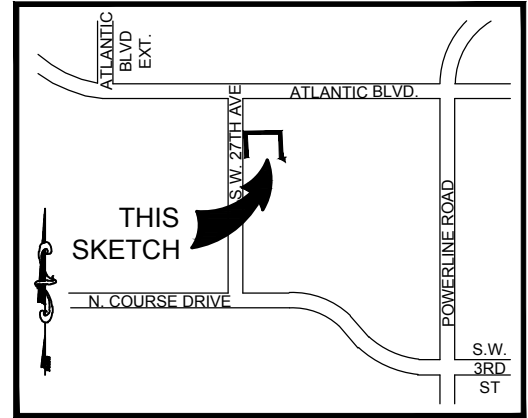


SURVEY NOTES:

Exhibit "B"

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND ARE RELATIVE TO THE EAST LINE OF PARCEL "A", FIRE STATION 52, P.B. 183, PG. 209, B.C.R., BEARING BEING S02°15'30"E.



LOCATION MAP:
NOT TO SCALE

LEGAL DESCRIPTION (FPL EASEMENT)

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", REGIONS ATLANTIC, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", REGIONS ATLANTIC; THENCE SOUTH 88°56'51" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", REGIONS ATLANTIC, A DISTANCE OF 20.00 FEET; THENCE ALONG A LINE BEING 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", REGIONS ATLANTIC, NORTH 02°15'30" WEST, 142.03 FEET TO A LINE BEING 20 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "A", REGIONS ATLANTIC; THENCE ALONG SAID PARALLEL LINE SOUTH 88°56'51" WEST, 170.04 FEET TO A LINE BEING 10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A", REGIONS ATLANTIC; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°15'30" EAST, 120.20 FEET; THENCE SOUTH 87°44'30" WEST, 10.00 FEET TO THE WEST LINE OF SAID PARCEL "A", REGIONS ATLANTIC; THENCE ALONG SAID WEST LINE, NORTH 02°15'30" WEST, 130.41 FEET TO A LINE BEING 10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "A", REGIONS ATLANTIC; THENCE ALONG SAID PARALLEL LINE, NORTH 88°56'51" EAST, 190.04 FEET TO A LINE BEING 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", REGIONS ATLANTIC; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°15'30" EAST, 150.20 FEET; THENCE SOUTH 89°51'09" EAST, 10.01 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", REGIONS ATLANTIC; THENCE ALONG SAID EAST LINE, SOUTH 02°15'30" EAST, 1.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 4,541 SQUARE FEET, MORE OR LESS.

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 OCTOBER 30, 2023 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.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION PSM 4677
(FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
REGIONS ATLANTIC
P.B. 178, PG. 39, B.C.R. AND
A PORTION OF PARCEL "A"
FIRE STATION 52
P.B. 183, PG. 209, B.C.R.

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. 10785.03 S&D FPL EASEMENT_2

DATE 10/30/2023

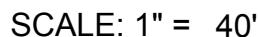
SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DAS

CHK. BY DAS

DATE	REVISIONS



B.C.R.	BROWARD COUNTY RECORDS
BK.	BOOK
CHK.	CHECKED
DWNG.	DRAWING
FPL	FLORIDA POWER AND LIGHT
N/A	NOT APPLICABLE
NO.	NUMBER
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
SE	SOUTHEAST

[illegible]