

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION
26-48-42

N89°59'55"E(BB) 450.02'
S00°31'40"W 63.32'

COPANS ROAD

NORTHEAST CORNER OF THE
NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 26-48-42

POINT OF BEGINNING
NORTHWEST CORNER OF PARCEL A,
S&W ESTATES, PB 157, PG 20

28.15'
S45°15'48"W

S89°59'55"W 856.84'

N44°42'59"W
11.39'

NE 23RD COURT

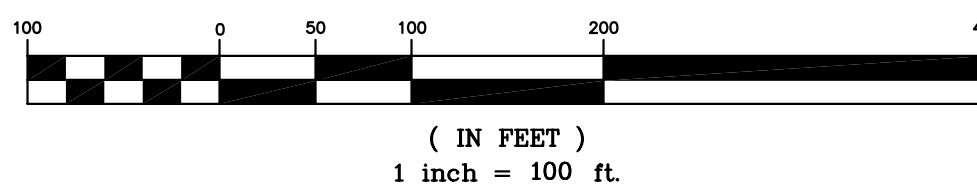
DESCRIPTION:

A PORTION OF FOREST LAWN MEMORIAL GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH ALL OF THE REPLAT OF GARDEN OF MEMORIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 45 OF SAID PUBLIC RECORDS; TOGETHER WITH A PORTION OF FOREST LAWN MEMORIAL GARDENS NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 45 OF SAID PUBLIC RECORDS; TOGETHER WITH ALL OF FOREST LAWN MEMORIAL GARDENS NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 8 OF SAID PUBLIC RECORDS; TOGETHER WITH ALL OF PARCEL "A", S & W ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 20 OF SAID PUBLIC RECORDS; TOGETHER WITH ALL OF S&W ESTATES II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 34 OF SAID PUBLIC RECORDS; TOGETHER WITH A PORTION OF THE PLAT OF SECTIONS 13, 24, 25 AND 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE ON AN ASSUMED BEARING OF N89°59'55"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 450.02 FEET; THENCE S00°31'40"W, A DISTANCE OF 63.32 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; S&W ESTATES, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°31'40"W ALONG THE WESTERLY BOUNDARY OF SAID PARCEL "A", AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 649.37 FEET TO THE SOUTHEAST CORNER COPANS COMMERCIAL NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 14 OF THE SAID PUBLIC RECORDS OF BROWARD COUNTY; THENCE S89°59'55"W, ALONG THE SOUTHERLY BOUNDARY OF SAID COPANS COMMERCIAL NO.2, A DISTANCE OF 450.02 FEET TO THE SOUTHWEST CORNER OF SAID COPANS COMMERCIAL NO.2; THENCE S00°31'39"W ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4 OF SECTION 26, A DISTANCE OF 618.53 FEET TO THE NORTHWEST CORNER OF KENDALL GREEN-SECTION "F", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 5 OF THE SAID PUBLIC RECORDS OF BROWARD COUNTY; THENCE S89°57'59"E, ALONG THE NORTHERLY BOUNDARY OF SAID KENDALL GREEN-SECTION "F", AND ITS EASTERLY EXTENSION, A DISTANCE OF 1174.11 FEET TO THE NORTHEAST CORNER OF BLOCK 1, KENDALL GREEN-SECTION "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 23 OF SAID PUBLIC RECORDS OF BROWARD COUNTY; THENCE N00°02'01"E, A DISTANCE OF 25.00 FEET; THENCE S89°57'59"E ALONG THE SOUTHERLY BOUNDARY OF SAID FOREST LAWN MEMORIAL GARDENS NO.3 AND ITS WESTERLY EXTENSION, A DISTANCE OF 160.01 FEET TO THE SOUTHEAST CORNER OF SAID FOREST LAWN MEMORIAL GARDENS NO. 3; THENCE N00°34'09"E, ALONG THE EASTERLY BOUNDARY OF SAID FOREST LAWN MEMORIAL GARDENS NO.3, AND ITS NORTHERLY EXTENSION, A DISTANCE OF 1255.44 FEET TO THE SOUTHEAST CORNER OF RIGHT OF WAY PARCEL 132, AS DESCRIBED IN OFFICIAL RECORDS BOOK 21246, PAGE 925 OF THE SAID PUBLIC RECORDS OF BROWARD COUNTY; THENCE N44°42'59"W, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 132, A DISTANCE OF 11.39 FEET; THENCE S89°59'55"W, AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF PARCEL 132, BEING COINCIDENT WITH A LINE 43.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 26, A DISTANCE OF 856.84 FEET TO A CORNER OF SAID PARCEL "A", S&W ESTATES; THENCE S45°15'48"W, ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 28.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 32.446 ACRES, MORE OR LESS.

GRAPHIC SCALE



NOTE:
NO PRIVATE MAUSOLEUMS OR EXISTING GRAVES HAVE BEEN SHOWN BY THIS SURVEY.

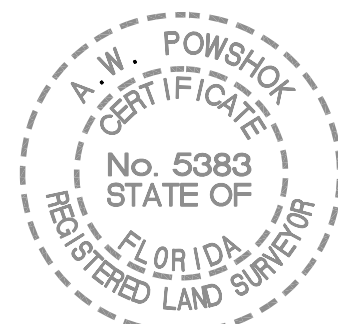
TREE LEGEND WITH SIZE
BLACK OLIVE TREE
PALM TREE
OAK TREE

TREE SURVEY PREPARED FOR:
FOREST LAWN NORTH, POMPAÑO BEACH, FLORIDA.
SCI MANAGEMENT, L.P.

The seal appearing on this document
was authorized by Andrew W. Powshok,
P.L.S. No.5383, on 2-04-2025.

This item has been electronically signed
and sealed by Andrew W. Powshok, PLS
No.5383 using a digital signature
on 2-04-2025.

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AAL LAND SURVEYING SERVICES, INC.	
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SCALE: 1" = 100'	LEGEND: PLAT MEASURED DEED IRON ROD IRON PIPE CONCRETE MONUMENT CENTERLINE RIGHT OF WAY PUBLIC UTILITY DRAINAGE EASEMENT FINISH FLOOR ELEVATION DELTA RADIUS ARC LENGTH RADIAL NAIL AND DISK CONCRETE CANT ON LINE PERMANENT REFERENCE MARKER
JOB # 22826-6	ANDREW W. POWSHOK P.L.S. No. 5383 3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110
REVISION: REVISION: REVISION:	DRC
FIELD SURVEY DATE: 10/03/24 SECTION 26, TOWNSHIP 48S, RANGE 42E	
L.B. #6623	

PZ25-12000004

04.02.2025