

**LEGAL DESCRIPTION (SUBSURFACE LINE EASEMENT):**

A PORTION OF LAND LYING WITHIN TRACT 8, PLAT OF THE SUBDIVISION OF SEC. 35, TWP. 48 S., RANGE 42 E., THE S. 1/2 OF SW 1/4 SEC. 31, TWP. 48 S., RANGE 43 E., ALL OF SEC. 7., TWP. 49 S., RANGE 42 E., LOTS 3, 4, AND 5 OF SEC. 6 TWP. 49 S., RANGE 43 E., AND RE-SUBDIVISION OF LOT 15 OF THE SUBDIVISION OF SAID SEC. 35, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER, OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°56'26" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, A DISTANCE OF 666.14 FEET TO AN INTERSECTION WITH A LINE BEING THE WEST LINE OF THE EAST ONE-HALF (E. 1/2 ), OF THE SOUTHEAST ONE-QUARTER (SE 1/4), OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35; THENCE NORTH 01°24'01" WEST ALONG SAID WEST LINE, A DISTANCE OF 733.52 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT COURSES: (1) SOUTH 77°54'49" EAST, A DISTANCE OF 34.78 FEET, (2) SOUTH 86°26'28" EAST, A DISTANCE OF 13.52 FEET, (3) NORTH 86°53'37" EAST, A DISTANCE OF 74.39 FEET, (4) NORTH 88°47'36" EAST, A DISTANCE OF 92.45 FEET, (5) NORTH 85°18'43" EAST, A DISTANCE OF 111.63 FEET, (6) NORTH 88°04'37" EAST, A DISTANCE OF 51.62 FEET, (7) NORTH 89°15'02" EAST, A DISTANCE OF 99.25 FEET AND (8) NORTH 03°16'08" WEST, A DISTANCE OF 14.62 FEET TO THE POINT OF TERMINATION. SIDE LINES TO BE LENGTHENED AND/OR SHORTENED TO TERMINATE AT SAID WEST LINE.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 731 SQUARE FEET MORE OR LESS.

**SURVEY NOTES:**

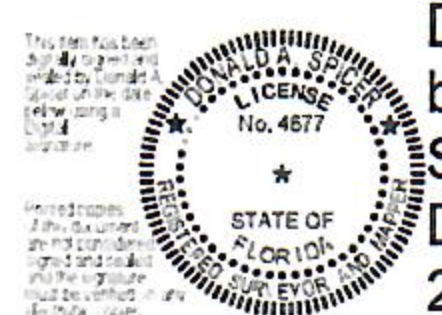
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR BASED UPON PAINT MARKING OF THE INSTALLED UTILITY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON A REFERENCED BEARING OF SOUTH 87°56'26" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1" = 100' 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 JUNE 21, 2024 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

DONALD A. SPICER  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4677  
STATE OF FLORIDA  
(FOR THE FIRM)



Digitally signed  
by DONALD A  
SPICER  
Date:  
2024.06.26  
14:00:28-04'00'

## SKETCH & DESCRIPTION

### 10' FP&L EASEMENT

PORTION OF TRACT 8  
PLAT OF THE SUBDIVISION OF SEC. 35 TWP. 48 S.  
RANGE 42 E., THE S. 1/2 OF SW 1/4 SEC. 31, TWP. 48 S.  
RANGE 43 E., ALL OF SEC. 7, TWP. 49 S. RANGE 42 E.,  
LOTS 3, 4 AND 5 OF SEC. 6 TWP. 49 S. RANGE 43 E., AND  
RE-SUBDIVISION OF LOT 15 OF THE SUBDIVISION OF  
SAID SEC. 35., P.B. B, PG. 76, M.D.C.R.  
CITY OF POMPAÑO 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 1 OF 2**

**DRAWING NO. 12002.16 - FP&L EASEMENT**

DATE 6/21/24

**SCALE AS SHOWN**

FIELD BK. 1027

DWNG. BY S.M.

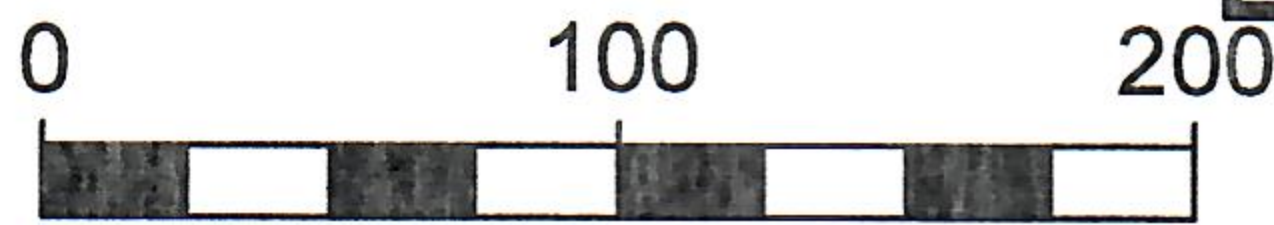
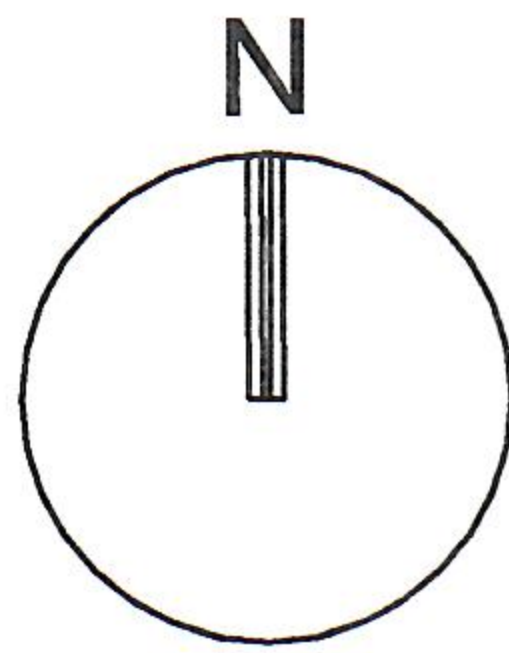
CHK. BY D.S.

DATE	REVISIONS
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B.C.R.	BROWARD COUNTY RECORDS
BK.	BOOK
CHK.	CHECKED
DWNG.	DRAWING
FP&L	FLORIDA POWER AND LIGHT
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
NO.	NUMBER
LB NO.	FLORIDA LICENSED BUSINESS NUMBER
NE	NORTHEAST
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
LB.	LICENSED BUSINESS
SE	SOUTHEAST
SEC.	SECTION
SW	SOUTHWEST
TWP.	TOWNSHIP
E.	EAST
S.	SOUTH



N

DIXIE HIGHWAY

NE 1ST AVENUE

NE 3RD AVENUE

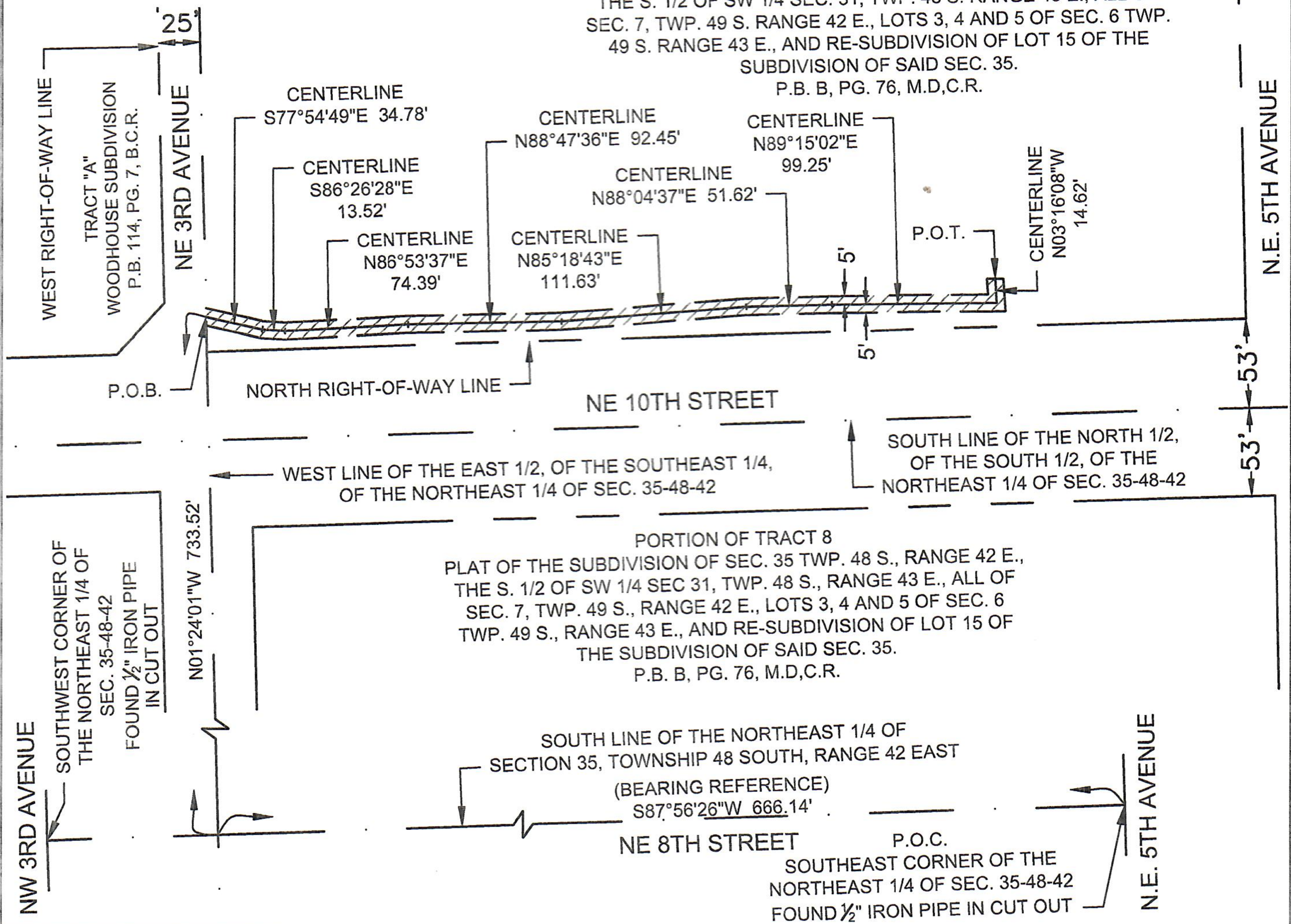
NE 5TH AVENUE

NE 10TH STREET

THIS DESCRIPTION

**LOCATION MAP:**  
NOT TO SCALE

PORTION OF TRACT 8  
PLAT OF THE SUBDIVISION OF SEC. 35 TWP. 48 S. RANGE 42 E.,  
THE S. 1/2 OF SW 1/4 SEC. 31, TWP. 48 S. RANGE 43 E., ALL OF  
SEC. 7, TWP. 49 S. RANGE 42 E., LOTS 3, 4 AND 5 OF SEC. 6 TWP.  
49 S. RANGE 43 E., AND RE-SUBDIVISION OF LOT 15 OF THE  
SUBDIVISION OF SAID SEC. 35.  
P.B. B, PG. 76, M.D.C.R.



PORTION OF TRACT 8

PLAT OF THE SUBDIVISION OF SEC. 35 TWP. 48 S.  
RANGE 42 E., THE S. 1/2 OF SW 1/4 SEC. 31, TWP. 48 S.  
RANGE 43 E., ALL OF SEC. 7, TWP. 49 S. RANGE 42 E.,  
LOTS 3, 4 AND 5 OF SEC. 6 TWP. 49 S. RANGE 43 E., AND  
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CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



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**SHEET 2 OF 2**

**DRAWING NO. 12002.16 - FP&L EASEMENT**

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SCALE AS SHOWN

FIELD BK. 1027

DWNG. BY S.M.

CHK. BY \_\_\_\_\_ D.S. \_\_\_\_\_

DATE	REVISIONS
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