

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

LEGAL DESCRIPTION FOR:

Metropica Plat

A PORTION OF: PARCELS A, B, C & D, SAVANNAH P.U.D. PLAT 6 (P.B. 145, PG. 24, B.C.R.)

PARCEL "A", METROPICA PHASE 1 PLAT (P.B. 175, PG. 115, B.C.R.)

PARCEL "A", "LAKEFRONT PLAT REPLAT" (P.B. 175, PG. 199, B.C.R.)

A PORTION OF: PARCEL "A", WEST SUNRISE CORPORATE PARK (P.B. 139, PG. 36, B.C.R.)
& PARCEL "A", SAWGRASS PRESERVE (P.B. 157, PG. 4, B.C.R.)

A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF PARCEL "A", METROPICA PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 115, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCELS A AND D, SAVANNAH P.U.D. PLAT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A", METROPICA PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 115, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF ACCESS TRACT J, ACCORDING TO THE PLAT THEREOF, SAWGRASS MILLS, PLAT BOOK 137, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (ALSO KNOWN AS SAWGRASS MILLS CIRCLE);

THENCE N.81°47'15"W., A DISTANCE OF 493.98 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WEST AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 43°21'27" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 113.51 TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°18'01" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 123.83 FEET TO A POINT OF TANGENCY;

THENCE N.85°43'49"W., A DISTANCE OF 156.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.80°13'19"W. SAID POINT ALSO BEING ON THE WEST LINE OF SAID PARCEL "A" AND THE EAST RIGHT-OF-WAY LINE OF NW 138th AVENUE;

THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°07'05" AND A RADIUS OF 2290.00 FEET FOR AN ARC DISTANCE OF 324.46 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.25°58'37"E., A DISTANCE OF 100.98 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.69°35'19"W.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°43'58" AND A RADIUS OF 2278.00 FEET FOR AN ARC DISTANCE OF 227.93 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.71°52'08"E., A DISTANCE OF 33.65 FEET;

THENCE S.62°06'52"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF ACCESS TRACT I, ACCORDING TO THE PLAT THEREOF, SAWGRASS MILLS, PLAT BOOK 137, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, (ALSO KNOWN AS GREEN TOAD ROAD), A DISTANCE OF 823.42 FEET;

LEGAL DESCRIPTION: (CONTINUED)

THENCE S.15°01'56"E., A DISTANCE OF 51.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.57°58'18"W.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°41'20" AND A RADIUS OF 955.00 FEET FOR AN ARC DISTANCE OF 411.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF PARCELS B AND C, SAVANNAH P.U.D. PLAT 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF PARCEL "A", "LAKEFRONT PLAT REPLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 199 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "L-1", WEST SUNRISE CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL "L-1", WEST SUNRISE CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 139, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NW 138th AVENUE;

THENCE S.89°42'48"W., ALONG THE NORTH LINE OF SAID PARCEL "A", WEST SUNRISE CORPORATE PARK, AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 467.46 FEET;

THENCE N.00°11'41"W., A DISTANCE OF 247.44 FEET;

THENCE S.88°43'29"W., A DISTANCE OF 579.46 FEET;

THENCE N.00°10'00"W., A DISTANCE OF 487.89 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 21st STREET;

THENCE N.88°43'29"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF N.W. 21st STREET, A DISTANCE OF 200.04 FEET TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID "LAKEFRONT PLAT";

THENCE S.00°10'00"E., A DISTANCE OF 287.85 FEET;

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
3. Revise Legal Description	1/29/07	THK
2. Fix Surveyors Error	1/24/07	THK
1. Revise Areas	9/21/06	THK

DATE: Apr 30, 2024

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/23/06	THK	RGC	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 5

NO. 05-6769

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

**LEGAL DESCRIPTION FOR:
Metropica Plat**

A PORTION OF: PARCELS A, B, C & D, SAVANNAH P.U.D. PLAT 6 (P.B. 145, PG. 24, B.C.R.)

PARCEL "A", METROPICA PHASE 1 PLAT (P.B. 175, PG. 115, B.C.R.)

PARCEL "A", "LAKEFRONT PLAT REPLAT" (P.B. 175, PG. 199, B.C.R.)

A PORTION OF: PARCEL "A", WEST SUNRISE CORPORATE PARK (P.B. 139, PG. 36, B.C.R.)
& PARCEL "A", SAWGRASS PRESERVE (P.B. 157, PG. 4, B.C.R.)

A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

THENCE N.88°43'29"E., A DISTANCE OF 579.36 FEET;

THENCE S.00°11'41"E., A DISTANCE OF 181.04 FEET;

THENCE N.89°48'19"E., A DISTANCE OF 279.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.89°58'55"W. THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST AND SOUTH LINE OF SAID PARCEL "A", "LAKEFRONT PLAT". ; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NW 136th AVENUE.

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°08'37" AND A RADIUS OF 2410.00 FEET FOR AN ARC DISTANCE OF 6.04 FEET TO A POINT OF TANGENCY;

THENCE S.00°11'41"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 112.88 FEET;

THENCE S.08°38'53"W., A DISTANCE OF 100.72 FEET;

THENCE S.00°11'41"E., A DISTANCE OF 50.54 FEET TO THE POINT OF BEGINNING. THE PREVIOUS FOUR COURSES BEING COINCIDENT WITH THE WEST RIGHT OF-WAY LINE OF NW 136th AVENUE.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", SAWGRASS PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY SOUTHEAST CORNER OF PARCEL "A", SAWGRASS PRESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE S. 88°43'29" W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF NW 21ST STREET, A DISTANCE OF 397.60 FEET TO A POINT ON THE EAST LINE OF FIRE STATION NO. 92, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N. 01°16'31" W., ALONG THE EAST LINE OF SAID FIRE STATION NO. 92 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 290.00 FEET;

THENCE N. 88°43'29" E., A DISTANCE OF 305.11 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST;

THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°29'11" AND A RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 18.58 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S. 38°45'42" E., ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE, A DISTANCE OF 20.36 FEET; THENCE N. 89°48'19" E., A DISTANCE OF 171.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 70°41'48" W., SAID POINT ALSO BEING ON THE EAST LINE OF SAID PARCEL "A", SAWGRASS PRESERVE, AND THE WEST RIGHT-OF-WAY LINE OF NW 136th AVENUE;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°11'51" AND A RADIUS OF 2422.00 FEET FOR AN ARC DISTANCE OF 50.62 FEET TO A POINT OF TANGENCY;

THENCE S. 18°06'20" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 0.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 48°37'38" E.

LEGAL DESCRIPTION: (CONTINUED)

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°47'14" AND A RADIUS OF 23.00 FEET FOR AN ARC DISTANCE OF 26.01 FEET TO THE POINT OF TANGENCY;

THENCE S. 23°24'50" W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 92.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N. 74°35'59" W.;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°22'40" AND A RADIUS OF 2422.00 FEET FOR AN ARC DISTANCE OF 100.51 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S. 50°52'26"W., A DISTANCE OF 38.81 FEET TO THE POINT OF BEGINNING, THE PREVIOUS SIX COURSES BEING COINCIDENT WITH EAST LINE OF SAID PARCEL "A", SAWGRASS PRESERVE, AND THE WEST RIGHT-OF-WAY LINE OF NW 136th AVENUE.

SAID LANDS SITUATE, LYING AND BEING WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA. CONTAINING 80.04 ACRES (3,488,658 S.F.) MORE OR LESS

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.

2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

3. THE BEARINGS SHOWN HEREON ARE BASED N.00°11'40"W, ALONG THE WEST LINE OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 40 EAST AS SHOWN ON METROPICA PHASE 1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 115-118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).

5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

SKETCH OF DESCRIPTION FOR: Metropica Plat

A PORTION OF: PARCELS A, B, C & D, SAVANNAH P.U.D. PLAT 6 (P.B. 145, PG. 24, B.C.R.)
PARCEL "A", METROPICA PHASE 1 PLAT (P.B. 175, PG. 115, B.C.R.)
PARCEL "A", "LAKEFRONT PLAT REPLAT" (P.B. 175 PG. 199, B.C.R.)
A PORTION OF: PARCEL "A", WEST SUNRISE CORPORATE PARK (P.B. 139, PG. 36, B.C.R.)
& PARCEL "A", SAWGRASS PRESERVE (P.B. 157, PG. 4, B.C.R.)
A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

This
Sketch

RECORDING AREA

Oakland Park
Blvd.

SAWGRASS EXPRESSWAY

NW 136th AVE

Sawgrass
Mine Mill

Blvd.

Flamingo Road

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Blvd.

Location Map
NOT TO SCALE

(SEE SHEET 4 OF 5)

MATCH-LINE

Green Toad Road

ACCESS TRACT 1 (PER PLAT)

S. R/W LINE

L20

L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

L31

L32

L33

L34

L35

L36

L37

L38

L39

L40

L41

L42

L43

L44

L45

L46

L47

L48

L49

L50

L51

L52

L53

L54

L55

L56

L57

L58

L59

L60

L61

L62

L63

L64

L65

L66

L67

L68

L69

L70

L71

L72

L73

L74

L75

L76

L77

L78

L79

L80

L81

L82

L83

L84

L85

L86

L87

L88

L89

L90

L91

L92

L93

L94

L95

L96

L97

L98

L99

L100

L101

L102

L103

L104

L105

L106

L107

L108

L109

L110

L111

L112

L113

L114

L115

L116

L117

L118

L119

L120

L121

L122

L123

L124

L125

L126

L127

L128

L129

L130

L131

L132

L133

L134

L135

L136

L137

L138

L139

L140

L141

L142

L143

L144

L145

L146

L147

L148

L149

L150

L151

L152

L153

L154

L155

L156

L157

L158

L159

L160

L161

L162

L163

L164

L165

L166

L167

L168

L169

L170

L171

L172

L173

L174

L175

L176

L177

L178

L179

L180

L181

L182

L183

L184

L185

L186

L187

L188

L189

L190

L191

L192

L193

L194

L195

L196

L197

L198

L199

L200

L201

L202

L203

L204

L205

L206

L207

L208

L209

L210

L211

L212

L213

L214

L215

L216

L217

L218

L219

L220

L221

L222

L223

L224

L225

L226

L227

L228

L229

L230

L231

L232

L233

L234

L235

L236

L237

L238

L239

L240

L241

L242

L243

L244

L245

L246

L247



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997

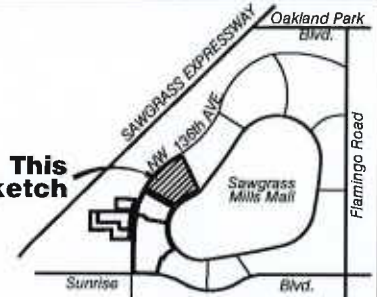
Fax (954) 585-3927

**SKETCH OF DESCRIPTION FOR:
Metropica Plat**

A PORTION OF: PARCELS A, B, C & D, SAVANNAH P.U.D. PLAT 6 (P.B. 145, PG. 24, B.C.R.)
PARCEL "A", METROPICA PHASE 1 PLAT (P.B. 175, PG. 115, B.C.R.)
PARCEL "A", "LAKEFRONT PLAT REPLAT" (P.B. 175, PG. 189, B.C.R.)
A PORTION OF: PARCEL "A", WEST SUNRISE CORPORATE PARK (P.B. 139, PG. 36, B.C.R.)
& PARCEL "A", SAWGRASS PRESERVE (P.B. 157, PG. 4, B.C.R.)
A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
(P.B. 2, PG. 17, D.C.R.)

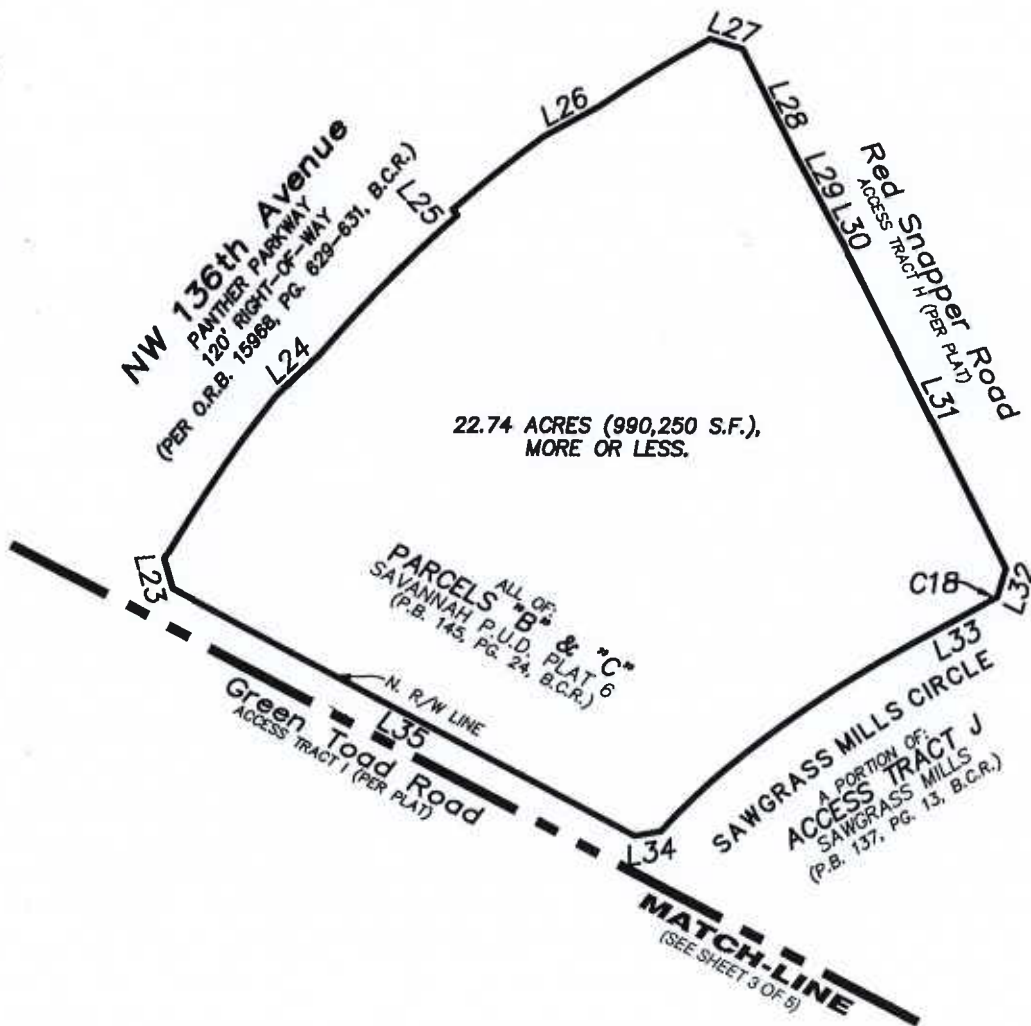
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

This Sketch



Location Map

NOT TO SCALE



LEGEND

P.B. . . . PLAT BOOK
PG. . . . PAGE
B.C.R. . . . BROWARD COUNTY RECORDS
L.B. . . . LICENSED BUSINESS
O.R.B. . . . OFFICIAL RECORDS BOOK
C . . . CENTERLINE
(L1) . . . LINE No. 1 (Refer to Line Table (sheet 5 of 5))
(C1) . . . CURVE No. 1 (Refer to Curve Table (sheet 5 of 5))
R/W . . . RIGHT-OF-WAY
S.F. . . . SQUARE FEET

**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 66334341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

SKETCH OF DESCRIPTION FOR:**Metropica Plat**

A PORTION OF: PARCELS A, B, C & D, SAVANNAH P.U.D. PLAT 6 (P.B. 145, PG. 24, B.C.R.)
 PARCEL "A" METROPICA PHASE 1 PLAT (P.B. 175, PG. 115, B.C.R.)
 PARCEL "A" LAKEFRONT PLAT REPLAT (P.B. 175, PG. 199, B.C.R.)
 A PORTION OF: PARCEL "A" WEST SUNRISE CORPORATE PARK (P.B. 139, PG. 36, B.C.R.)
 & PARCEL "A" SAWGRASS PRESERVE (P.B. 157, PG. 4, B.C.R.)
 A PORTION OF: TRACT 52, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
 (P.B. 2, PG. 17, D.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 45°08'51" W	49.61'
L2	N 00°11'40" W	702.89'
L3	S 89°48'20" W	12.00'
L4	N 00°11'40" W	10.09'
L5	N 06°38'56" E	100.71'
L6	N 00°11'40" W	316.80'
L7	N 85°43'49" W	4.00'
L8	N 10°17'15" W	50.64'
L9	N 85°43'49" W	156.46'
L10	N 81°47'15" W	493.96'
L11	S 40°05'11" W	53.01'
L12	N 69°07'10" W	51.70'
L13	S 20°25'46" W	65.52'
L14	S 15°20'42" W	268.66'
L15	S 03°55'49" W	95.99'
L16	S 64°00'21" W	36.00'
L17	N 86°45'40" W	200.36'
L18	S 89°48'19" W	287.95'
L19	N 25°58'37" E	100.98'
L20	N 71°52'08" E	33.65'
L21	S 62°06'52" E	823.42'
L22	S 15°01'56" E	51.26'
L23	N 18°05'53" W	50.37'
L24	N 46°15'35" E	96.90'
L25	N 42°51'12" W	12.00'
L26	N 61°12'09" E	100.88'
L27	S 73°02'28" E	55.63'
L28	S 28°45'43" E	200.00'
L29	S 28°28'49" E	100.38'
L30	S 28°40'15" E	59.73'
L31	S 28°45'43" E	585.37'
L32	S 16°58'46" W	48.40'
L33	S 60°50'22" W	167.72'
L34	S 79°39'32" W	43.31'
L35	N 62°06'52" W	848.35'
L36	N 89°48'19" E	279.47'
L37	S 00°11'41" E	181.04'
L38	N 88°43'29" E	579.36'
L39	S 00°10'00" E	287.85'
L40	N 88°43'29" E	870.10'
L41	S 40°24'58" E	46.54'
L42	S 18°16'37" W	77.00'
L43	S 85°43'43" E	12.00'
L44	S 89°42'48" W	467.46'
L45	N 00°11'41" W	247.44'
L46	S 88°43'29" W	579.46'
L47	N 00°10'00" W	487.89'
L48	N 88°43'29" E	200.04'
L49	S 00°11'41" E	112.88'
L50	S 06°38'53" W	100.72'
L51	S 00°11'42" E	50.54'
L52	S 88°43'29" W	397.60'
L53	N 01°16'31" W	290.00'
L54	N 88°43'29" E	305.11'
L55	S 36°45'42" E	20.36'
L56	N 89°48'19" E	171.88'
L57	S 18°06'20" W	0.66'
L58	S 23°24'50" W	100.98'
L59	S 50°52'26" W	36.81'
L60	N 57°58'18" W	RADIAL
L62	N 49°25'20" E	RADIAL
L63	N 20°40'42" W	RADIAL
L64	N 02°43'13" E	RADIAL
L65	N 00°00'05" E	RADIAL
L66	N 74°35'59" W	RADIAL
L66a	N 48°37'36" E	RADIAL
L67	N 70°41'48" W	RADIAL
L68	S 89°56'55" W	RADIAL
L69	N 80°13'19" W	RADIAL
L70	N 89°35'19" W	RADIAL

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA
C1	2278.00'	227.52'	5°43'21"
C2	2274.00'	79.31'	1°58'54"
C3	2290.00'	41.71'	1°02'38"
C4	150.00'	123.63'	47°18'01"
C5	150.00'	113.51'	43°21'27"
C6	955.00'	440.33'	26°25'04"
C7	805.00'	302.23'	21°30'40"
C8	399.19'	337.50'	48°26'28"
C9	2367.83'	80.00'	1°58'09"
C10	2351.83'	8.06'	0°11'47"
C11	2290.00'	324.46'	8°07'05"
C12	2278.00'	227.93'	5°43'58"
C13	955.00'	411.51'	24°41'20"
C14	2290.00'	320.67'	8°01'23"
C15	2278.00'	320.07'	8°03'01"
C16	2290.00'	188.78'	4°43'24"
C17	2277.99'	212.01'	5°19'57"
C18	3185.00'	6.69'	0°07'12"
C19	1865.00'	346.56'	10°36'51"
C20	955.00'	146.01'	8°45'37"
C21	2410.00'	9.65'	0°13'46"
C22	2422.00'	225.00'	5°19'22"
C23	2410.00'	131.75'	3°07'56"
C24	2410.00'	6.04'	0°08'37"
C25	30.00'	18.58'	35°28'11"
C26	2422.00'	50.62'	1°11'51"
C27	23.00'	26.01'	64°47'14"
C28	2422.00'	100.51'	2°22'40"