

# SKETCH AND DESCRIPTION

A 20' WIDE DRAINAGE & ACCESS EASEMENT  
BEING PART OF PARCELS "B & C", GATEWAY INDUSTRIAL CENTER NO. 22 PB 103 PAGE 2 BCR  
SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
# 1295 SW 29TH AVENUE

## DESCRIPTION OF EASEMENT:

A PARCEL OF LAND BEING A PORTION OF PARCEL "B & C", GATEWAY INDUSTRIAL CENTER NO.22, AS RECORDED IN PLAT BOOK 103 PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LYING IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL B, ON THE PLAT DESCRIBED ABOVE AND RUN S 00°07'20" W, ALONG THE WEST LINE OF PARCEL "B", A DISTANCE OF 254.25 FEET; THENCE, DEPARTING SAID WEST LINE, S 89°46'38" E, A DISTANCE OF 327.00 FEET, TO THE POINT OF BEGINNING.

THENCE, N 89°46'38" W, A DISTANCE OF 20.00 FEET; THENCE, N 00°07'20" E, A DISTANCE OF 222.98 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 694.00 FEET, A CENTRAL ANGLE OF 02°01'30", AND A CHORD BEARING AND DISTANCE OF S 54°30'49" E, 24.53 FEET; THENCE, ALONG ARC OF SAID CURVE 24.53 FEET; THENCE, S 00°07'20" W, A DISTANCE OF 208.82 FEET; WHICH IS THE POINT OF BEGINNING,

SAID EASEMENT PARCEL CONTAINS 4316 SQUARE FEET, 0.099 ACRES, MORE OR LESS.

## NOTES:

1. THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY BAXTER & WOODMAN, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF THE COUNTY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING AS NOTED ON SHEET 2 OF 2.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY.
6. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 50 FEET OR AS NOTED.
7. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
8. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY BAXTER & WOODMAN, INC. (B&W). B&W HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. B&W CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. B&W MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT B&W FOR VERIFICATION OF ACCURACY.

## LEGEND:

- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- LB = LICENSED BUSINESS
- PB = PLAT BOOK
- BCR = BROWARD COUNTY RECORDS
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- L# / C# = PROPOSED-LINE TABLE NUMBER / CURVE TABLE NUMBER
- ORB = OFFICIAL RECORDS BOOK



6600 N. Andrews Avenue, Suite 100, Fort Lauderdale, Florida 33309  
 Phone: 954-666-5462 • Fax: 561-655-6179  
 www.baxterwoodman.com EB-31795 LB - 8175

THIS SKETCH IS NOT  
A BOUNDARY SURVEY

SEE SHEET 2 FOR SKETCH  
SHEET 1 OF 2

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A BOUNDARY SURVEY.

Thomas A. English  
PSM LS 6930

Digitally signed by Thomas A.  
English PSM LS 6930  
Date: 2018.08.14 15:08:20  
-04'00'



THOMAS A. ENGLISH  
PROFESSIONAL SURVEYOR & MAPPER NO. 6930  
STATE OF FLORIDA

P.O.C.

# SKETCH AND DESCRIPTION

A 20' WIDE DRAINAGE & ACCESS EASEMENT  
 BEING PART OF PARCELS "B & C", GATEWAY INDUSTRIAL CENTER NO. 22 PB 103 PAGE 2 BCR  
 SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA # 1295 SW 29TH AVENUE

FOLIO # 494204190020  
 ORB 33812 PAGE 1758  
 N/F CHAREN LC

20' DRAINAGE & ACCESS EASEMENT  
 3672 SQUARE FEET ± (0.084 ACRES±)

PLAT LIMITS

FOLIO # 494204190022  
 ORB 24168 PAGE 127  
 N/F MICRO TYPING  
 SYSTEMS INC  
 A PORTION OF PARCELS  
 B & C PER  
 PB 103 PAGE 2 BCR

LINE	BEARING	DISTANCE
L1	S 89°46'38" E	327.00'
L2	S 47°35'06" E	70.96'
L3	S 89°46'38" E	205.00'
L4	S 00°07'20" W	199.78'
L5	S 00°07'20" W	254.25'
L6	S 89°46'38" E	267.54'
L7	N 00°07'20" E	181.80'
L8	S 89°46'38" E	20.00'
L9	S 00°07'20" W	186.83'
L10	N 00°07'20" E	222.98'
L11	S 00°07'20" W	208.82'

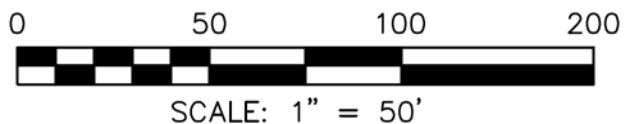
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.17'	50.00'	134°16'10"	S 49°05'34" W	92.14'
C2	74.93'	694.00'	6°11'10"	S 52°25'58" E	74.89'
C3	20.78'	50.00'	23°48'42"	N 75°40'41" W	20.63'
C4	24.53'	694.00'	2°01'30"	S 54°30'49" E	24.53'

WEST LINE OF GATEWAY INDUSTRIAL CENTER NO.22  
 PLAT BOOK 103 PAGE 2 BCR  
 S 00°07'20" W  
 (BASIS OF BEARINGS)

FOLIO # 494204190021  
 N/F GATEWAY INVESTMENTS LLC

20' WIDE DRAINAGE & ACCESS EASEMENT - DETAIL

SW 29th AVENUE  
 (SW 28TH AVENUE PER PLAT)



**MATHEWS CONSULTING**  
  
 a **BAXTER & WOODMAN** company

6600 N. Andrews Avenue, Suite 100, Fort Lauderdale, Florida 33309  
 Phone: 954-666-5462 • Fax: 561-655-6179  
[www.baxterwoodman.com](http://www.baxterwoodman.com) EB-31795 LB - 8175

SEE SHEET 1 FOR DESCRIPTION AND NOTES

THIS SKETCH IS NOT  
 A BOUNDARY SURVEY