

**SKETCH & DESCRIPTION**  
**20' DRAINAGE EASEMENT**  
TO BE VACATED  
(O.R.B. 11108, PG. 111, 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 is in accord with Drainage Easement recorded in Official Records Book 11108, Page 111 of the Public Records of Broward County, Florida.
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; CHB = Chord Bearing; CH = Chord; Δ = Central Angle; F.B. = Field Book; L = Arc Length; 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; R = Radius.

**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: 11/21/2023

John T.  
Doogan,  
PLS

Digitally signed  
by John T.  
Doogan, PLS  
Date: 2023.07.21  
14:21:52 -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](http://www.AVIROMSURVEY.com)

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JOB #:	12648-2_D
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:**

That portion of Parcel A of "I.U.O.E. PLAT" as shown on Plat recorded in Plat Book 106, Page 9 of the Public Records of Broward County, Florida described as follows:

Commence at a corner on the boundary of said Parcel A, said corner being common with the Northeast 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 South 00°01'57" East along the boundary of said Parcel A and the East boundary of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 22, a distance of 92.10 feet; thence Southwesterly along a curve to the left having a radius of 404.50 feet, a central angle of 08°28'26" and an arc of 59.83 feet; thence South 76°00'01" West, a distance of 347.79 feet for a Point Of Beginning; thence South 13°59'59" East, a distance of 203.27 feet; thence North 89°50'23" East, a distance of 278.08 feet; thence Southerly along a curve to the left having a radius of 55.00 feet, a central angle of 20°57'04", an arc of 20.11 feet and a chord bearing South 00°08'44" East, 20.00 feet; thence South 89°50'23" West, a distance of 293.75 feet; thence North 13°59'59" West, a distance of 218.94 feet; thence North 76°00'01" East, a distance of 20.00 feet to the Point of Beginning.

Said lands lying in Broward County, Florida.

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JOB #: **12648-2\_D**

SCALE: —

DATE: 07/19/2023

BY: W.R.E.

CHECKED: J.T.D.

F.B. — PG. —

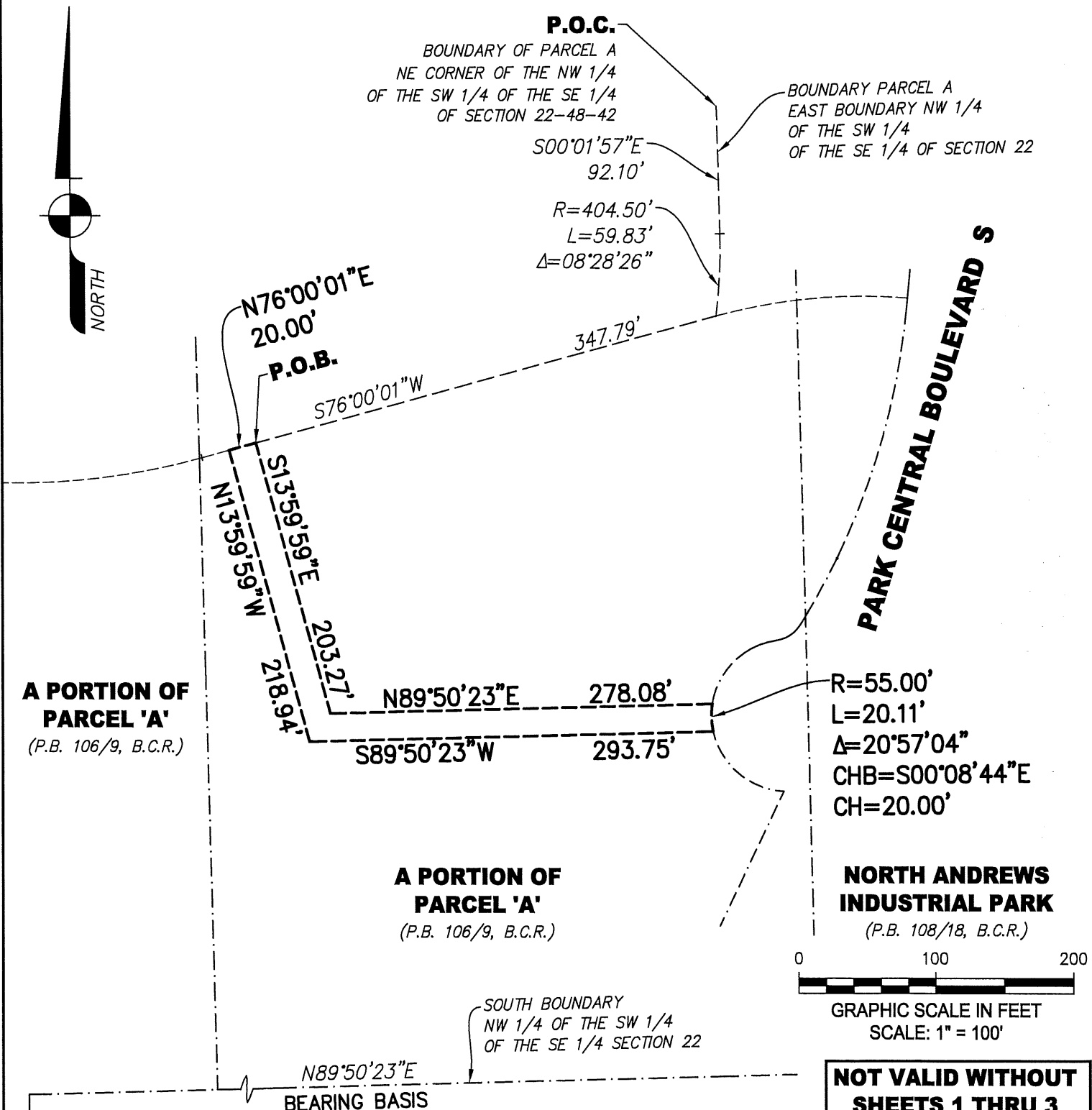
SHEET: **2 OF 3**

**P&Z**

**P223-27000007**

**12/18/2024**

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**20' DRAINAGE EASEMENT**  
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JOB #:	12648-2_D
SCALE:	1" = 100'
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