

# SKETCH AND DESCRIPTION

PARCEL G-1

DESCRIPTION: 18.731 ACRES – PARCEL "G-1"

PORTIONS OF PARCEL "G" AND JOHNSON STREET, CHAPEL TRAIL II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 59, EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PLAT OF CHAPEL TRAIL II; THENCE SOUTH 01°48'25" EAST, A DISTANCE OF 947.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 14°35'34" AND AN ARC DISTANCE OF 152.82 FEET, THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF THAT CERTAIN ROADWAY KNOWN AS 209TH AVENUE AND RECORDED IN OFFICIAL RECORDS BOOK 17211, PAGE 583 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°11'31" EAST, A DISTANCE OF 1589.82 FEET; THENCE SOUTH 01°48'29" EAST, ALONG A LINE PARALLEL WITH AND 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST, A DISTANCE OF 790.73 FEET; THENCE SOUTH 88°11'31" WEST, A DISTANCE OF 934.48 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 88°11'31" WEST, A DISTANCE OF 346.41 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF 209TH AVENUE, SAID POINT ALSO BEING ON ARC OF A CIRCULAR CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 85°09'19" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 03°02'12" AND AN ARC DISTANCE OF 57.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°48'29" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 592.14 FEET; THENCE SOUTH 45°58'54" EAST, A DISTANCE OF 48.78 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF JOHNSON STREET AS SHOWN ON SAID PLAT OF CHAPEL TRAIL II; THENCE NORTH 89°50'41" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 311.03 FEET; THENCE NORTH 01°48'29" WEST, ALONG A LINE PARALLEL WITH AND 974.48 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 693.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE SOUTHEAST CORNER OF SAID TRACT 59, EVERGLADE LAND COMPANY'S SUBDIVISION OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 1, OF PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT BEING ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PLAT OF CHAPEL TRAIL II; THENCE SOUTH 89°51'47" WEST, ALONG A PORTION OF SAID NORTH LINE OF PARCEL "G" AND A PORTION OF THE SOUTH LINE OF SAID TRACT 59 AND TRACT 58, A DISTANCE OF 660.25 FEET; THENCE SOUTH 03°17'57" EAST, A DISTANCE OF 55.08 FEET; THENCE SOUTH 44°02'03" WEST, A DISTANCE OF 71.73 FEET; THENCE SOUTH 01°47'41" EAST, A DISTANCE OF 1864.44 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THE LAST THREE DESCRIBED COURSES BEING ALONG THE WEST LINE OF SAID PARCEL "G"; THENCE NORTH 89°51'47" EAST, ALONG A LINE PARALLEL WITH AND 1970.11 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 960.63 FEET; THENCE SOUTH 01°48'29" EAST, A DISTANCE OF 580.21 FEET; THENCE SOUTH 43°15'06" WEST, A DISTANCE OF 49.55 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF JOHNSON STREET AS SHOWN ON THE SAID PLAT OF CHAPEL TRAIL II; THENCE SOUTH 88°18'41" WEST, ALONG A PORTION OF THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 444.29 FEET; THENCE SOUTH 89°50'41" WEST, ALONG A LINE PARALLEL WITH AND 65.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 442.61 FEET; THENCE NORTH 45°58'30" WEST, A DISTANCE OF 55.34 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL "G"; THENCE NORTH 01°47'41" WEST, ALONG A PORTION OF THE WEST LINE OF SAID PARCEL "G", A DISTANCE OF 569.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 18.731 ACRES, MORE OR LESS.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE CRAVEN THOMPSON AND ASSOCIATES INC. RESURVEY OF THE EAST ONE-HALF (E 1/2) OF TOWNSHIP 51 SOUTH, RANGE 39 EAST, ACCORDING TO THE MISCELLANEOUS PLAT THEREOF, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AS TRANSFORMED FROM NORTH AMERICAN DATUM OF 1927 (NAD 1927) TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT. THE NORTH LINE OF PARCEL "G" BEARS NORTH 89°52'53" WEST.

SHEET 1 OF 4

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**CERTIFICATE:**

**WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.**

**CRAVEN THOMPSON ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB271**

**DOUGLAS M. DAVIE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343  
STATE OF FLORIDA**

**THIS SKETCH & DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

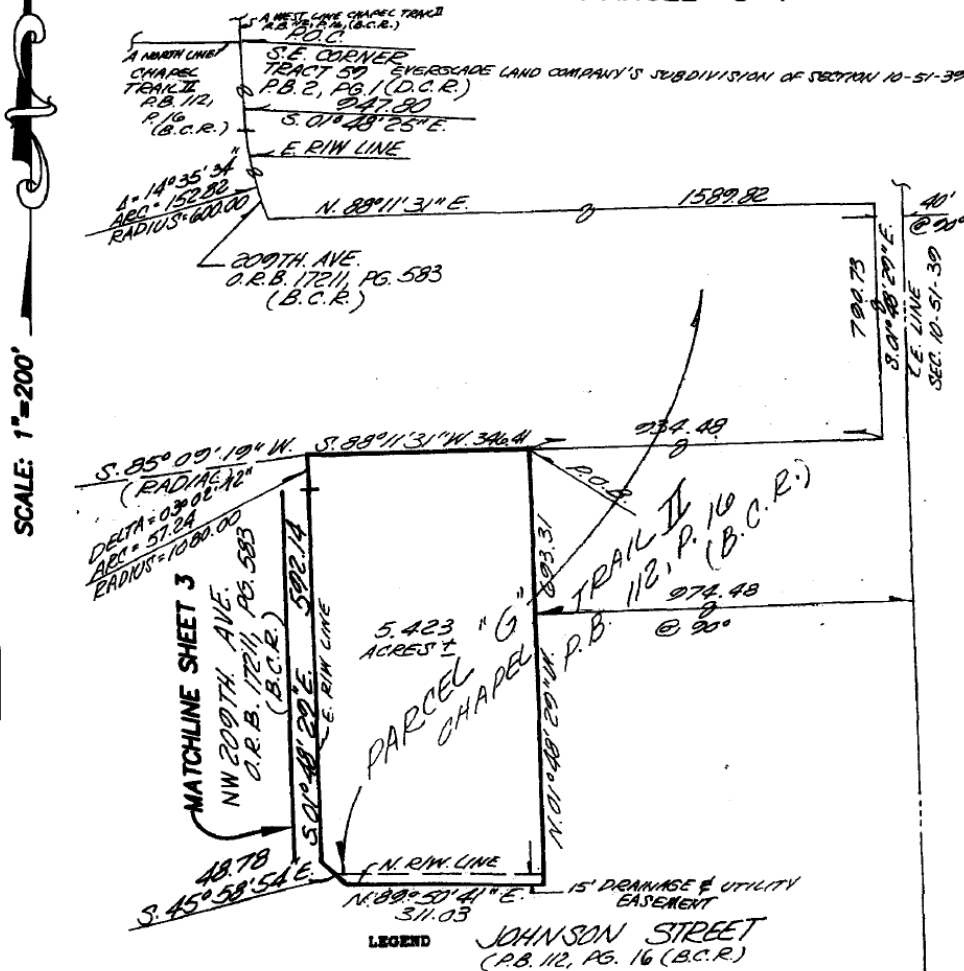
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
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FOR: **CHAPEL TRAIL ASSO. LTD**

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SKETCH TO ACCOMPANY DESCRIPTION  
PARCEL "G-1"



### LEGEND

P.O.C.  
P.O.E.  
N.T.S  
P.B.  
D.B.  
P.  
B.C.R.  
SEC.  
T  
R  
R/W  
MISC.  
COR  
D.C.R.

POINT OF COMMENCEMENT  
POINT OF BEGINNING  
NOT TO SCALE  
PLAT BOOK  
DEED BOOK  
PAGE  
BROWARD COUNTY RECORDS  
SECTION  
TOWNSHIP  
RANGE  
RIGHT-OF-WAY  
MISCELLANEOUS  
CORNER  
DADE COUNTY RECORDS

**SEE SHEET 1 OF 2 FOR LEGAL  
DESCRIPTION AND NOTES**

SHEET 3 OF 4 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	<p><b>NOTE</b> The undersigned and CRAVEN-THOMPSON &amp; ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.</p> <p><b>NOTE</b> Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p> <p>G:\1977\770497.74\DWG\SD-PARCELS G &amp; H.DWG</p>	
JOB NO.: 77-0497-79	ODRAWN BY: DMD	CHECKED BY: TCS	F.B.N/A	PG. N/A	DATED: 4-13-10



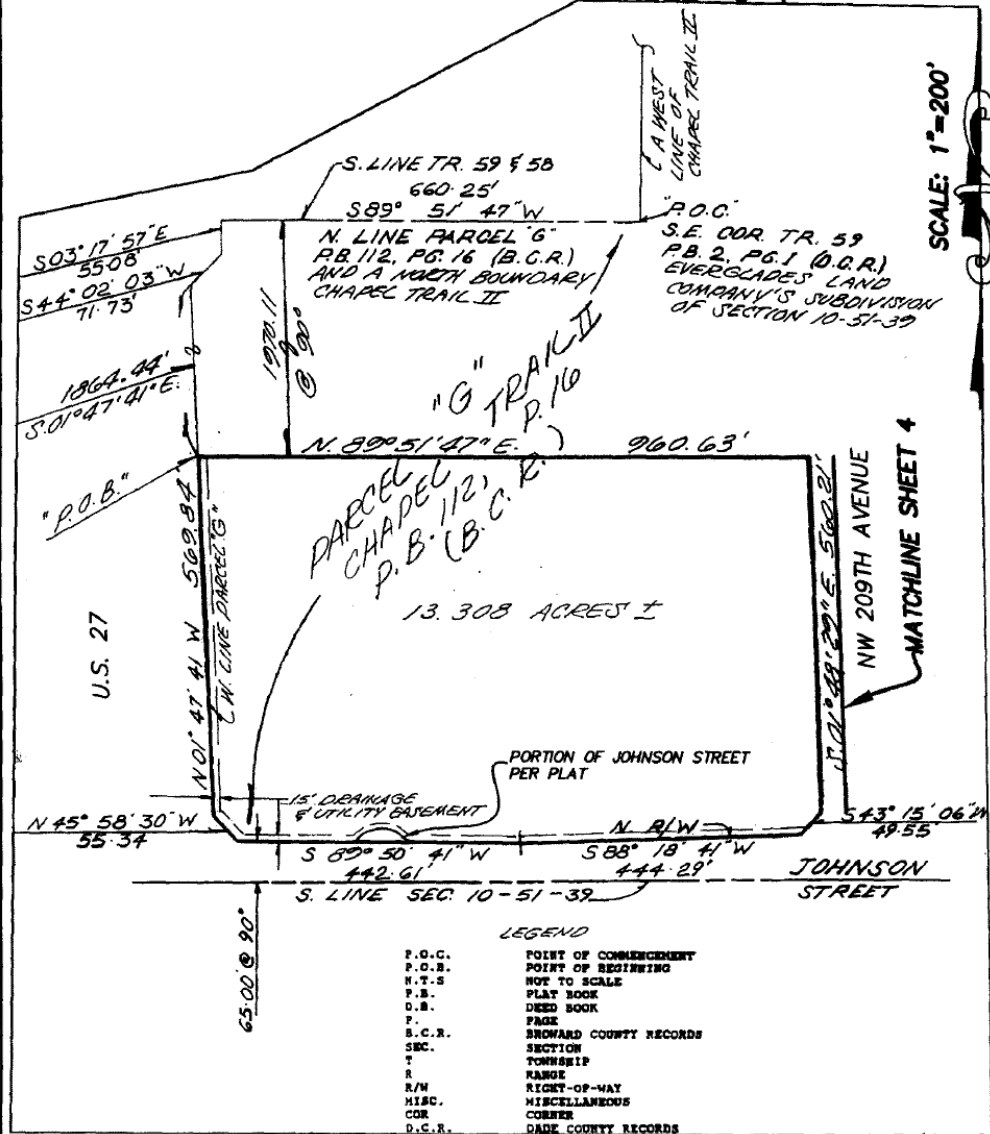
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PARCEL "G-1"**



**SEE SHEET 1 OF 2 FOR LEGAL  
DESCRIPTION AND NOTES**

SHEET 4 OF 4 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	NOTE
				The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters. Such information should be obtained and confirmed by others through appropriate title verification.
				NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.
				G:\1977\770497.74\DWG\SD-PARCELS G & H.DWG
JOB NO.: 77-0497-79	ODRAWN BY: DMD	CHECKED BY: TCS	F.B.N/A	PG.N/A
				DATED: 4-13-10