

## LEGAL DESCRIPTION:

THE EAST 357.12 FEET OF THE WEST 752.12 FEET OF THE NORTH 731.55 FEET OF THE SOUTH 1748.00 FEET, ALL MEASURED AT RIGHT ANGLES, OF THE SOUTHWEST ONE-QUARTER (SW 1/4), SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST,

SAID LANDS SITUATE WITHIN THE CITY OF PEMBROKE PINES, BROWARD COUNTY FLORIDA, CONTAINING 6.000 ACRES, MORE OR LESS.

## NOTES:

1. CALVIN, GIORDANO & ASSOCIATES. DID NOT RESEARCH TITLE FOR THIS PROPERTY. THE PLATS, RIGHTS-OF-WAY, AND EASEMENTS AS SHOWN HEREON ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AS FOUND ON THE BROWARD COUNTY PROPERTY APPRAISER'S AND CLERK OF THE COURT'S WEB SITES.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT AS CONVERTED BY THE BROWARD COUNTY ENGINEERING DEPARTMENT FROM NORTH AMERICAN DATUM OF 1927 AS PER THE CRAVEN THOMPSON & ASSOCIATES RESURVEY OF TOWNSHIP 51 SOUTH, RANGE 39 EAST RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 20, BROWARD COUNTY PUBLIC RECORDS WITH A REFERENCE BEARING OF N 89°50'41" E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 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 SKETCH AND DESCRIPTION WILL RENDER IT INVALID.

## CERTIFICATE:

I, STEVEN M. WATTS, DO HEREBY CERTIFY THAT THIS SKETCH AND LEGAL 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 LEGAL DESCRIPTION WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE REQUIREMENT FOR SURVEYING AND MAPPING AS STATED IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

CALVIN, GIORDANO & ASSOCIATES, INC.

SIGNATURE: 

STEVEN M. WATTS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 4588

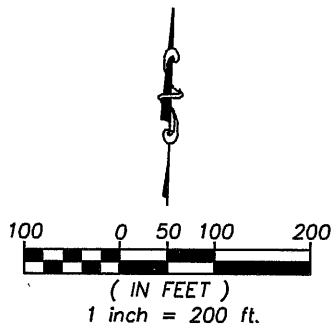
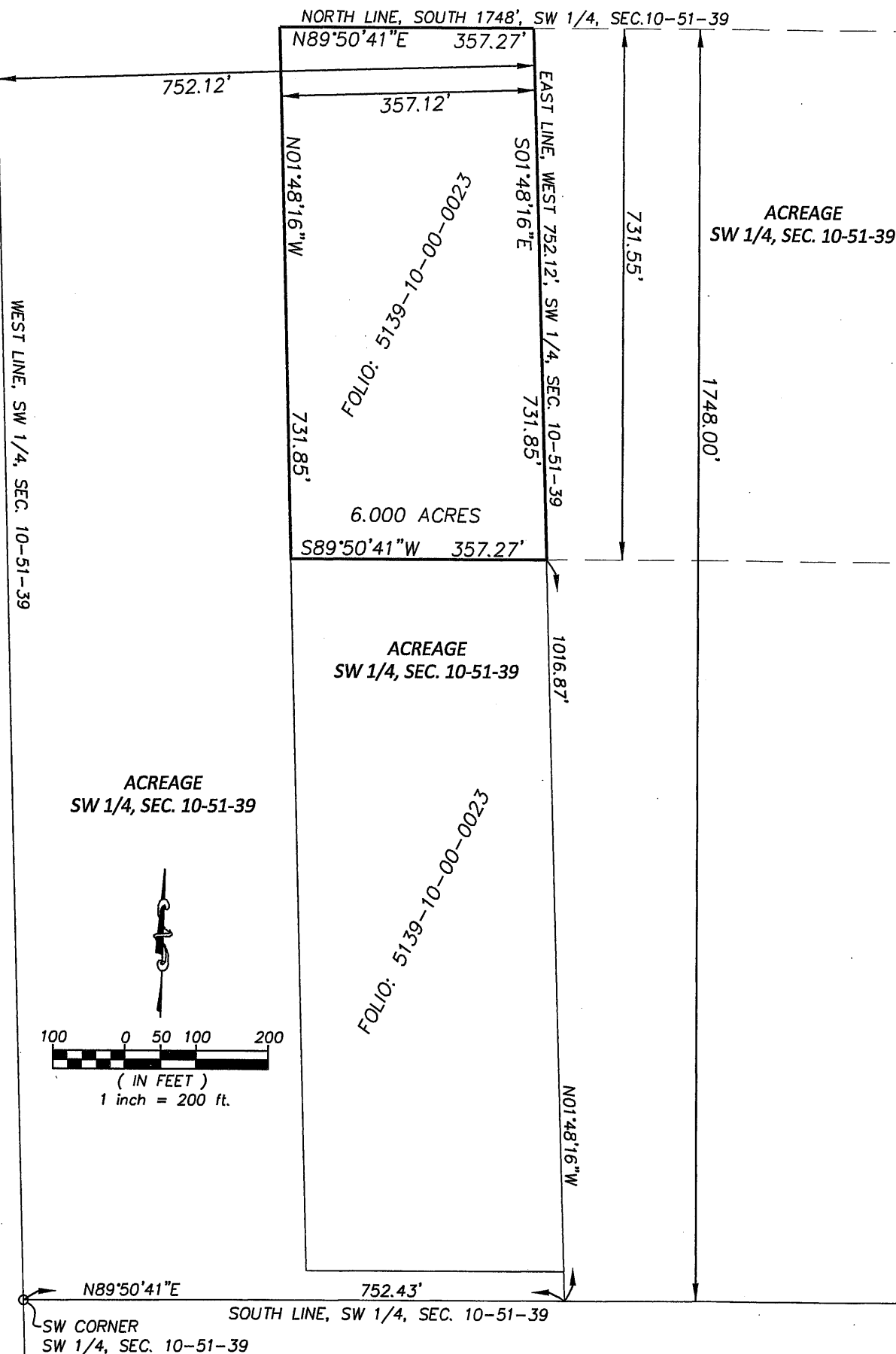


**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS™  
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
Phone: 954.921.7781 • Fax 954.921.8807

Certificate of Authorization 6791

**6 ACRE TRACT**  
**SECTION 10-51-39**  
**FOLIO: 5139-10-00-0023**  
**CITY OF PEMBROKE PINES, FLORIDA**

SCALE	PROJECT No.	SHEET
1"=200'	91-0134.5	1
DATE	CAD FILE	
08/17/2021		



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SHEET

**2**

## LEGAL DESCRIPTION:

THE EAST 357.12 FEET OF THE WEST 752.12 FEET OF THE NORTH 260.92 FEET OF THE SOUTH 1016.45 FEET, ALL MEASURED AT RIGHT ANGLES, OF THE SOUTHWEST ONE-QUARTER (SW 1/4), SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST,

SAID LANDS SITUATE WITHIN THE CITY OF PEMBROKE PINES, BROWARD COUNTY FLORIDA, CONTAINING 2.140 ACRES, MORE OR LESS.

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CALVIN, GIORDANO & ASSOCIATES, INC.

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**SECTION 10-51-39**  
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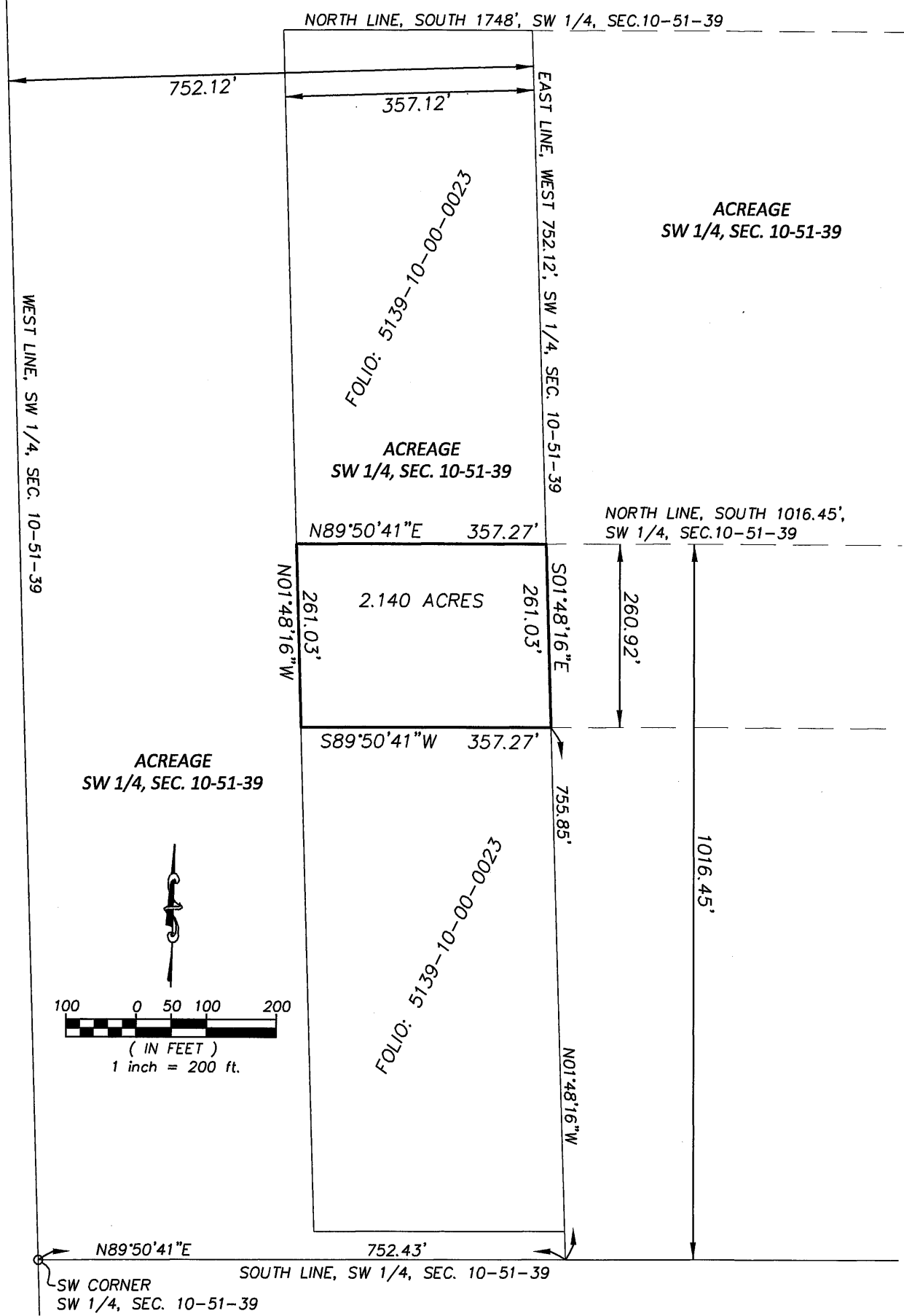
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PROJECT No.  
**91-0134.5**  
CAD FILE

SHEET

**1**

P:\Projects\1991\910134 City of PP General engineering\SURVEY\Legal Descriptions\Pembroke Road Right-of-Way 6-23-17\91-0134.5-V-SD-2021 Pines land swap 10-51-39 2.140 Acre Tract.dwg



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