

SKETCH & DESCRIPTION
WATER EASEMENT

A PORTION OF SECTION 6, TOWNSHIP 49S, RANGE 43E
PALM CLUB CO-OP
BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Section 6, Township 49 South, Range 43 East, Florida. Also being a portion of PALM CLUB CO-OP, also known as PALM YACHT & BEACH CLUB, being more particularly described as follows:

The centerline of a 15 foot easement, 7.50 feet on both sides.

Commence at the intersection of the North line of said PALM CLUB CO-OP, also being 1550 feet south of north line SE ¼ of Section 6-T49S-R43E, and the West line of said PALM CLUB CO-OP, also being the East line of the Intracoastal Waterway thence N88°56'14"E, along the North line of said PALM CLUB CO-OP, a distance of 114.33 feet to the POINT OF BEGINNING of said centerline; thence S00°06'48"W, 67.28 feet; thence S89°53'12"E, 11.51 feet; thence N89°53'12"W, 11.51 feet; thence S00°09'48"W, 7.07 feet to the Point of Termination, also being the North line of 50 feet Roadway and Utility Easement, as recorded at Official Record Book 45455, Page 133, of Broward County Records.

Said land lying in Broward County, Florida and contains 1,186 square feet, more or less.

The sidelines of the said easement will extend or shorten to meet at the angle points and be common to the said north line and the said Roadway and Utility Easement.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the north line of PALM CLUB CO-OP, having a bearing of N88°56'14"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; N/A = Not Applicable; O.R.B. = Official Record Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R = range; T = township.


CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 3/21/2023

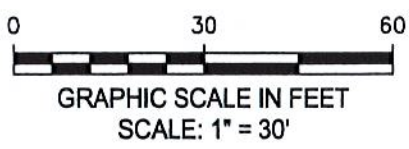
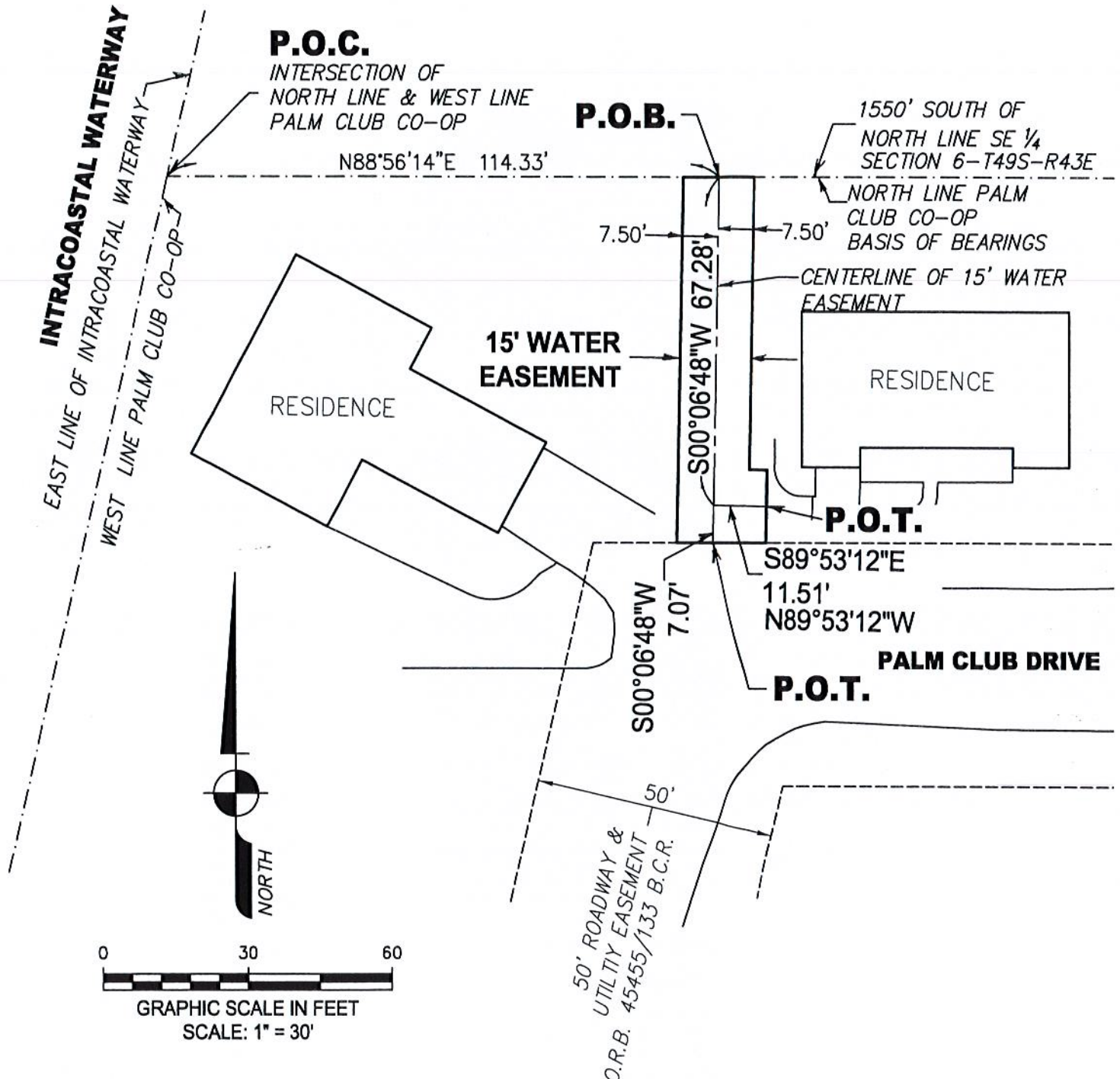

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 AND 2

REVISIONS 	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2023 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	JOB #: 11518-1 SCALE: N/A DATE: 03/21/2023 BY: W.R.E. CHECKED: J.T.D. F.B. N/A PG. N/A SHEET: 1 OF 2
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JOB #:	11518-1
SCALE:	1" = 30'
DATE:	03/21/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	N/A PG. N/A
SHEET:	2 OF 2