



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: 6' WIDE UTILITY EASEMENT VACATION**

THAT PORTION OF THE 6 FOOT WIDE UTILITY EASEMENT LYING WEST OF AND ADJACENT TO THE EASTERLY LINE OF A PORTION OF LOT 4 AND ALL OF LOTS 5 THRU 13, INCLUSIVE, BLOCK 10, "CRESTHAVEN NO 8", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE NORTH 89°59'15" WEST ALONG THE SOUTH LINE OF SAID BLOCK 10 FOR 6.06 FEET TO A POINT ON A LINE LYING 6.00 FEET WESTERLY OF AND PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 10; THENCE NORTH 07°57'00" EAST ALONG SAID PARALLEL LINE 623.58 FEET; THENCE SOUTH 82°03'00" EAST 6.00 FEET TO A POINT ON SAID EASTERLY LINE OF SAID BLOCK 10; THENCE SOUTH 07°57'00" WEST ALONG SAID EASTERLY LINE 622.75 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 3,739 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EASTERLY LINE OF SAID BLOCK 10 BEING SOUTH 01°57'00" WEST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.

FILE: FALCONE & ASSOCIATES, INC.**SCALE: N/A** | **DRAWN: B.B.****ORDER NO. 69234A****DATE: 12/28/21****6' UTILITY EASEMENT VACATION****3207 NORTH FEDERAL HIGHWAY****POMPANO BEACH, BROWARD COUNTY, FL****FOR: FALCONE POMPANO SITE****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

4/27/2022



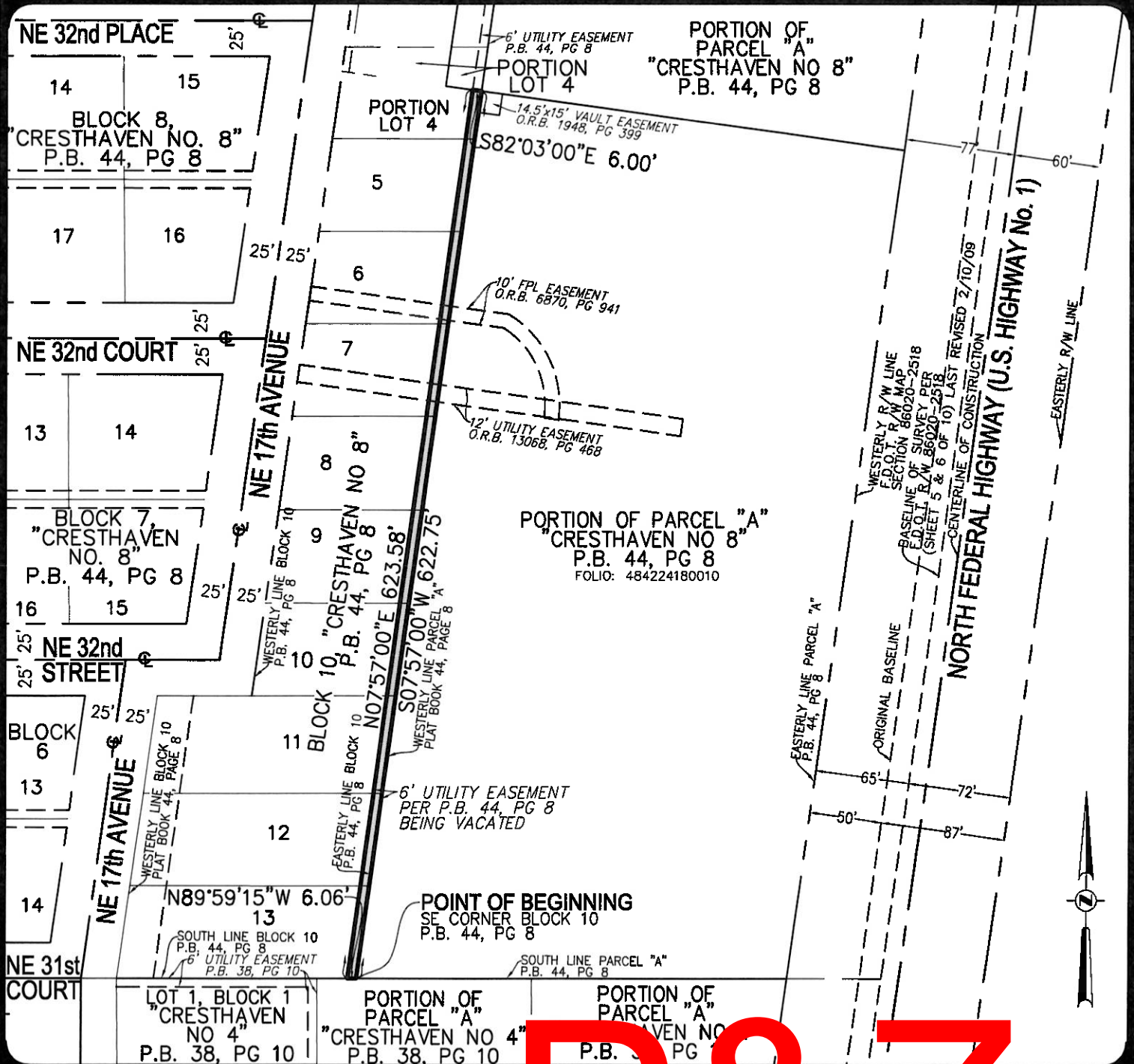
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SCALE: 1"=100' DRAWN: B.B.

ORDER NO. 69234A

DATE: 12/28/21

6' UTILITY EASEMENT VACATION

3207 NORTH FEDERAL HIGHWAY

POMPAÑO BEACH, BROWARD COUNTY, FL

FOR: FALCONE POMPAÑO SITE

SHEET 2 OF 2

LEGEND:

F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B. OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY

P22-27000003

4/27/2022