

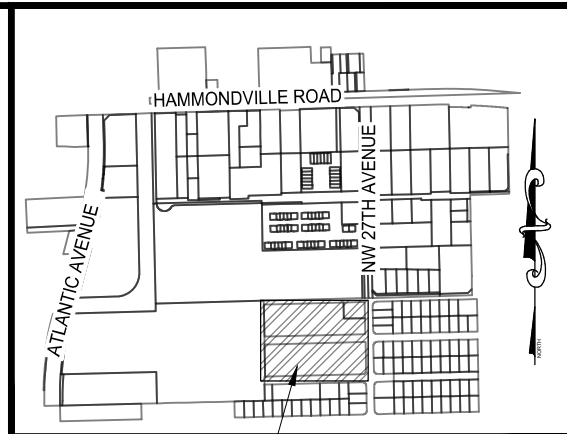
**Exhibit "D"**

**LEGAL DESCRIPTION:**

A PORTION OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°55'31" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 AND THE SOUTH LINE AN EXTENSION THEREOF OF TRACT "A", "SCHOOL SITE 3220", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, A DISTANCE OF 640.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'52" WEST 536.98 FEET; THENCE SOUTH 89°59'05" WEST 30.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 AND THE EAST LINE OF PARCEL "A", ROGER BROWN'S MINIATURE HORSE FARM", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 00°14'52" EAST ALONG SAID LINE A DISTANCE OF 536.95 FEET; THENCE NORTH 89°55'31" EAST ALONG SAID SOUTH LINE OF TRACT "A" A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 16,109 SQUARE FEET (0.37 ACRES) MORE OR LESS.



SITE OF SKETCH

**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR. THE INTENT OF THIS SKETCH IS TO DESCRIBE THE LANDS THAT WERE INTENDED TO BE VACATED IN OFFICIAL RECORDS BOOK 17104, PG. 754, AS SHOWN IN EXHIBIT "E" THEREON.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. #6680.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. 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 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 RELATIVE TO THE "SCHOOL SITE 3200" WITH A REFERENCE BEARING SOUTH 89°55'31" WEST ALONG THE SOUTH LINE OF TRACT "A" OF SAID PLAT.
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"=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 DECEMBER 1, 2020. 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 GRAY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6604  
STATE OF FLORIDA

**SKETCH & DESCRIPTION**

A PORTION OF SECTION 33  
TOWNSHIP 48 S, RANGE 42 E  
M.M.B. 2, PG. 27, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



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

SHEET 1 OF 2

DRAWING NO. 10020.79\_SKOD\_28THAVE.DWG

DATE 12/01/2020

SCALE 1" = 100'

FIELD BK. N/A

DWNG. BY AC

CHK. BY TG

DATE	REVISIONS

TRACT "A"  
"SCHOOL SITE 3220"  
(P.B. 149, PG. 50, B.C.R.)

12' UTILITY EASEMENT  
(P.B. 149, PG. 50, B.C.R.)

(REFERENCE BEARING)  
**S89°55'31"W**

P.O.B. 640.92'

NW 11TH ST (NW 9TH CT PER M.M.B. 2, PG. 27, B.C.R.)

**N89°55'31"E**  
30.00'

NORTH LINE OF  
NE 1/4 OF THE SE 1/4 OF THE  
NW 1/4 OF SEC. 33-48-42  
AND THE SOUTH LINE, TRACT "A"

P.O.C.  
NE CORNER OF SE 1/4  
OF NW 1/4 OF SEC. 33-48-42

25'

25'

25'

25'

25'

NW 10TH ST  
(NW 9TH ST PER M.M.B. 2, PG. 27, B.C.R.)

**16109 SQ. FT.**  
**(0.37 ACRES, ±)**

SKETCH OF SURVEY NO. 2  
(M.M.B. 2, PG. 27, B.C.R.)

**S89°59'05"W**  
30.00'

NW 9TH CT  
(NW 8TH ST PER M.M.B. 2, PG. 27, B.C.R.)

WEST LINE OF NE 1/4 OF THE SE 1/4 OF THE  
NW 1/4 OF SEC. 33-48-42 AND THE EAST LINE OF PARCEL "A"  
PARCEL "A" "ROGER BROWN'S MINIATURE HORSE FARM"  
(P.B. 97, PG. 49, B.C.R.)






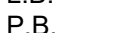

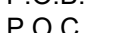

NW 28TH AVENUE

**S00°14'52"W** 536.98'

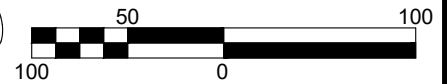
**N00°14'52"E** 536.95'

NW 27TH AVENUE

LEGEND

-  BREAKLINE
-  B.C.R. BROWARD COUNTY RECORDS
-  CENTERLINE
-  M.M.B. MISCELLANEOUS MAP BOOK
-  L.B. LICENSED BUSINESS
-  P.B. PLAT BOOK
-  P.O.B. POINT OF BEGINNING
-  P.O.C. POINT OF COMMENCEMENT
-  P.G. PAGE

- R/W RIGHT OF WAY
- SEC. SECTION
- SQ. FT. SQUARE FEET
- ± MORE OR LESS



SCALE: 1" = 100'

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A PORTION OF SECTION 33  
TOWNSHIP 48 S, RANGE 42 E  
M.M.B. 2, PG. 27, B.C.R.

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SHEET 2 OF 2

DRAWING NO. 10020.79\_SKOD 28TH AVE.DWG

DATE 12/01/2020

SCALE 1" = 100'

FIELD BK. N/A

DWNG. BY AC

CHK. BY TG

DATE	REVISIONS