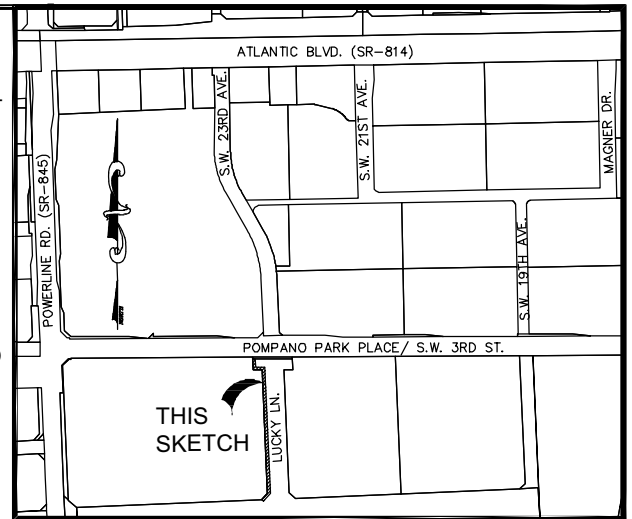


LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", POMPANO PARK RACINO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST NORTHEAST CORNER OF TRACT A, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°27'09" EAST, ALONG THE EAST LINE OF SAID TRACT A, ALSO BEING THE WEST Y LINE OF SAID PARCEL "A" AND ITS NORTHERLY EXTENSION THEREOF, 12.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY AND SAID WESTERLY LINE THE FOLLOWING (4) FOUR COURSES; (1) SOUTH 02°27'09" EAST, 59.60 FEET; (2) NORTH 89°40'35" EAST, 50.25 FEET; (3) SOUTH 02°27'09" EAST, 685.69 FEET; (4) SOUTH 42°30'51" WEST, 49.47 FEET; THENCE SOUTH 25°00'09" EAST; 10.82 FEET; THENCE NORTH 42°30'51" EAST, 57.75 FEET; THENCE NORTH 02°27'09" WEST, 699.46 FEET; THENCE SOUTH 89°40'35" WEST, 50.25 FEET; THENCE NORTH 02°27'09" WEST, 49.60 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", SOUTH 89°38'57" WEST, 10.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 8,510 SQUARE FEET (0.20 ACRES), MORE OR LESS.



**LOCATION SKETCH
(NOT TO SCALE)**

SURVEY NOTES:

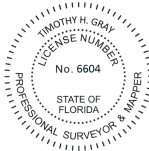
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 02°27'09" EAST ALONG THE WEST LINE OF PARCEL A, POMPANO PARK RACINO PLAT, AS RECORDED IN PLAT BOOK 181, PAGES 22-27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=150' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 3, 2022 MEETS THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA



Digitally signed
by Timothy H
Gray
Date: 2022.05.04
14:32:25-04'00'

SKETCH & DESCRIPTION

P&Z

PZ22-27000004

6/22/2022

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10230.00-UTILITY ESMT PARTIAL VACATE.dwg

DATE 05/03/22

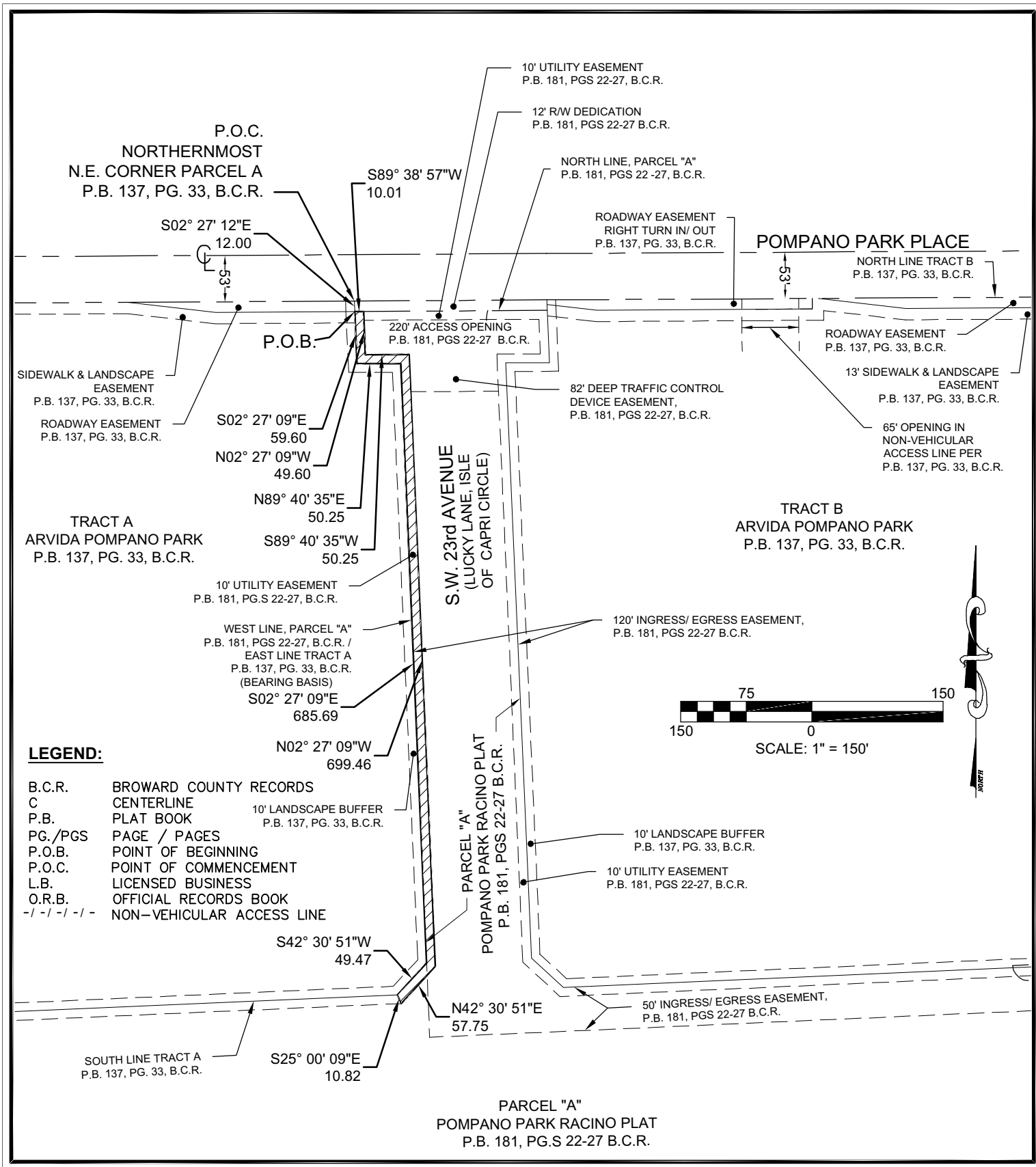
SCALE N/A

FIELD BK. N/A

DWG. BY T.G.

CHK. BY T.G.

DATE	REVISIONS



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
 C CENTERLINE
 P.B. PLAT BOOK
 PG./PGS PAGE / PAGES
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 L.B. LICENSED BUSINESS
 O.R.B. OFFICIAL RECORDS BOOK
 - / - / - / - NON-VEHICULAR ACCESS LINE

SKETCH & DESCRIPTION

PARCEL "A"
 POMPO PARK RACINO PLAT
 P.B. 181, PG. S 22-27, B.C.R.



301 EAST ATLANTIC BOULEVARD
 POMPO PARK BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10230.00-UTILITY ESMT PARTIAL VACATE.dwg

DATE 05/03/22

SCALE 1" = 150'

FIELD BK. N/A

DWG. BY T.G.

CHK. BY T.G.

DATE REVISIONS

CITY OF POMPO PARK BEACH, BROWARD COUNTY, FLORIDA

PZ22-27000004

6/22/2022