

City of Pembroke Pines

EASEMENT DEDICATION

On this 31st day of July, 2018
having an address of 2665 Bayshore Drive Suite 1020 Coconut Grove, FL. 33133

(hereinafter "GRANTOR"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Florida 33026-3900, (hereinafter "GRANTEE"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by GRANTEE to GRANTOR, receipt of which is hereby acknowledged by both parties.

GRANTOR is the fee simple owner of that parcel of real property, a legal description of which is attached hereto as Exhibit "A", and incorporated by reference herein, (hereinafter "the servient Estate").

GRANTOR hereby grants, bargains and sells to grantee, its successors and assigns, a perpetual easement under, over and upon a portion of the servient estate, a legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein, (hereinafter "the easement area")

GRANTEE may use the easement area for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the part of the first part do hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install, and rebuild water and/or sanitary sewerage facilities on and do hereby grant a perpetual easement in, over, under, through, upon and/or across the above described lands for said purposes.

GUARANTEE'S right to utilize the Easement area shall be exclusive to the extent that GRANTOR shall grant no easement or license, nor make any covenants, having the effect of permitting us of the Easement area by one other than GUANTEE, except GRANTOR may furnish an easement to other utilities that cross this easement at right angles and provided, further, that any such easements do not interfere with the easement granted herein.

City of Pembroke Pines

EASEMENT DEDICATION

On this 1ST day of August, 2018
having an address of 2665 Bayshore Drive Suite 1020 Coconut Grove, FL. 33133,

(hereinafter "GRANTOR"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Florida 33026-3900, (hereinafter "GRANTEE"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by GRANTEE to GRANTOR, receipt of which is hereby acknowledged by both parties.

GRANTOR is the fee simple owner of that parcel of real property, a legal description of which is attached hereto as Exhibit "A", and incorporated by reference herein, (hereinafter "the servient Estate").

GRANTOR hereby grants, bargains and sells to grantee, its successors and assigns, a perpetual easement under, over and upon a portion of the servient estate, a legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein, (hereinafter "the easement area")

GRANTEE may use the easement area for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the part of the first part do hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install, and rebuild water and/or sanitary sewerage facilities on and do hereby grant a perpetual easement in, over, under, through, upon and/or across the above described lands for said purposes.

GRANTEE'S right to utilize the Easement area shall be exclusive to the extent that GRANTOR shall grant no easement or license, nor make any covenants, having the effect of permitting use of the Easement area by one other than GRANTEE, except GRANTOR may furnish an easement to other utilities that cross this easement at right angles and provided, further, that any such easements do not interfere with the easement granted herein.

GRANTOR may, for its own purposes, utilize the Easement area and shall retain a right of free ingress and egress under, over and upon the Easement area; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use there under.

The provision of the easement shall be binding on the GRANTOR its successors and assigns as a covenant running with and binding upon the Easement area.

This easement shall not be released or amended without the express written consent of the GRANTEE as evidences by a document signed with the same formalities as this document.

GRANTEE shall record this document in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, Grantor has hereunto set this hand and seal on the day and year first above written.

Signed, sealed and
delivered in the presence of:

[Signature]
Witness

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF BROWARD

(GRANTOR)

Terra City Center Investments, LLC

[Signature]
David Martin

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

David Martin
known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal at Broward County, Florida, this 31 day of July, 2018.

My Commission Expires:



[Signature]
Notary Public

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the record plat and are relative to the North line of the South 1/2 of Section 18-51-41, bearing North 87°49'48" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. This drawing consists of 4 sheets and each sheet shall not be considered full, valid and complete without the other.
6. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
7. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
10. Sources of information utilized in the preparation of this sketch and description are as follows:
 - A. Plat entitled "PEMBROKE PINES CITY HALL PLAT", P.B. 136, PG. 23;
 - B. Plat entitled "PEMBROKE PINES CITY CENTER", P.B. 176, PG. 86;
 - C. Paving, Grading & Drainage Plan prepared by Sun-Tech Engineering, Job. No. 15-3685.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: August 07, 2018.

Donald L. Cooper, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6269

Date

8.7.2018

3685SkParcel2.dwg

JOB No.:

15-3685

DATE	REVISION	BY	CHK.



Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

LEGAL DESCRIPTION**Parcel 2**

A parcel of land being a portion of Parcel "A", **PEMBROKE PINES CITY CENTER**, according to the Plat thereof as recorded in Plat Book 176, Pages 86 through 91 of the Public Records of Broward County, Florida; being more particularly described as follows:

COMMENCE at the most northerly northwest corner of said Parcel "A"; thence along the North line of said Parcel "A", North $87^{\circ}49'48''$ East, 918.14 feet to the **POINT OF BEGINNING**; thence North $87^{\circ}49'48''$ East, 1124.66 feet to a westerly line of that certain parcel of land as described in Official Records Book 51163, Page 1095 of the Public Records of Broward County, Florida; thence along said line the following sixteen (16) courses and distances, South $2^{\circ}08'34''$ East, 106.19 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 28.50 feet, a central angle of $76^{\circ}58'04''$, an arc distance of 38.29 feet; thence South $2^{\circ}08'34''$ East, 34.53 feet; thence North $87^{\circ}51'59''$ East, 6.08 feet to a point on the arc of a tangent curve; thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 37.00 feet, a central angle of $89^{\circ}59'27''$, an arc distance of 58.11 feet; thence South $2^{\circ}08'34''$ East, 83.28 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 19.50, a central angle of $68^{\circ}12'02''$, an arc distance of 23.21 feet to a point of compound curvature; thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 9.60 feet, a central angle of $97^{\circ}21'45''$, an arc distance of 16.31 feet; thence South $2^{\circ}08'34''$ East, 41.05 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North $71^{\circ}45'19''$ West); thence northeasterly along the arc of said curve, being concave to the southeast, having a radius of 9.50 feet, a central angle of $71^{\circ}15'02''$, an arc distance of 11.81 feet to a point of compound curvature; thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 15.96 feet, a central angle of $86^{\circ}11'45''$, an arc distance of 24.01 feet; thence tangent to said curve, South $2^{\circ}08'34''$ East, 112.20 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 36.00 feet, a central angle of $64^{\circ}26'26''$, an arc distance of 40.49 feet to a point of reverse curvature; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 64.00 feet, a central angle of $46^{\circ}11'28''$, an arc distance of 51.60 feet to a point of reverse curvature; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 36.00 feet, a central angle of $71^{\circ}44'47''$, an arc distance of 45.08 feet to a point of tangency on the northerly line of said parcel as described in Official Records Book 51163, Page 1095 of the Public Records of Broward County, Florida; thence along said line the following thirteen (13) courses and distances, South $87^{\circ}51'09''$ West, 766.78 feet to a point on the arc of a tangent curve; thence westerly along the arc of said curve being concave to the North, having a radius of 14.00 feet, a central angle of $11^{\circ}09'53''$, an arc distance of 2.73 feet; thence tangent to said curve, North $80^{\circ}58'57''$ West, 50.28 feet; thence South $87^{\circ}51'09''$ West, 72.32 feet; thence North $00^{\circ}47'27''$ West, 5.16 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South $8^{\circ}53'40''$ West); thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 32.65 feet, a central angle of $33^{\circ}08'07''$, an arc distance of 18.88 feet to a point of compound curvature; thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 5.58 feet, a central angle of $31^{\circ}59'43''$, an arc distance of 3.12 feet; thence South $87^{\circ}51'09''$ West, 39.73 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South $75^{\circ}00'33''$ East); thence southerly along the arc of said curve being concave to the West, having a radius of 37.51 feet, a central angle of $8^{\circ}07'13''$, an arc distance of 5.32 feet; thence South $87^{\circ}51'09''$ West, 15.72 feet; thence South $53^{\circ}46'46''$ West, 17.84 feet; thence South $87^{\circ}51'09''$ West, 68.58 feet; thence North $48^{\circ}31'44''$ West, 11.06 feet to a point on an East line of said parcel as described in Official Records Book 51163, Page 1095 of the Public Records of Broward County, Florida; thence along said line, North $2^{\circ}08'51''$ West, 539.01 feet to the Point of Beginning.

Said lands lying, being and situate in the City of Pembroke Pines, Broward County, Florida, and containing 626,870 square feet, (14.3910 acres) more or less.

THIS DRAWING IS NOT VALID WITHOUT SHEET 1 & SHEETS 3-4



Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

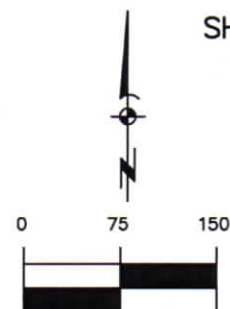
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3685SkParcel2.dwg

JOB No.:

15-3685



GRAPHIC SCALE IN FEET
1" = 150'

POINT OF COMMENCEMENT
MOST NORTHERLY N.W.
CORNER OF PARCEL "A"
(P.B. 176, PG. 86 -B.C.R.)

NORTH LINE OF THE SOUTH 1/2 OF SECTION 18-51-41

PINES BOULEVARD (STATE ROAD 820)
200' R/W - (P.B. 176, PG. 86 -B.C.R.)

POINT OF BEGINNING

N87°49'48"E
918.14'

N87°49'48"E 1124.66'

12' F.P.&L.CO. EASEMENT
(O.R.B. 19000, PG. 609 -B.C.R.)

☉ OF 100' ACCESS OPENING
(OUTBOUND LEFTS PROHIBITED)

☉ OF 60' ACCESS OPENING
(RIGHT TURN ONLY)

NORTH LINE PARCEL "A",
PEMBROKE PINES CITY CENTER

SUBJECT PROPERTY
PARCEL 2

626,870 SQUARE FEET, 14.3910 ACRES

PARCEL "A"
PEMBROKE PINES CITY CENTER
(P.B. 176, PG. 86 -B.C.R.)

S.W. 106th AVENUE
VARIABLE WIDTH PARCEL-(O.R.B. 51163, PG.
1095 & O.R.B. 51163, PG. 1109 -B.C.R.)

EAST PARCEL LINE
N02°08'51"W 539.01'

R=5.58'
Δ=31°59'43" R=32.65'
L=3.12' Δ=33°08'07"
L=18.88'

S87°51'09"W
72.32' R=14.00'
Δ=11°09'53"
L=2.73'

SOUTHERLY PARCEL LINE

S87°51'09"W 766.78'

S87°51'09"W 68.58'
N00°47'27"W 5.16'
N80°58'57"W 50.28'

CITY CENTER BOULEVARD
VARIABLE WIDTH PARCEL-(O.R.B. 51163, PG. 1095
& O.R.B. 51163, PG. 1109 -B.C.R.)

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
☉	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE

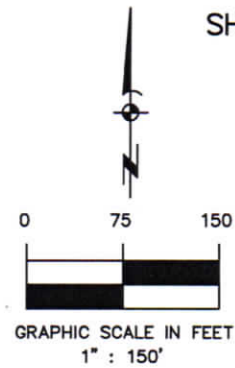
CURVE TABLE

C1	R=37.00'	Δ=89°59'27"	L=58.11'
C2	R=19.50'	Δ=68°12'02"	L=23.21'
C3	R=15.96'	Δ=86°11'45"	L=24.01'
C4	R=37.51'	Δ=8°07'13"	L=5.32'

LINE TABLE

L1	S02°08'34"E 83.28'
L2	S02°08'34"E 112.20'
L3	S87°51'09"W 39.73'
L4	S87°51'09"W 15.72'
L5	S53°46'46"W 17.84'
L6	N48°31'44"W 11.06'

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1 & 2 AND SHEET 4



R/W EASEMENT & TRAFFIC
CONTROL DEVICE EASEMENT
(P.B. 176, PG. 86 -B.C.R.)

NORTH LINE OF THE SOUTH 1/2 OF SECTION 18-51-41

PINES BOULEVARD (STATE ROAD 820)
200' R/W - (P.B. 176, PG. 86 -B.C.R.)

100' SIGNALIZED
FULL ACCESS OPENING
(P.B. 176, PG. 86 -B.C.R.)

NORTH LINE PARCEL "A",
PEMBROKE PINES CITY CENTER

CURVE TABLE

C1	R=37.00'	$\Delta=89^{\circ}59'27''$	L=58.11'
C2	R=19.50'	$\Delta=68^{\circ}12'02''$	L=23.21'
C3	R=15.96'	$\Delta=86^{\circ}11'45''$	L=24.01'
C4	R=37.51'	$\Delta=8^{\circ}07'13''$	L=5.32'

LINE TABLE

L1	S02°08'34"E	83.28'
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L6	N48°31'44"W	11.06'

S02°08'34"E
106.19'
R=28.50'
 $\Delta=76^{\circ}58'04''$
L=38.29'
S02°08'34"E
34.53'
N87°51'59"E
6.08'
C1
R=9.60'
 $\Delta=97^{\circ}21'45''$
L=16.31'
S02°08'34"E
41.05'
R=9.50'
 $\Delta=71^{\circ}15'02''$
L=11.81'
WESTERLY
PARCEL LINE
R=64.00'
 $\Delta=46^{\circ}11'28''$
L=51.60'

S.W. 103rd AVENUE
VARIABLE WIDTH ROADWAY
(O.R.B. 51163, PG. 1095 & O.R.B.
5163, PG. 1128 -B.C.R.)

N71°45'19"W
(RADIAL)

R=36.00'
 $\Delta=64^{\circ}26'26''$
L=40.49'

R=36.00'
 $\Delta=71^{\circ}44'47''$
L=45.08'

120' F.P. & L. CO. EASEMENT
(O.R.B. 2222, PG. 704 -B.C.R.)

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NVAL	NON-VEHICULAR ACCESS LINE

SOUTHERLY
PARCEL LINE

CITY CENTER BOULEVARD
VARIABLE WIDTH PARCEL-(O.R.B. 51163, PG. 1095
& O.R.B. 51163, PG. 1109 -B.C.R.)

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1-3



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NOTE:
ALL EASEMENTS SHOWN WITHOUT
RECORDING DATA REFER TO THE RECORD
PLAT

3685SkParcel2.dwg

JOB No.:

15-3685

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the record plat and are relative to the North line of the South 1/2 of Section 18-51-41, bearing North 87°49'48" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
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7. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: August 1, 2018.

Donald L. Cooper, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6269

Date

8.1.2018

3685Sk23 w-s.dwg

JOB No.:

15-3685

DATE	REVISION	BY	CHK.



Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

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A utility easement lying over and across a portion of Parcel "A", PEMBROKE PINES CITY CENTER, according to the Plat thereof as recorded in Plat Book 176, Page 86, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the most northerly northwest corner of said Parcel "A"; thence along the North line of said Parcel "A", North 87°49'48" East, 918.14 feet to a point on the East line of that certain Parcel described as Road recorded in Official Records Book 51163, Page 1095 of the Public Records of Broward County, Florida; thence along said East line, South 02°08'51" East, 141.69 feet to the **POINT OF BEGINNING**; thence North 87°50'52" East, 78.05 feet; thence North 2°09'08" West, 12.50 feet; thence North 87°50'52" East, 26.00 feet; thence South 2°09'08" East, 12.50 feet; thence North 87°50'52" East, 137.78 feet; thence North 79°27'01" East, 180.39 feet; thence South 10°32'59" East, 15.00 feet; thence South 79°27'01" West, 78.59 feet; thence North 87°48'00" East, 117.68 feet; thence North 2°12'00" West, 3.85 feet; thence North 87°48'00" East, 15.00 feet; thence South 2°12'00" East, 3.85 feet; thence North 87°48'00" East, 44.81 feet to a point hereinafter referred to as **REFERENCE POINT A**; thence North 2°12'00" West, 35.21 feet; thence North 87°48'00" East, 15.00 feet; thence South 2°12'00" East, 35.21 feet; thence North 87°48'00" East, 53.07 feet; thence North 2°12'00" West, 2.25 feet; thence North 87°48'00" East, 15.00 feet; thence South 2°12'00" East, 2.25 feet; thence North 87°48'00" East, 142.96 feet; thence North 2°12'00" West, 53.14 feet; thence North 47°12'00" West, 21.11 feet; thence North 42°48'00" East, 15.00 feet; thence South 47°12'00" East, 27.32 feet; thence South 2°12'00" East, 59.35 feet; thence North 87°48'00" East, 205.95 feet; thence North 2°12'00" West, 6.00 feet; thence North 87°48'00" East, 15.00 feet; thence South 2°12'00" East, 6.00 feet; thence North 87°48'00" East, 14.07 feet; thence North 2°12'00" West, 7.25 feet; thence North 87°48'00" East, 15.00 feet; thence South 2°12'00" East, 7.25 feet; thence North 87°48'00" East, 44.23 feet; thence North 88°18'45" East, 45.05 feet to a point on the West line of that certain Parcel of land described as Road recorded in Official Records Book 51163, Page 1128 of the Public Records of Broward County, Florida; thence along said West line, South 2°08'34" East, 26.70 feet; thence along said line, North 87°51'59" East, 6.08 feet to a point on the arc of a tangent curve; thence along said line and southeasterly along the arc of said curve, being concave to the southwest, having a radius of 37.00 feet, a central angle of 26°48'00", an arc distance of 17.31 feet; thence South 88°18'45" West, 67.92 feet; thence South 87°48'00" West, 73.22 feet; thence South 2°12'00" East, 196.28 feet to a point hereinafter referred to as **REFERENCE POINT B**; thence North 87°48'00" East, 115.85 feet; thence North 2°12'00" West, 10.62 feet; thence North 87°48'00" East, 15.00 feet; thence South 2°12'00" East, 25.62 feet; thence South 87°48'00" West, 250.51 feet; thence North 80°57'00" West, 212.22 feet; thence South 9°03'00" West, 33.30 feet; thence North 80°57'00" West, 15.00 feet; thence North 9°03'00" East, 33.30 feet; thence North 80°57'00" West, 36.88 feet; thence North 58°27'00" West, 31.30 feet; thence North 47°12'00" West, 42.24 feet; thence South 87°48'00" West, 16.97 feet; thence South 42°48'00" West, 23.91 feet; thence South 54°03'00" West, 13.77 feet; thence North 80°57'00" West, 47.21 feet; thence South 9°03'00" West, 25.75 feet; thence North 80°57'00" West, 15.00 feet; thence North 9°03'00" East, 25.75 feet; thence North 80°57'00" West, 31.59 feet; thence South 87°48'00" West, 273.08 feet; thence South 2°12'00" East, 25.50 feet; thence South 87°48'00" West, 15.00 feet; thence North 2°12'00" West, 25.50 feet; thence South 87°48'00" West, 5.68 feet; thence South 2°12'00" East, 240.60 feet to a point hereinafter referred to as **REFERENCE POINT D**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line South 87°51'09" West, 9.84 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 75°00'33" East); thence along said line and southwesterly along the arc of said curve being concave to the northwest, having a radius of 37.51 feet, a central angle of 8°07'13", an arc distance of 5.32 feet; thence along said line, South 87°51'09" West, 3.23 feet; thence North 2°12'00" West, 97.38 feet; thence South 87°48'00" West, 36.25 feet; thence North 2°12'00" West, 15.00 feet; thence North 87°48'00" East, 36.25 feet; thence North 2°12'00" West, 25.00 feet; thence South 87°48'00" West, 36.25 feet; thence North 2°12'00" West, 15.00 feet; thence North 87°48'00" East, 36.25 feet; thence North 2°12'00" West, 142.49 feet; thence South 87°48'00" West, 36.25 feet; thence North 2°12'00" West, 15.00 feet; thence North 87°48'00" East, 36.25 feet; thence North 2°12'00" West, 20.50 feet; thence South 87°48'00" West, 36.25 feet; thence North 2°12'00" West, 15.00 feet; thence North 87°48'00" East, 36.25 feet; thence North 2°12'00" West, 12.97 feet; thence South 86°26'10" West, 63.85 feet; thence South 60°30'52" West, 44.69 feet to a point on the aforesaid East line of Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said line, North 2°08'51" West, 16.89 feet; thence North 60°30'52" East, 11.66 feet;

NOT VALID WITHOUT SHEETS 1 & 3-8



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thence North 4°16'12" West, 21.49 feet; thence South 87°50'52" West, 9.56 feet to aforesaid East line; thence along said line, North 2°08'51" West, 15.00 feet to the Point of Beginning.

LESS AND EXCEPT:

COMMENCE at aforementioned **REFERENCE POINT A**; thence South 2°12'00" East, 15.00 feet to the **POINT OF BEGINNING**; thence continue South 2°12'00" East, 37.25 feet; thence North 87°48'00" East, 11.24 feet; thence South 2°12'00" East, 75.75 feet; thence South 87°48'00" West, 7.09 feet; thence South 42°48'00" West, 28.64 feet; thence South 54°03'00" West, 6.08 feet; thence North 80°57'00" West, 89.07 feet; thence South 87°48'00" West, 295.24 feet; thence North 2°12'00" West, 98.16 feet to a point herein after referred to as **REFERENCE POINT C**; thence North 86°26'10" East, 175.21 feet; thence North 2°12'00" West, 4.02 feet; thence North 87°48'00" East, 17.74 feet; thence North 2°12'00" West, 12.90 feet; thence North 87°48'00" East, 210.85 feet to the Point of Beginning.

LESS AND EXCEPT:

COMMENCE at aforementioned **REFERENCE POINT B**; thence South 87°48'00" West, 15.00 feet to the **POINT OF BEGINNING**; thence continue South 87°48'00" West, 103.18 feet; thence North 80°57'00" West, 103.15 feet; thence North 9°03'00" East, 14.36 feet; thence North 80°57'00" West, 15.00 feet; thence South 9°03'00" West, 14.36 feet; thence North 80°57'00" West, 141.49 feet; thence North 58°27'00" West, 26.84 feet; thence North 47°12'00" West, 46.98 feet; thence South 87°48'00" West, 7.31 feet; thence North 2°12'00" West, 113.00 feet; thence North 87°48'00" East, 162.37 feet; thence South 2°12'00" East, 15.50 feet; thence North 87°48'00" East, 258.31 feet; thence South 2°12'00" East, 196.28 feet to the Point of Beginning.

LESS AND EXCEPT:

COMMENCE at aforementioned **REFERENCE POINT C**; thence North 47°52'55" West, 20.97 feet to the **POINT OF BEGINNING**; thence South 86°26'10" West, 67.66 feet; thence South 60°30'52" West, 12.15 feet; thence North 4°16'12" West, 13.87 feet; thence North 87°50'52" East, 78.94 feet; thence South 2°12'00" East, 6.62 feet to the Point of Beginning.

LESS AND EXCEPT:

COMMENCE at aforementioned **REFERENCE POINT C**; thence North 2°12'00" West, 15.00 feet to the **POINT OF BEGINNING**; thence continue North 2°12'00" West, 6.25 feet; thence North 87°50'52" East, 160.08 feet; thence South 2°28'35" East, 2.30 feet; thence South 86°26'10" West, 160.13 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforementioned **REFERENCE POINT D**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line the following eight (8) courses and distances, North 87°51'09" East, 29.89 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 74°01'30" West); thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 5.58 feet, a central angle of 31°59'43", an arc distance of 3.12 feet to a point of compound curvature; thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 32.65 feet, a central angle of 33°08'07", an arc distance of 18.88 feet; thence South 00°47'27" East, 5.16 feet; thence North 87°51'09" East, 72.32 feet; thence South 80°58'57" East, 50.28 feet to a point on the arc of a tangent curve; thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 14.00 feet, a central angle of 11°09'53", an arc distance of 2.73 feet; thence North 87°51'09" East, 104.58 feet to the **POINT OF BEGINNING**; thence North 2°08'51" West, 9.40 feet; thence North 87°51'09" East, 23.00 feet; thence South 2°08'51" East, 9.40 feet to a point hereinafter referred to as **REFERENCE POINT E**; thence along said North line, South 87°51'09" West, 23.00 feet to the Point of Beginning.

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TOGETHER WITH:

COMMENCE at aforementioned **REFERENCE POINT E**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line, North 87°51'09" East, 59.45 feet to the **POINT OF BEGINNING**; thence North 2°08'51" West, 9.00 feet; thence North 87°51'09" East, 15.00 feet; thence South 2°08'51" East, 9.00 feet to a point hereinafter referred to as **REFERENCE POINT F**; thence along said North line, South 87°51'09" West, 15.00 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforementioned **REFERENCE POINT F**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line, North 87°51'09" East, 14.24 feet to the **POINT OF BEGINNING**; thence North 2°08'51" West, 9.00 feet; thence North 87°51'09" East, 15.00 feet; thence South 2°08'51" East, 9.00 feet to a point hereinafter referred to as **REFERENCE POINT G**; thence along said North line, South 87°51'09" West, 15.00 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforementioned **REFERENCE POINT G**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line, North 87°51'09" East, 158.21 feet to the **POINT OF BEGINNING**; thence North 2°08'51" West, 11.81 feet; thence North 87°51'09" East, 22.00 feet; thence South 2°08'51" East, 11.81 feet to a point hereinafter referred to as **REFERENCE POINT H**; thence along said North line, South 87°51'09" West, 22.00 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforementioned **REFERENCE POINT H**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line, North 87°51'09" East, 39.11 feet to the **POINT OF BEGINNING**; thence North 2°08'51" West, 12.68 feet; thence North 87°51'09" East, 15.00 feet; thence South 2°08'51" East, 12.68 feet to a point hereinafter referred to as **REFERENCE POINT I**; thence along said North line, South 87°51'09" West, 15.00 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforementioned **REFERENCE POINT I**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line, North 87°51'09" East, 69.13 feet to the **POINT OF BEGINNING**; thence North 2°08'51" West, 9.25 feet; thence North 87°51'09" East, 15.00 feet; thence South 2°08'51" East, 9.25 feet to a point hereinafter referred to as **REFERENCE POINT J**; thence along said North line, South 87°51'09" West, 15.00 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforementioned **REFERENCE POINT J**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line, North 87°51'09" East, 97.21 feet to the **POINT OF BEGINNING**; thence North 2°08'51" West, 12.10 feet; thence North 87°51'09" East, 19.00 feet; thence South 2°08'51" East, 12.10 feet to a point hereinafter referred to as **REFERENCE POINT K**; thence along said North line, South 87°51'09" West, 19.00 feet to the Point of Beginning.

TOGETHER WITH:

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COMMENCE at aforementioned **REFERENCE POINT K**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095; thence along said North line, North 87°51'09" East, 44.77 feet to the **POINT OF BEGINNING**; thence North 2°08'51" West, 9.25 feet; thence North 87°51'09" East, 15.00 feet; thence South 2°08'51" East, 9.25 feet to a point hereinafter referred to as **REFERENCE POINT L**; thence along said North line, South 87°51'09" West, 15.00 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at aforementioned **REFERENCE POINT L**, said point being on the North line of aforesaid Road Parcel recorded in Official Records Book 51163, Page 1095 and Official Records Book 51163, Page 1128; thence along said North line, North 87°51'09" East, 41.09 feet to a point on the arc of a tangent curve; thence along said line and northeasterly along the arc of said curve being concave to the northwest, having a radius of 36.00 feet, a central angle of 24°13'03", an arc distance of 15.22 feet to the **POINT OF BEGINNING**; thence North 38°27'35" West, 12.42 feet; thence North 51°32'25" East, 15.00 feet; thence South 38°27'35" East, 12.42 feet to a point on aforesaid North line, said point being on the arc of a non-tangent curve, with a radial line through said point bearing South 50°24'50" East); thence along said line and southwesterly along the arc of said curve being concave to the northwest, having a radius of 36.00 feet, a central angle of 24°02'58", an arc distance of 15.11 feet to the Point of Beginning.

Said lands lying, being and situate in the City of Pembroke Pines, Broward County, Florida, and containing 63,368 square feet, (1.4547 acres), in aggregate. more or less.

NOT VALID WITHOUT SHEETS 1-4 & 6-8



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POINT OF COMMENCEMENT
MOST NORTHERLY N.W.
CORNER OF PARCEL "A"
(P.B. 176, PG. 86 -B.C.R.)

N87°49'48"E (BASIS OF BEARINGS)
NORTH LINE OF THE SOUTH 1/2 OF SECTION 18-51-41

PINES BOULEVARD (STATE ROAD 820)
200' R/W - (P.B. 176, PG. 86 -B.C.R.)

NORTH LINE PARCEL "A"

SUBJECT PROPERTY

UTILITY EASEMENT
63,368 SQUARE FEET, 1.4547 ACRES

GRAPHIC SCALE IN FEET
1" : 80'

LINE TABLE

L1	N87°48'00"E 15.00'
L2	S42°48'00"W 23.91'
L3	S54°03'00"W 13.77'
L4	S87°48'00"W 36.25'
L5	N02°12'00"W 15.00'
L6	N87°48'00"E 36.25'
L7	S86°26'10"W 67.66'
L8	S60°30'52"W 12.15'
L9	N04°16'12"W 13.87'
L10	S02°12'00"E 6.62'
L11	N02°08'51"W 9.00'
L12	N87°51'09"E 15.00'
L13	S02°08'51"E 9.00'
L14	S87°51'09"W 15.00'

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
©	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
P.O.B.	POINT OF BEGINNING
REF.PT.	REFERENCE POINT

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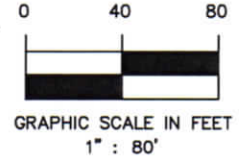
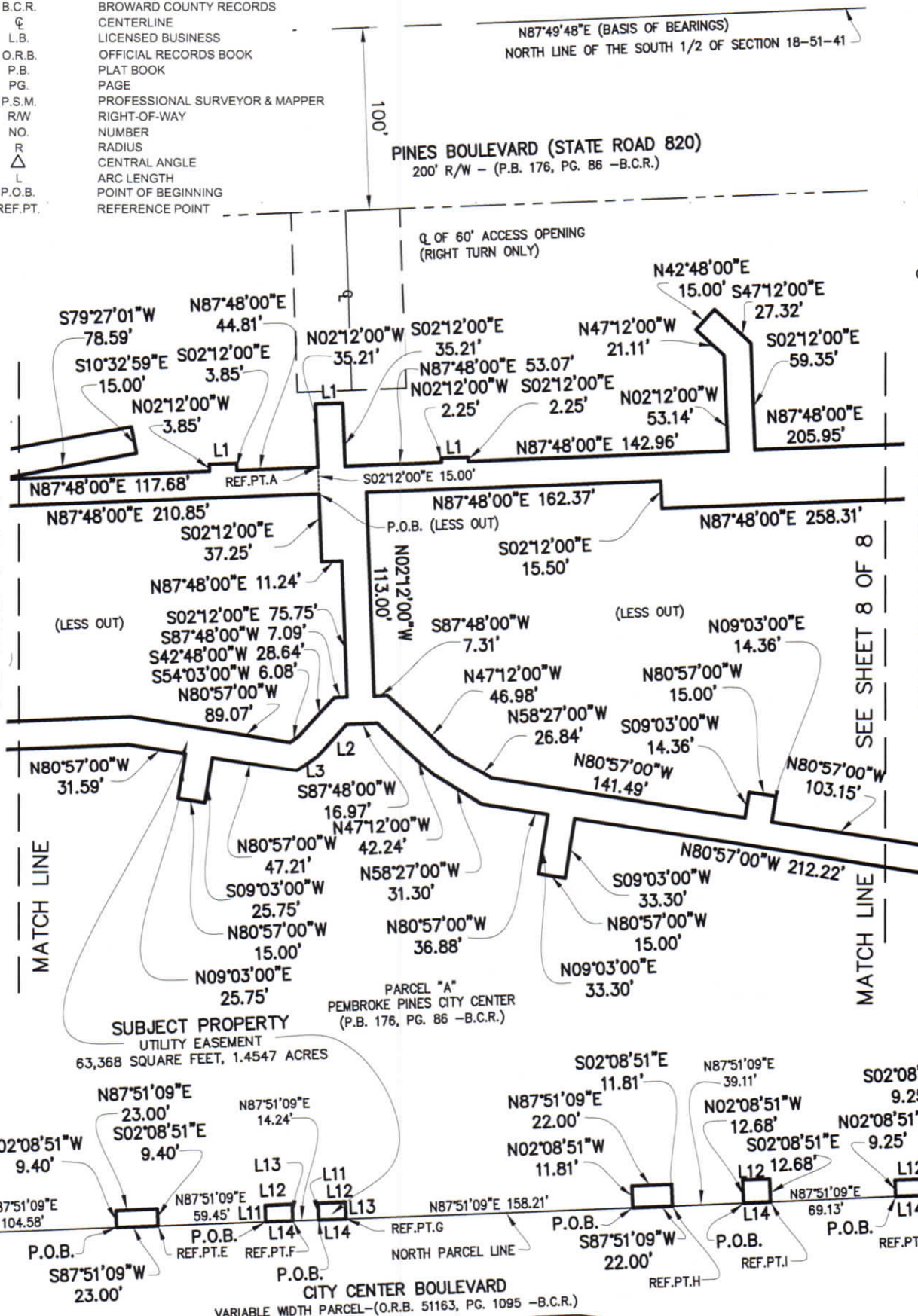
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KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
P.O.B.	POINT OF BEGINNING
REF.PT.	REFERENCE POINT

SHEET 7 OF 8

SEE SHEET 6 OF 8



SEE SHEET 8 OF 8

MATCH LINE

MATCH LINE

