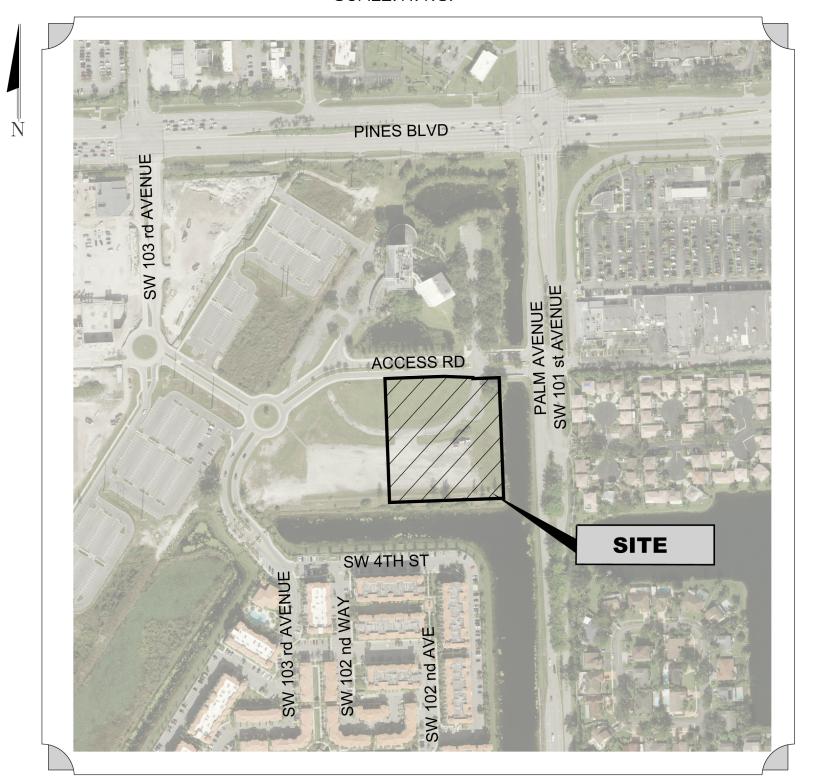
#### PINES BOULEVARD LIMIT OF PLAT **EXHIBIT "B"** N87°49'48"E 245.52' GRAPHIC SCALE ( IN FEET ) 1 inch = 50 ft.**LEGEND & ABBREVIATIONS** Arc Length **Block Corner** Benchmark **Broward County Records** Basis of Bearings Curve Calculated Distance ELEV. Elevation ENC. Encroachments Found Iron Pipe F.I.P. Found Nail & Disc F.N.D. F.I.R. Found Iron Rebar I.D. Identification L.M.E. Lake Maintenance Easement Minutes Not A Part of Not to Scale Measured Distance 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. PG. Point of Curve Page P.L.S. ON PL **Professional Land Surveyor** On Property Line O/S O.R.B Official Record Book O.V.H. Right-of-Way Line Recorded Distance Range Section Seconds South L=99.12' Temporary Benchmark **Utility Easement** T=51.04 Δ=033°42'41" N87°52'43"E 82.27 Central Angle CH=97.69' Center Line N87°52'43"E 407.42" Monument Line **ACCESS ROAD** ROAD EASEMENT PER O.R.B. 51047, PG 1215 BCR S87°46'37"E 91.98' S n N87°52'43"E N87°52'43"E 182.80' N87°52'43"E 113.51' 82.27' L=23.25' R=69.50' T=11.73 L=99.12' ∆=019°09'58" R=168.46' CH=23.14' L=27.32' -T=51.04 R=30.50' Δ=033°42'41" T=14.65 CH=97.69' Δ=051°19'04" L=15.74' -CH=26.41' R=28.00' SEC. 18-51-101st T=8.08/ - L=27.32' Δ=032°12'08″ R=30.50' ST LINE OF SE 1/4 OF SE VENUE (SW ] CH=15.53' VACANT LOT T=14.65 LAND AREA: ±137,090 SQ. FT. Δ=051°19'04" 3.15 acres **A PORTION** CH=26.41' OF TRACT 'A', - L=103.05' (P.B. 136, PG. 23) B.C.R. R=69.50' T=63.63 L=28.44' Δ=084°57'04" R=30.50' CH=93.86' T=15.35 Δ=053°25'50" CH=27.42' L=156.74' (C) -L=193.63' (C) R=167.90' R=231.40' T=84.61 T=102.89 $\Delta$ =047°56'40" (C) $\Delta$ =053°29'17" (C) CH=188.03' CH=151.11' P.O.B. THE SE CORNER —OF TRACT "A" THE SOUTH LINE OF TRACT "A" \$87°52'43"W 457.80' S87°52'43"W 356.79' P.R.M. \$87°52'43"W LIMIT OF PLAT PARCEL 'A', (N.A.P.) 95.60' (P.B. 176, PG. 86-91) B.C.R.

### **LOCATION MAP**

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



# **LEGAL DESCRIPTION:**

A PORTION OF TRACT "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.

#### **NOTES:**

- 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.

## **SURVEYOR'S CERTIFICATE**

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES.

REVISIONS:
DATE:
18
IRM

PPER.

NO. LS 104 \*\* ENTRY REGISTER PROFESSIONAL SURVEY (PPER.)

NO. LS 104 \*\* ENTRY REGISTER PROFESSIONAL SURVEY (PPER.)

11/2/2(

FELIX DE LA ROSANP SIM. 7104

CHECKED:

L.D.

SCALE:

AS SHOWN

Surveyors • Mappers • Enginee 8180 N.W. 36th STREET Suite Doral, Florida 33166
Ph: (786) 298-6163 (305) 363-5 E-mail: Id@sflsurveyors.con



CITY OF PEMBROKE PINES

PROJECT: PEMBROKE PINES CITY HALL SUBDIVISION

SPLITTED TRACT "A"

PEMBROKE PINES FL 33025

DRAWING NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION

11-02-2018