

SKETCH & DESCRIPTION
20' DRAINAGE EASEMENT
TO BE VACATED
(O.R.B. 11438, PG. 331, 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 11438, Page 331 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: 1/12/2023

John T.
Doogan,
PLS

Digitally signed
by John T.
Doogan, PLS
Date: 2023.07.21
14:22:10 -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_C
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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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, and North Andrews Industrial Park as shown on Plat recorded in Plat Book 108, Page 18 of the Public Records of Broward County, Florida, being described as follows:

Commence at a corner on the boundary of said Parcel A (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) and run thence North 89°50'23" East along the boundary of said Parcel A (same being common with the South boundary Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 22), a distance of 275.00 feet; thence North 00°09'37" West, a distance of 300.00 feet; thence South 89°50'23" West, a distance of 40.00 feet; thence North 00°09'37" West, a distance of 157.22 feet; thence Northeasterly along a curve to the left having a radius of 512.00 feet, a central angle of 00°12'36", an arc of 1.88 feet and a chord which bears North 76°18'13" East, a distance of 1.88 feet; thence North 76°00'01" East, a distance of 20.57 feet for a Point of Beginning; thence continue North 76°00'01" East, a distance of 20.00 feet; thence South 13°59'59" East, a distance of 5.00 feet; thence North 76°00'01" East, a distance of 347.79 feet; thence Northwesterly along a curve to the right having a radius of 399.50 feet, a central angle of 16°28'30", an arc of 114.87 feet and a chord which bears North 84°14'16" East, a distance of 114.48 feet; thence South 21°14'09" West, a distance of 266.32 feet; thence Southwesterly along a curve to the left having a radius of 55.00 feet, a central angle of 74°28'17", an arc of 71.49 feet and a chord which bears South 25°25'40" West, a distance of 66.56 feet; thence North 68°45'51" West, a distance of 15.13 feet; thence North 21°14'09" East, a distance of 303.67 feet; thence Southwesterly along a curve to the left having a radius of 379.50 feet, a central angle of 12°12'08", an arc of 80.82 feet and a chord which bears South 82°06'05" West, a distance of 80.67 feet; thence South 76°00'01" West, a distance of 367.79 feet; thence North 13°59'59" West, a distance of 25.00 feet to the Point of Beginning.

Said lands lying in Broward County, Florida and containing 15,112 square feet or 0.35 acre more or less.

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JOB #: **12648-2_C**

SCALE: **-**

DATE: **07/19/2023**

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

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

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

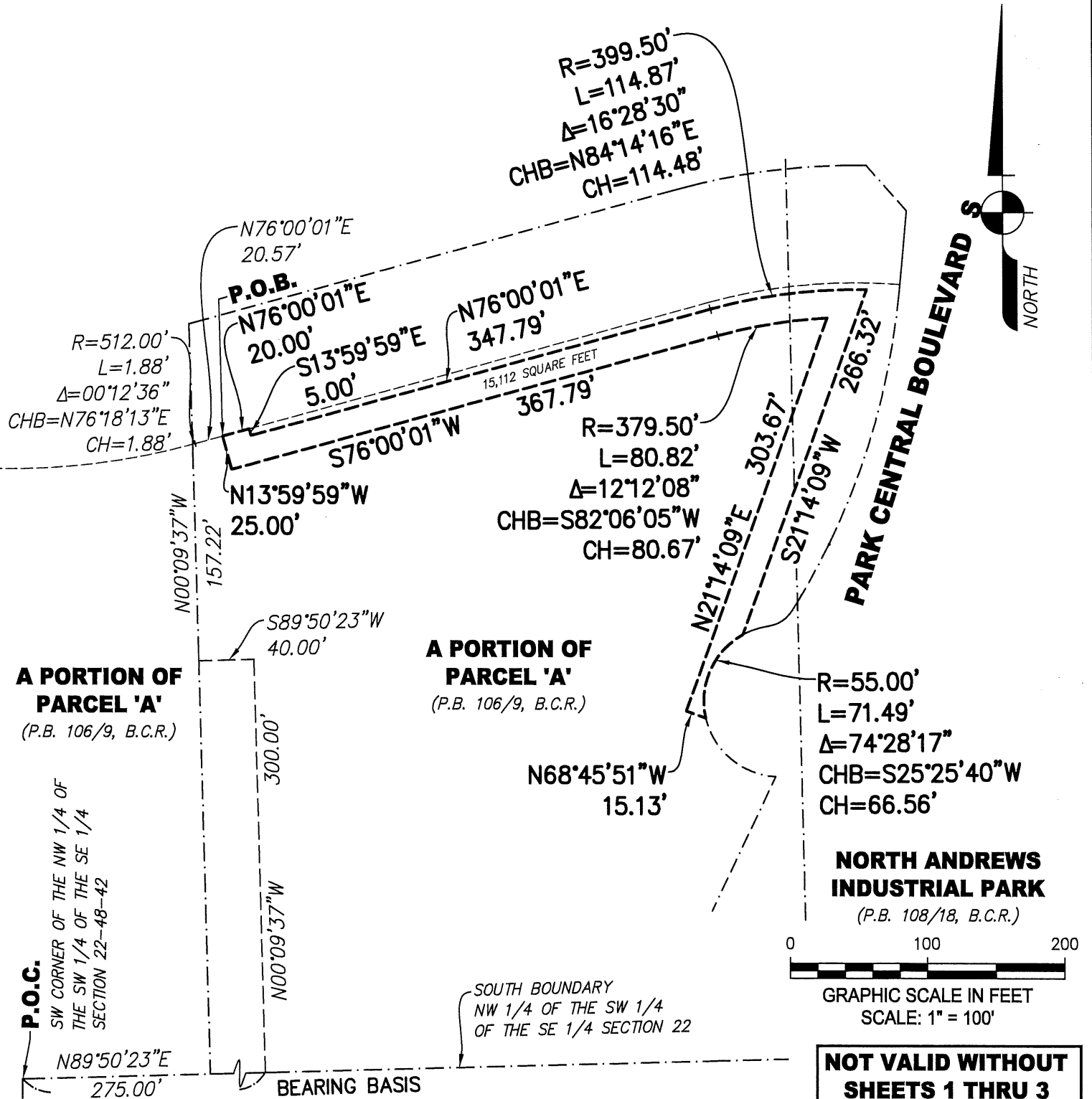
SHEET: **2 OF 3**

P&Z

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JOB #:	12648-2_C
SCALE:	1" = 100'
DATE:	07/19/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	3 OF 3

P&Z
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