

**PROPOSED RESOLUTION NO. 2023-R-32**

**RESOLUTION NO. 3836**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING A MODIFICATION TO THE NON-VEHICULAR ACCESS LINE ALONG UNIVERSITY DRIVE AND PEMBROKE ROAD ON THE 'PEMBROKE PINES HEALTH PARK' PLAT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A-1" AND EXHIBIT "A-2", ATTACHED HERE TO AND INCORPORATED HEREIN; DIRECTING THE APPROPRIATE CITY OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Calvin, Giordano & Associates, LLC, on behalf of the City of Pembroke Pines, has requested a modification to the non-vehicular access line along University Drive and Pembroke Road of the 'Pembroke Pines Health Park' Plat, as more particularly described in **Exhibit "A-1"** and **Exhibit "A-2"**, attached hereto, and incorporated herein, to allow for the closing of the southernmost 80' wide Access Opening (prohibiting Left Turns Out) on University Drive centered at approximately 1,320' North of the centerline of Pembroke Road and the easternmost 50' wide Access Opening (restricted to Right Turns Only) on Pembroke Road centered at approximately 1,260' West of the centerline of University Drive; and

**WHEREAS**, the City's professional staff has reviewed the request to modify the non-vehicular access line along University Drive and Pembroke Road at the subject locations and recommends approval thereof; and

**PROPOSED RESOLUTION NO. 2023-R-32**

**RESOLUTION NO. 3836**

**WHEREAS**, the City Commission finds that approving a modification to the non-vehicular access line along University Drive and Pembroke Road is in the best interests of the health, safety, and welfare of the citizens and residents of the City of Pembroke Pines.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:**

**Section 1.** The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

**Section 2.** The City Commission of the City of Pembroke Pines, Florida, hereby approves the modification to the non-vehicular access line along University Drive and Pembroke Road on the 'Pembroke Pines Health Park' Plat, as more particularly described in **Exhibit "A-1"** and **Exhibit "A-2"**, attached hereto, and incorporated herein, to allow for the closing of the southernmost 80' wide Access Opening (prohibiting Left Turns Out) centered at approximately 1,320' North of the centerline of Pembroke Road and the easternmost 50' wide Access Opening (restricted to Right Turns Only) centered at approximately 1,260' West of the centerline of University Drive.

**PROPOSED RESOLUTION NO. 2023-R-32**

**RESOLUTION NO. 3836**

**Section 3.** The City Commission of the City of Pembroke Pines, Florida, hereby directs the appropriate members of the City administration to send a letter of No Objection to Broward County and to take any and all other action necessary to effectuate the intent of this resolution.

**Section 4.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 6.** This Resolution shall become effective immediately upon its passage and adoption.

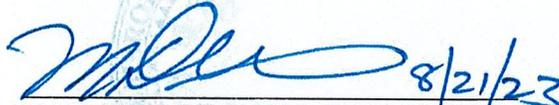
PROPOSED RESOLUTION NO. 2023-R-32

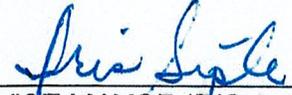
RESOLUTION NO. 3836

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
PEMBROKE PINES, FLORIDA, THIS 16TH DAY OF AUGUST, 2023.

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

  
8/21/23  
MARLENE GRAHAM, CITY CLERK

By:   
VICE MAYOR IRIS A. SIPLE

ORTIS                      ABSENT

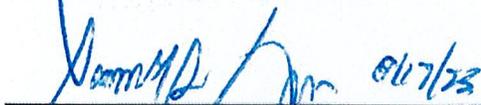
SIPLE                      AYE

SCHWARTZ              AYE

CASTILLO                AYE

GOOD                     AYE

APPROVED AS TO FORM:

  
08/17/23  
OFFICE OF THE CITY ATTORNEY

# Pembroke Pines Health Park

## PROPOSED NON-VEHICULAR ACCESS LINE

### UNIVERSITY DRIVE –

#### **EXHIBITS A-1 – Legal Description**

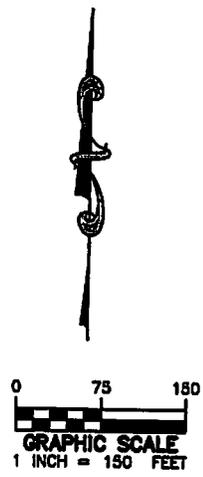
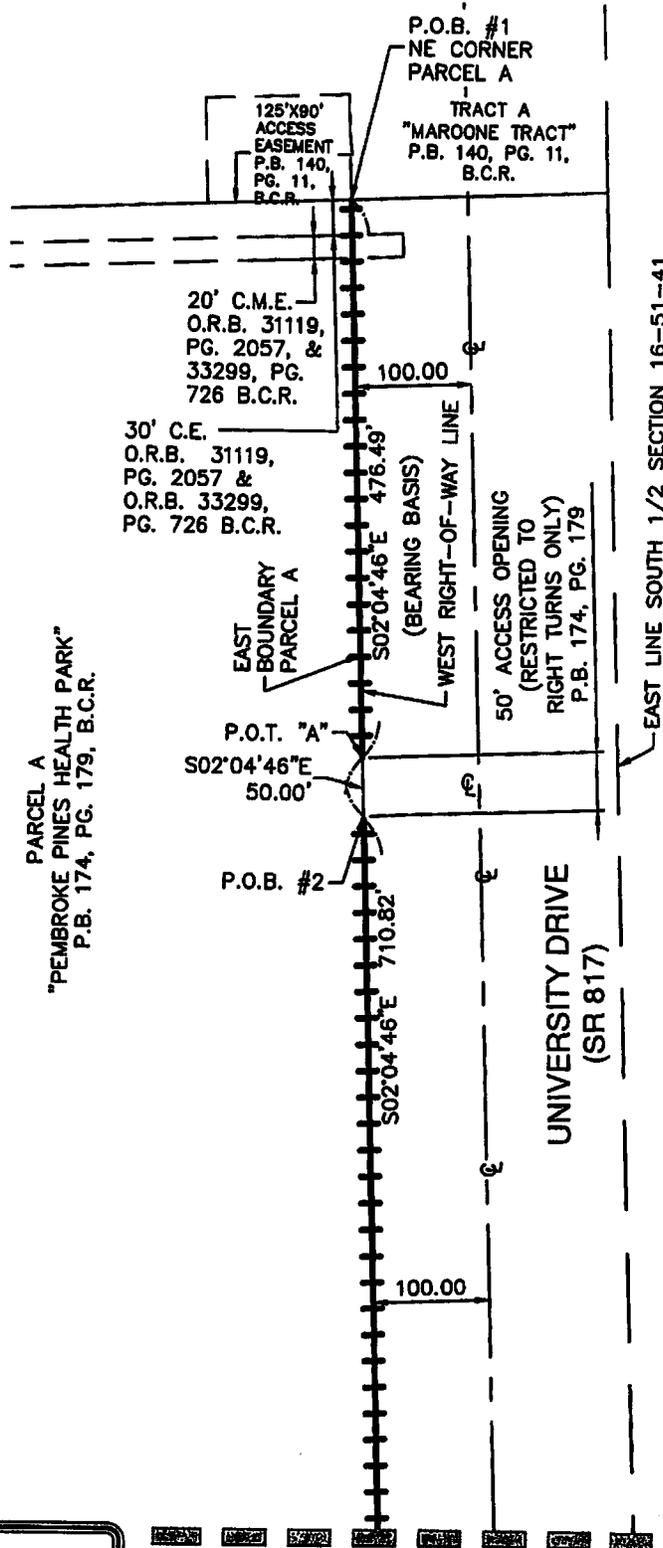
**B - Old NVAL**

**C - New NVAL**



SHEET 2 OF 4

EXHIBIT "A-1"  
PROPOSED NON-VEHICULAR ACCESS LINE



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida · 33309-2364  
954-436-7000 · Fax: 954-436-8684  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

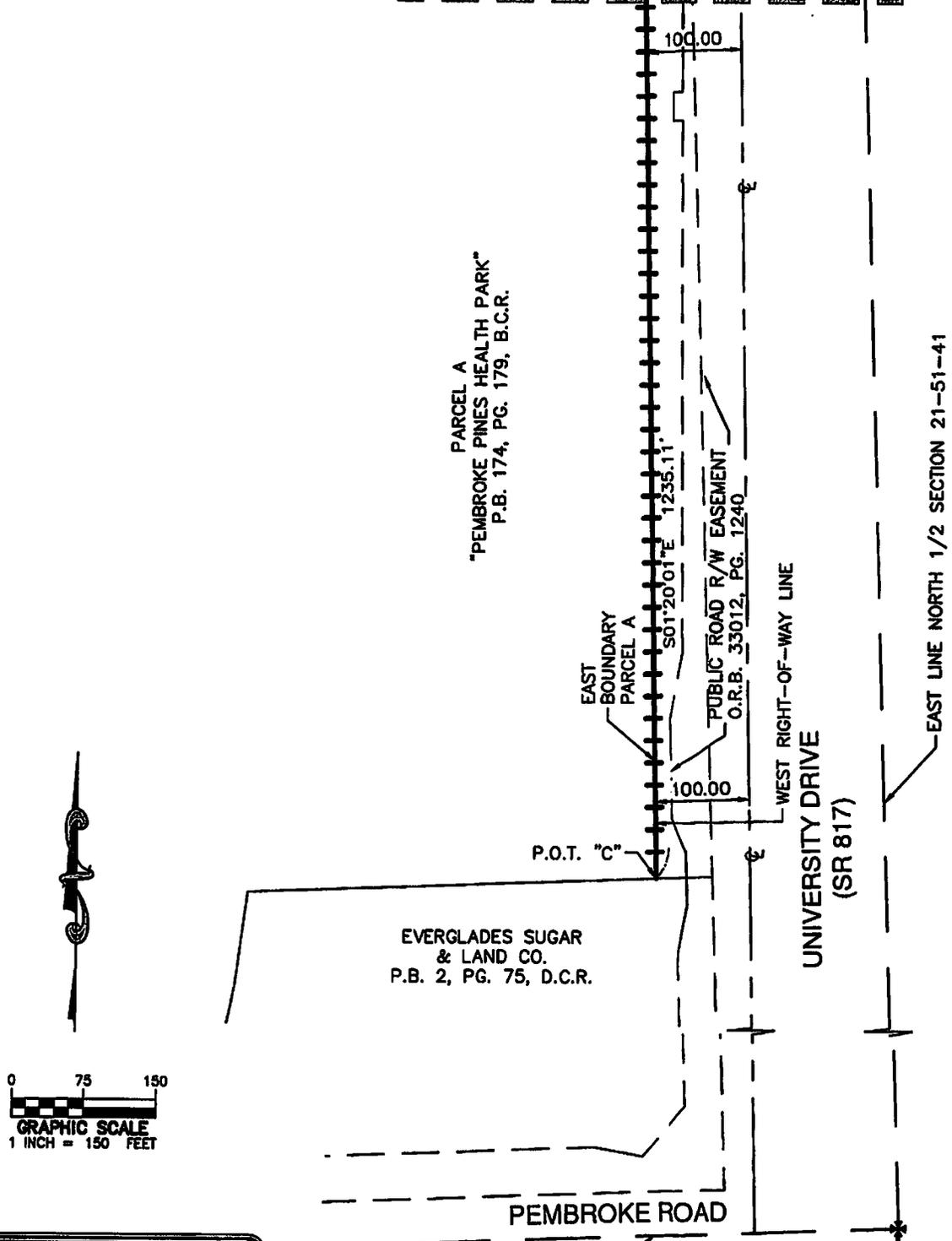
FILE NO.  
SD-2



SHEET 4 OF 4

EXHIBIT "A-1"  
PROPOSED NON-VEHICULAR ACCESS LINE

MATCH LINE SEE SHEET 3 OF 4



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

SOUTH LINE NORTH 1/2 SECTION 21-51-41  
SE CORNER OF THE NE 1/4, SECTION 21-51-41  
Certificate of Authorization L.B. 6680  
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

<b>SKETCH &amp; DESCRIPTION</b>	
PROJECT NO. 21-00004	FILE NO. SD-4

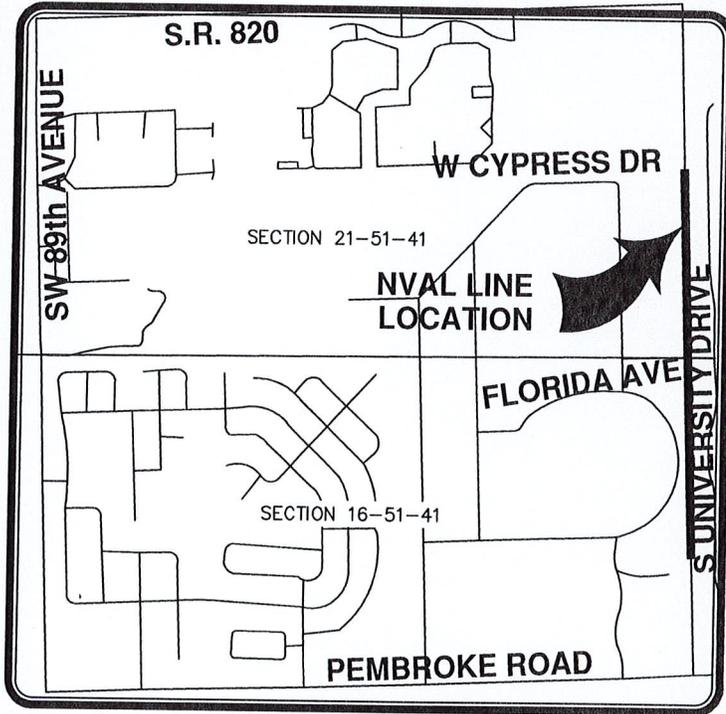
**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**OLD NON-VEHICULAR ACCESS LINE**

DESCRIPTION :

PORTIONS OF THE EAST BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTIONS OF THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD 817), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE POINT OF BEGINNING #1; THENCE ALONG SAID EAST BOUNDARY OF PARCEL A, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 476.49 FEET TO THE POINT OF TERMINATION "A"; (2) THENCE COMMENCE AT SAID POINT OF TERMINATION "A", SOUTH 02°04'46" EAST 50.00 FEET TO THE POINT OF BEGINNING #2; (3) SOUTH 02°04'46" EAST 710.82 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) NORTH 87°46'34" EAST 36.43 FEET; (2) SOUTH 02°10'17" EAST 84.61 FEET; (3) SOUTH 02°02'00" EAST 107.73 FEET; (4) SOUTH 87°46'55" WEST 36.48 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 8.73 FEET TO THE POINT OF TERMINATION "B"; THENCE COMMENCE AT SAID POINT OF TERMINATION "B"; (2) CONTINUE SOUTH 02°04'46" EAST 80.00 FEET TO THE POINT OF BEGINNING #3; (3) CONTINUE SOUTH 02°04'46" EAST 8.73 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) NORTH 87°46'55" EAST 36.39 FEET; (2) SOUTH 02°02'00" EAST 223.91 FEET; (3) SOUTH 87°46'55" WEST 36.21 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) SOUTH 02°04'46" EAST 363.31 FEET; (2) SOUTH 01°20'01" EAST 484.13 FEET TO THE POINT OF TERMINATION "C"; THENCE COMMENCE AT THE AFORESAID POINT OF TERMINATION "C", (3) CONTINUE SOUTH 01°20'01" EAST 80.00 FEET TO THE POINT OF BEGINNING #4; (4) CONTINUE SOUTH 01°20'01" EAST 670.98 FEET TO THE POINT OF TERMINATION "D".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- FPL - FLORIDA POWER & LIGHT COMPANY
- R/W - RIGHT OF WAY
- NVAL - NON-VEHICULAR ACCESS LINE
- W&S - WATER & SEWER
- C.E. - CANAL EASEMENT
- C.M.E. - CANAL MAINTENANCE EASEMENT
- T.C.E. - TRAFFIC CONTROL EASEMENT
- ☉ - CENTERLINE
- (C) - CALCULATED
- (P) - PLAT

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S02°04'46"E ALONG THE EASTERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

SEE SHEETS 2-4 OF 4 FOR SKETCH

**SKETCH & DESCRIPTION**

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	DWN.	CHK.

DRAWN BY: LP      CHECKED BY: MR

CERTIFIED TO:  
**CITY OF PEMBROKE PINES**

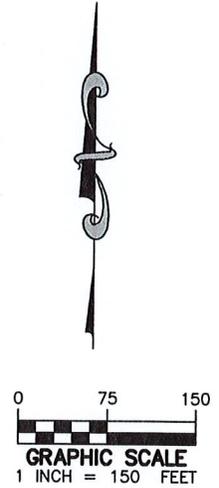
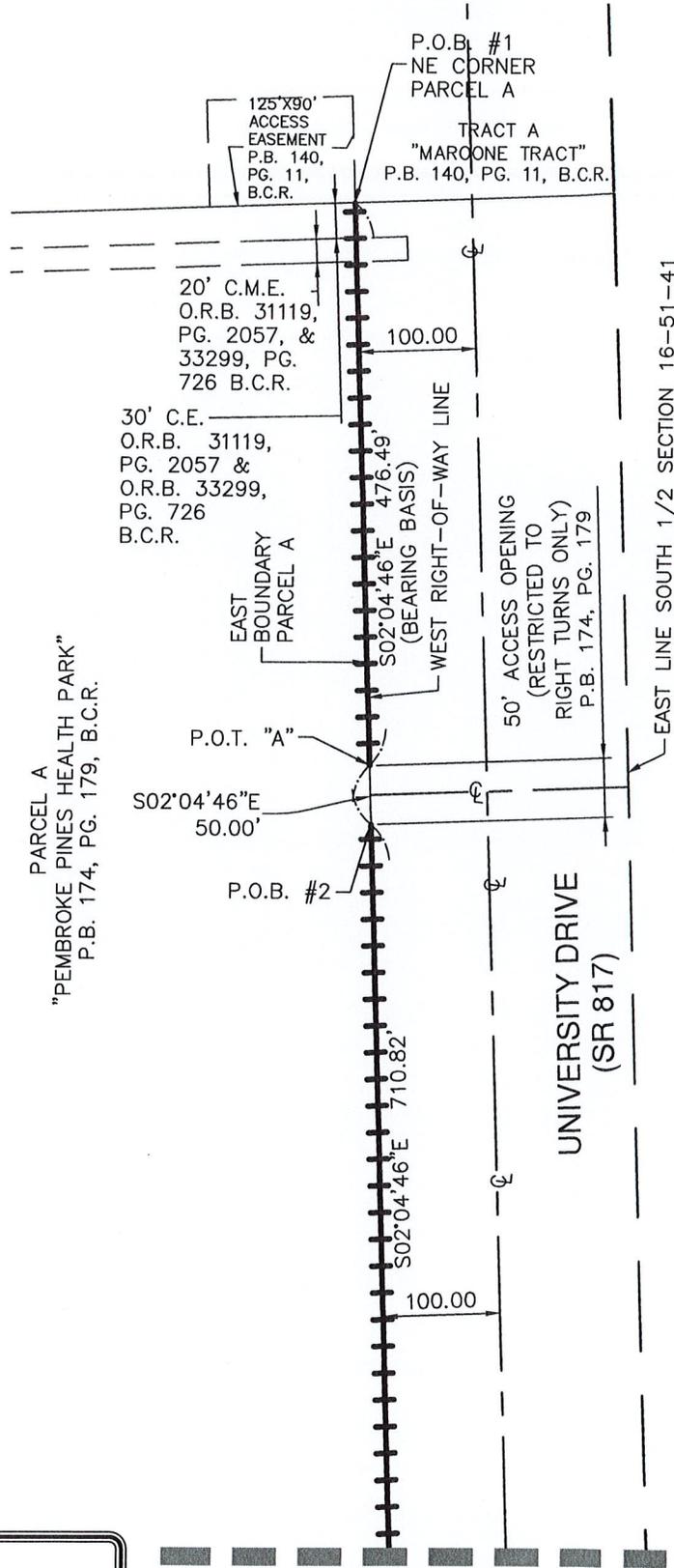
**MILLER LEGG**  
 South Florida Office: 5741 N. Andrews Way  
 Ft. Lauderdale, Florida 33306-2388  
 954-436-7000 - Fax: 954-436-8664  
 www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
 DATED THIS 11th DAY OF APRIL 2023 A.D.

**MARTIN P. ROSSI**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION No. 5857  
 VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO. **21-00004**      FILE NO. **SD-1**

EXHIBIT "B"  
OLD NON-VEHICULAR ACCESS LINE



MATCH LINE, SEE SHEET 3 OF 4

**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

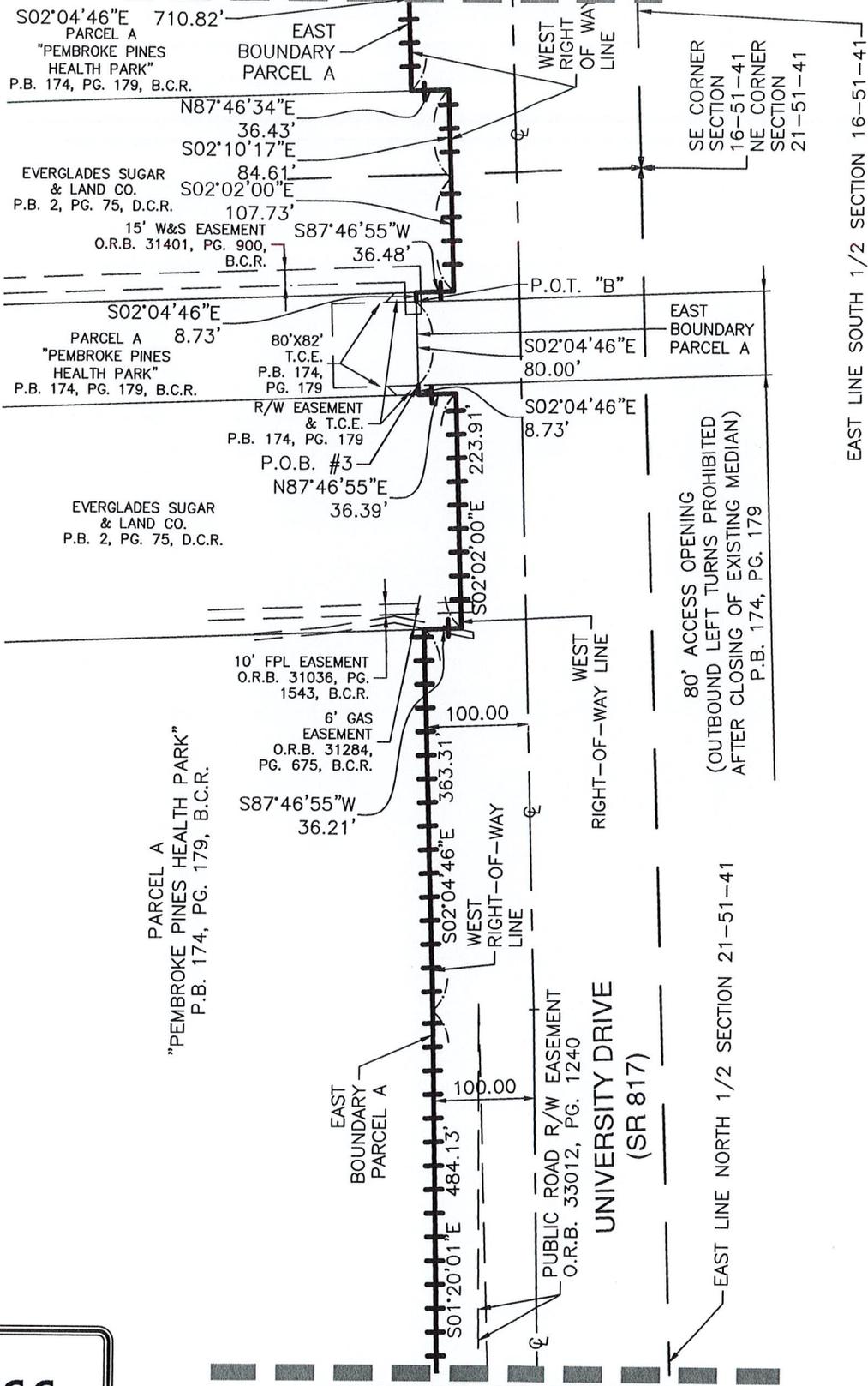
**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-2

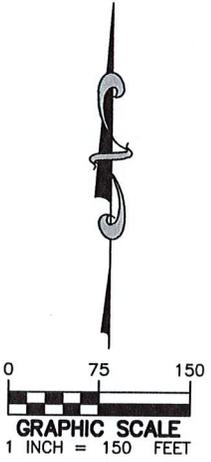
EXHIBIT "B"  
OLD NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 2 OF 4



EAST LINE SOUTH 1/2 SECTION 16-51-41

EAST LINE NORTH 1/2 SECTION 21-51-41



MATCH LINE, SEE SHEET 4 OF 4

Certificate of Authorization L.B. 6680 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

<b>SKETCH &amp; DESCRIPTION</b>		PROJECT NO. 21-00004	FILE NO. SD-3
---------------------------------	--	-------------------------	------------------

**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
 Ft. Lauderdale, Florida 33309-2364  
 954-436-7000 · Fax: 954-436-8664  
 www.millerlegg.com

EXHIBIT "B"  
OLD NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 3 OF 4

PARCEL A  
"PEMBROKE PINES HEALTH PARK"  
P.B. 174, PG. 179, B.C.R.

80' ACCESS OPENING  
(OUTBOUND LEFT TURNS PROHIBITED)  
P.B. 174, PG. 179

S01°20'01"E  
484.13'

P.O.T. "C"

S01°20'01"E  
80.00'

P.O.B. #4

100.00

100.00

S01°20'01"E  
670.98'

EAST  
BOUNDARY  
PARCEL A

PUBLIC ROAD R/W EASEMENT  
O.R.B. 33012, PG. 1240

WEST RIGHT-OF-WAY LINE

P.O.T. "D"

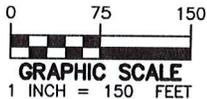
100.00

EVERGLADES SUGAR  
& LAND CO.  
P.B. 2, PG. 75, D.C.R.

UNIVERSITY DRIVE  
(SR 817)

1322.42' (C) 1320.00' (P)

EAST LINE NORTH 1/2 SECTION 21-51-41



PEMBROKE ROAD

SOUTH LINE NORTH 1/2  
SECTION 21-51-41

SE CORNER OF THE NE  
1/4, SECTION  
21-51-41

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida · 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-4

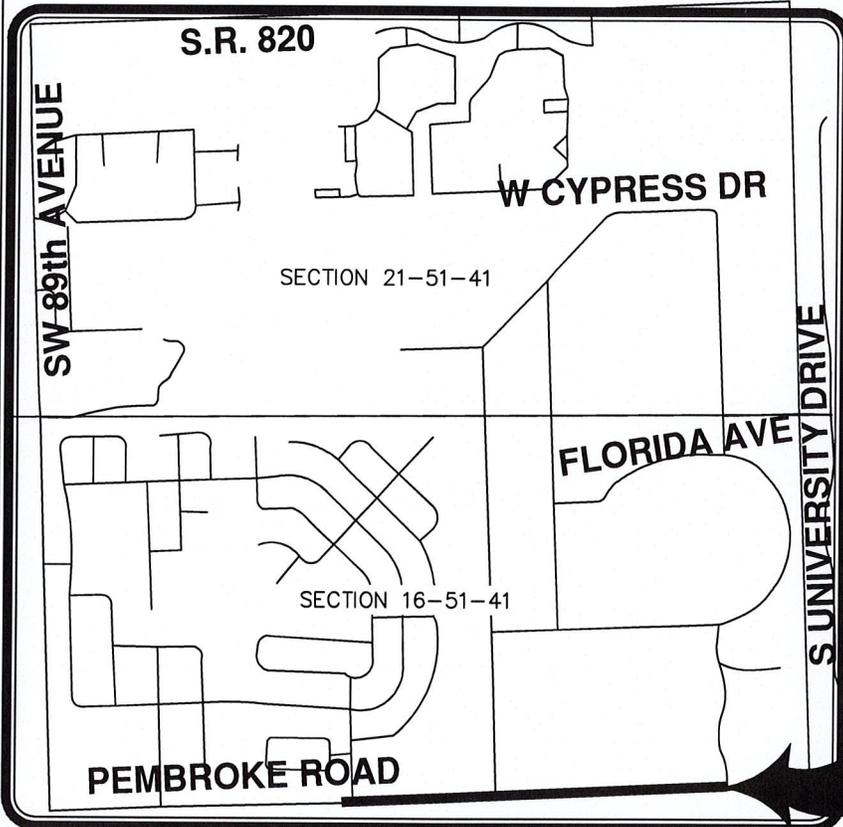
**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**NEW NON-VEHICULAR ACCESS LINE**

**DESCRIPTION :**

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT THIRTEEN (13) COURSES: (1) NORTH 87°48'14" EAST 100.00 FEET TO THE POINT OF BEGINNING #1; (2) THENCE CONTINUE NORTH 87°48'14" EAST 215.04 FEET; (3) SOUTH 85°21'12" EAST 100.72 FEET; (4) NORTH 87°48'14" EAST 211.73 FEET; (5) NORTH 02°11'46" WEST 33.50 FEET TO THE POINT OF TERMINATION "A"; COMMENCE AT SAID POINT OF TERMINATION "A"; (6) NORTH 87°48'14" EAST 80.00 FEET TO THE POINT OF BEGINNING #2; (7) THENCE CONTINUE NORTH 87°48'14" EAST 215.00 FEET; (8) SOUTH 85°21'12" EAST 100.72 FEET; (9) NORTH 87°48'14" EAST 3.43 FEET; (10) NORTH 02°11'50" WEST 12.00 FEET; (11) NORTH 87°48'14" EAST 217.00 FEET; (12) SOUTH 85°21'27" EAST 100.78 FEET; (13) NORTH 87°48'14" EAST 304.08 FEET TO THE POINT OF TERMINATION "B".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



**ABBREVIATIONS:**

- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- FPL - FLORIDA POWER & LIGHT COMPANY
- R/W - RIGHT OF WAY
- NVAL - NON-VEHICULAR ACCESS LINE
- W&S - WATER & SEWER
- C.E. - CANAL EASEMENT
- C.M.E. - CANAL MAINTENANCE EASEMENT
- T.C.E. - TRAFFIC CONTROL EASEMENT
- ☉ - CENTERLINE

**SURVEY NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N87°48'14"E ALONG THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

**NVAL LINE  
 LOCATION**

SEE SHEETS 2 & 3 OF 3 FOR SKETCH  
 THIS SKETCH DOES NOT  
 REPRESENT A BOUNDARY SURVEY

TOWNSHIP 51S-RANGE 41E-SECTION 16

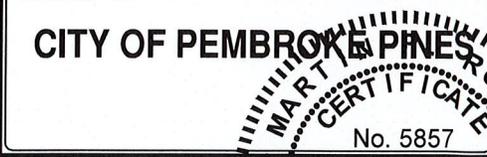
**LOCATION MAP**  
N.T.S.

**SKETCH & DESCRIPTION**

DATE	REVISIONS	DWN.	CHK.

CERTIFIED TO:

**CITY OF PEMBROKE PINES**



**MILLER LEGG**

South Florida Office: 574 N. Andrews Way  
 Ft. Lauderdale, Florida 33309-2357  
 954-436-7000 · Fax: 954-406-8667  
 www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. DATED THIS 11th DAY OF APRIL 2023 A.D.

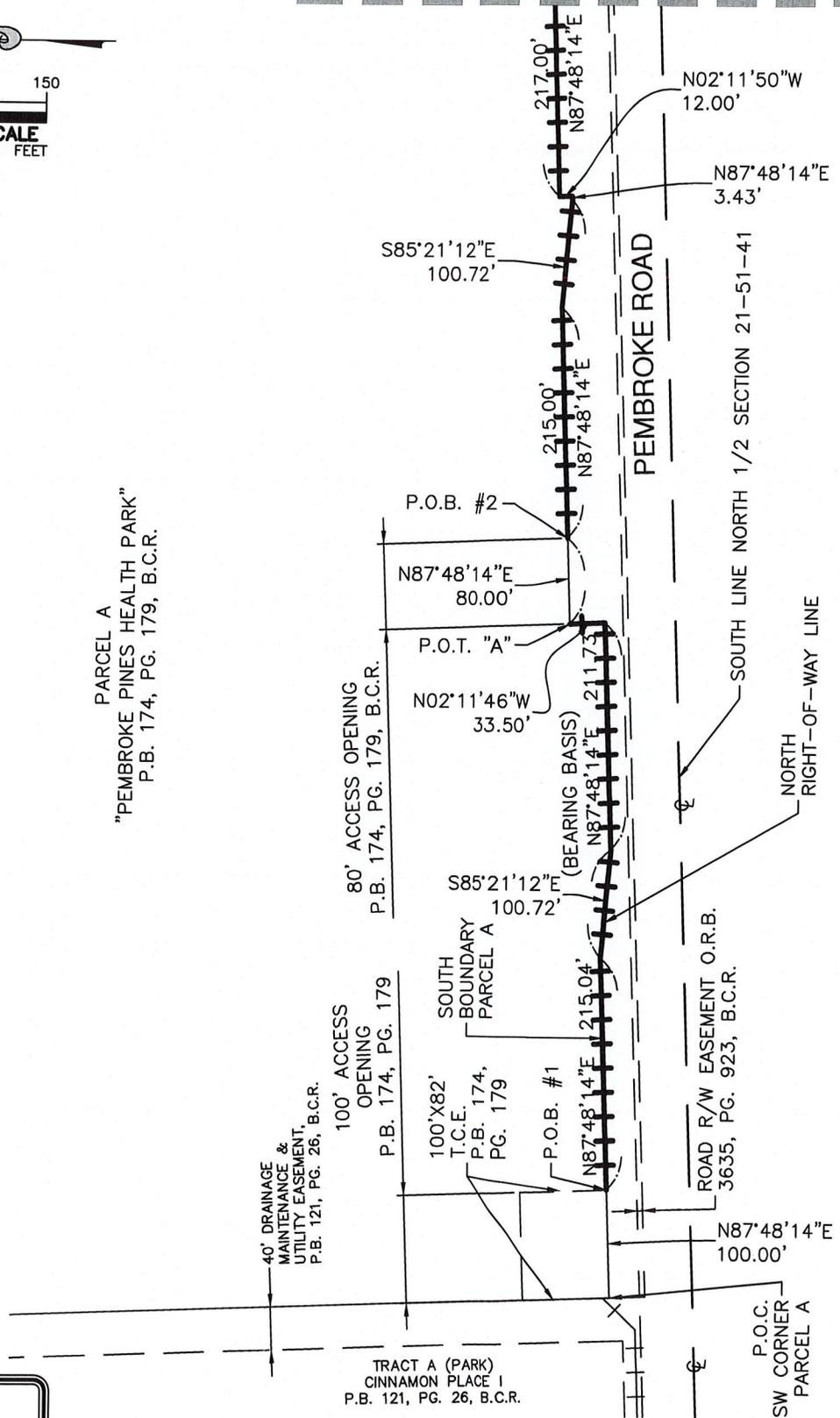
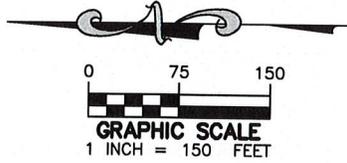
*Martin P. Rossi*  
**MARTIN P. ROSSI**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION No. 5857  
 VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFICATE OF AUTHORIZATION: LB6680

DRAWN BY: LP CHECKED BY: MR

PROJECT NO. **21-00004** FILE NO. **SD-1**

EXHIBIT "C"  
NEW NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 3



South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida · 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

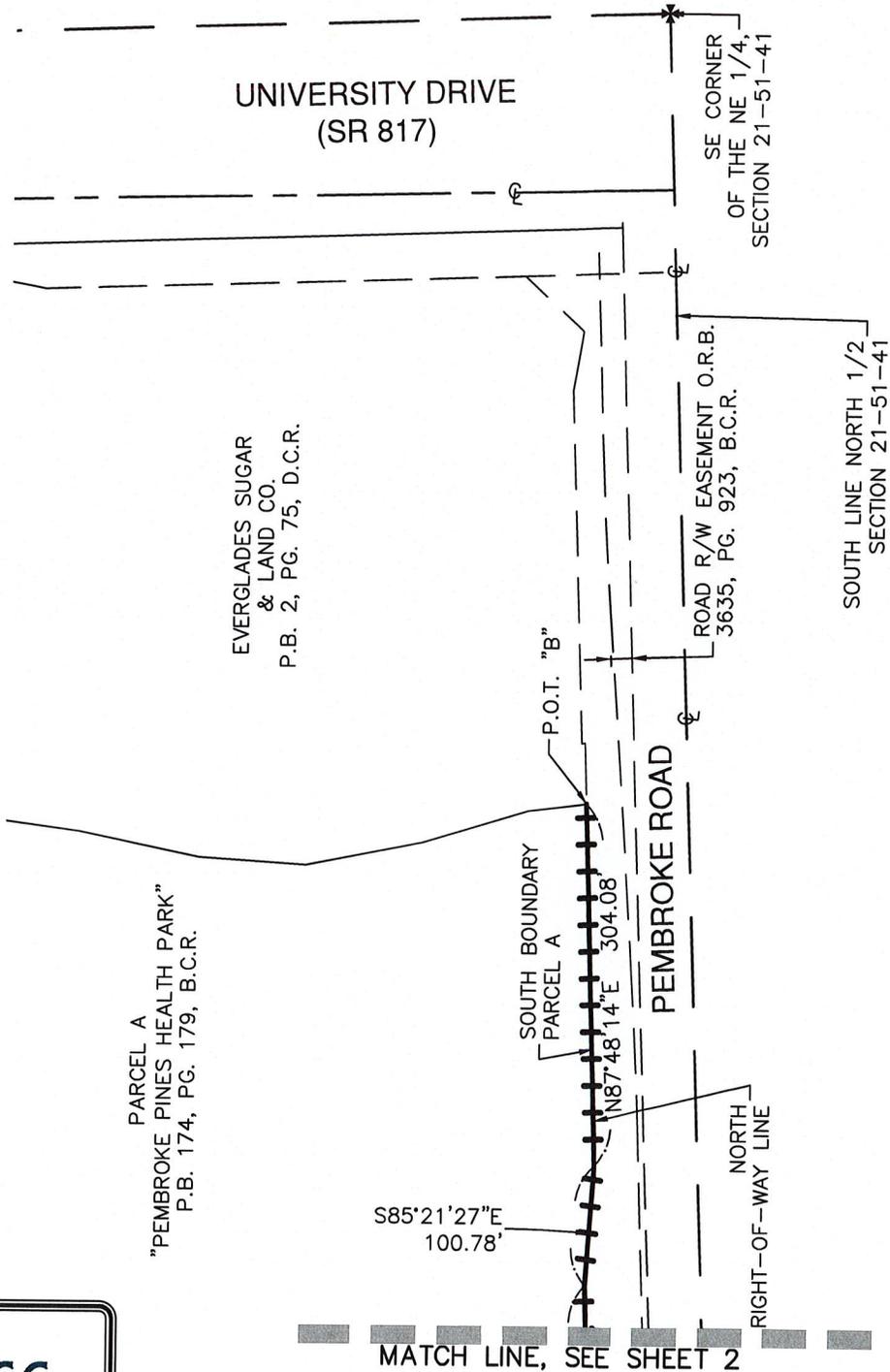
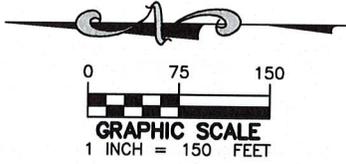
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-2

EXHIBIT "C"  
NEW NON-VEHICULAR ACCESS LINE



South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.

21-00004

FILE NO.

SD-3

# Pembroke Pines Health Park

## PROPOSED NON-VEHICULAR ACCESS LINE

### PEMBROKE ROAD –

#### **EXHIBITS A-2 – Legal Description**

**B - Old NVAL**

**C - New NVAL**

**EXHIBIT "A-2"**  
**LEGAL DESCRIPTION**  
**PROPOSED NON-VEHICULAR ACCESS LINE**

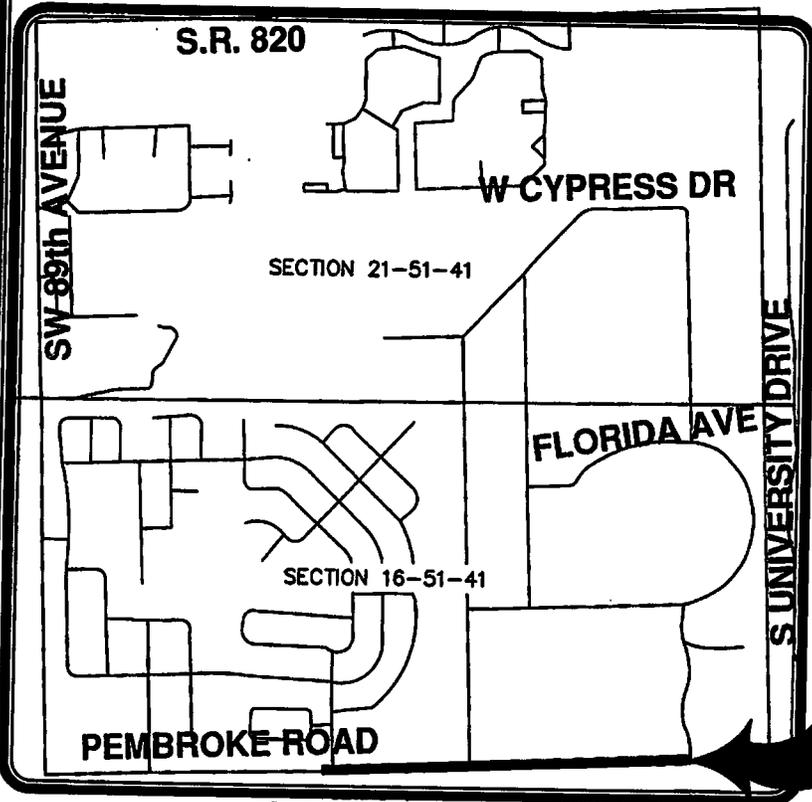
SHEET 1 OF 3

**DESCRIPTION :**

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT THIRTEEN (13) COURSES: (1) NORTH 87°48'14" EAST 100.00 FEET TO THE POINT OF BEGINNING #1; (2) THENCE CONTINUE NORTH 87°48'14" EAST 215.04 FEET; (3) SOUTH 85°21'12" EAST 100.72 FEET; (4) NORTH 87°48'14" EAST 211.73 FEET; (5) NORTH 02°11'46" WEST 33.50 FEET TO THE POINT OF TERMINATION "A"; COMMENCE AT SAID POINT OF TERMINATION "A"; (6) NORTH 87°48'14" EAST 80.00 FEET TO THE POINT OF BEGINNING #2; (7) THENCE CONTINUE NORTH 87°48'14" EAST 215.00 FEET; (8) SOUTH 85°21'12" EAST 100.72 FEET; (9) NORTH 87°48'14" EAST 3.43 FEET; (10) NORTH 02°11'50" WEST 12.00 FEET; (11) NORTH 87°48'14" EAST 217.00 FEET; (12) SOUTH 85°21'27" EAST 100.78 FEET; (13) NORTH 87°48'14" EAST 304.08 FEET TO THE POINT OF TERMINATION "B".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



**ABBREVIATIONS:**

- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- FPL - FLORIDA POWER & LIGHT COMPANY
- R/W - RIGHT OF WAY
- NVAL - NON-VEHICULAR ACCESS LINE
- W&S - WATER & SEWER
- C.E. - CANAL EASEMENT
- C.M.E. - CANAL MAINTENANCE EASEMENT
- T.C.E. - TRAFFIC CONTROL EASEMENT
- Ⓞ - CENTERLINE

**SURVEY NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N87°48'14"E ALONG THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

**NVAL LINE LOCATION**

SEE SHEETS 2 & 3 OF 3 FOR SKETCH  
THIS SKETCH DOES NOT  
REPRESENT A BOUNDARY SURVEY

TOWNSHIP 31S-RANGE 41E-SECTION 16

**LOCATION MAP**  
N.T.S.

**SKETCH & DESCRIPTION**

DATE	REVISIONS	DWN.	CHK.

CERTIFIED TO:

**CITY OF PEMBROKE PINES**  
MARTIN P. ROSSI  
No. 5857

**MILLER LEGG & CO.**  
SURVEYORS

South Florida Office: 6740 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2300  
954-436-7000 • Fax: 954-436-9688  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. DATED THIS 11th DAY OF APRIL 2023 A.D.

*Martin P. Rossi*  
**MARTIN P. ROSSI**

PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: L86680

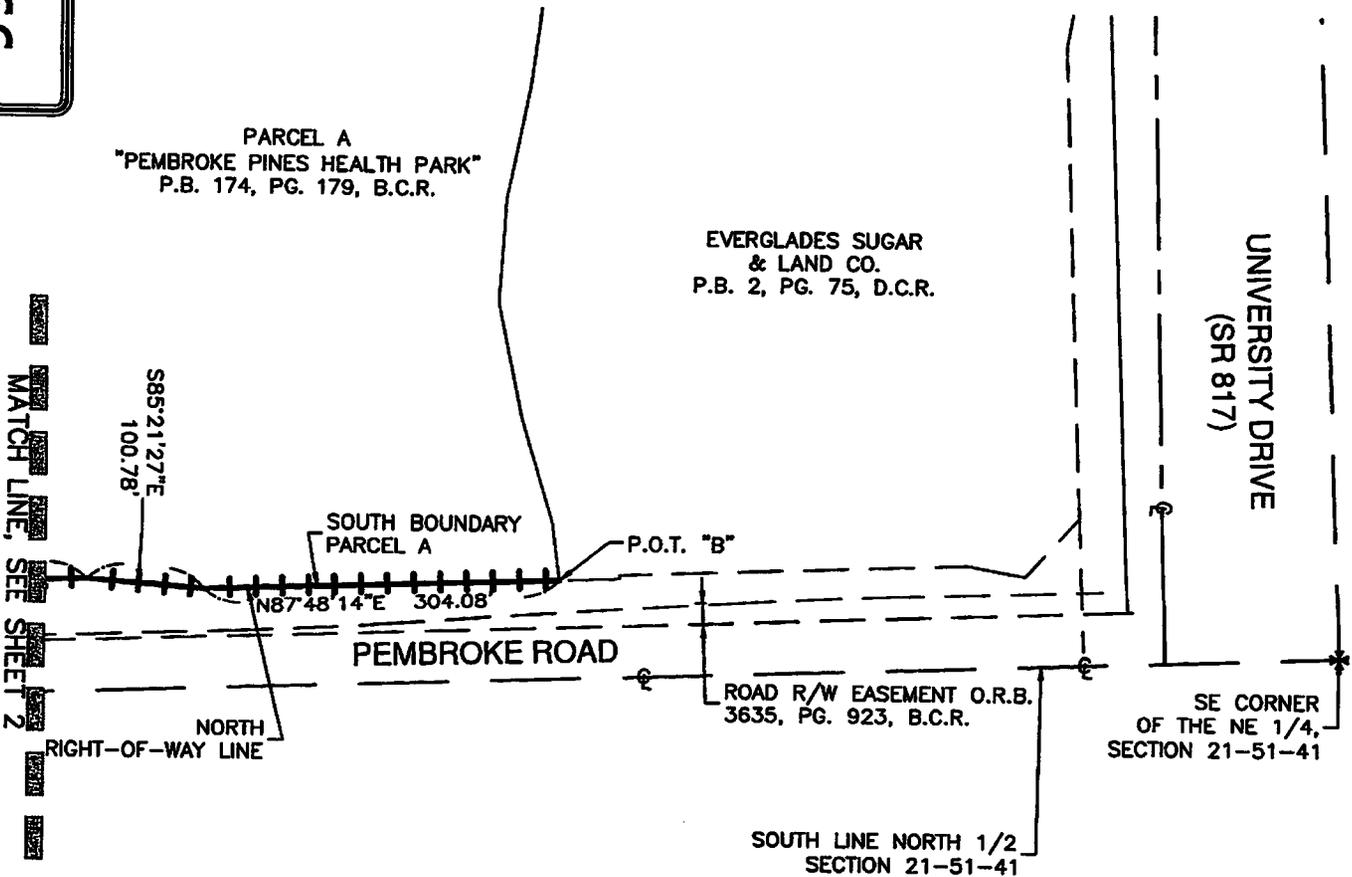
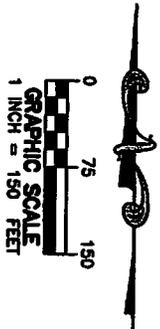
DRAWN BY: LP CHECKED BY: MR

PROJECT NO.  
**21-00004**

FILE NO.  
**SD-1**



EXHIBIT "A-2"  
PROPOSED NON-VEHICULAR ACCESS LINE



PARCEL A  
"PEMBROKE PINES HEALTH PARK"  
P.B. 174, PG. 179, B.C.R.

EVERGLADES SUGAR  
& LAND CO.  
P.B. 2, PG. 75, D.C.R.

UNIVERSITY DRIVE  
(SR 817)

SE CORNER  
OF THE NE 1/4,  
SECTION 21-51-41

SOUTH LINE NORTH 1/2  
SECTION 21-51-41

ROAD R/W EASEMENT O.R.B.  
3635, PG. 923, B.C.R.

PEMBROKE ROAD

P.O.T. "B"

SOUTH BOUNDARY  
PARCEL A

N87°48'14"E 304.08'

S85°21'27"E  
100.78'

MATCH LINE, SEE SHEET 2

Certificate of Authorization L.B. 8880

**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
P.O. Box 10000, Ft. Lauderdale, Florida 33309-2984  
954-438-7000 • Fax: 954-438-8884  
www.millerlegg.com

SKETCH & DESCRIPTION

Product No.  
21-00004

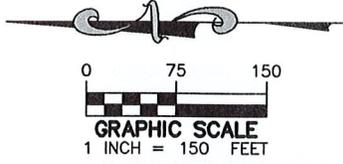
File No.  
SD-3

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

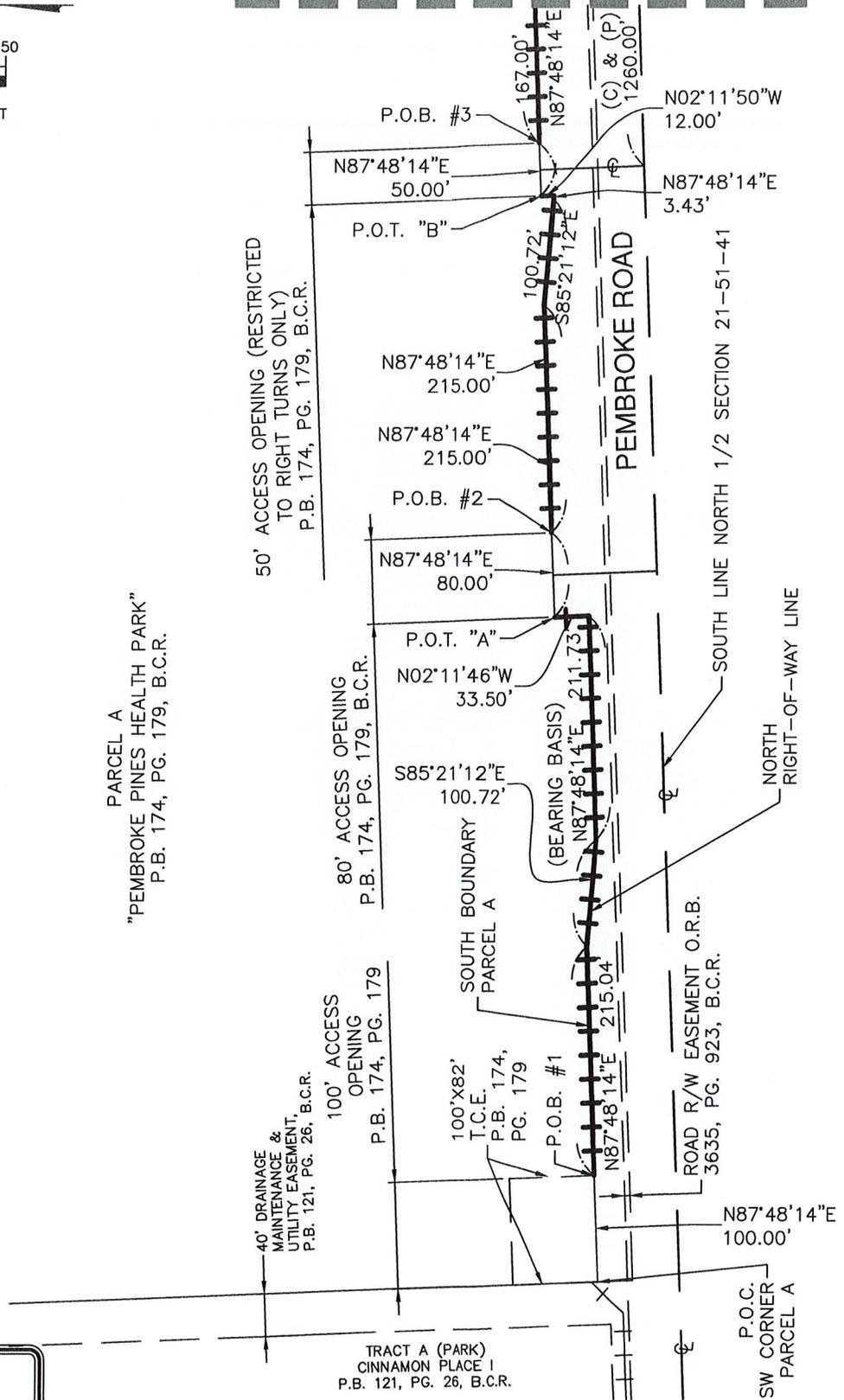
VA PROJECTS 2221 V11-00004 CITY OF FT PINKS MASS SURVEY SERVICES V10K 18 PAGES HEALTH PARK PLAN-MAN ALTERNATIVE SKETCHES & NOTES V11-00004 V10K 18 PAGES PEMBROKE ROAD R/W EASEMENT O.R.B. 3635 PG. 923 B.C.R. 18 892 PEMBROKE ROAD R/W EASEMENT O.R.B. 3635 PG. 923 B.C.R. 18 892



EXHIBIT "B"  
OLD NON-VEHICULAR ACCESS LINE



MATCH LINE, SEE SHEET 3



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida · 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

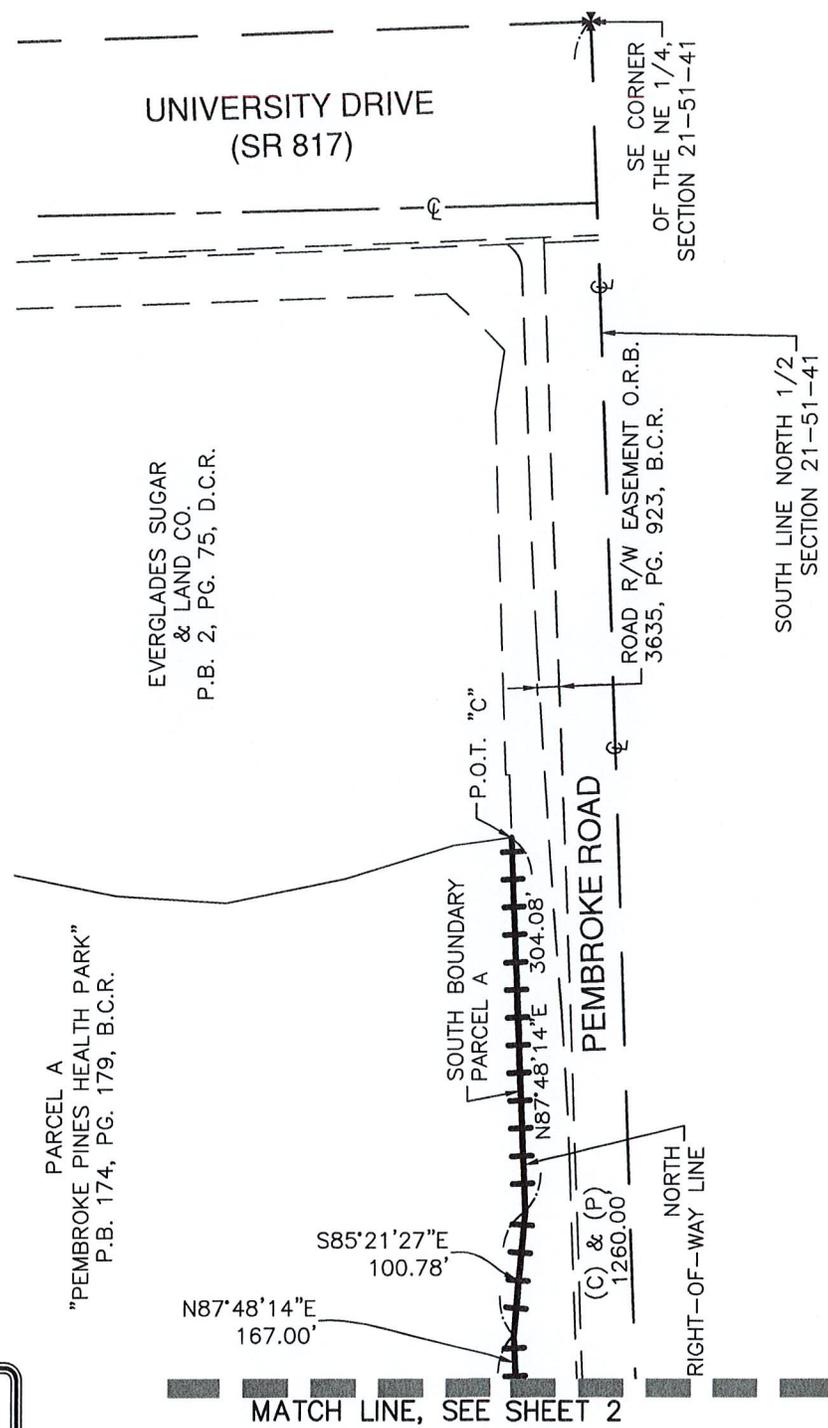
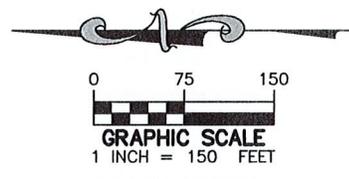
**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-2

SHEET 3 OF 3

### EXHIBIT "B" OLD NON-VEHICULAR ACCESS LINE



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
 Ft. Lauderdale, Florida · 33309-2364  
 954-436-7000 · Fax: 954-436-8664  
 www.millerlegg.com

Certificate of Authorization L.B. 6680 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO. 21-00004	FILE NO. SD-3
-------------------------	------------------

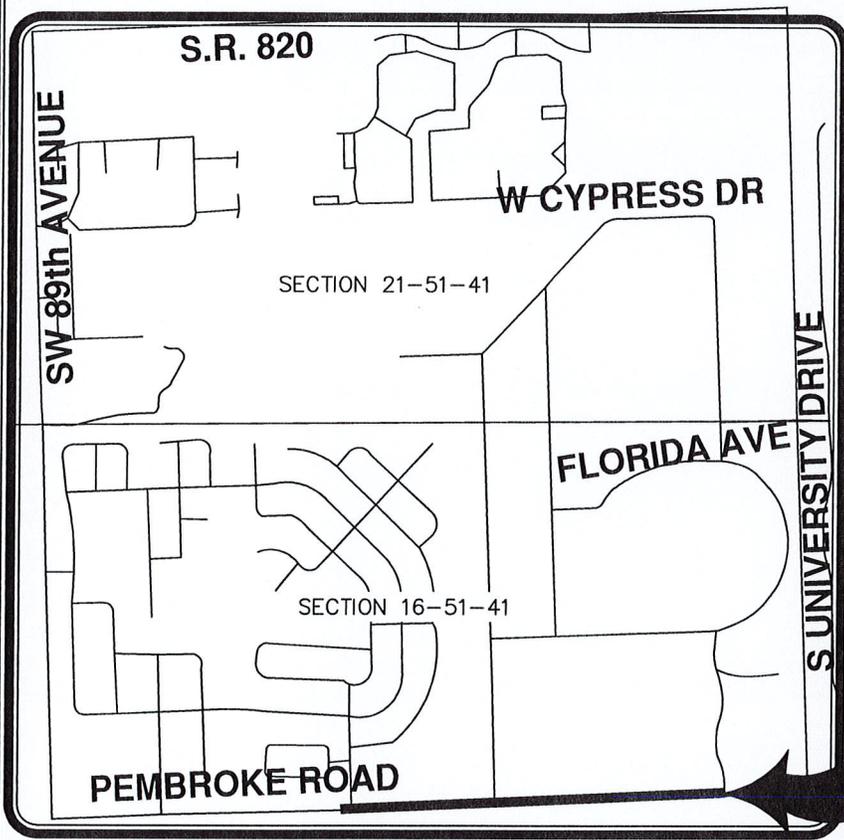
EXHIBIT "C"  
LEGAL DESCRIPTION  
NEW NON-VEHICULAR ACCESS LINE

DESCRIPTION :

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF WAY LINE FOR THE NEXT THIRTEEN (13) COURSES: (1) NORTH 87°48'14" EAST 100.00 FEET TO THE POINT OF BEGINNING #1; (2) THENCE CONTINUE NORTH 87°48'14" EAST 215.04 FEET; (3) SOUTH 85°21'12" EAST 100.72 FEET; (4) NORTH 87°48'14" EAST 211.73 FEET; (5) NORTH 02°11'46" WEST 33.50 FEET TO THE POINT OF TERMINATION "A"; COMMENCE AT SAID POINT OF TERMINATION "A"; (6) NORTH 87°48'14" EAST 80.00 FEET TO THE POINT OF BEGINNING #2; (7) THENCE CONTINUE NORTH 87°48'14" EAST 215.00 FEET; (8) SOUTH 85°21'12" EAST 100.72 FEET; (9) NORTH 87°48'14" EAST 3.43 FEET; (10) NORTH 02°11'50" WEST 12.00 FEET; (11) NORTH 87°48'14" EAST 217.00 FEET; (12) SOUTH 85°21'27" EAST 100.78 FEET; (13) NORTH 87°48'14" EAST 304.08 FEET TO THE POINT OF TERMINATION "B".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- FPL - FLORIDA POWER & LIGHT COMPANY
- R/W - RIGHT OF WAY
- NVAL - NON-VEHICULAR ACCESS LINE
- W&S - WATER & SEWER
- C.E. - CANAL EASEMENT
- C.M.E. - CANAL MAINTENANCE EASEMENT
- T.C.E. - TRAFFIC CONTROL EASEMENT
- ⊕ - CENTERLINE

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N87°48'14"E ALONG THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

NVAL LINE LOCATION

TOWNSHIP 51S-RANGE 41E-SECTION 16

LOCATION MAP  
N.T.S.

SEE SHEETS 2 & 3 OF 3 FOR SKETCH  
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

DATE	REVISIONS	DWN.	CHK.

CERTIFIED TO:  
**CITY OF PEMBROKE PINES**  
MARTIN P. ROSSI  
No. 5857

**MILLER LEGG** STATE OF FLORIDA  
Professional Surveyor  
South Florida Office: 5742 N. Andrews Way  
Ft. Lauderdale, Florida 33309-2387  
954-436-7000 · Fax: 954-436-8660  
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
DATED THIS 11th DAY OF APRIL 2023 A.D.  
*Martin P. Rossi*  
**MARTIN P. ROSSI**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION No. 5857  
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFICATE OF AUTHORIZATION: LB6680

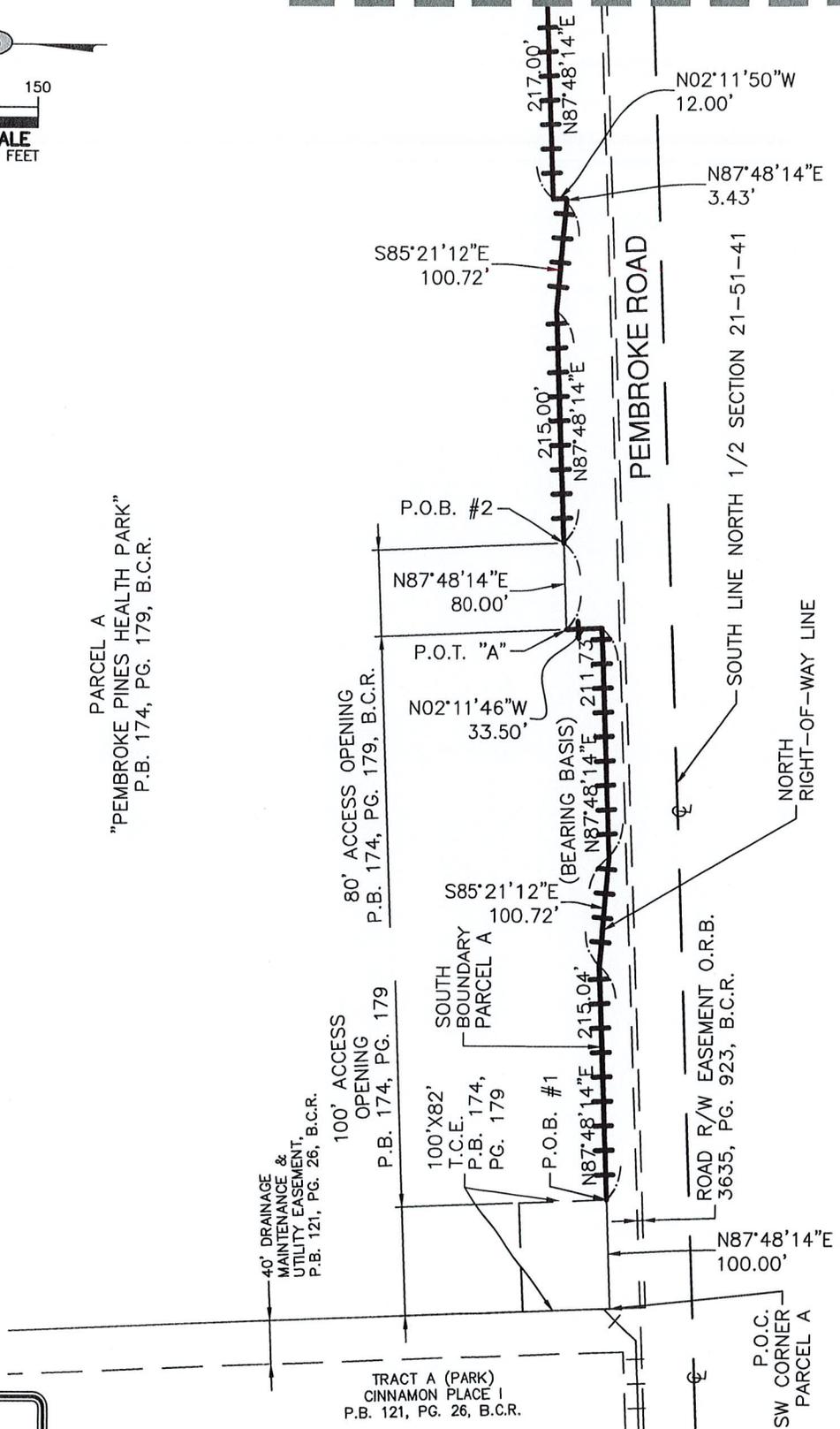
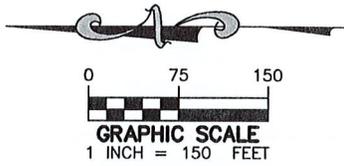
DRAWN BY: LP CHECKED BY: MR

PROJECT NO. 21-00004 FILE NO. SD-1

SHEET 2 OF 3

EXHIBIT "C"  
NEW NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 3



PARCEL A  
"PEMBROKE PINES HEALTH PARK"  
P.B. 174, PG. 179, B.C.R.

40' DRAINAGE & MAINTENANCE & UTILITY EASEMENT, P.B. 121, PG. 26, B.C.R.

100' ACCESS OPENING P.B. 174, PG. 179

100'X82' T.C.E. P.B. 174, PG. 179

SOUTH BOUNDARY PARCEL A

80' ACCESS OPENING P.B. 174, PG. 179, B.C.R.

P.O.B. #2  
N87°48'14"E 80.00'

P.O.T. "A"  
N02°11'46"W 33.50'

S85°21'12"E 100.72'

(BEARING BASIS)

P.O.B. #1  
N87°48'14"E 215.04'

N87°48'14"E 100.00'

ROAD R/W EASEMENT O.R.B. 3635, PG. 923, B.C.R.

P.O.C. SW CORNER PARCEL A

SOUTH LINE NORTH 1/2 SECTION 21-51-41

NORTH RIGHT-OF-WAY LINE

**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida · 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

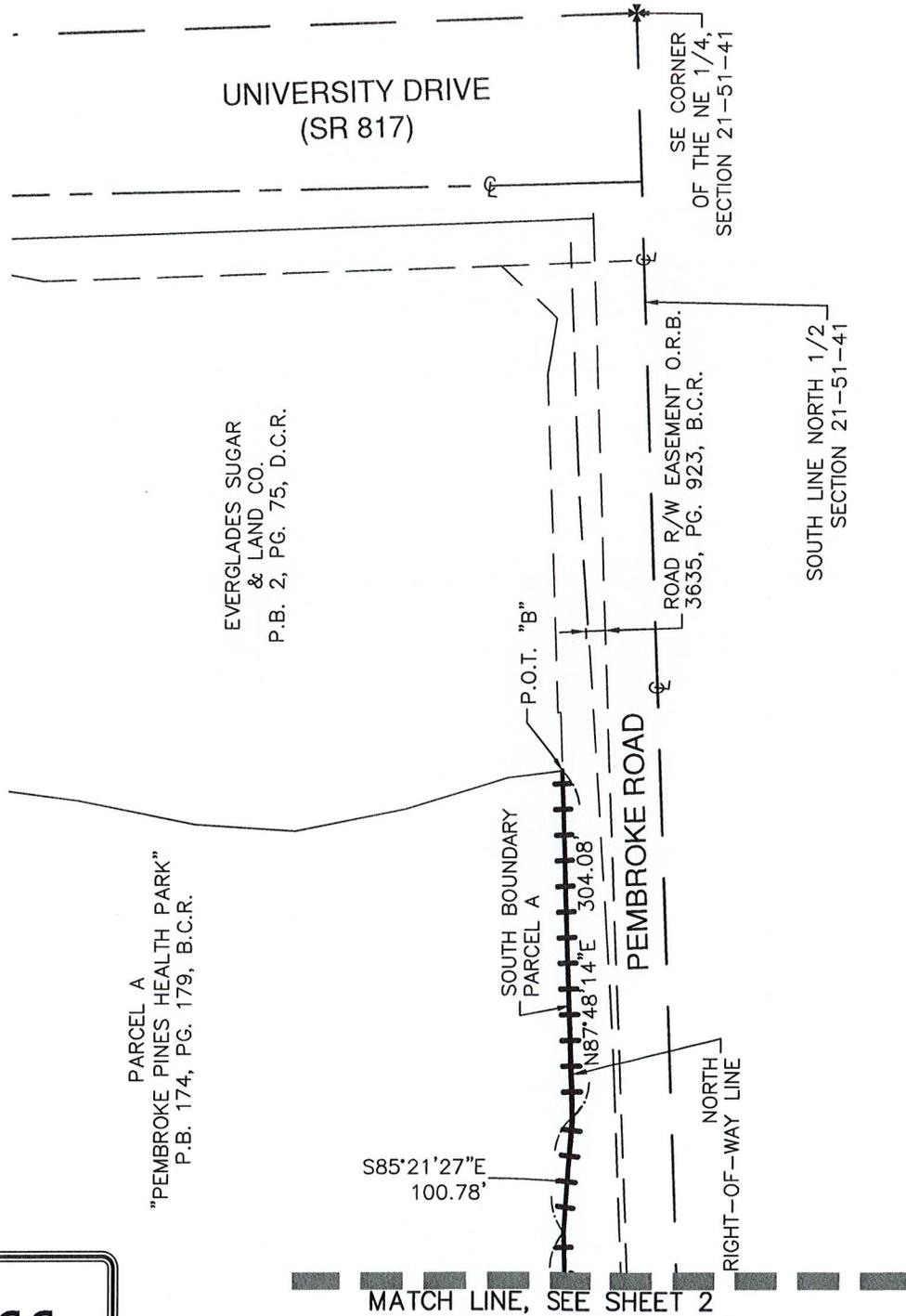
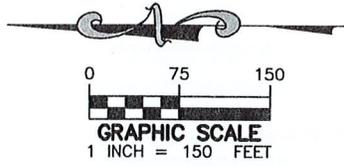
THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-2

### EXHIBIT "C" NEW NON-VEHICULAR ACCESS LINE



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida - 33309-2364  
954-436-7000 · Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
21-00004

FILE NO.  
SD-3