

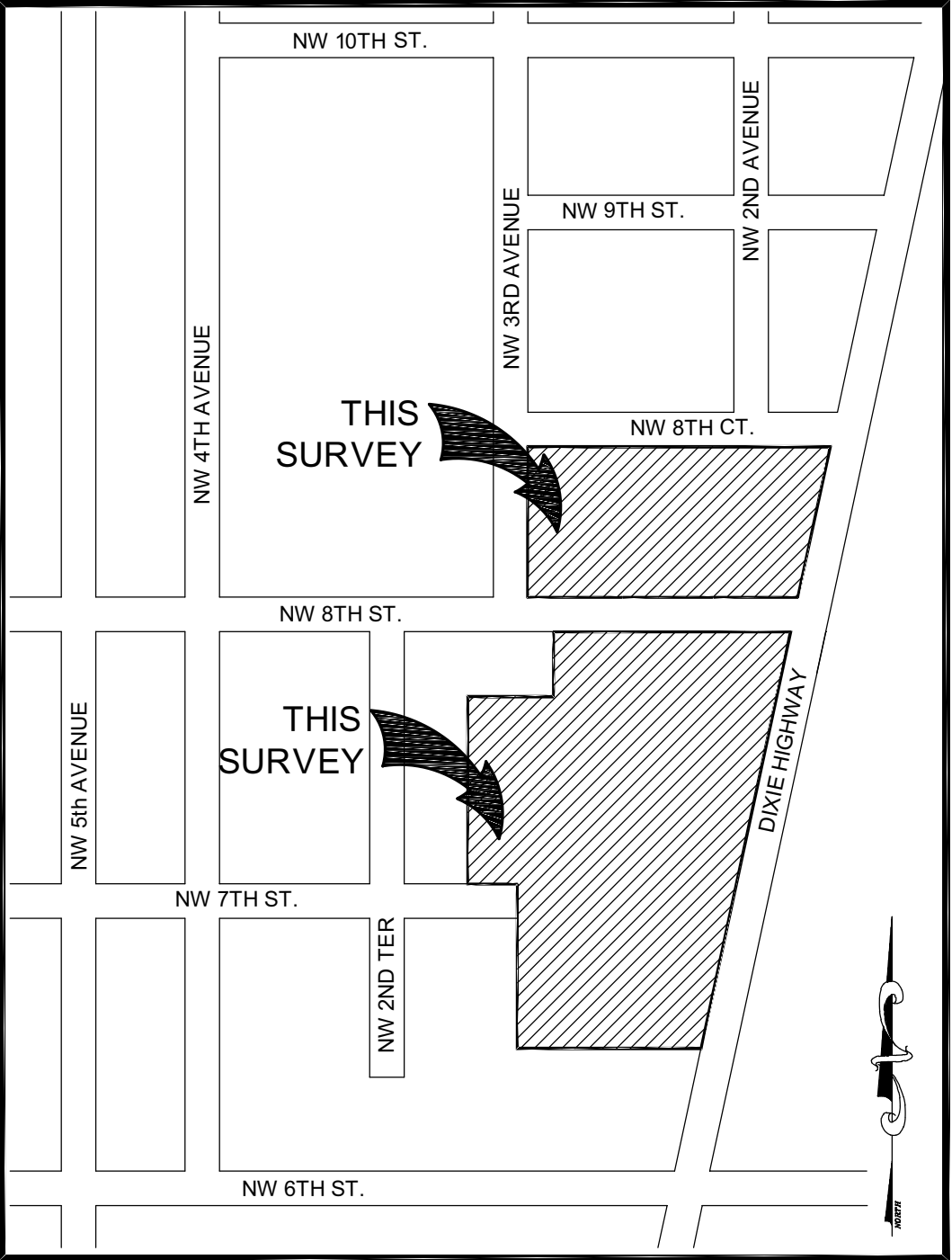
TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET
5240	PALM	12	15	6355	FICUS	6	8	6486	PINE	6	10
5241	PALM	12	12	6447	PINE	7	18	6487	PINE	6	8
5242	PALM	12	12	6448	PALM	11	12	6488	PINE	5	8
5243	PALM	14	12	6449	PALM	10	14	6489	PALM	9	12
5244	PALM	15	14	6450	PALM	8	12	6490	PALM	10	14
5245	PALM	12	12	6451	PALM	9	12	6491	PALM	10	14
5246	PALM	14	10	6452	PALM	10	12	6492	PALM	10	14
5343	OAK	15	20	6453	PALM	10	14	6493	PALM	12	14
5344	OAK	18	30	6454	PALM	12	14	6497	PALM	8	12
5345	OAK	24	40	6455	PALM	10	14	6498	PALM	12	13
5356	OAK	18	50	6456	PALM	13	14	6499	PALM	10	13
5357	MANGO	10	20	6457	PINE	6	8	6500	PALM	10	13
5358	MANGO	12	15	6458	PINE	7	15	6501	PALM	12	12
5359	FICUS	6	15	6459	PINE	4	6	6502	OAK	18	50
5360	MANGO	18	30	6460	OAK	16	40	6503	OAK	15	50
5361	BLACK OLIVE	24	50	6461	OAK	22	50	6504	PINE	5	8
5921	PALM	13	12	6462	PALM	14	12	6505	PINE	4	10
6305	PALM	13	14	6463	PALM	15	15	6506	PINE	4	6
6333	PALM	10	6	6464	AVACODO	6	12	6507	PINE	6	8
6334	UNKNOWN	12	20	6465	FICUS	4	10	6508	PINE	7	10
6335	PALM	10	8	6466	MANGO	18	25	6509	PINE	7	15
6336	ROYAL POINCIANA	20	35	6467	MANGO	13	25	6510	PINE	7	10
6337	UNKNOWN	8	12	6468	PINE	6	12	6511	PINE	4	6
6338	ROYAL POINCIANA	20	50	6469	OAK	8	15	6512	PINE	10	20
6339	UNKNOWN	8	15	6470	OAK	16	40	6513	PINE	5	8
6340	ROYAL POINCIANA	(12)-3	40	6471	OAK	14	40	6626	PALM	12	14
6341	UNKNOWN	10	15	6472	PALM	10	12	6642	MANGO	36	40
6342	FICUS	96	60	6473	PALM	10	12	6643	MANGO	10	25
6343	MANGO	28	40	6474	PALM	12	14	6644	MANGO	13	20
6344	AVACODO	17	15	6475	PALM	10	12	6645	MANGO	20	40
6345	MANGO	20	30	6476	PINE	7	12	6646	PALM	14	12
6346	SCHEFFLERA	6	15	6477	PINE	7	12	6647	MANGO	18	35
6347	UNKNOWN	14	30	6478	PINE	3	6	6648	MANGO	8	12
6348	MANGO	24	35	6479	PINE	8	20	6649	MANGO	6	12
6349	MANGO	20	30	6480	PINE	4	8	6650	MANGO	7	10
6350	PALM	15	15	6481	PINE	10	30	6651	MANGO	30	40
6351	FICUS	84	85	6482	PINE	8	20	6669	TABULIA	3	9
6352	FICUS	5	10	6483	PINE	4	8	6764	TABULIA	10	18
6353	FICUS	7	20	6484	PINE	5	9	6767	UNKNOWN	4	10
6354	FICUS	18	35	6485	PINE	7	15				

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	⊗	GUY ANCHOR
BFP	BACK FLOW PREVENTER	⊙	IRRIGATION CONTROL VALVE
BM	BENCHMARK	⊞	IRRIGATION CONTROL PANEL
CB	CATCH BASIN	⊠	MAILBOX
CLF	CHAIN LINK FENCE	⊡	SHRUB
CO	CLEAN OUT	⊢	SINGLE SIDED SINGLE POST SIGN
CONC.	CONCRETE	⊣	STORM DRAIN MAINTENANCE ACCESS STRUCTURE
D.B.	DEED BOOK	⊤	TELEPHONE HAND HOLE
DDCV	DOUBLE DETECTOR CHECK VALVE	⊥	TELEPHONE MAINTENANCE ACCESS STRUCTURE MAINTENANCE
ELEV.	ELEVATION	⊦	TELEPHONE RISER
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	⊧	TRAFFIC SIGNAL BOX
FFPL	FLORIDA POWER & LIGHT COMPANY	⊨	TRAFFIC SIGNAL HAND HOLE
GIS	GEOGRAPHIC INFORMATION SYSTEMS	⊩	UNKNOWN HAND HOLE
INV.	INVERT	⊪	UNKNOWN VALVE
ICV	IRRIGATION CONTROL VALVE	⊫	UNKNOWN BOX
LB	FLORIDA LICENSED BUSINESS NUMBER	⊬	WATER MAINTENANCE ACCESS STRUCTURE
O.R.B.	OFFICIAL RECORDS BOOK	⊭	WATER METER
P.B.	PLAT BOOK	⊮	WOOD LIGHT POLE
PG.	PAGE	⊯	WATER VALVE
PGS.	PAGES	⊰	WOOD POST
POB	POINT OF BEGINNING	⊱	WOOD UTILITY POLE
POC	POINT OF COMMENCEMENT	⊲	METAL LIGHT POLE
PVC	POLYVINYLCHLORIDE PIPE	⊳	METAL UTILITY POLE
RCP	REINFORCED CONCRETE PIPE	⊴	NATURAL GAS VALVE
TYP.	TYPICAL	⊵	PALM TREE
WF	WOOD FENCE	⊶	SHADE TREE
⊷	BACK FLOW PREVENTER	⊷	SANITARY SEWER CLEAN-OUT
⊸	BENCHMARK	⊸	SANITARY SEWER MAINTENANCE ACCESS STRUCTURE
⊹	BIKER		
⊺	BOLLARD		
⊻	CATCH BASIN		
⊼	CONCRETE LIGHT POLE		
⊽	CONCRETE UTILITY POLE		
⊾	CURB INLET		
⊿	DOUBLE DETECTOR CHECK VAVLE		
⋈	DOUBLE SIDED SINGLE POST SIGN		
↗	DIRECTION ARROW PAINT MARKS		
⦿	ELECTRIC METER		
⦿	ELECTRIC CABINET		
☀	EVERGREEN TREE		
⚡	FIRE DEPARTMENT CONNECTION		
⚡	FIRE HYDRANT		

— X —	CHAIN LINK FENCE
— □ —	WOOD FENCE
— — —	OVERHEAD WIRES
— — —	TOB OF BANK
— — —	TOE OF SLOPE
⌢	HEDGE
▨	BRICK PAVERS
▩	CONCRETE
▩	CONCRETE STAMPED
▩	DETECTABLE SURFACE



NOT TO SCALE

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY PARMOUNT TITLE SERVICES, INC., SEARCH NUMBER 20-817-4, DATED MAY 14, 2020 @ 11:00 PM.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS DO EXIST.
- BEARINGS SHOWN HEREON ARE ASSUMED HAVING A REFERENCE BEARING OF NORTH 87°56'12" EAST ALONG THE NORTH LINE OF THE SOUTHEAST ONE QUARTER (S.E. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
- THIS SURVEY MEETS THE RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET. THE ACCURACY WAS OBTAINED BY REDUNDANT MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS #025, A BENCH MARK DISC IN CONCRETE MONUMENT STAMPED "FL 2570 025 2011", TO REACH THE MARK FROM THE INTERSECTION OF EAST ATLANTIC BOULEVARD AND NORTH DIXIE HIGHWAY IN POMPAÑO BEACH, GO EAST ON EAST ATLANTIC BOULEVARD FOR 1.5 MILES TO THE INTERSECTION OF FEDERAL HIGHWAY (U.S. HIGHWAY 1). TURN LEFT ON FEDERAL HIGHWAY (U.S. HIGHWAY 1) AND GO NORTH FOR 0.8 MILES TO THE INTERSECTION OF NORTHEAST 10TH STREET. TURN LEFT ON NORTHEAST 10TH STREET AND GO WESTERLY FOR 0.7 MILES TO THE JUNCTION OF NORTHEAST 11TH AVENUE ON THE LEFT AND THE MARK ON THE RIGHT. SET IN THE TOP OF A 10 INCH ROUND CONCRETE MONUMENT RECESSED 0.2 FEET BELOW THE LEVEL OF THE GROUND AND 0.5 FEET BELOW THE LEVEL OF NORTHEAST 10TH STREET. LOCATED 47.0 FEET NORTH OF THE CENTERLINE OF NORTHEAST 10TH STREET, 34.5 FEET EAST OF A CONCRETE POWER POLE NUMBER 87888308308, 6.6 FEET SOUTH OF A CHAIN LINK FENCE AND 1.4 FEET SOUTH OF A CARSONITE WITNESS POST. ELEVATION=14.69'
- FEATURES AND LAND WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA REDUNDANT REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0357 H EFFECTIVE DATE AUGUST 18, 2014, AND FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12011C0376 H EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE X, INSIDE THE 0.2% CHANCE. NO BASE FLOOD ELEVATION, FLOOD ZONE DELINEATION SHOWN HEREON ARE IMPORTED FROM THE BROWARD COUNTY GIS DIGITAL FILE.
- ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
- THE NORTH-SOUTH DIMENSION DIFFERENCES SHOWN HEREON AS (M) MEASURED AND (P) PLAT WERE DUE TO THE DIFFERENCE BETWEEN THE PLAT DIMENSIONS SHOWN ON SUMTER'S ADDITION TO POMPAÑO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE FOUND SECTION CORNERS FOR THE NORTH AND SOUTH QUARTER CORNERS FOR SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST. THE NORTH-SOUTH EXCESS WAS PRORATED EVENLY THROUGHOUT ALL THE LOTS. AS SUPPORTING EVIDENCE FOR THE PLACEMENT OF THE NORTH LINE OF SAID PLAT BOOK 10, PAGE 67 THE FOUND SOUTH QUARTER CORNER WAS IN AGREEMENT THE NORTH LINE OF SAID PLAT (PRIOR TO RIGHT OF WAY DEDICATION) WITHIN 0.18'. SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35. THE PLACEMENT OF THE SOUTH LINE OF SAID PLAT BOOK 10, PAGE 67 WAS COMPLETED USING THE ADJOINING, "J-W PLAT" AS RECORDED IN PLAT BOOK 112, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, COMPARING FOUND SOUTH QUARTER CORNER TIE TO THE PLACEMENT OF THE NORTH LINE OF SAID "J-W PLAT". THE RESULTING DIFFERENCE WAS 0.08'. ALSO USED AS EVIDENCE FOR THE SOUTH LINE OF SAID PLAT BOOK 10, PAGE 67 WAS THE DESCRIPTION OF THE PLAT TO THE WEST, AMENDED PLAT OF SUMPTER'S ADDITION, PLAT BOOK 1, PAGE 12, BROWARD COUNTY PUBLIC RECORDS. THE SOUTH LINE OF SAID PLAT BOOK 10, PAGE 67 EXTENDED WEST WAS CONSIDERED TO BE THE SAME SOUTH LINE OF SAID PLAT BOOK 10, PAGE 67.

LEGAL DESCRIPTION:

PARCEL I

THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY LESS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND LESS:

PARCEL NO. 110

THAT PART OF TRACT 7 OF THE PLAT OF THE SUB'D OF SEC. 35, T 48 S, R 42 E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 870.28 FEET; THENCE NORTH 02°03'21" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°57'00" EAST, A DISTANCE OF 30.09 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 93.62 FEET; THENCE NORTH 38°52'36" WEST, A DISTANCE OF 39.84 FEET; THENCE NORTH 88°17'28" EAST, A DISTANCE OF 60.83 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'00" WEST, A DISTANCE OF 145.25 FEET; THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 46.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL II

THAT PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 409.5 FEET EAST OF, AND 31 FEET NORTH OF, THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, RUNNING THENCE EASTERLY PARALLEL WITH AND 31 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT, THENCE NORTHERLY 133 FEET TO A POINT, THENCE WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT; THENCE SOUTHERLY 133 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6 AND 7 OF BLOCK 2 OF SYLVANIA, ACCORDING TO THE UNRECORDED PLAT THEREOF PREPARED BY CHARLTON-DAVIS & SHELTON CIVIL ENGINEERS, IN MARCH, 1927, ALL OF SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35.

TOGETHER WITH:

PARCEL III

LOTS 1, 2, 3, AND 6 THROUGH 12 AND THE EAST ONE-HALF (E 1/2) OF LOT 13 OF SUMTER'S ADDITION TO POMPAÑO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE ADJACENT ALLEY ABANDONED BY CITY OF POMPAÑO BEACH ORDINANCE NO. 2005-4 RECORDED IN OFFICIAL RECORDS BOOK 38597, PAGE 1455; AND THAT PORTION OF THE ADJACENT ALLEYWAY ABANDONED BY CITY OF POMPAÑO BEACH ORDINANCE NO. 2007-25 RECORDED IN OFFICIAL RECORDS BOOK 43583, PAGE 377; AND THAT PORTION OF THE ADJACENT ROAD RIGHT-OF-WAY ABANDONED BY CITY OF POMPAÑO BEACH ORDINANCE NO. 2008-21 RECORDED IN OFFICIAL RECORDS BOOK 45181, PAGE 321, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LESS:

A PORTION OF SEVENTH STREET (N.W. 6th COURT) OF SUMTER'S ADDITION TO POMPAÑO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 13 OF SAID PLAT; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 29.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 5.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 40.33 FEET; THENCE NORTH 00°37'00" EAST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST ONE HALF (E. 1/2) OF SAID LOT 13, A DISTANCE OF 10.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 4.22 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY FLORIDA CONTAINING 5,546 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

PARCEL IV

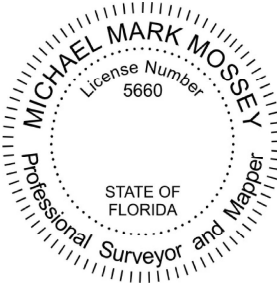
A PORTION OF TRACT 10, PLAT OF THE SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, MIAMI-DADE COUNTY PUBLIC RECORDS ALSO BEING A PORTION PARCELS 105, 108 & 109, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86170-2508, ACCORDING TO THE MAP THEREOF AS RECORDED IN RIGHT OF WAY MAP BOOK 13, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 109; THENCE NORTH 87°56'12" EAST ALONG THE NORTH LINE OF SAID PARCEL 109, LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 35, 86.79 FEET; THENCE SOUTH 39°02'58" EAST, 47.93 FEET TO A POINT ON LINE LYING 80.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY ALSO BEING THE EAST RIGHT OF WAY LINE FOR DIXIE HIGHWAY (FORMERLY STATE ROAD 811) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 13°57'52" WEST, ALONG SAID PARALLEL LINE, 436.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 105, ALSO BEING THE NORTH LINE OF PARCEL "A", "J-W PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 22 OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°08'56" WEST, ALONG SAID SOUTH LINE AND SAID NORTH LINE, 124.05 FEET TO A POINT ON THE EASTERLY LINE OF SUMTER'S ADDITION TO POMPAÑO FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 13°40'56" EAST, ALONG SAID EASTERLY LINE, 474.27 FEET TO THE POINT OF BEGINNING.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 14 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



Digitally signed  
by Michael M  
Mossey  
Date:  
2020.09.16  
14:51:47 -04'00'

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 5660  
STATE OF FLORIDA

BY	REVISION

DATE	09/14/2020
SCALE	1"=20'
FIELD BOOK	896
DRAWN BY	DDB
CHECKED BY	MMM



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

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 1, 2, 3, 6, THRU 12 & EAST 1/2 OF LOT 13, SUMPTER'S ADDITION TO POMPAÑO FIRST ADDITION, PLAT BOOK 10 PAGE 67, B.C.R. AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

SHEET	OF 5
PROJECT NUMBER	10961.01