

SKETCH AND DESCRIPTION
A PORTION OF LOT 1, BLOCK 5
POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH

LAND DESCRIPTION:

A portion of Lot 1, Block 5, POMPANO BEACH PARK, according to the plat thereof, as recorded in Plat Book 21, Page 20, of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the northeast corner of said Lot 1, Block 5; thence S09°41'40"W along the east line of said Lot 1, a distance of 15.26 feet to a point on the south Right Of Way of E. Atlantic Boulevard; thence S89°10'48"W, along said Right Of Way a distance of 33.25 feet to the POINT OF BEGINNING; thence continue S89°10'48"W, 19.00 feet; thence N00°49'12"W, 15.00 feet; thence N89°10'48"E, 19.00 feet; thence S00°49'12"E, 15.00 feet to the POINT OF BEGINNING.

Said lands situate and being in the City of Pompano Beach, Broward County, Florida.

SURVEYOR'S NOTES:


1. Reproductions of this Sketch are not valid without the signature and the original raised 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 plat, POMPANO BEACH PARK, based on the East line of Lot 1, Block 5 having a bearing of S09°41'40"W.
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; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

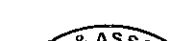
CERTIFICATION:

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.

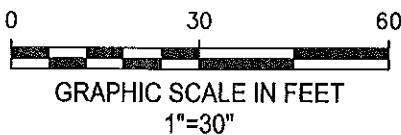
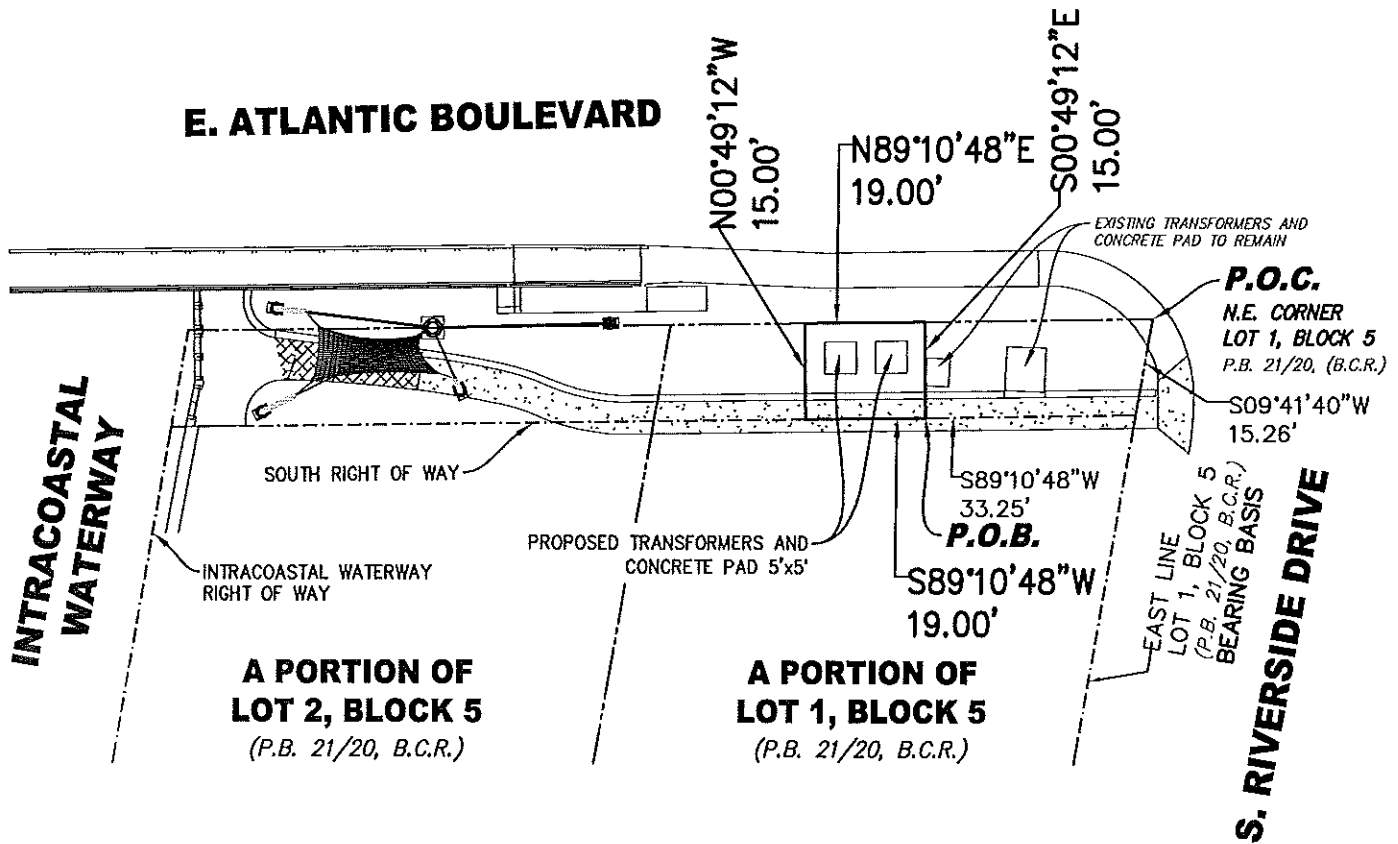
Date: _____

NOT VALID WITHOUT
SHEETS 1 AND 2


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

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>©2018 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>	JOB #:	10401_S&D
			SCALE:	-----
			DATE:	06/06/2018
			BY:	J.S.B.
			CHECKED:	J.T.D.
			F.B.	PG. ---
			SHEET:	1 OF 2

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(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH



NOT VALID WITHOUT
SHEETS 1 AND 2

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

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JOB #: 10401_S&D
SCALE: 1" = 30'
DATE: 06/06/2018
BY: J.S.B.
CHECKED: J.T.D.
F.B. — PG. —
SHEET: 2 OF 2