

LEGAL DESCRIPTION:

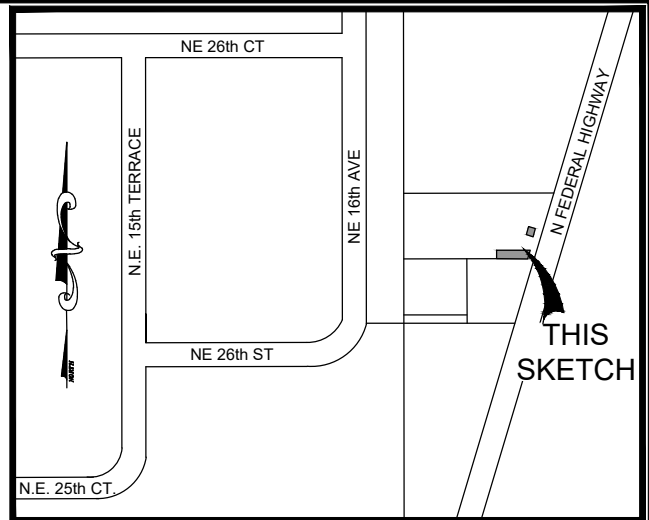
A PORTION OF PARCEL "A", "M.W.S. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 88°33'32" WEST, 12.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 88°33'32" WEST, 89.89 FEET; THENCE NORTH 01°26'28" WEST, 20.00 FEET; THENCE NORTH 88°33'32" EAST, 92.76 FEET TO A POINT ON THE WEST LINE OF THE 12 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT, SAID POINT HEREON REFERRED TO AS REFERENCE POINT "A"; THENCE SOUTH 06°44'44" WEST ALONG SAID WEST LINE, 20.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 06°44'44" EAST, ALONG THE WEST LINE OF THE 12 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT, 20.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°03'10" WEST, 8.39 FEET; THENCE NORTH 06°56'50" EAST, 15.00 FEET; THENCE SOUTH 83°03'10" EAST, 8.34 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 06°44'44" WEST ALONG SAID WEST LINE, 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1,952 SQUARE FEET (0.045) ACRES MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED UPON A BOUNDARY SURVEY OF 2671 N FEDERAL HIGHWAY, AS PROVIDED BY PRINCIPAL MERIDIAN SURVEYING, DATED 7-19-16 (LATEST REVISION 5-28-19), AND A WATER/SEWER PLAN MARKED BY THE CLIENT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, 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 ASSUMED, WITH A REFERENCE BEARING OF SOUTH 88°33'29" WEST ALONG THE SOUTH LINE OF PARCEL "A", "M.W.S. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
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"=20' 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 13, 2019 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 H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
"M.W.S. PLAT"
(P.B. 91, PG. 43, B.C.R.)

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. 07020.16 UTILITY EASEMENT 02.dwg

DATE 12/13/19

SCALE 1"=20'

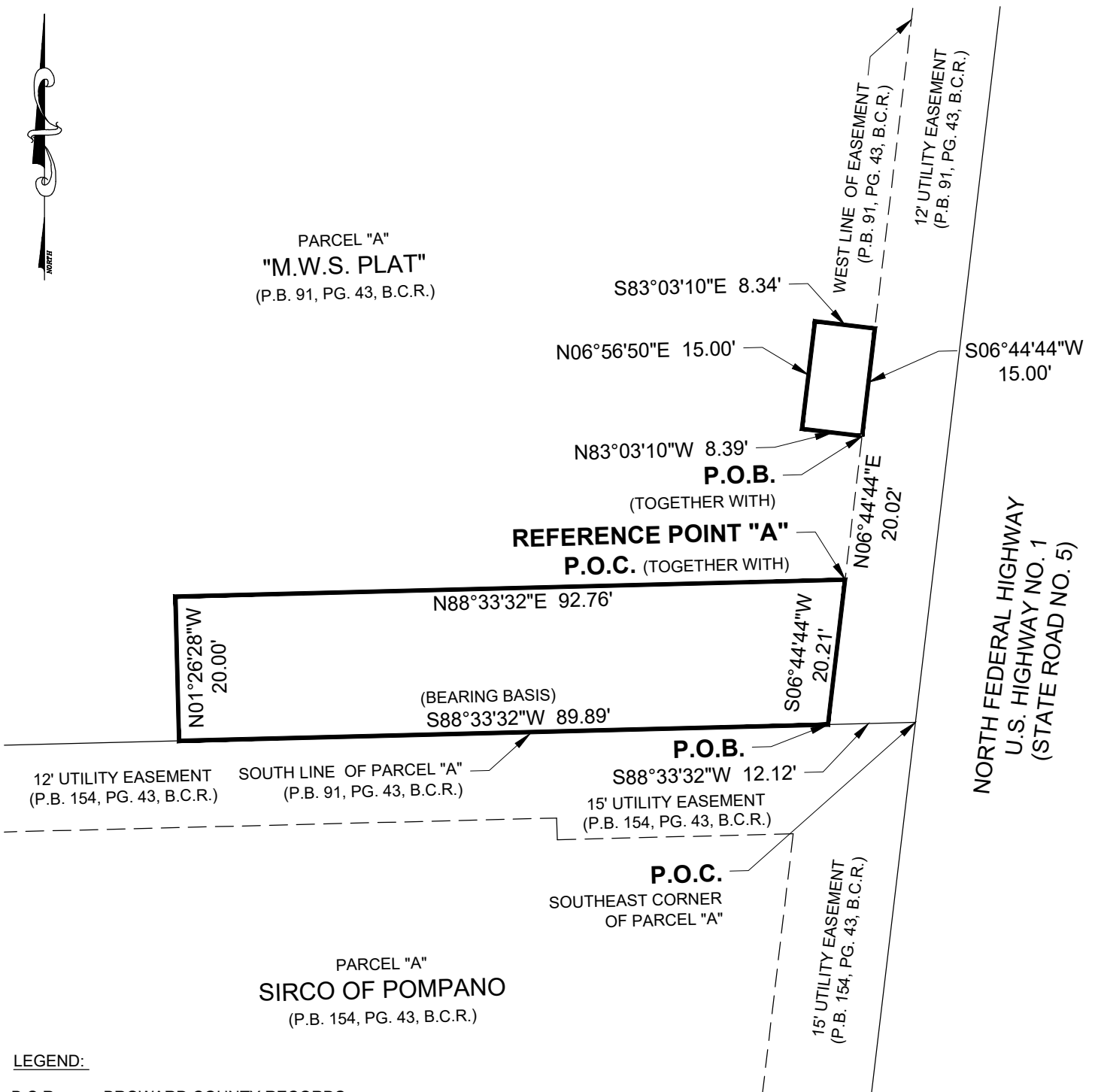
FIELD BK. N/A

DWNG. BY DDB

CHK. BY THG

DATE	REVISIONS

DATE	REVISIONS



B.C.R.	BROWARD COUNTY RECORDS
L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

A PORTION OF PARCEL "A"
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SHEET 2 OF 2

DRAWING NO. 07020.16 UTILITY EASEMENT 02.dwg

CHK. BY _____ THG _____
