The DEVELOPER shall obtain vehicular access to said Property through driveway openings and connections which are consistent with the new Nonvehicular Access Line as described in Exhibit "C."
4. The DEVELOPER shall obtain all necessary permits for construction of the driveway opening and connections from the appropriate unit of government prior to construction of any driveway connections.
5. This Agreement shall be recorded in the Official Records of Broward County at the DEVELOPER'S expense, and the Nonvehicular Access Line created herein and the DEVELOPER'S obligation set forth herein shall run with the Property described in Exhibit "A."
6. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall

remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director of the Broward County Highway Construction and Engineering Division
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

For the DEVELOPER:

Taylor Smith (Parcel G-2B) Stefan Hoyer (Parcels G-2A and G-3)

1819 Goodwin Street 111 SW 3rd Street, Penthouse

Jacksonville, FL 32204 Miami, FL 33130

7. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sits, and shall be governed by the laws of the State of Florida.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney=s Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.

12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

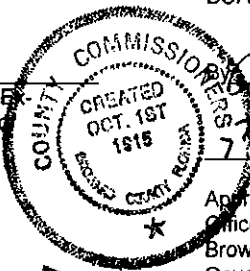
IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature; BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 6TH day of FEBRUARY, 2007, and DEVELOPER, signing by and through its _____ duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

Assr. [Signature]
County Administrator and Ex-
Officio Clerk of the Board of
County Commissioners of
Broward County, Florida



[Signature]
Mayor
7TH day of August, 2008

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By [Signature]
Assistant County Attorney

5 day of AUGUST, 2008

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses:

Scott Reale
(Signature)
Print name: Scott Reale

Harry Holden
(Signature)
Print name: Harry Holden

Raintree Development of Broward, LLC
Name of Developer (corporation/partnership)
By Trinity Development of Broward, LLC
By Taylor M. Smith
(Signature)
Print name: TAYLOR Mc SMITH
Title: Managing Member
Address: 1819 Galloway Street
Jacksonville, FL 32204

30th day of July, 2008

ATTEST (if corporation):

(CORPORATE SEAL)

(Secretary Signature)
Print Name of Secretary:

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)
COUNTY OF BERNARD) SS.

The foregoing instrument was acknowledged before me this 30th day of July, 2008 by TAULOR H. SMITH as HAWAIIAN MEMBER of UNITED DEPARTMENT OF BARRISTERS a FLORIDA corporation/partnership, on behalf of the corporation/partnership. He or she is:
☒ personally known to me, or
☐ produced identification. Type of identification produced _____.

(Seal)

My commission expires:



NOTARY PUBLIC:

BARBARA LYON RENNO
Print name:

CAF#457
03/30/06 Revised

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses:

MAYFAIR LAND Development Co. LLP
Name of Developer (corporation/partnership)

(Signature)
Print name: ESPERANZA A

By _____
(Signature) _____
Print name: Stefan Hoyer
Title: Managing Member
Address: 11500 8th St. NE
MIAMI FL 33130

(Signature)
Print name: E. J. White

7 day of September, 2007

~~TTEST~~ (if corporation):

(Secretary Signature) _____ (CORPORATE SEAL)
Print Name of Secretary: Joel Vico Jr.

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida)
COUNTY OF Miami-Dade) SS.

The foregoing instrument was acknowledged before me this 7 day of September, 2007 by STEVEN Hoyer, as MANAGER of Northern Land Develop Co. LLC, a Florida corporation/partnership, on behalf of the corporation/partnership. He or she is:
☒ personally known to me, or
☐ produced identification. Type of identification produced _____.

NOTARY PUBLIC:

(Seal)

My commission expires: _____

Print name: Caldero



CAF#457
03/30/06 Revised

DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses:

E. Alfaro
(Signature)
Print name: ESPERANZA ALFARO

E. J. McConner
(Signature)
Print name: E. J. McConner

VH Development Corp.
Name of Developer (corporation/partnership)

By E. J. McConner
(Signature)
Print name: STEFAN HOYER
Title: Managing Member
Address: 111 SW 3rd St. #4
MIAMI FL 33130

7 day of September, 2007

ATTEST (if corporation):

Vol Vigo Jr. (CORPORATE SEAL)
(Secretary Signature)
Print Name of Secretary: Vol Vigo Jr.

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 7 day of September, 2007, by Stefan Hoyer, as Managing Member of VH Develop. Corp., a Florida corporation/partnership, on behalf of the corporation/partnership. He or she is:
☒ personally known to me, or
☐ produced identification. Type of identification produced _____.

NOTARY PUBLIC:

(Seal)

My commission expires:

E. Alfaro
Print name: ESPERANZA ALFARO



CAF#457
03/30/06 Revised

MORTGAGEE-CORPORATION/PARTNERSHIP

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses:

Janice K. Kray
(Signature)
Print name: Janice Kray

James R. Gardner
(Signature)
Print name: JAMES R. GARDNER

Amecorp Inc.

Name of Mortgagee (corporation/partnership)

By Dennis Amataangelo
(Signature)

Print name: Dennis AmataangeloTitle: PresidentAddress: 1599 ISLAND WAY
WEBSTER FL 3372617 day of JULY, 2008

ATTEST (if corporation):

Nancy Amataangelo
(Secretary Signature)

(CORPORATE SEAL)

Print Name of Secretary: Nancy Amataangelo**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF Florida)
COUNTY OF Broward) SS.

The foregoing instrument was acknowledged before me this 17 day of July, 2008 by Dennis Amataangelo, as PRESIDENT of AMECORP, a corporation/partnership, on behalf of the corporation/partnership. He or she is:

[] personally known to me, or

[] produced identification. Type of identification produced FDL A535-165-54-410-D

(Seal)  A. EUGENIA BALZA
MY COMMISSION # DD 473736
EXPIRES: October 2, 2009
Bonded thru Budget Notary Services

NOTARY PUBLIC:

A. Eugenia Balza
Print name:

My commission expires:

CAF#457
03/30/08 Revised

BROWARD
COUNTY
FLORIDA

MORTGAGEE-CORPORATION/PARTNERSHIP

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses:

(Signature)

Print name: CHNE COLLIER

(Signature)

Print name: DANIEL ACARDO

Great Florida Bank

Name of Mortgagee (corporation/partnership)

By

(Signature)

Print name: Colin Omett

Title: Vice President

Address: 15050 NW 79 Court, Suite 200
Miami Lakes, FL 33016

16 day of July, 2008

ATTEST (if corporation):

(Signature)

(Secretary Signature)

Print Name of Secretary: DOROTHY M. CAPRON

(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida)
) SS.
COUNTY OF MIAMI-Dade

The foregoing instrument was acknowledged before me this 16 day of July, 2008 by Colin Omett, as V.P. of Great Florida Bank, a Florida corporation/partnership, on behalf of the corporation/partnership. He or she is:
[☒] personally known to me, or
[☐] produced identification. Type of identification produced _____

NOTARY PUBLIC:

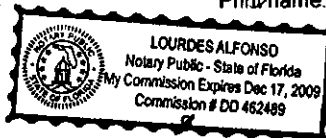
(Seal)

My commission expires:

(Signature)

Print name:

CAF#457
03/30/06 Revised



RECORDED
COUNTY
RECORDED

MORTGAGEE-CORPORATION/PARTNERSHIP

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses:

[Signature]
(Signature)
Print name: NEIDA VALDES
[Signature]
(Signature)
Print name: ANITA

OCEAN BANK

Name of Mortgagee (corporation/partnership)

(Signature)

Print name: Cesar AranaTitle: Sr. Vice PresidentAddress: 780 NW 42 AvenueMiami, FL 3312614 day of Sept, 2007

ATTEST (if corporation)

[Signature]
Asst. (Secretary Signature)
Print Name of Secretary: Eni F. Flores

(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida)
) SS.
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 14 day of Sept, 2007 by Cesar Arana, as Sr. Vice Pres of Ocean Bank, a Florida corporation/partnership, on behalf of the corporation/partnership. He or she is:
[☒ personally known to me, or
[☐ produced identification. Type of identification produced _____.

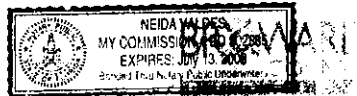
NOTARY PUBLIC:

(Seal)

My commission expires:

Print name:

CAF#457
03/30/06 Revised



MORTGAGEE-CORPORATION/PARTNERSHIP

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses:

Neida Valdes
(Signature)
Print name: NEIDA VALDES
Neida Valdes
(Signature)
Print name: Neida Valdes

OCEAN BANK

Name of Mortgagee (corporation/partnership)

Neida Valdes
(Signature)
Print name: Neida Valdes
Title: Vice Pres.
Address: 780 NW 42 Avenue
Miami, FL 33126

14 day of Sept., 2007

ATTEST (if corporation):

Eni F. Salinas
(Secretary Signature)
Print Name of Secretary: Eni F. Salinas
(CORPORATE SEAL)

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida)
COUNTY OF Miami-Dade) SS.

The foregoing instrument was acknowledged before me this 14 day of Sept., 2007, by Neida Valdes, as Vice Pres. of Ocean Bank, a Florida corporation/partnership, on behalf of the corporation/partnership. He or she is:
[] personally known to me, or
[] produced identification. Type of identification produced _____.

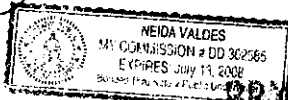
NOTARY PUBLIC:

(Seal)

My commission expires:

Print name:

CAF#457
03/30/06 Revised



BRUNNARD
CO.

Exhibit "A-1"
Raintree Development of Broward LLC
(Parcel G-2B)
(Legal Description of Property Owned by Developer
in fee Simple)

CAF#457
03/30/06 Revised

ENCLOSURE
ENCLOSURE

**LEGAL DESCRIPTION
A PORTION OF "PEMBROKE LAKES SOUTH"
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**

All of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida;

LESS AND EXCEPT:

A portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast one-quarter (N.E. 1/4) of Section 24, Township 51 South, Range 40 East;

THENCE North 88°29'22" West on the South line of said Northeast 1/4 of Section 24, a distance of 772.82 feet;

THENCE North 01°30'38" East, a distance of 55.01 feet to the Southeast corner of said Tract G-2, said point also being the **POINT OF BEGINNING**;

THENCE North 88°29'22" West on the South line of said Tract G-2, a distance of 67.17 feet;

THENCE North 01°30'38" East, a distance of 44.02 feet;

THENCE North 45°23'48" East, a distance of 476.33 feet;

THENCE North 39°24'09" East, a distance of 184.56 feet;

THENCE North 06°50'22" West, a distance of 68.10 feet to a point on the arc of a non-tangent curve concave to the Northeast, whose radius point bears North 17°50'57" East;

THENCE Northwesterly on the arc of said curve having a radius of 180.63 feet, through a central angle of 42°54'46", and an arc distance of 135.29 feet to a point of reverse curve with a curve concave to the Southwest;

THENCE Northwesterly on the arc of said curve having a radius of 165.58 feet, through a central angle of 18°48'56", and an arc distance of 54.38 feet to a point of compound curve with a curve concave to the Southwest;

THENCE Northwesterly on the arc of said curve having a radius of 1,618.65 feet, through a central angle of 00°49'39", and an arc distance of 23.38 feet;

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
February 22, 2006
P:\Projects\2005\055100 Raintree Parcel G-2 SURVEY\Legal Descriptions\County Agreements\Legals\055100-V-SD-ORD1536.doc

Sheet 1 of 9

THENCE North 54°10'51" East, a distance of 348.63 feet to a point on the arc of a non-tangent curve concave to the North, whose radius point bears North 05°39'58" East;

THENCE Easterly on the arc of said curve having a radius of 140.99 feet, through a central angle of 03°15'55", and an arc distance of 8.03 feet to a point on the arc of a non-tangent curve concave to the South, whose radius point bears South 07°55'20" West;

THENCE Easterly on the arc of said curve having a radius of 118.10 feet, through a central angle of 24°16'09", and an arc distance of 50.02 feet to a point on the arc of a non-tangent curve concave to the Northeast, whose radius point bears North 49°43'49" East;

THENCE Southeasterly on the arc of said curve having a radius of 160.20 feet, through a central angle of 32°46'39", and an arc distance of 91.65 feet to a point of non-tangency;

THENCE South 76°09'02" East, a distance of 16.79 feet;

THENCE South 89°59'32" East, a distance of 58.42 feet to the intersection with the East line of said Tract G-2;

THENCE South 00°00'28" West on said East line of Tract G-2, a distance of 274.08 feet to the Easterly most Southeast corner of said Tract G-2 and the Northerly most corner of Tract G-3 of said "PEMBROKE LAKES SOUTH";

THENCE South 50°29'22" West on the line common to said Tracts G-2 and G-3, a distance of 928.32 feet to the **POINT OF BEGINNING**;

ALSO LESS AND EXCEPT:

A portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel G-2;

THENCE South 00°00'37" West on the East line of said Tract G-2, a distance of 50.02 feet to the North line of Section 24, Township 51 South, Range 40 East;

THENCE South 00°00'28" West on the East line of said Tract G-2, a distance of 50.02 feet to the Northeast corner of Tract R-3 of said "PEMBROKE LAKES SOUTH";

THENCE North 88°29'08" West on the North line of said Tract R-3 and its Westerly projection, said line being 50.00 feet South of and parallel with the North line of said Section 24, a distance of 1233.25 feet to the

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
February 22, 2006
P:\Projects\2005\055100 Rainree Parcel G-2\SURVEY\Legal Descriptions\055100-V-SD-ORD1536.doc

intersection with the Southerly projection of the East right-of-way line of S.W. 114th Avenue as shown on said "PEMBROKE LAKES SOUTH" and a point on the West line of said Tract G-2;

THENCE North 00°00'48" East on said Southerly projection of the East right-of-way line of S.W. 114th Avenue, a distance of 100.03 feet to the Northwest corner of said Tract G-2, said point being located on a line 50.00 feet North of and parallel with said North line of Section 24;

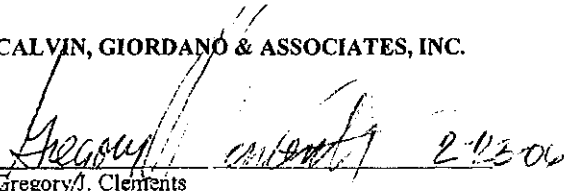
THENCE South 88°29'08" East on said parallel line and on the North line of said Tract G-2, a distance of 1,233.24 feet to the **POINT OF BEGINNING**;

Said lands lying in City of Pembroke Pines, Broward County, Florida, and containing a net area of 4,335,591 square feet (99.5315 acres), more or less.

NOTES:

1. Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted, by the Surveyor, for rights-of-way, easements, ownership or other instruments of record.
3. Bearings are based on the North line of Section 24, Township 51 South, Range 40 East, as shown on the plat of "PEMBROKE LAKES SOUTH", as recorded in Plat Book 119, Page 1, of the Public Records of Broward County, Florida having a bearing of North 88°29'08" East.
4. Information shown hereon does not represent a boundary survey and is based on the plat of "PEMBROKE LAKES SOUTH".

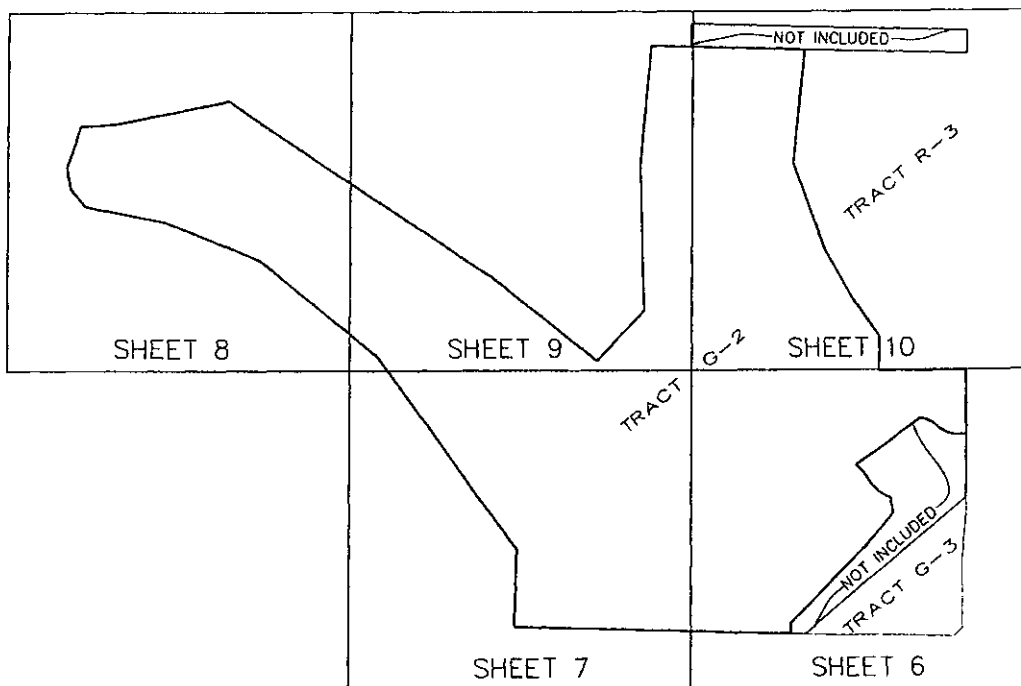
CALVIN, GIORDANO & ASSOCIATES, INC.


Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number 4479

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Filler Drive, Suite 600
Fort Lauderdale, Florida 33316
February 22, 2006
P:\Projects\2005\055100 Raintree Parcel G-2\SURVEY\Legal Descriptions\055100-V-SP-ORD1536.doc

Sheet 3 of 9

SKETCH OF LEGAL DESCRIPTION
A PORTION OF "PEMBROKE LAKES
SOUTH"



P:\Projects\2005\055100 Raintree Parcel G-2\SURVEY\SKETCH\055100-V-SD(responce)(28).dwg Nov 30, 2006 - 10:37am



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Elder Drive, Suite 600
Ft. Lauderdale, Florida 33316
Phone: 954.931.7761 Fax 954.931.8807
Certificate of Authorization #791

CITY OF PEMBROKE PINES
SECTION 24-51-40
BROWARD COUNTY, FLORIDA

SCALE N.T.S.	PROJECT No 05-5100	SHEET 4
DATE 02-22-2006	CAD FILE SEE LEFT	OF 9

- | | |
|----------|--|
| B.C.R. | =Broward County Records |
| D.B. | =Deed Book |
| CA | =Central Angle |
| L | =Length |
| LB | =Licensed Business |
| LS | =Licensed Surveyor |
| N.G.V.D. | =National Geodetic Vertical
Datum of 1929 |
| O.R.B. | =Official Record Book |
| P.O.B. | =Point Of Beginning |
| P.O.C. | =Point Of Commencement |
| PB | =Plat Book |
| PG. | =Page |
| R | =Radius |
| R/W | =Right-of-Way |
| SQ. FT. | =Square Feet |
| ¢ | =Centerline |

MATCHLINE - SEE SHEET 6 OF 9

R=1618.65'
CA=00°49'39"-
L=23.38'
R=1
CA=1
L
CA=

TRACT 3-C
"PEMBROKE LAKES"
SOUTH
P.B.113, PG.1
B.C.R.

TRACT 3-2
"PEMBROKE LAKES"
SOUTH
P.B. 119, F.G. 1
B.C.R.

S89°59'32"E 388.61
R=140.99'
CA=03°15'55"
L=8.03' R=118.10
N05°39'58"E CA=24°1'
RADIUS L=50.02

$R=160.20'$
 $CA=32^\circ 46' 39''$
 $\angle=91.65'$

— S76°09'02"E
16.79'
— S89°59'32"E
58.42'

EAST LINE OF
TRACT G-2.
D.B. 119. PG.
202

EASTERNLY W
SOUTHEAST
CORNER OF

AND THE
NORTHERLY
WEST CORNER

183) (P. 319, PG. 200)

634 P
OF
PAC 1.

ED BOO
-WAY L
3 19.

Q. OF THE
OF THE

W. S. F. R.
HALLS
B.C.K.

—

5

of 9

N88°29'22"W
1222.84'
(TOTAL)

N01°30'38"E
44.02'-
N88°29'22"W
67.17'

SOUTH LINE OF THE NORTHEAST 1/4 OF
SECTION 24, TOWNSHIP 51 SOUTH, RANGE
40 EAST - FURNACE OIL ROAD

TRAC
B.B.
B.C.C.

772.82'
F N88°29'22"W

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF THE
NORTHEAST 1/4 OF SECTION 34
TOWNSHIP 51 SOUTH, RANGE 40 EAST

PEMBROKE ROAD
(DEED BOOK 634 PG. 183)

Calvin. Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization 8791

CITY OF PEMBROKE PINES
SECTION 24-51-40
BROWARD COUNTY, FLORIDA

SCALE
1"=200.0'

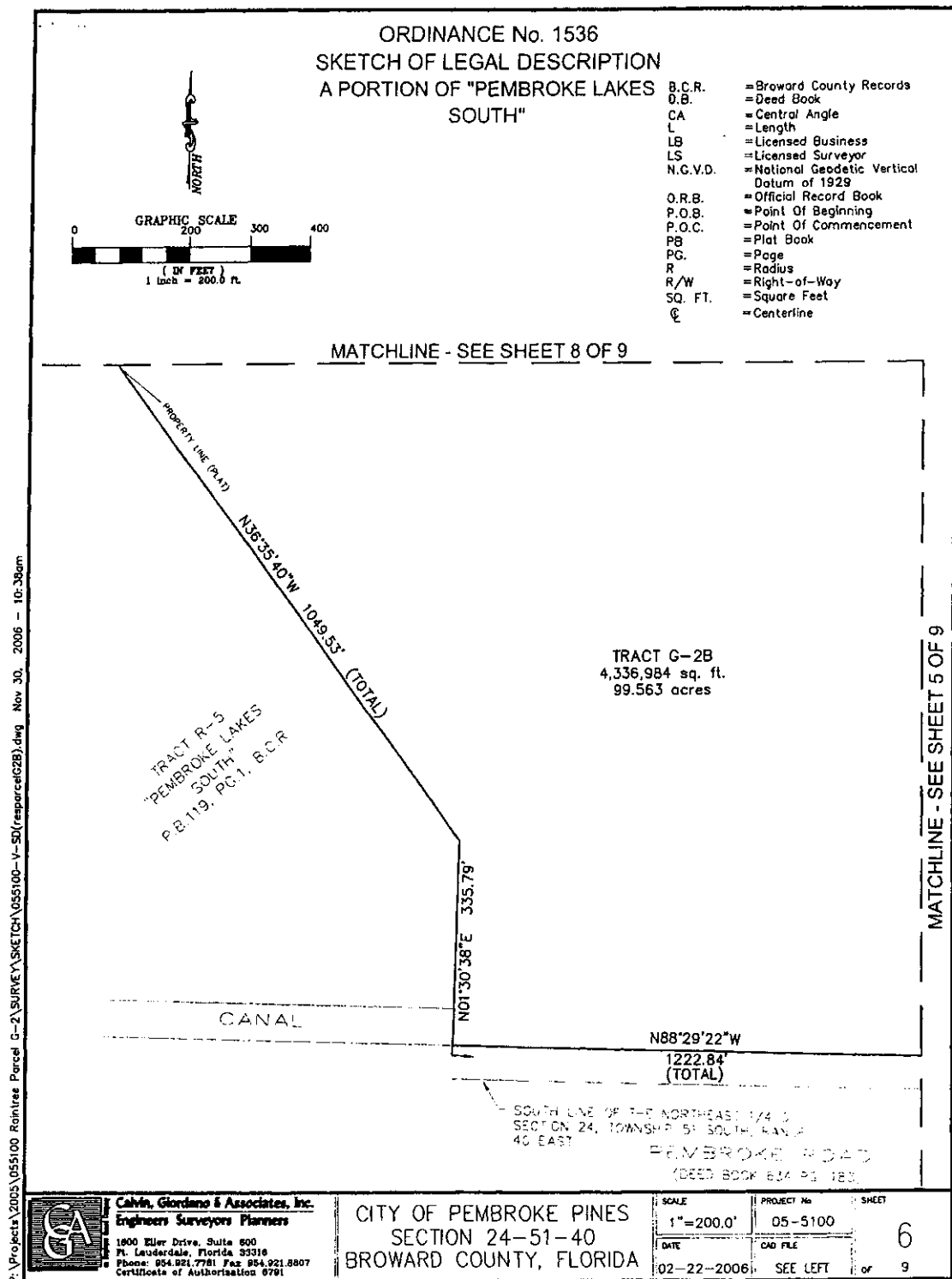
DATE
02-22-200

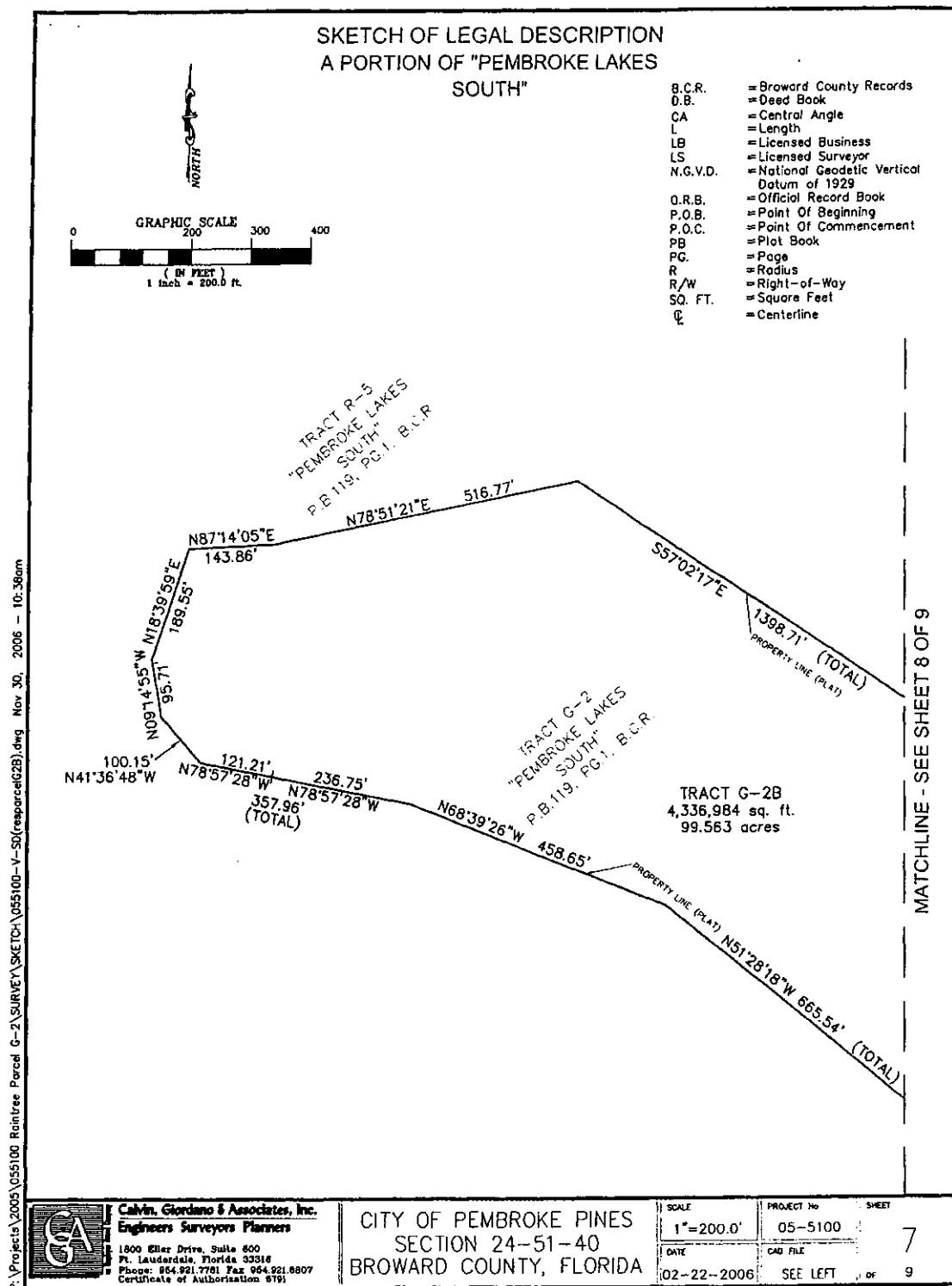
PROJECT No
05-5100
CAD FILE
SEE LEFT

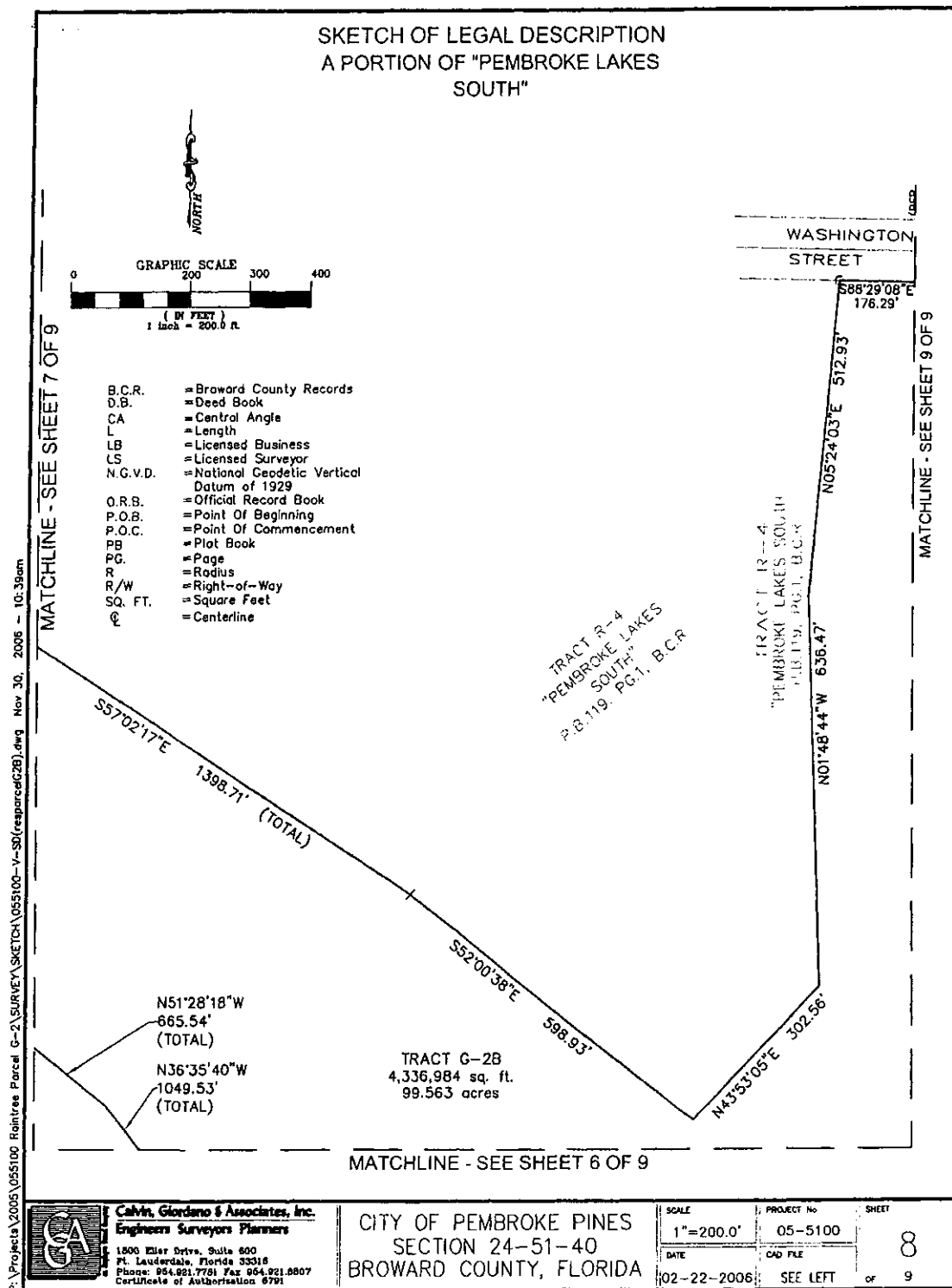
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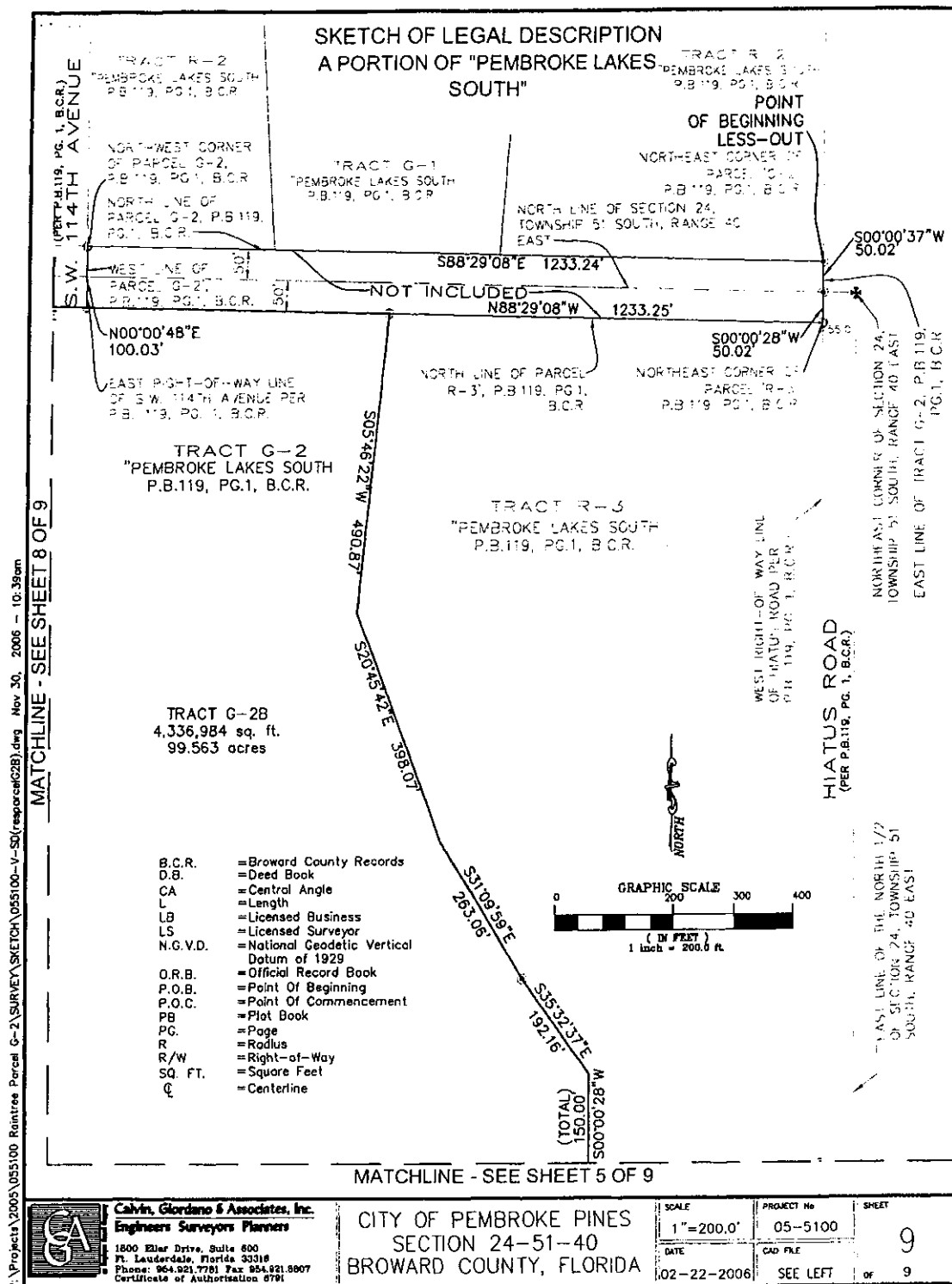
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Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Elar Drive, Suite 600
Ft. Lauderdale, Florida 33316
Phone: 954.921.7781 Fax: 954.921.8907
Certificate of Authorization 5791

**CITY OF PEMBROKE PINES
SECTION 24-51-40
BROWARD COUNTY, FLORIDA**

SCALE 1"=200.0'	PROJECT No 05-5100	SHEET 9
DATE 02-22-2006	CAD FILE SEE LEFT	OF 9

Exhibit "A-2"
Mayfair Land Development Company LLC and V+H Development Corp.
(Parcels G-2A and G-3)

(Legal Description of Property Owned by Developer
in fee Simple)

CAF#457
03/30/06 Revised

EXHIBIT A-2
MAYFAIR LAND DEVELOPMENT COMPANY LLC
AND V+H DEVELOPMENT CORP.
PARCELS G-2A AND G-3

**LEGAL DESCRIPTION
A PORTION OF "PEMBROKE LAKES SOUTH"
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**

All of Tract G-3 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida,

TOGETHER WITH the following described parcel (Tract G-2A):

A portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast one-quarter (N.E. 1/4) of Section 24, Township 51 South, Range 40 East;

THENCE North 88°29'22" West on the South line of said Northeast 1/4 of Section 24, a distance of 772.82 feet;

THENCE North 01°30'38" East, a distance of 55.01 feet to the Southeast corner of said Tract G-2, said point also being the **POINT OF BEGINNING**;

THENCE North 88°29'22" West on the South line of said Tract G-2, a distance of 67.17 feet;

THENCE North 01°30'38" East, a distance of 44.02 feet;

THENCE North 45°23'48" East, a distance of 476.33 feet;

THENCE North 39°24'09" East, a distance of 184.56 feet;

THENCE North 06°50'22" West, a distance of 68.10 feet to a point on the arc of a non-tangent curve concave to the Northeast, whose radius point bears North 17°50'57" East;

THENCE Northwesterly on the arc of said curve having a radius of 180.63 feet, through a central angle of 42°54'46", and an arc distance of 135.29 feet to a point of reverse curve with a curve concave to the Southwest;

THENCE Northwesterly on the arc of said curve having a radius of 165.58 feet, through a central angle of 18°48'56", and an arc distance of 54.38 feet to a point of compound curve with a curve concave to the Southwest;

THENCE Northwesterly on the arc of said curve having a radius of 1,618.65 feet, through a central angle of 00°49'39", and an arc distance of 23.38 feet;

THENCE North 54°10'51" East, a distance of 348.63 feet to a point on the arc of a non-tangent curve concave to the North, whose radius point bears North 05°39'58" East;

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
February 22, 2006
P:\Projects\2005\055100 Raintree Parcel G-2 SURVEY\Legal Descriptions\County Agreements\Legals\055100-V-SD-EXTC.doc

Sheet 1 of 3

THENCE Easterly on the arc of said curve having a radius of 140.99 feet, through a central angle of $03^{\circ}15'55''$, and an arc distance of 8.03 feet to a point on the arc of a non-tangent curve concave to the South, whose radius point bears South $07^{\circ}55'20''$ West;

THENCE Easterly on the arc of said curve having a radius of 118.10 feet, through a central angle of $24^{\circ}16'09''$, and an arc distance of 50.02 feet to a point on the arc of a non-tangent curve concave to the Northeast, whose radius point bears North $49^{\circ}43'49''$ East;

THENCE Southeasterly on the arc of said curve having a radius of 160.20 feet, through a central angle of $32^{\circ}46'39''$, and an arc distance of 91.65 feet to a point of non-tangency;

THENCE South $76^{\circ}09'02''$ East, a distance of 16.79 feet;

THENCE South $89^{\circ}59'32''$ East, a distance of 58.42 feet to the intersection with the East line of said Tract G-2;

THENCE South $00^{\circ}00'28''$ West on said East line of Tract G-2, a distance of 274.08 feet to the Easterly most Southeast corner of said Tract G-2 and the Northerly most corner of Tract G-3 of said "PEMBROKE LAKES SOUTH";

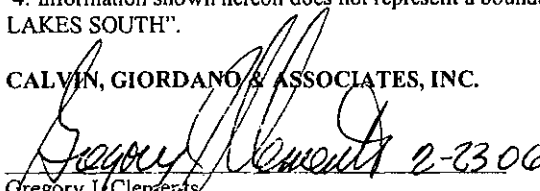
THENCE South $50^{\circ}29'22''$ West on the line common to said Tracts G-2 and G-3, a distance of 928.32 feet to the **POINT OF BEGINNING**;

Said lands lying in City of Pembroke Pines, Broward County, Florida, and containing 435,492 square feet (9.9975 acres), more or less.

NOTES:

1. Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted, by the Surveyor, for rights-of-way, easements, ownership or other instruments of record.
3. Bearings are based on the South line of the Northeast One-Quarter (N.E. $\frac{1}{4}$) of Section 24, Township 51 South, Range 40 East, as shown on the plat of "PEMBROKE LAKES SOUTH", as recorded in Plat Book 119, Page 1, of the Public Records of Broward County, Florida having a bearing of North $88^{\circ}29'22''$ West.
4. Information shown hereon does not represent a boundary survey and is based on the plat of "PEMBROKE LAKES SOUTH".

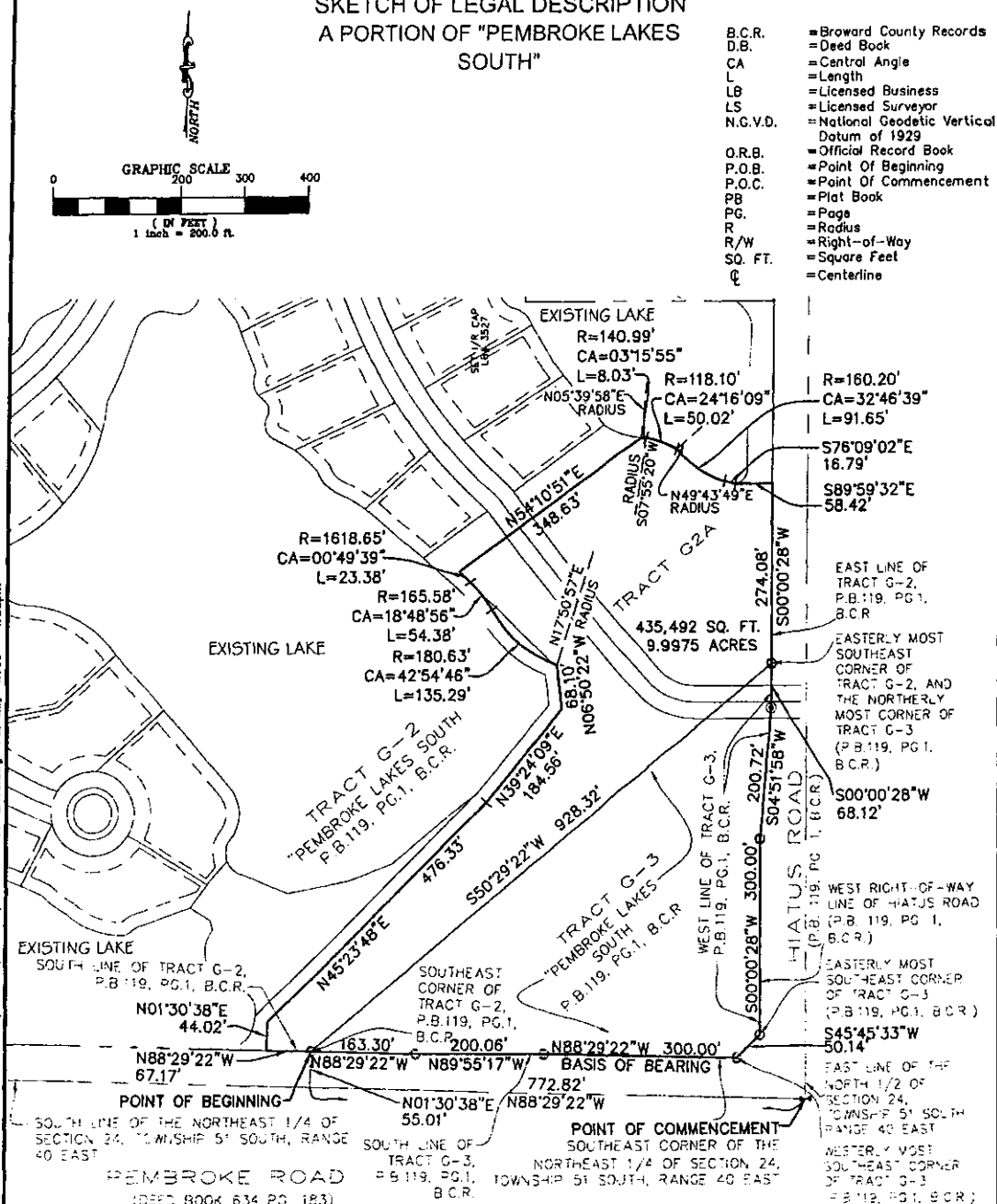
CALVIN, GIORDANO & ASSOCIATES, INC.


Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number 4479

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
February 22, 2006
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Sheet 2 of 3

B.C.R.	= Broward County Records
D.B.	= Deed Book
CA	= Central Angle
L	= Length
LB	= Licensed Business
LS	= Licensed Surveyor
N.G.V.D.	= National Geodetic Vertical Datum of 1929
O.R.B.	= Official Record Book
P.O.B.	= Point Of Beginning
P.O.C.	= Point Of Commencement
PB	= Plat Book
PG.	= Page
R	= Radius
R/W	= Right-of-Way
SQ. FT.	= Square Feet
C	= Centerline



Cahrn, Giordano & Associates, Inc.
Engineers Surveyors Planners
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 Fort Lauderdale, Florida 33316
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 Certificate of Authorization 8791

CITY OF PEMBROKE PINES
SECTION 24-51-40
BROWARD COUNTY, FLORIDA

SCALE 1"=200.0'	PROJECT No 05-5100	SHEET 3
DATE 02-22-2006	CAD FILE SEE LEFT	OF 3

EXHIBIT "B"

(Legal Description of Old Nonvehicular
Access Line, or Part Thereof)

CAF#457
03/30/06 Revised

**EXHIBIT B
LEGAL DESCRIPTION
EXISTING NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE
A PORTION OF "PEMBROKE LAKES SOUTH"
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**

A Non-Vehicular Access Line, as shown on a portion of Tract G-2 and Tract G-3 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Most Easterly Northeast corner of said Tract G-2 and the Southeast corner of Tract R-3 of said "PEMBROKE LAKES SOUTH";

THENCE South 00°00'28" West on the West right-of-way line of Hiatus Road as shown on said "PEMBROKE LAKES SOUTH", a distance of 315.72 feet;

THENCE North 89°59'32" West, a distance of 12.00 feet;

THENCE South 00°00'28" West, a distance of 275.00 feet to a POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue South 00°00'28" West, a distance of 29.49 feet;

THENCE South 04°51'58" West, a distance of 30.62 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE South 89°59'32" East, a distance of 12.04 feet;

THENCE South 04°51'58" West, a distance of 170.61 feet;

THENCE South 00°00'28" West, a distance of 300.00 feet;

THENCE South 45°45'33" West, a distance of 50.14 feet;

THENCE North 88°29'22" West, a distance of 195.00 feet;

THENCE North 01°30'38" East, a distance of 12.00 feet;

THENCE North 88°29'22" West, a distance of 105.15 feet;

THENCE North 89°55'17" West, a distance of 110.21 feet to a POINT OF TERMINATION of a Non-Vehicular Access Line;

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
January 30, 2006
Revised: May 28, 2008
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Sheet 1 of 3

THENCE North 89°55'17" West, a distance of 60.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE continue North 89°55'17" West, a distance of 30.00 feet;

THENCE South 00°04'43" West, a distance of 12.00 feet;

THENCE North 88°29'22" West, a distance of 163.30 feet to the Southerly Most Southeast corner of Tract G-2;

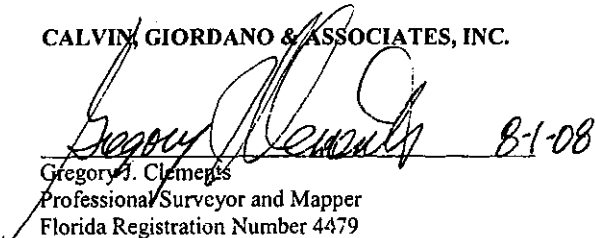
THENCE continue North 88°29'22" West on said line, a distance of 1,290.02 feet to the Southwest Corner of Tract G-2 and the POINT OF TERMINATION of said Non-Vehicular Access Line.

Said lands lying in City of Pembroke Pines, Broward County, Florida.

NOTES:

1. Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted, by the Surveyor, for rights-of-way, easements, ownership or other instruments of record.
3. Bearings are based on the South line of the Northeast One-Quarter (N.E. ¼) of Section 24, Township 51 South, Range 40 East, as shown on the plat of "PEMBROKE LAKES SOUTH", as recorded in Plat Book 119, Page 1, of the Public Records of Broward County, Florida having a bearing of North 88°29'22" West.
4. Information shown hereon does not represent a boundary survey and is based on the plat of "PEMBROKE LAKES SOUTH".

CALVIN, GIORDANO & ASSOCIATES, INC.


Gregory J. Clemens
Professional Surveyor and Mapper
Florida Registration Number 4479

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
January 30, 2006
Revised: May 28, 2008
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Sheet 2 of 3

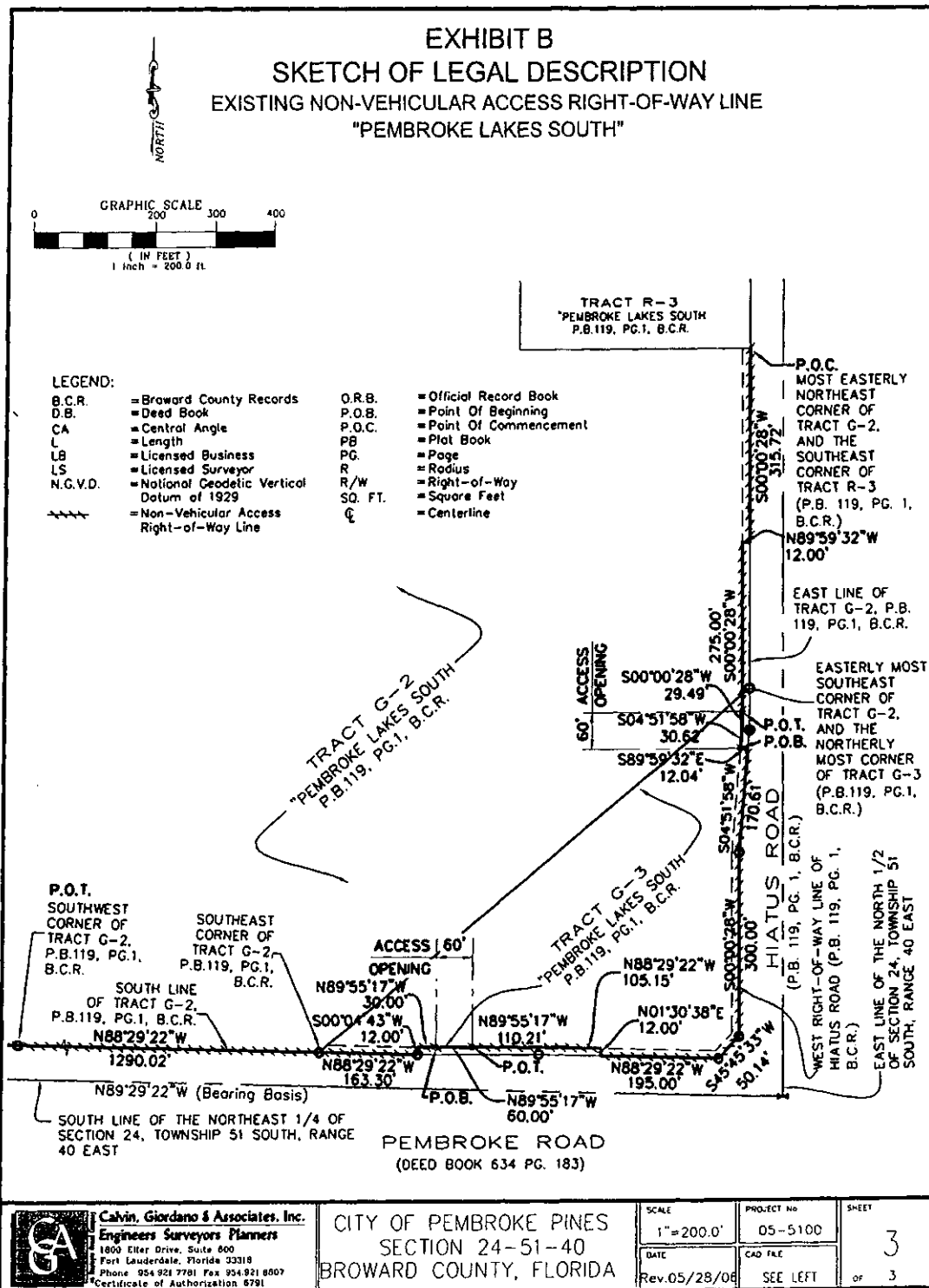


EXHIBIT "C"

(Legal Description of New
Nonvehicular Access Line)

CAF#457
03/30/06 Revised

**EXHIBIT C
LEGAL DESCRIPTION
PROPOSED NON-VEHICULAR ACCESS RIGHT-OF-WAY LINE
A PORTION OF "PEMBROKE LAKES SOUTH"
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**

A Non-Vehicular Access Line, as shown on a portion of Tract G-2 and Tract G-3 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Most Easterly Northeast corner of said Tract G-2 and the Southeast corner of Tract R-3 of said "PEMBROKE LAKES SOUTH";

THENCE South 00°00'28" West on the West right-of-way line of Hiatus Road as shown on said "PEMBROKE LAKES SOUTH", a distance of 315.72 feet;

THENCE North 89°59'32" West, a distance of 12.00 feet;

THENCE South 00°00'28" West, a distance of 252.84 feet to a POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue South 00°00'28" West, a distance of 51.65 feet

THENCE South 04°51'58" West, a distance of 28.45 to a POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE South 89°59'32" East, a distance of 12.04 feet;

THENCE South 04°51'58" West, a distance of 172.78 feet;

THENCE South 00°00'28" West, a distance of 300.00 feet;

THENCE South 45°45'33" West, a distance of 50.14 feet;

THENCE North 88°29'22" West, a distance of 195.00 feet;

THENCE North 01°30'38" East, a distance of 12.00 feet;

THENCE North 88°29'22" West, a distance of 105.15 feet;

THENCE North 89°55'17" West, a distance of 200.21 feet;

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 8, 2006
Revised: May 28, 2008; Revised July 31, 2008
P:\Projects\2005\055100 Raintree Parcel G-2\SURVEY\Legal Descriptions\055100-V-SD-NVAL-PROPOSED.doc

Sheet 1 of 4

THENCE North 88°29'22" West, a distance of 10.18 feet, to a POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue North 88°29'22" West, a distance of 80.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE South 01°30'38" West, a distance of 12.00 feet;

THENCE North 88°29'22" West, a distance of 72.83 feet to the intersection with the Southeast corner of said Tract G-2,

THENCE continue North 88°29'22" West, a distance of 303.78 feet,

THENCE North 81°38'48" West, a distance of 100.72 feet,

THENCE North 88°29'22" West, a distance of 180.00 feet to a POINT OF TERMINATION of a Non-Vehicular Access Line;

THENCE continue North 88°29'22" West, a distance of 100.00 feet to a POINT OF BEGINNING of said Non-Vehicular Access Line;

THENCE continue North 88°29'22" West on said line, a distance of 18.00 feet;

THENCE South 46°30'38" West, a distance of 16.97 feet;

THENCE North 88°29'22" West, a distance of 576.23 feet to the Southwest Corner of Tract G-2 and the POINT OF TERMINATION of said Non-Vehicular Access Line;

Said lands lying in City of Pembroke Pines, Broward County, Florida.

NOTES:

1. Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted, by the Surveyor, for rights-of-way, easements, ownership or other instruments of record.

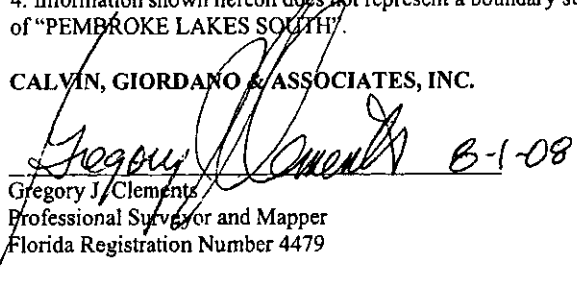
Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 8, 2006
Revised: May 28, 2008; Revised July 31, 2008
P:\Projects\2005\055100 Raintree Parcel G-2\SURVEY\Legal Descriptions\055100-V-SD-NVAL-PROPOSED.doc

Sheet 2 of 4

3. Bearings are based on the South line of the Northeast One-Quarter (N.E. ¼) of Section 24, Township 51 South, Range 40 East, as shown on the plat of "PEMBROKE LAKES SOUTH", as recorded in Plat Book 119, Page 1, of the Public Records of Broward County, Florida having a bearing of North 88°29'22" West.

4. Information shown hereon does not represent a boundary survey and is based on the plat of "PEMBROKE LAKES SOUTH".

CALVIN, GIORDANO & ASSOCIATES, INC.

 B-1-08
Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number 4479

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
December 8, 2006
Revised: May 28, 2008; Revised July 31, 2008
P:\Projects\2005\055100 Raintree Parcel G-2\SURVEY\Legal Descriptions\055100-V-SD-NVAL-PROPOSED.doc

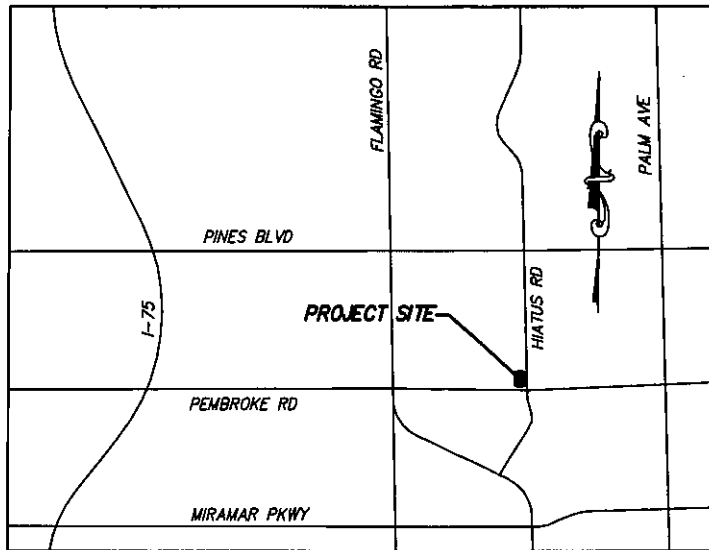
Sheet 3 of 4

Exhibit “B”

Drawing name: S:\456P\J72-Hiatus and Pembroke Dwg-Civil\J72 SURSKETCH-MAN-031417.dwg DEW desc. & sketch Mar 14, 2017 6:57am by: howthorne

SKETCH NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON WEST RIGHT-OF-WAY LINE OF HIATUS ROAD AS BEING SOUTH 00°00'28" WEST, AS DEPICTED ON THE PLAT OF PEMBROKE LAKES SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



VICINITY MAP
(NOT TO SCALE)

William D. Donley

03/14/2017

WILLIAM D. DONLEY
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381

DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 3

(SEE SHEET 2 FOR LEGAL DESCRIPTION)
(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**NON-VEHICULAR ACCESS
RIGHT-OF-WAY LINE**

SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST

BROWARD COUNTY

FLORIDA



Dewberry

7220 FINANCIAL WAY SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: 904.423.4935
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

THE FERBER COMPANY

DATE: 11/29/2016
REV DATE: 03/08/2017
REV DATE: 03/10/2017
REV DATE: 03/14/2017

PROJ: 4FER-J72
DRAWN BY: RDH
CHECKED BY: WDD

Drawing name: S:\FER\J72-Hiatus and Pembroke LING-Civil\DWG-4FER-J72 SURVEY\DWG-4FER-J72.dwg DEW desc. & sketch Mar 14, 2017 6:58am by: rhawthorne

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE, AS SHOWN ON A PORTION OF TRACT G-2 AND TRACT G-3 OF "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT G-2 AND THE SOUTHEAST CORNER OF TRACT R-3 OF SAID "PEMBROKE LAKES SOUTH"; THENCE RUN SOUTH 00°00'28" WEST, ALONG THE EAST LINE OF SAID TRACT G-2 AND ALONG THE WEST RIGHT-OF-WAY LINE OF HIATUS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), A DISTANCE OF 315.72 FEET; THENCE RUN NORTH 89°59'32" WEST, A DISTANCE OF 12.00 FEET; THENCE RUN SOUTH 00°00'28" WEST, A DISTANCE OF 252.84 FEET TO A POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 00°00'28" WEST, A DISTANCE OF 51.65 FEET; THENCE RUN SOUTH 04°51'58" WEST, A DISTANCE OF 28.45 FEET TO A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE RUN SOUTH 89°59'32" EAST, A DISTANCE OF 12.04 FEET TO A POINT ON THE EAST LINE OF SAID TRACT G-3 AND A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF HIATUS ROAD; THENCE ALONG SAID EAST TRACT LINE AND SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES AND DISTANCES: 1) THENCE RUN SOUTH 04°51'58" WEST, A DISTANCE OF 172.78 FEET; 2) THENCE RUN SOUTH 00°00'28" WEST, A DISTANCE OF 162.61 FEET TO A POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE; 3) THENCE CONTINUE SOUTH 00°00'28" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; 4) THENCE CONTINUE SOUTH 00°00'28" WEST, A DISTANCE OF 112.39 FEET; 5) THENCE RUN SOUTH 45°45'33" WEST, A DISTANCE OF 50.14 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT G-3 AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE RUN NORTH 88°29'22" WEST ALONG SAID SOUTH LINE OF TRACT G-3 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 195.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF TRACT G-3 AND SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°30'38" EAST, A DISTANCE OF 12.00 FEET; THENCE RUN NORTH 88°29'22" WEST, A DISTANCE OF 72.03 FEET TO A POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 88°29'22" WEST, A DISTANCE OF 33.12 FEET; THENCE RUN NORTH 89°55'17" WEST, A DISTANCE OF 16.88 FEET TO A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 89°55'17" WEST, A DISTANCE OF 183.33 FEET; THENCE RUN NORTH 88°29'22" WEST, A DISTANCE OF 10.18 FEET TO A POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 88°29'22" WEST, A DISTANCE OF 80.00 FEET TO A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE RUN SOUTH 01°30'38" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT G-3 AND A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD; THENCE RUN NORTH 88°29'22" WEST, ALONG SAID SOUTH LINE OF TRACT G-3 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 72.83 FEET TO THE THE SOUTHEAST CORNER OF SAID TRACT G-2; THENCE CONTINUE NORTH 88°29'22" WEST, ALONG THE SOUTH LINE OF SAID TRACT G-2 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 303.78 FEET; THENCE DEPARTING SAID SOUTH LINE OF TRACT G-2 AND SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 81°38'48" WEST, A DISTANCE OF 100.72 FEET; THENCE RUN NORTH 88°29'22" WEST, A DISTANCE OF 180.00 FEET TO A POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 88°29'22" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 88°29'22" WEST, A DISTANCE OF 18.00 FEET; THENCE RUN SOUTH 46°30'38" WEST, A DISTANCE OF 16.97 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF TRACT G-2 AND A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD; THENCE RUN NORTH 88°29'22" WEST, ALONG SAID SOUTH LINE OF TRACT G-2 AND ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 576.23 FEET TO THE POINT OF TERMINATION AS DESCRIBED IN OFFICIAL RECORDS BOOK 45601, PAGE 1142 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SHEET 2 OF 3

(SEE SHEET 1 FOR PROJECT NOTES)
(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

NON-VEHICULAR ACCESS
RIGHT-OF-WAY LINE

SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST

BROWARD COUNTY

FLORIDA



Dewberry

7220 FINANCIAL WAY SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: 904.423.4935
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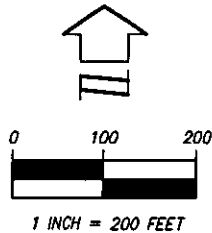
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

THE FERBER COMPANY

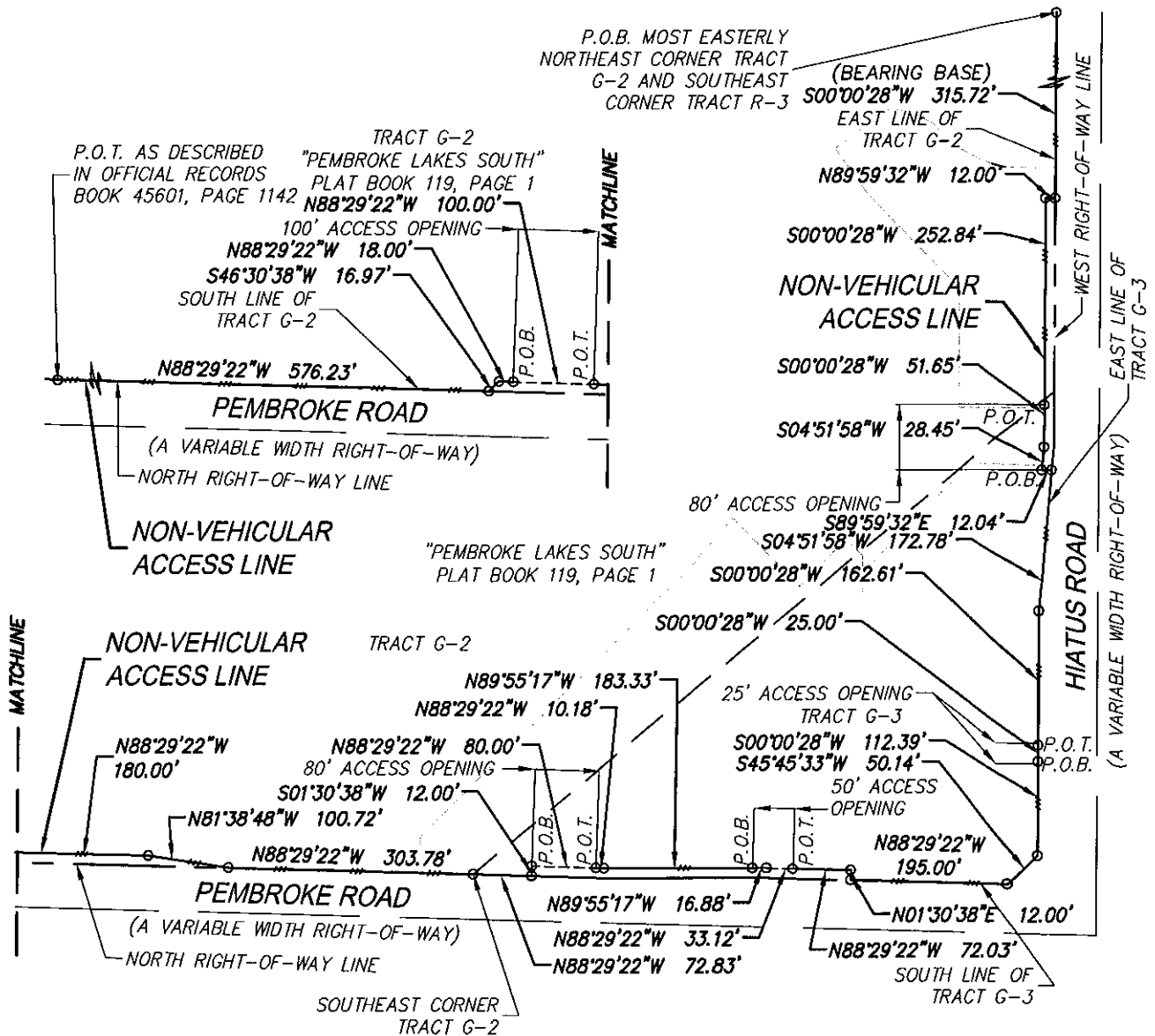
DATE: 11/29/2016
REV DATE: 03/08/2017
REV DATE: 03/10/2017
REV DATE: 03/14/2017

PROJ: 4FER-J72
DRAWN BY: ROH
CHECKED BY: WDD



LEGEND:

- LINE BREAK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- CHANGE IN DIRECTION
- NON-VEHICULAR ACCESS
- RIGHT-OF-WAY LINE



SHEET 3 OF 3

(SEE SHEET 1 FOR PROJECT NOTES)
(SEE SHEET 2 FOR LEGAL DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

NON-VEHICULAR ACCESS
RIGHT-OF-WAY LINE

SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST

BROWARD COUNTY

FLORIDA



Dewberry

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DATE: 11/29/2016
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REV DATE: 03/14/2017
SCALE: 1"=200'

PROJ: 4FER-J72
DRAWN BY: RDH
CHECKED BY: WDD