

SKETCH AND DESCRIPTION

A 12' WIDE DRAINAGE EASEMENT
BEING PART OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION OF EASEMENT:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF PLAT BOOK 117 PAGE 15 BCR, WITH THE WEST LINE OF PLAT BOOK 118 PAGE 31 BCR AND RUN N 01°08'38" W, ALONG THE SAID WEST LINE, A DISTANCE OF 2.05 FEET; TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST LINE, N 60°47'27" W, A DISTANCE OF 75.51 FEET; THENCE, N 29°12'33" E, A DISTANCE OF 12.00 FEET; THENCE S 60°47'27" E, A DISTANCE OF 66.49 FEET, TO A POINT IN THE AFOREMENTIONED WEST LINE; THENCE, ALONG SAID WEST LINE, S 01°08'38" E, A DISTANCE OF 13.91 FEET, TO THE POINT OF BEGINNING.

SAID EASEMENT PARCEL CONTAINS 840 SQUARE FEET, 0.019 ACRES MORE OR LESS.

NOTES:

1. THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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4. THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING ALONG THE NORTH LINE OF KENDALL LAKE ADDITION PER PB 117 PAGE 15 BRC
5. THIS SKETCH IS NOT A BOUNDARY SURVEY.
6. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 20 FEET OR AS NOTED.
7. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
8. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
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LEGEND:

PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = LICENSED BUSINESS
PB = PLAT BOOK
BCR = BROWARD COUNTY RECORDS
PG. = PAGE
PVC = POLYVINYL CHLORIDE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
L# = PROPOSED-LINE TABLE NUMBER
ORB = OFFICIAL RECORDS BOOK

MATHEWS
CONSULTING

a **BAXTER & WOODMAN** company

6600 N. Andrews Avenue, Suite 100, Fort Lauderdale, Florida 33309
Phone: 954-666-5462 • Fax: 561-655-6179
www.baxterwoodman.com EB-31795 LB - 8175

THIS SKETCH IS NOT
A BOUNDARY SURVEY

SEE SHEET 2 FOR SKETCH
SHEET 1 OF 3

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A BOUNDARY SURVEY.

THOMAS A. ENGLISH
PROFESSIONAL SURVEYOR & MAPPER NO. 6930
STATE OF FLORIDA

(SEAL)

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A 12' WIDE DRAINAGE EASEMENT
BEING PART OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



12' WIDE DRAINAGE EASEMENT - OVERALL PROPERTY VIEW

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0 100 200 300



SCALE: 1" = 100'



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SEE SHEET 1 FOR DESCRIPTION
AND NOTES
SEE SHEET 2 FOR EASEMENT
DETAIL
SHEET 3 OF 3

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BEING PART OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L1	N 60°47'27" W	73.51'
L2	N 29°12'33" E	12.00'
L3	S 60°47'27" E	66.49'
L4	S 01°08'38" E	13.91'
L5	S 01°08'38" E	2.05'
L6	N 01°19'52" W	335.94'
L7	N 88°51'22" E	592.58'
L8	S 01°08'38" E	332.60'
L9	S 88°31'59" W	591.49'

12' WIDE STORM SEWER EASEMENT
840 SQUARE FEET ± (0.019 ACRES±)

PROPOSED STORM
SEWER PIPE

FOLIO # 484226000101
ORB 51240 PG 30 BCR

N/F GOPANS MOTORS INC

NORTH LINE OF KENDALL LAKE ADDITION
PLAT BOOK 117 PAGE 15 BCR
S 89°31'59" W
(BASIS OF BEARINGS)

P.B. 118 PAGE 31 BCR

WEST LINE OF
PLAT BOOK 118
PAGE 31 BCR

P.O.B.

P.O.C.

P.B. 115 PAGE 15 BCR

SOUTH LINE OF
PLAT BOOK 118
PAGE 31 BCR

12' WIDE DRAINAGE EASEMENT - DETAIL

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SCALE: 1" = 20'



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SEE SHEET 1 FOR DESCRIPTION
AND NOTES
SEE SHEET 3 FOR OVERALL
PROPERTY VIEW
SHEET 2 OF 3