

P:\Projects\1997\910134 City of PP general engineering\SURVEY\SKETCH\18400 Johnson Street Sketch-Legal\910134-V-SD-18400-Johnson St.dwg

Legal Description:

A Portion of Parcel "A", Chapel Trail II, according to the plat thereof as recorded in plat book 112, page 16 of the Public Records of Broward County Florida, said portion being more particularly described as follows:

Commencing at the Northerly most Southeast corner of said Parcel "A"; Thence, along the East line of said parcel "A" the following three described courses: (1) North 01°47'15" West, 300.00 feet; (2) North 01°38'46" East, 200.36 feet; (3) North 01°47'15" West, 303.96 feet to a point on a line 1002.00 feet North of and parallel with, as measured at right angles, the South line of the Northeast one-quarter (N.E. 1/4) of Section 13, Township 51 South, Range 39 East; Thence South 89°52'26" West, along said parallel line, 285.39 feet to the point of beginning; Thence continuing along said parallel line South 89°52'26" West, 314.86 feet; Thence North 01°47'15" West, 320.13 feet to the south right-of-way line of Johnson Street and a point on a line 1322.00 feet North of and parallel with, as measured at right angles, the South line of the Northeast one-quarter (N.E. 1/4) of said Section 13; Thence North 89°52'26" East, along said parallel and said south line, 271.72 feet to a point on a non-tangent curve concave to the Northeast (through which a radial line bears North 80°25'12" East to the radius point); Thence Southeasterly along the arc of said curve having a radius of 180.38 feet, a central angle of 36°27'35" and an arc distance of 114.78 feet to a point of non-tngency; Thence South 00°07'34" East, 220.06 feet to the point of beginning.

Said Lands lying and being in the City of Pembroke Pines, Broward County, Florida and containing 98,937 square feet (2.271 acres) more or less.

SURVEY NOTES:

1. Calvin, Giordano & Associates. did not research title for this property and the plats, rights-of-way, and easements as shown hereon are per the Public Records of Broward County, Florida via the Broward County Property Appraiser's and Clerk of the Court's web sites.
2. Not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.
3. Bearings shown hereon are assumed and referenced to the East line of the Northeast one-quarter (N.E. 1/4) of Section 13, Township 51 South, Range 39 East, having a Bearing of North 01°47'15" East.
4. This Sketch and Description does not constitute a Boundary Survey.
5. It is a violation of the Standards of Practice, rule 5J-17 of the Florida Administrative Code to alter this Survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will render it invalid.

I, Michael M. Mossey, do hereby state that this Sketch and Description was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Sketch and Description was completed in accordance with the Standards of Practice for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Dated: October 19, 2017

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature _____
Michael M. Mossey
Professional Surveyor and Mapper
Florida Registration No. 5660



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 8791

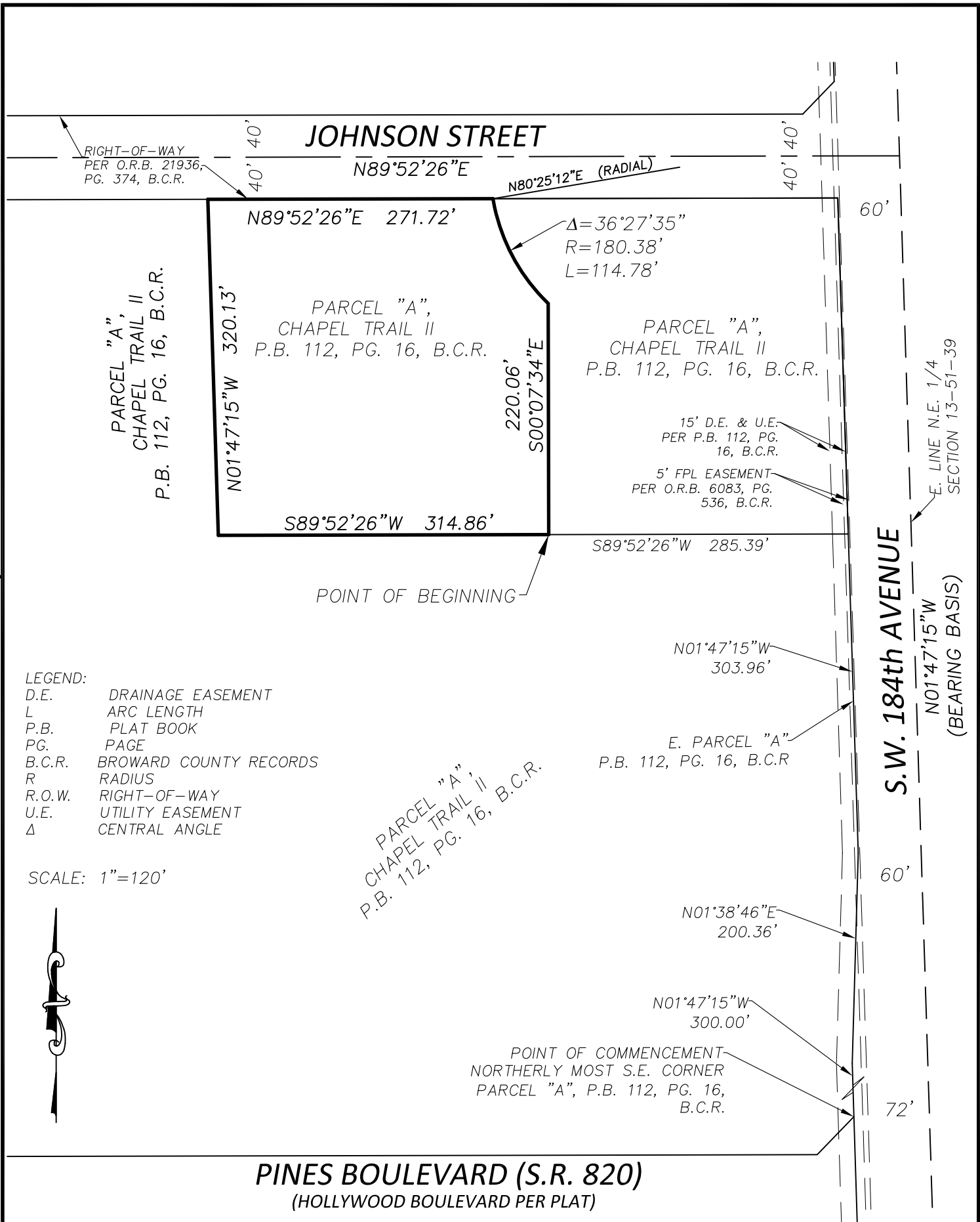
Sketch and Description

A Portion of Parcel "A", Chapel Trail
II, Plat Book 112, Page 16, B.C.R.

City of Pembroke Pines Broward County, Florida

SCALE	PROJECT No.	SHEET
1"=120'	910134	
DATE	CAD FILE	1 OF 2
10/19/17		

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	Calvin, Giordano & Associates, Inc. EXCEPTIONAL SOLUTIONS™ 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316 Phone: 954.921.7781 • Fax: 954.921.8807	Sketch and Description A Portion of Parcel "A", Chapel Trail II, Plat Book 112, Page 16, B.C.R. City of Pembroke Pines Broward County, Florida	SCALE 1"=120'	PROJECT No. 910134	SHEET 2 OF 2
			DATE 10/19/17	CAD FILE	

Certificate of Authorization 6791