

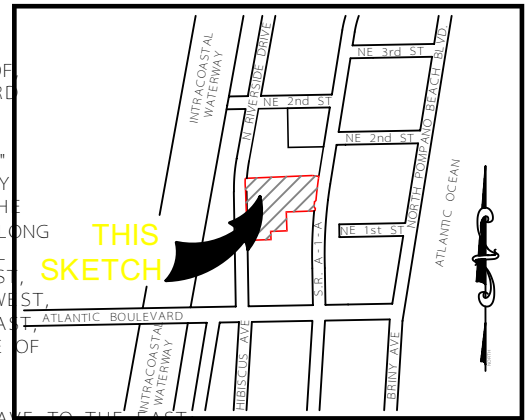
LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", OCEANSIDE FIRE STATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE 178-179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°03'29" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF NORTH RIVERSIDE DRIVE, 316.38 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST (A RADIAL BEARING FROM SAID POINT BEARS NORTH 89°08'22" EAST); THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 985.42 FEET, A CENTRAL ANGLE OF 05°14'56", AN ARC DISTANCE OF 90.27 FEET; THENCE NORTH 88°53'12" EAST, 278.83 FEET; THENCE NORTH 88°58'46" EAST, 82.49 FEET; THENCE NORTH 01°01'14" WEST, 16.52 FEET; THENCE NORTH 88°56'49" EAST, 27.38 FEET; THENCE SOUTH 25°08'20" EAST, 10.82 FEET; THENCE SOUTH 80°31'43" EAST, 61.29 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A; THENCE ALONG THE EAST LINE OF SAID PARCEL "A" THE FOLLOWING SIX (6) COURSES;

(1) SOUTH 09°06'51" WEST, 38.30 FEET TO A POINT OF CURVATURE WITH CURVE CONCAVE TO THE EAST (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 83°40'24" EAST); (2) ALONG THE ARC OF SAID CURVE LEFT HAVING A RADIUS OF 2904.79 FEET, A CENTRAL ANGLE OF 02°47'15", AN ARC DISTANCE OF 141.32 FEET; (3) NORTH 84°27'44" WEST, 8.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 84°27'44" EAST); (4) ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2912.79 FEET, A CENTRAL ANGLE OF 00°47'13", AN ARC DISTANCE OF 40.00 FEET; (5) SOUTH 84°27'44" EAST, 8.00 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST (A RADIAL BEARING FROM SAID POINT BEARS SOUTH 84°27'44" EAST); (6) ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2904.79 FEET, A CENTRAL ANGLE OF 00°23'40", AN ARC DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 89°02'43" WEST, 117.29 FEET; (2) SOUTH 00°53'27" EAST, 116.00 FEET; (3) SOUTH 89°02'43" WEST, 100.00 FEET; (4) SOUTH 01°18'42" EAST, 50.00 FEET; (5) SOUTH 89°02'43" WEST, 145.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 141,583 SQUARE FEET (3.250 ACRES), MORE OR LESS.



LOCATION MAP:

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 THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°02'43" WEST ALONG THE SOUTH LINE OF PARCEL "A", OCEANSIDE FIRE STATION, AS RECORDED IN PLAT BOOK 179, ON PAGES 178-179, 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"=80' 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 ONLY 29, 2019 MEETS THE STANDARD OF PRACTICE (FORMERLY 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

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
OCEAN SIDE FIRE STATION
PLAT BOOK 179, PAGE 178-179, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA



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

SHEET X OF X

DRAWING NO. 10020.40-SKETCH & DESCRIPTION 04.dwg

DATE 7/29/19

SCALE 1"=80'

FIELD BK. 83

DWG. BY DB

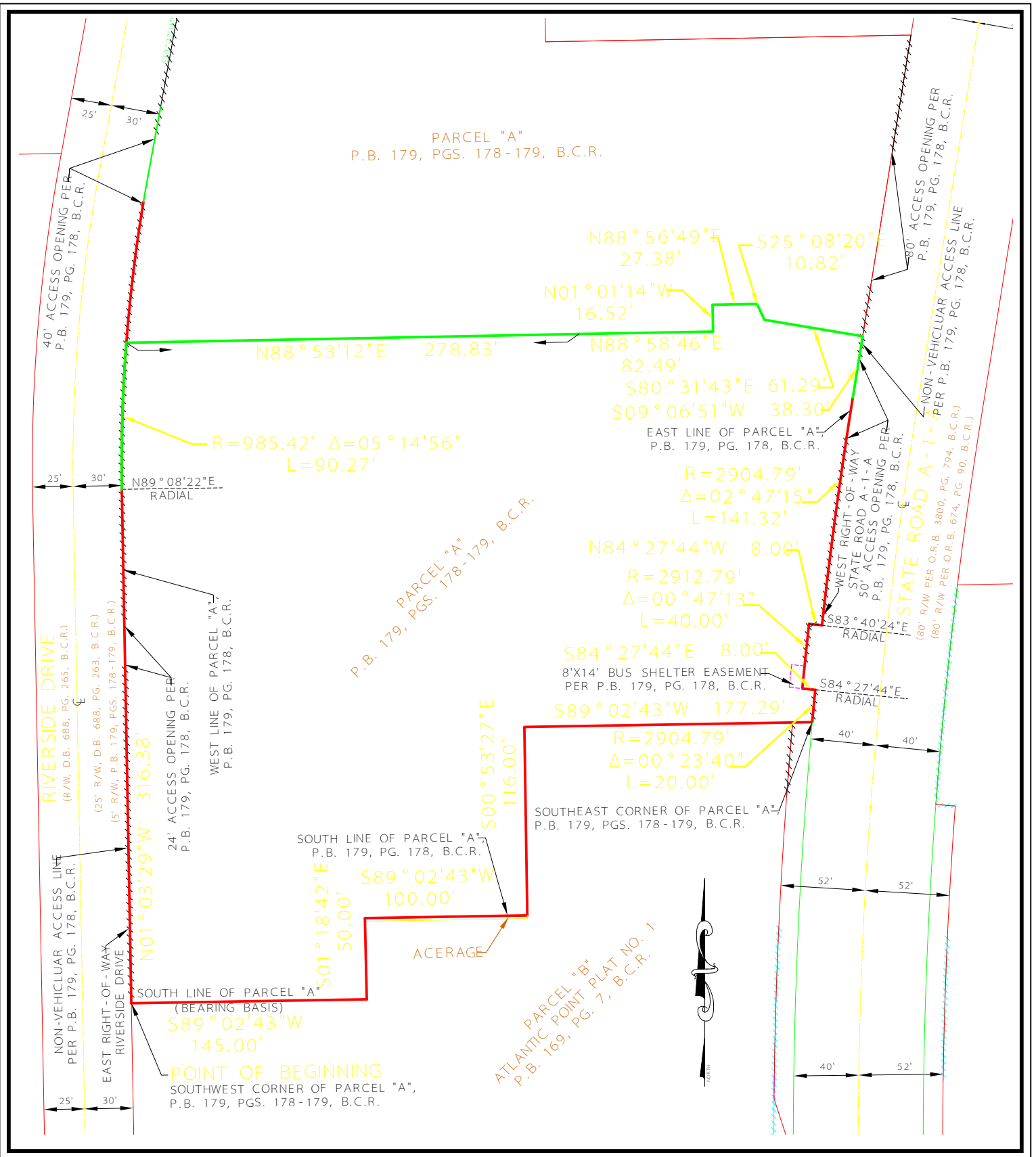
CHK. BY LP

DATE REVISIONS

P&Z

P720-13000002

12/16/2020



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