

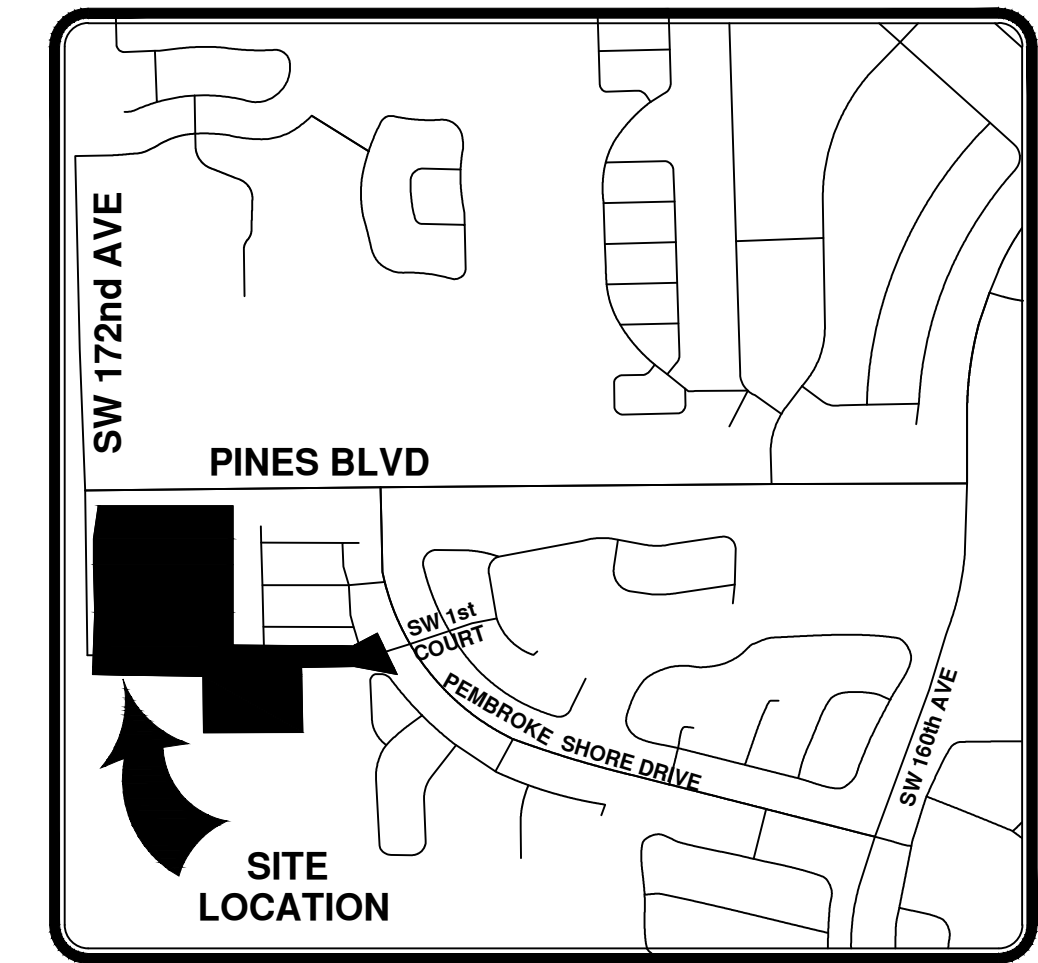
DESCRIPTION:

A PORTION OF PARCEL D OF PEMBROKE SHORES PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF OF TRACT 45 IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH ALL OF TRACT A-2 OF PEMBROKE SHORES PARCEL 2 & 10 PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL D; THENCE ALONG EAST LINE OF SAID PARCEL D SOUTH 00°20'02" EAST 839.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-2; THENCE ALONG NORTHERLY, SOUTHEASTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT A-2 THE NEXT NINE (9) COURSES: (1) NORTH 89°39'26" EAST 648.76 FEET TO A POINT OF CURVATURE OF A 175.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; (2) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'53" AN ARC DISTANCE OF 63.22 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 68°57'33" EAST 71.97 FEET; (4) THENCE NORTH 25°07'30" EAST 48.48 FEET TO A POINT ON A 1440.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS NORTH 71°17'26" EAST; (5) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'46" AN ARC DISTANCE OF 117.18 FEET TO A POINT OF NON-TANGENCY; (6) THENCE NORTH 67°12'23" WEST 48.48 FEET; (7) THENCE SOUTH 68°57'33" WEST 71.97 FEET TO A POINT OF CURVATURE OF A 225.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; (8) THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°41'53" AN ARC DISTANCE OF 81.28 FEET TO A POINT OF TANGENCY; (9) THENCE SOUTH 89°39'26" WEST 154.95 FEET TO THE NORTHEAST CORNER OF SAID TRACT 45; THENCE ALONG THE EAST LINE OF SAID TRACT 45 SOUTH 01°47'09" EAST 329.94 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 45 SOUTH 89°39'15" WEST 658.89 FEET; THENCE ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF SAID TRACT 45 NORTH 01°47'17" WEST 177.85 FEET; THENCE SOUTH 89°39'15" WEST 643.91 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL D; THENCE ALONG SAID WESTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SW 172ND AVENUE THE NEXT TEN (10) COURSES: (1) NORTH 01°47'25" WEST 19.55 FEET; (2) THENCE NORTH 05°03'09" EAST 100.72 FEET; (3) THENCE NORTH 01°47'25" WEST 129.84 FEET TO A POINT OF CURVATURE OF A 2254.50 FOOT RADIUS CURVE CONCAVE TO THE EAST; (4) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°45'34" AN ARC DISTANCE OF 187.28 FEET TO A POINT OF NON-TANGENCY; (5) THENCE SOUTH 89°39'58" WEST 12.02 FEET TO A POINT ON A 2266.50 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS SOUTH 87°02'55" EAST; (6) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°39'33" AN ARC DISTANCE OF 105.19 FEET TO A POINT OF NON-TANGENCY; (7) THENCE NORTH 07°40'09" EAST 202.76 FEET TO A POINT ON A 2345.50 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 88°07'28" WEST; (8) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°39'51" AN ARC DISTANCE OF 150.00 FEET TO A POINT OF TANGENCY; (9) THENCE NORTH 01°47'19" WEST 113.56 FEET; (10) THENCE NORTH 43°56'17" EAST 50.12 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL D ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PINES BLVD, NORTH 89°39'58" EAST 738.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 1056681 SQUARE FEET (24.258 ACRES) MORE OR LESS.



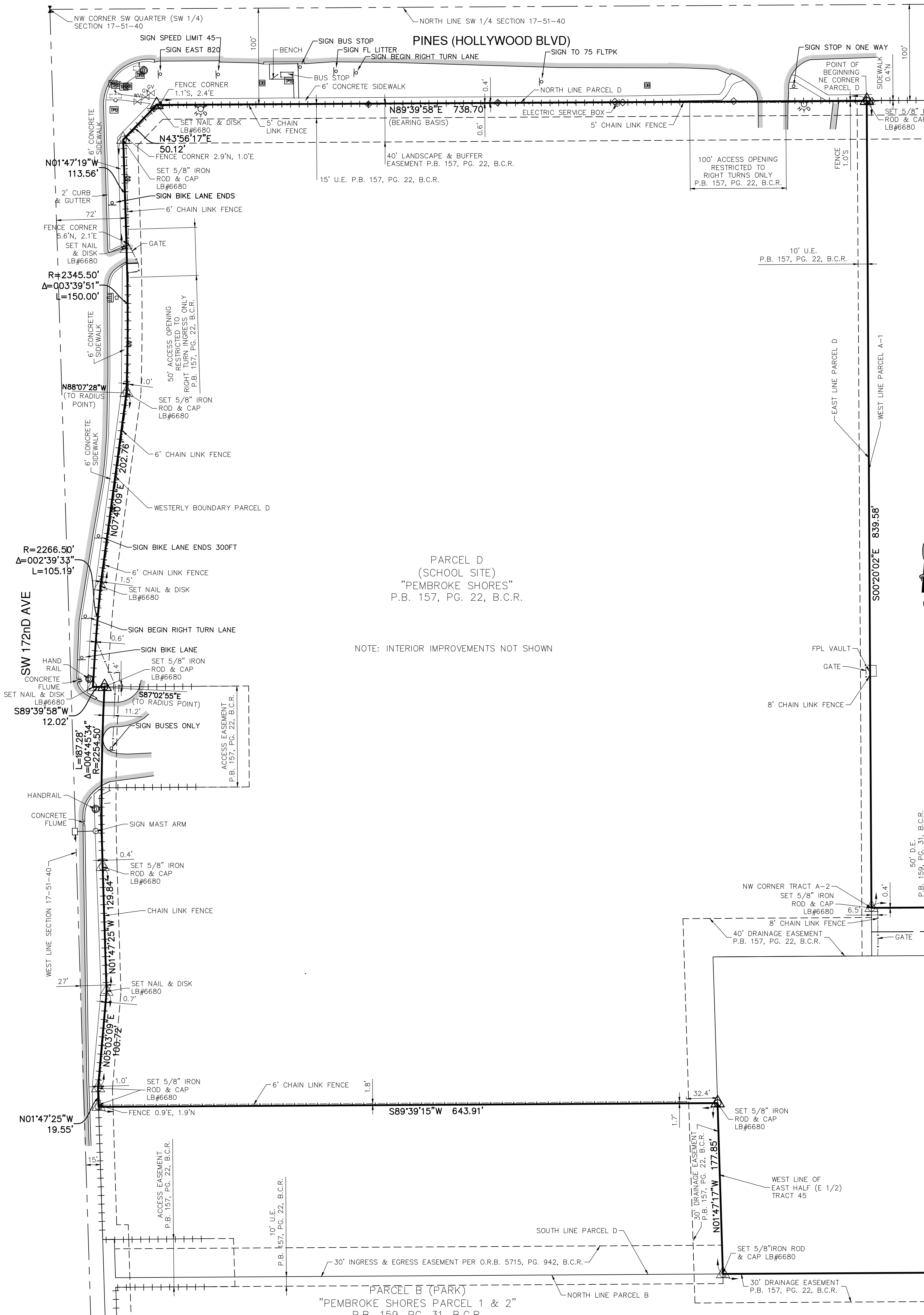
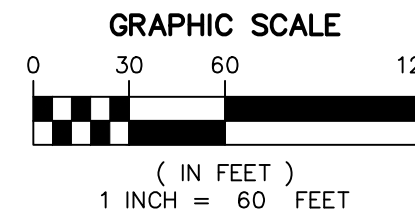
SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST  
LOCATION MAP  
N.T.S.

SYMBOL LEGEND:

- POWER POLE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- STREET SIGN
- CATCH BASIN
- STORM MANHOLE
- TRAFFIC SIGNAL POST
- WIRE PULL BOX
- CURB INLET
- WATER VALVE
- SANITARY MANHOLE
- CONCRETE LIGHT POLE
- SIGNAL MAST ARM
- GATE VALVE
- NON-VEHICLE ACCESS LINE
- PALM TREE

ABBREVIATIONS:

- D.E. - DRAINAGE EASEMENTS
- B.C.R. - BROWARD COUNTY RECORDS
- P.B. - PLAT BOOK
- P.G. - PAGE
- LB - LICENSE BUSINESS
- R - RADIUS
- Δ - DELTA ANGLE
- L - ARC LENGTH



PARCEL D (SCHOOL SITE) "PEMBROKE SHORES" P.B. 157, PG. 22, B.C.R.

PARCEL A-1 "PEMBROKE SHORES" P.B. 157, PG. 22, B.C.R.

PARCEL 2 "PEMBROKE SHORES PARCEL 1 & 2" P.B. 159, PG. 31, B.C.R.

EAST HALF (E 1/2) TRACT 45 "FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 1" P.B. 2, PG. 17, D.C.R.

PARCEL B (PARK) "PEMBROKE SHORES PARCEL 1 & 2" P.B. 159, PG. 31, B.C.R.

- 1. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORDS.
- 2. SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
- 3. THERE ARE NO VISIBLE ABOVE GROUND ENCROACHMENTS EXCEPT AS NOTED.
- 4. BURIED FOUNDATIONS AND UNDERGROUND UTILITIES WERE NOT LOCATED.
- 5. BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARINGS OF N89°39'58"E ALONG THE NORTH LINE OF PARCEL D, AS SHOWN ON THE PLAT OF PEMBROKE SHORES (P.B. 157, PG. 22, B.C.R.)

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, DATED THIS 2nd DAY OF MARCH, 2017.

*Karen A. Lynch*  
KAREN A. LYNCH  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 5837  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS

NO.	DATE	BY	REVISIONS

SOUTH AREA PORTABLE ANNEX FOR: SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

MILLER LEGG  
South Florida Office: 5747 N. Andrews Way  
Fort Lauderdale, Florida 33309-2964  
954-436-7000 - Fax: 954-436-8664  
www.millerlegg.com

SKETCH OF BOUNDARY SURVEY

CERTIFICATE OF AUTHORITY	
EB7318	LB6680
LC0337	
DES.	LP
DWN.	KL
CHK.	
PROJECT / FILE NO.	
17-00010	
DRAWING NO.	
SH-1	
DATE DRAWN:	1 OF 1
2/2/17	

V:\PROJECTS\2017\17-00010 - 50 AREA PORTABLE SITE SURVEY\17-00010\_BROWD 3/9/17 BY UDORLSK