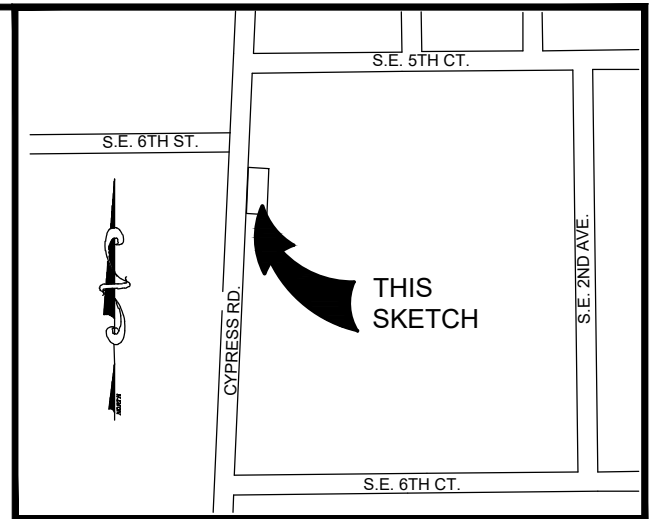


LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE SOUTH 80 ACRES OF THE NW 1/4 OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "E", GARDEN ISLES SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE EAST 155' OF THE WEST 190' OF SAID SOUTH 80 ACRES OF SAID NORTHWEST 1/4 OF SAID SECTION 1, SOUTH 02°26'01" WEST, 150.14'; THENCE ALONG THE SOUTH LINE OF THE NORTH 150' OF SAID SOUTH 80 ACRES OF SAID NORTHWEST 1/4 OF SAID SECTION 1, NORTH 90°00'00" EAST, 5.00'; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF CYPRESS ROAD, SOUTH 02°26'01" WEST, 85.58' TO THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, 7.00'; THENCE SOUTH 02°26'01" WEST, 20.00'; THENCE SOUTH 90°00'00" WEST, 7.00'; THENCE NORTH 02°26'01" EAST, 20.00' TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 140 SQUARE FEET, MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR BASED ON LIMITS PROVIDED BY THE CLINT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
7. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF TRACT "E", GARDEN ISLES SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGES 6, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 7, 2021 MEETS THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF THE NW 1/4 OF THE WEST 1/2 OF THE SOUTH 80 ACRES, SECTION 1, TOWNSHIP 49 S. RANGE 42 E.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 09654.12 SKETCH & DESCRIPTION-02.dwg

DATE 05/07/21

SCALE 1" = 50'

FIELD BK. N/A

DWNG. BY PD

CHK. BY TG

DATE	REVISIONS

S.E. 5TH CT.

(S.E. 7TH STREET)
50' R/W P.B. 49, PG. 6, B.C.R.

TRACT "E"
GARDEN ISLES SECTION TWO
P.B. 49, PGS. 6, B.C.R.

16' ALLEY

1

2

BLOCK 22
GARDEN ISLES SECTION TWO
P.B. 49, PGS. 6, B.C.R.

35'

6' UTILITY EASEMENT PER
P.B. 49, PG. 6, B.C.R.

SOUTH LINE TRACT "E"

(BEARING BASIS)
N90°00'00"E

POINT OF COMMENCEMENT

S.E. CORNER OF TRACT "E",
P.B. 49, PGS. 6, B.C.R.

FOLIO NO. 494201000410

WEST LINE, EAST 155'
OF THE WEST 190'
OF THE SOUTH 80 ACRES,
NW 1/4, 1-49-42

SOUTH LINE, NORTH
150', SOUTH 80 ACRES,
NW 1/4, 1-49-42

S. CYPRESS RD. (S.E. 2ND AVE.)

S02°26'01"W 150.14'

N90°00'00"E
5.00'

SECTION 1,
TOWNSHIP 49 SOUTH,
RANGE 42 EAST

EAST R/W LINE,
S. CYPRESS ROAD

POINT OF BEGINNING

FOLIO NO. 494201000400

S02°26'01"W
85.58'

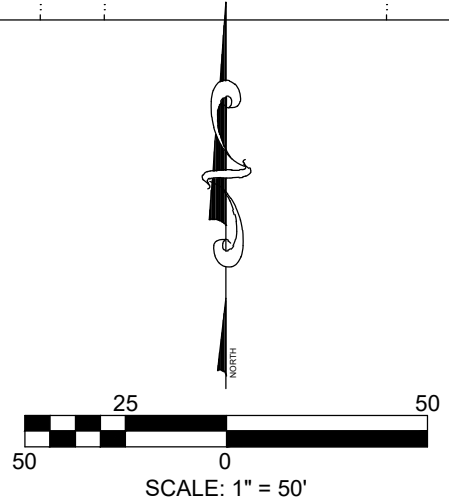
N90°00'00"E 7.00'

S02°26'01"W 20.00'

N02°26'01"E 20.00'

S90°00'00"W
7.00'

40'



LEGEND:

- P.B. PLAT BOOK
- B.C.R. PALM BEACH COUNTY RECORDS
- PG. PAGE
- R/W RIGHT OF WAY

SKETCH & DESCRIPTION

A PORTION OF THE NW 1/4 OF THE
WEST 1/2 OF THE SOUTH 80 ACRES,
SECTION 1, TOWNSHIP 49 S.
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SHEET 2 OF 2

DRAWING NO. 09654.12 SKETCH & DESCRIPTION-02.dwg

DATE 05/07/21

SCALE 1" = 50'

FIELD BK. N/A

DWNG. BY PD

CHK. BY TG

DATE	REVISIONS