

SKETCH & DESCRIPTION
A PORTION OF 24' ACCESS EASEMENT TO BE VACATED
NORTH ANDREWS INDUSTRIAL PARK
(P.B. 108/18, B.C.R.)
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: 1/21/2023

John T.
Doogan,
PLS

Digitally signed
by John T.
Doogan, PLS
Date: 2023.07.21
14:22:26 -04'00'

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

**NOT VALID WITHOUT
SHEETS 1 THRU 3**

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

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

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JOB #:	12648-2_B
SCALE:	-
DATE:	07/19/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	1 OF 3

P&Z

PZ23-27000007

12/18/2024

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BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of a 24 foot Access Easement, NORTH ANDREWS INDUSTRIAL PARK, according to the Plat thereof, as recorded in Plat Book 108, Page 18, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at 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 and run thence N 89°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 671.59 feet; thence N00°01'57"W, 331.47 feet to the Westerly right-of-way line of Park Central Boulevard S, also being the **Point Of Beginning**; thence continue N00°01'57"W, along the West line of said 24 foot Access Easement, 271.08 feet to the North line of said 24 foot Access Easement; thence N89°47'40"E, along said North line, 85.75 feet to said Westerly right-of-way line; thence S06°46'21"W, along said Westerly right-of-way line, 24.18 feet to the South line of said 24 foot Access Easement; thence S89°47'40"W, along said South line, 58.88 feet to the East line of said 24 foot Access Easement; thence S00°01'57"E, along said East line, 205.62 feet to the said Westerly right-of-way line, also being a point on the arc of a curve, radial bearing to said point bears S62°35'43"E, concave to the Northwest, having a radius of 530.00 and a central angle of 05°10'24"; thence Southeasterly along said Westerly right-of-way line an arc distance of 47.98 feet to the **Point of Beginning**.

Said lands lying in Broward County, Florida and containing 7,473 square feet, more or less.

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JOB #: 12648-2_B

SCALE: -

DATE: 07/19/2023

BY: W.R.E.

CHECKED: J.T.D.

F.B. - PG. -

SHEET: 2 OF 3

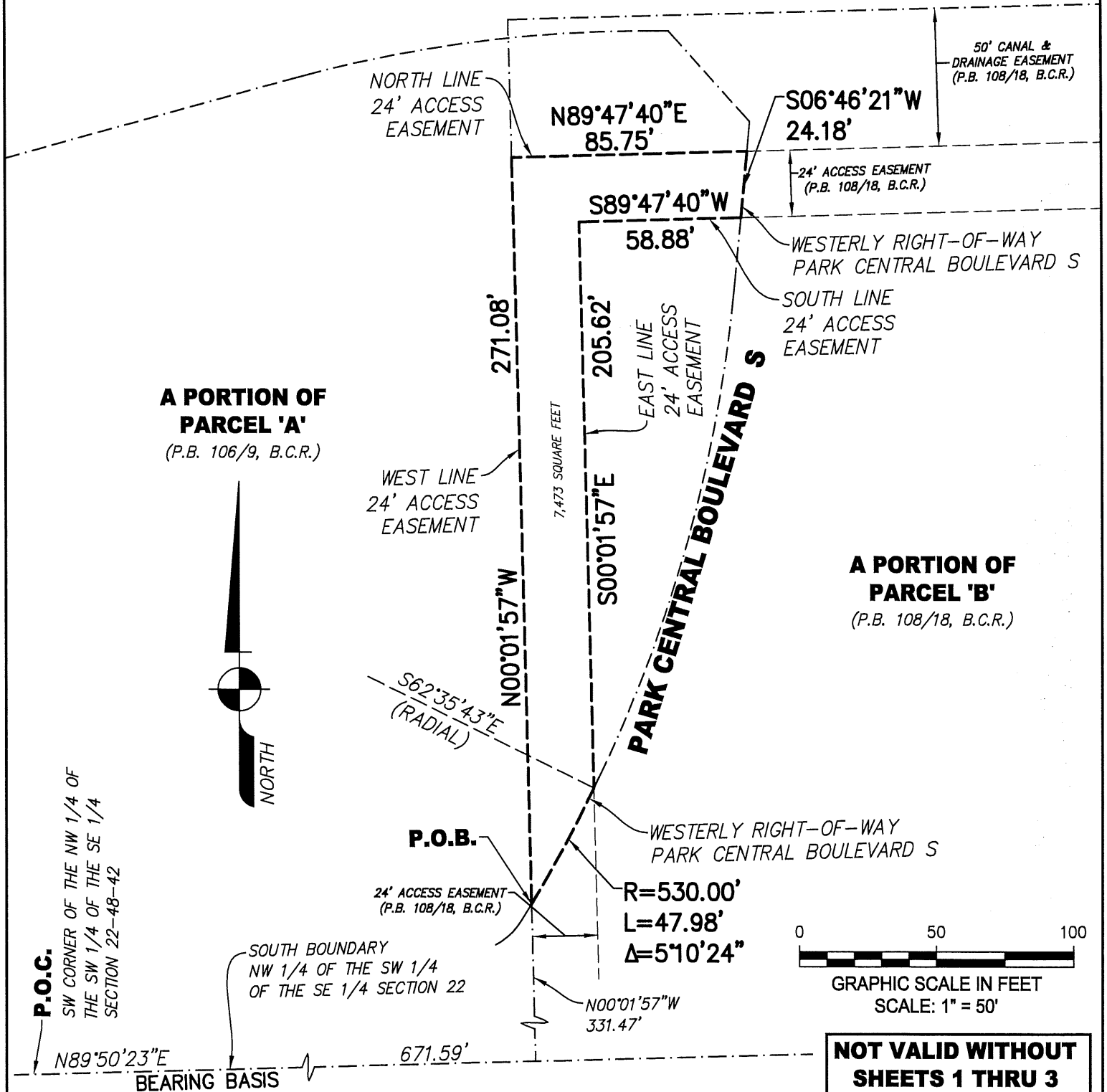
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JOB #:	12648-2_B
SCALE:	1" = 50'
DATE:	07/19/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	3 OF 3

P&Z

PZ23-27000007

12/18/2024