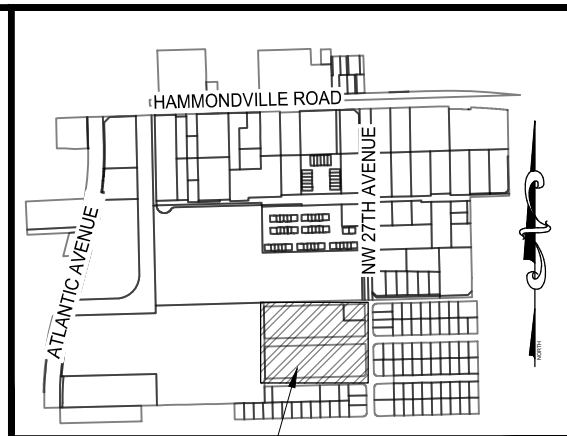


LEGAL DESCRIPTION:

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 00°20'10" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 487.65 FEET; THENCE SOUTH 89°59'05" WEST 370.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'55" WEST 50.00 FEET; THENCE SOUTH 89°59'05" WEST 269.43 FEET; THENCE NORTH 00°14'52" EAST 50.00 FEET; THENCE NORTH 89°59'05" EAST 269.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 13,465 SQUARE FEET (0.31 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 "D" 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_SK0D 8TH ST.DWG

DATE 12/01/2020

SCALE 1" = 100'

FIELD BK. N/A

DWNG. BY AC

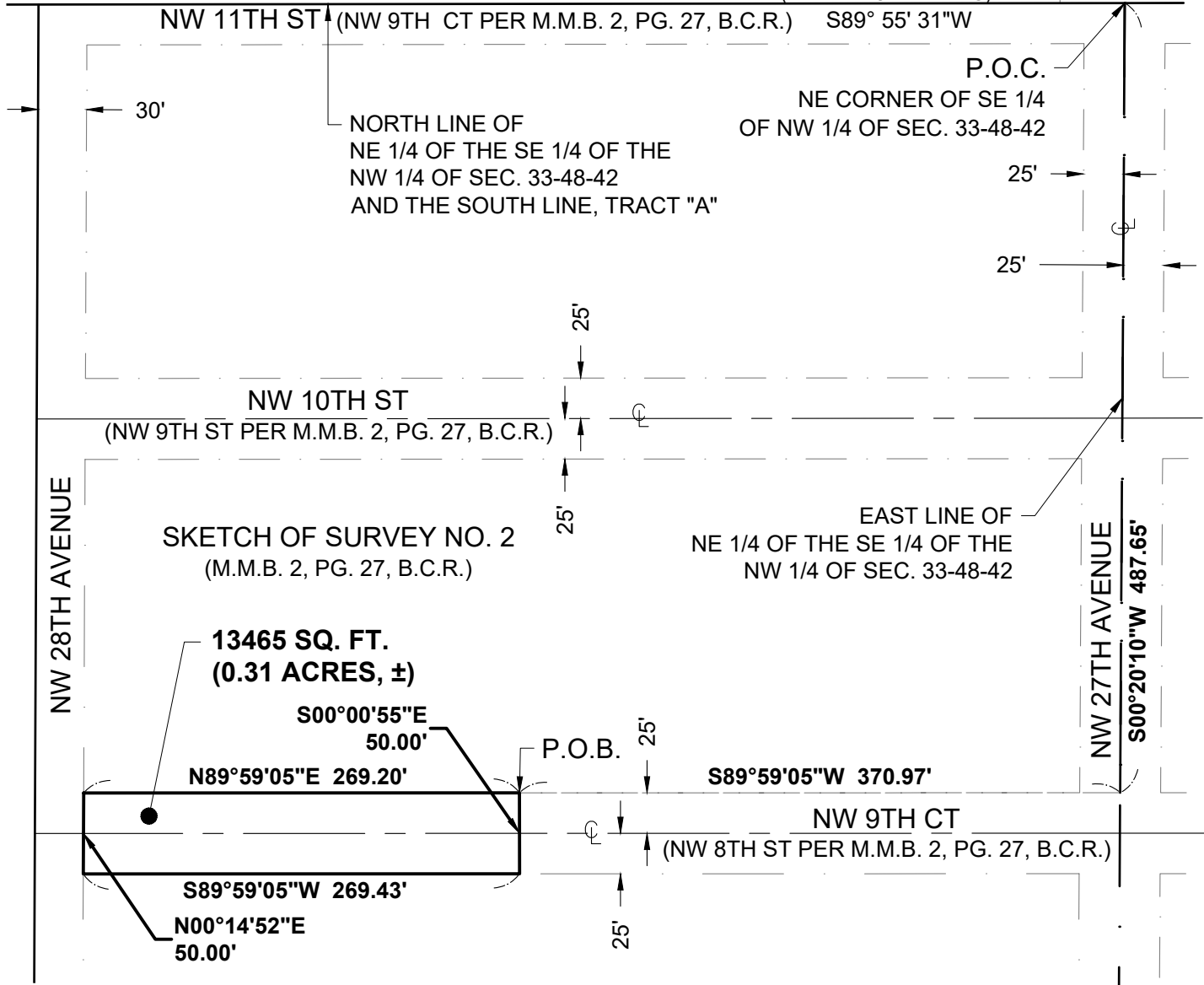
CHK. BY TG

DATE	REVISIONS

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

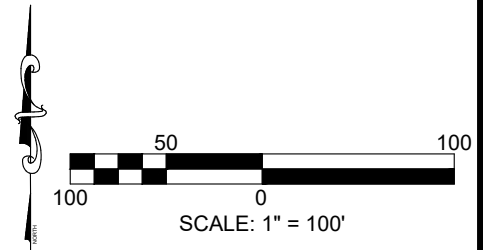
12' UTILITY EASEMENT
 (P.B. 149, PG. 50, B.C.R.)

(REFERENCE BEARING)



LEGEND

- | | | | |
|--------|------------------------|---------|--------------|
| B.C.R. | BROWARD COUNTY RECORDS | R/W | RIGHT OF WAY |
| ☉ | CENTERLINE | SEC. | SECTION |
| M.M.B. | MISCELLANEOUS MAP BOOK | SQ. FT. | SQUARE FEET |
| L.B. | LICENSED BUSINESS | ± | MORE OR LESS |
| P.B. | PLAT BOOK | | |
| P.O.B. | POINT OF BEGINNING | | |
| P.O.C. | POINT OF COMMENCEMENT | | |
| P.G. | PAGE | | |



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



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

SHEET 2 OF 2

DRAWING NO. 10020.79_SKOD 8TH ST.DWG

DATE 12/01/2020

SCALE 1" = 100'

FIELD BK. N/A

DWNG. BY AC

CHK. BY TG

DATE	REVISIONS