

SKETCH & DESCRIPTION
10' FPL EASEMENT TO BE VACATED

(O.R.B. 11719, PG. 62, B.C.R.)
BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A 10 foot wide FPL Easement, as recorded in Official Records Book 11719, Page 62, of the Public Records of Broward County, Florida; being described as follows:

A 10 foot wide strip of land lying 5.00 feet on each side of the following described centerline:

COMMENCE at a corner on the boundary of Parcel A, I.U.O.E. Plat, as recorded in Plat Book 106, Page 9, of the Public Records of Broward County, Florida (same being common with the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 48 South, Range 42 East); thence N89°50'23"E, along the South Boundary of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 282.59 feet; thence N00°01'55"W, 10.00 feet to the south line of said 10 foot FPL Easement, also being the **Point of Beginning** of said centerline; thence N01°24'14"W, 288.15 feet; thence S88°35'46"W, 48.27 feet; thence N88°35'46"E, 48.27 feet; thence N78°35'46"E, 75.00 feet to the **Point of Termination** of said centerline.

Said sidelines shall lengthen or shorten to form a continuous strip of land.

Said lands lying in Broward County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the South line of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 22 having a bearing of N89°50'23"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; FPL = Florida Power & Light Company; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 7/21/2023

John T.
Doogan,
PLS

Digitally signed
by John T.
Doogan, PLS
Date: 2023.07.21
14:22:40 -04'00'

John T. Doogan
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

© 2023 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #: **12648-2_A**

SCALE: **-**

DATE: **07/19/2023**

BY: **W.R.E.**

CHECKED: **J.T.D.**

F.B. **-** PG. **-**

SHEET: **1 OF 2**

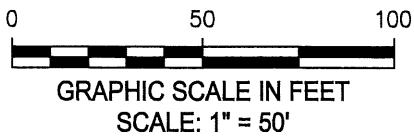
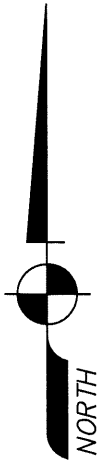
P&Z

PZ23-27000007

12/18/2024

SKETCH & DESCRIPTION
10' FPL EASEMENT TO BE VACATED

(O.R.B. 11719, PG. 62, B.C.R.)
BROWARD COUNTY, FLORIDA



**A PORTION OF
PARCEL 'A'**
(P.B. 106/9, B.C.R.)

**A PORTION OF
PARCEL 'A'**
(P.B. 106/9, B.C.R.)

P.O.C.
SW CORNER OF THE NW 1/4 OF
THE SW 1/4 OF THE SE 1/4
SECTION 22-48-42

N89°50'23"E

SOUTH BOUNDARY
NW 1/4 OF THE SW 1/4
OF THE SE 1/4 SECTION 22

10' FPL EASEMENT
(O.R.B. 12069/994, B.C.R.)

P.O.B.

282.59'
BEARING BASIS

N01°24'14"W
288.15'

CENTERLINE 10'
FPL EASEMENT
(O.R.B. 11719/62, B.C.R.)

N78°35'46"E
75.00'

S88°35'46"W
48.27'
N88°35'46"E

P.O.T.

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

© 2023 AVIROM & ASSOCIATES, INC. all rights reserved.
This sketch is the property of AVIROM & ASSOCIATES, INC.
and should not be reproduced or copied without written permission.

JOB #:	12648-2_A
SCALE:	1" = 50'
DATE:	07/19/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	2 OF 2

P&Z

PZ23-27000007

12/18/2024