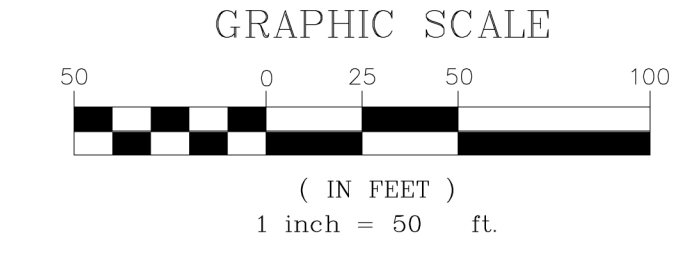
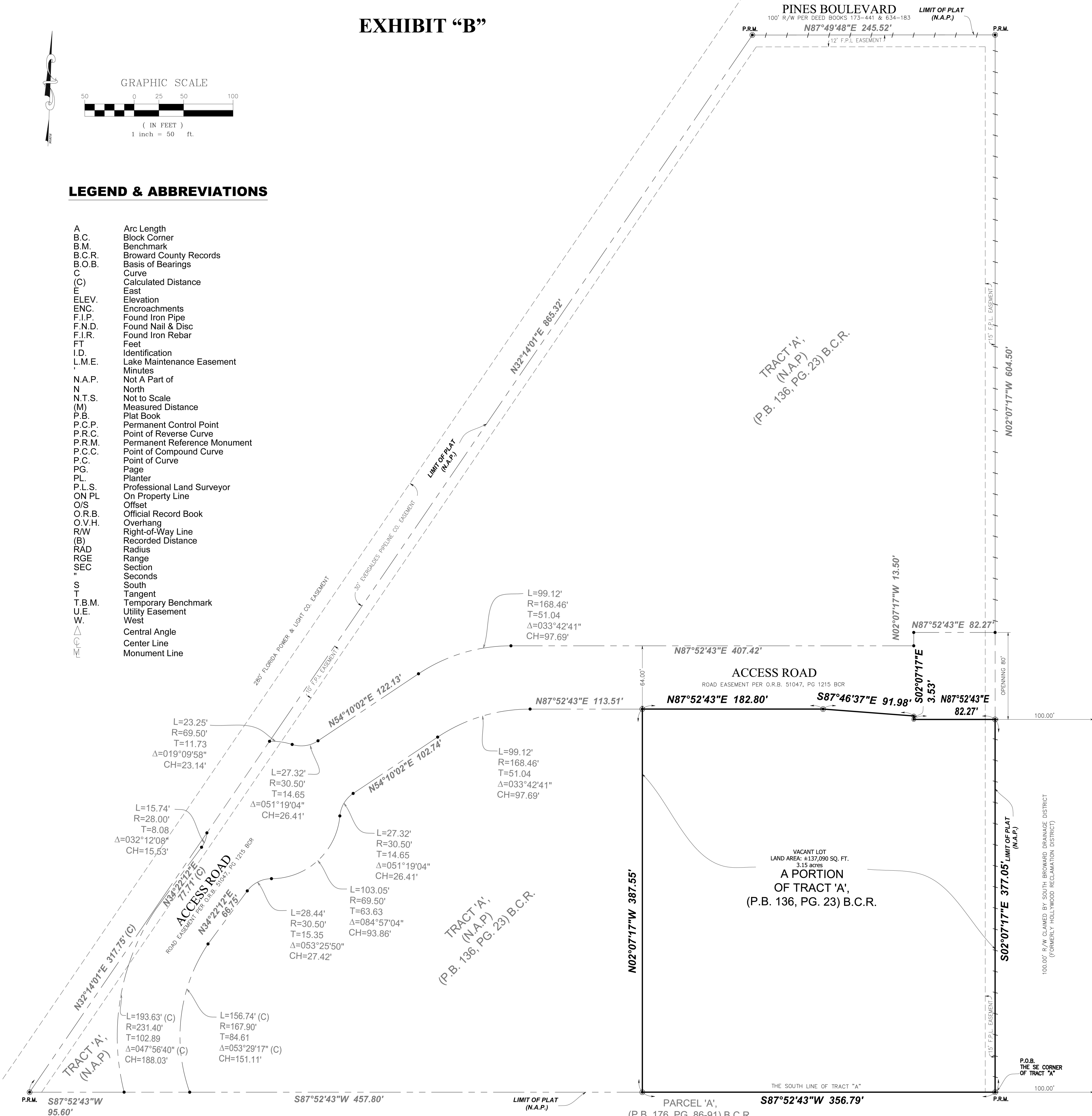


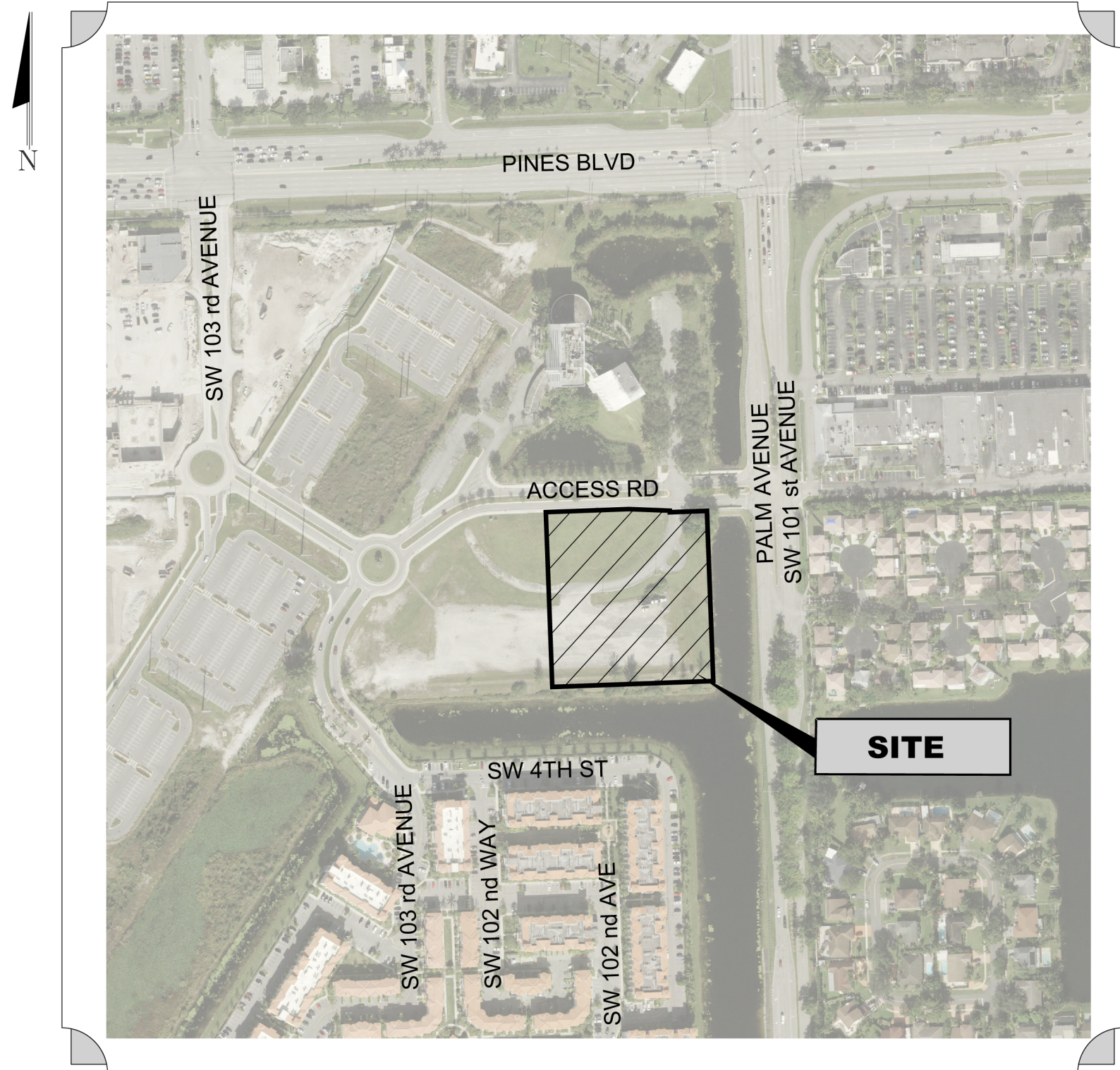
D:\Dropbox (Lazaro)\PLS 2015 (1)\2016 Client\CITY OF PEMBROKE PINES\CITY HALL SPLITTED PARCEL\Splitting Tract - City Hall Subdivision, Pembroke pines.dwg Nov 05, 2018-11:35amDrafter1



A	Arc Length
B.C.	Block Corner
B.M.	Benchmark
B.C.R.	Broward County Records
B.O.B.	Basis of Bearings
C	Curve
(C)	Calculated Distance
E	East
ELEV.	Elevation
ENC.	Encroachments
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.I.R.	Found Iron Rebar
FT	Feet
I.D.	Identification
L.M.E.	Lake Maintenance Easement
	Minutes
N.A.P.	Not A Part of
N	North
N.T.S.	Not to Scale
(M)	Measured Distance
P.B.	Plat Book
P.C.P.	Permanent Control Point
P.R.C.	Point of Reverse Curve
P.R.M.	Permanent Reference Monument
P.C.C.	Point of Compound Curve
P.C.	Point of Curve
PG.	Page
PL	Platner
P.L.S.	Professional Land Surveyor
ON PL	On Property Line
O/S	Offset
O.R.B.	Official Record Book
O.V.H.	Overhang
R/W	Right-of-Way Line
(B)	Recorded Distance
RAD	Radius
RGE	Range
SEC	Section
"	Seconds
S	South
T	Tangent
T.B.M.	Temporary Benchmark
U.E.	Utility Easement
W.	West
△	Central Angle
CL	Center Line
Ⓜ	Monument Line



PORTION OF THE S.E. 1/4 OF SECTION 18,
TOWNSHIP 51 SOUTH, RANGE 41 EAST
BROWARD COUNTY, FLORIDA
SCALE: N.T.S.




A PORTION OF TRAC "A" OF "PEMBROKE PINES CITY HALL PLAT", ACCORDING TO THE PLAT BOOK 136, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, CONTAINING 137,090 SQUARE FEET (3.15 ACRES) MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH LINE OF THE TRACT "A" RUN SOUTH 87°52'43" WEST, A DISTANCE 356.79 FEET, THENCE RUN NORTH 02°07'17" WEST, A DISTANCE 387.55 FEET, THENCE ALONG THE SOUTH LINE OF THE ROAD EASEMENT DESCRIBED IN THE OFFICIAL RECORD 51047, PAGE 1215 OF THE BROWARD COUNTY, FLORIDA, NORTH 87°52'43" EAST, A DISTANCE 182.80 FEET, THENCE RUN SOUTH 87°46'37" EAST, A DISTANCE 91.98 FEET, THENCE RUN SOUTH 02°07'17" EAST, A DISTANCE 3.53 FEET, THENCE RUN NORTH 87°52'43" EAST, A DISTANCE 82.27 FEET, THENCE RUN SOUTH 02°07'17" EAST, A DISTANCE 377.05 FEET TO A POINT OF BEGINNING. (P.O.B.)

SAND LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES,
BROWARD COUNTY FLORIDA.

1. THIS SKETCH IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN RULES ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 63J-15.01, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES.

PREPARED FOR: CITY OF PEMBROKE PINES PROJECT: PEMBROKE PINES CITY HALL SUBDIVISION SPLITTED TRACT "A" PEMBROKE PINES FL 33025 DRAWING NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION	JOB NO: 18-925	DATE: 11-02-2018	SHEET: 1
			
	<p> Surveyors • Mappers • Engineers 8180 N.W. 36th STREET, Suite 408 Doral, Florida 33166 Ph: (786) 298-6163 (305) 363-5481 E-mail: ld@sflsurveyors.com LB#8170 </p>		
	<p> Surveyors • Mappers • Engineers 8180 N.W. 36th STREET, Suite 408 Doral, Florida 33166 Ph: (786) 298-6163 (305) 363-5481 E-mail: ld@sflsurveyors.com LB#8170 </p>		