

LEGAL DESCRIPTION: (CONTINUATION)

(2) NORTH 89°34'58" EAST, 246.00 FEET; (3) NORTH 00°25'02" WEST, 12.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE ALONG SAID RIGHT OF WAY LINE, SAID TRACT B LINE AND THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, NORTH 89°34'58" EAST, 10.67 FEET; THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING THREE (3) COURSES; (1) SOUTH 83°34'28" EAST, 100.72 FEET; (2) NORTH 89°34'58" EAST, 294.00 FEET; (3) NORTH 00°25'02" WEST, 12.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE ALONG SAID RIGHT OF WAY LINE, SAID TRACT B LINE AND THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, NORTH 89°34'58" EAST, 283.83 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 10°45'57" WEST, ALONG THE EASTERLY MOST EAST LINE OF SAID TRACT B ALSO BEING THE WESTERLY RIGHT OF WAY OF THE SEABOARD COAST RAILROAD, 13.25 FEET TO THE SOUTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT; THENCE ALONG THE SOUTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING TWENTY (20) COURSES; (1) SOUTH 89°34'58" WEST, 268.26 FEET; (2) SOUTH 00°25'02" EAST, 12.00 FEET; (3) SOUTH 89°34'58" WEST, 307.78 FEET; (4) NORTH 83°34'28" WEST, 97.60 FEET; (5) SOUTH 00°25'02" EAST, 11.63 FEET; (6) SOUTH 89°34'58" WEST, 259.78 FEET; (7) NORTH 83°34'28" WEST, 96.00 FEET; (8) SOUTH 00°25'02" EAST, 11.44 FEET; (9) SOUTH 89°34'58" WEST, 56.84 FEET; (10) SOUTH 89°40'35" WEST, 224.96 FEET; (11) NORTH 83°28'51" WEST, 91.78 FEET; (12) SOUTH 00°19'25" EAST, 10.93 FEET; (13) SOUTH 89°40'35" WEST, 259.78 FEET; (14) NORTH 83°28'51" WEST, 95.00 FEET; (15) SOUTH 00°19'25" EAST, 11.32 FEET; (16) SOUTH 89°40'35" WEST, 281.78 FEET; (17) NORTH 83°28'51" WEST, 93.90 FEET; (18) SOUTH 00°19'25" EAST, 11.19 FEET; (19) SOUTH 89°40'35" WEST, 259.78 FEET; (20) NORTH 83°28'51" WEST, 56.34 FEET TO THE WESTERLY LINE OF SAID TRACT B; THENCE NORTH 02°27'09" WEST, ALONG SAID WESTERLY LINE, 13.16 FEET THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 32,791 SQUARE FEET (0.753 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, 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 BASED ON AN ASSUMED BEARING OF NORTH 89°40'35" EAST ALONG THE NORTH LINE OF TRACT A, ARVIDA POMPANO PARK, AS RECORDED IN PLAT BOOK 137, ON PAGE 33, 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"= 200' OR SMALLER.

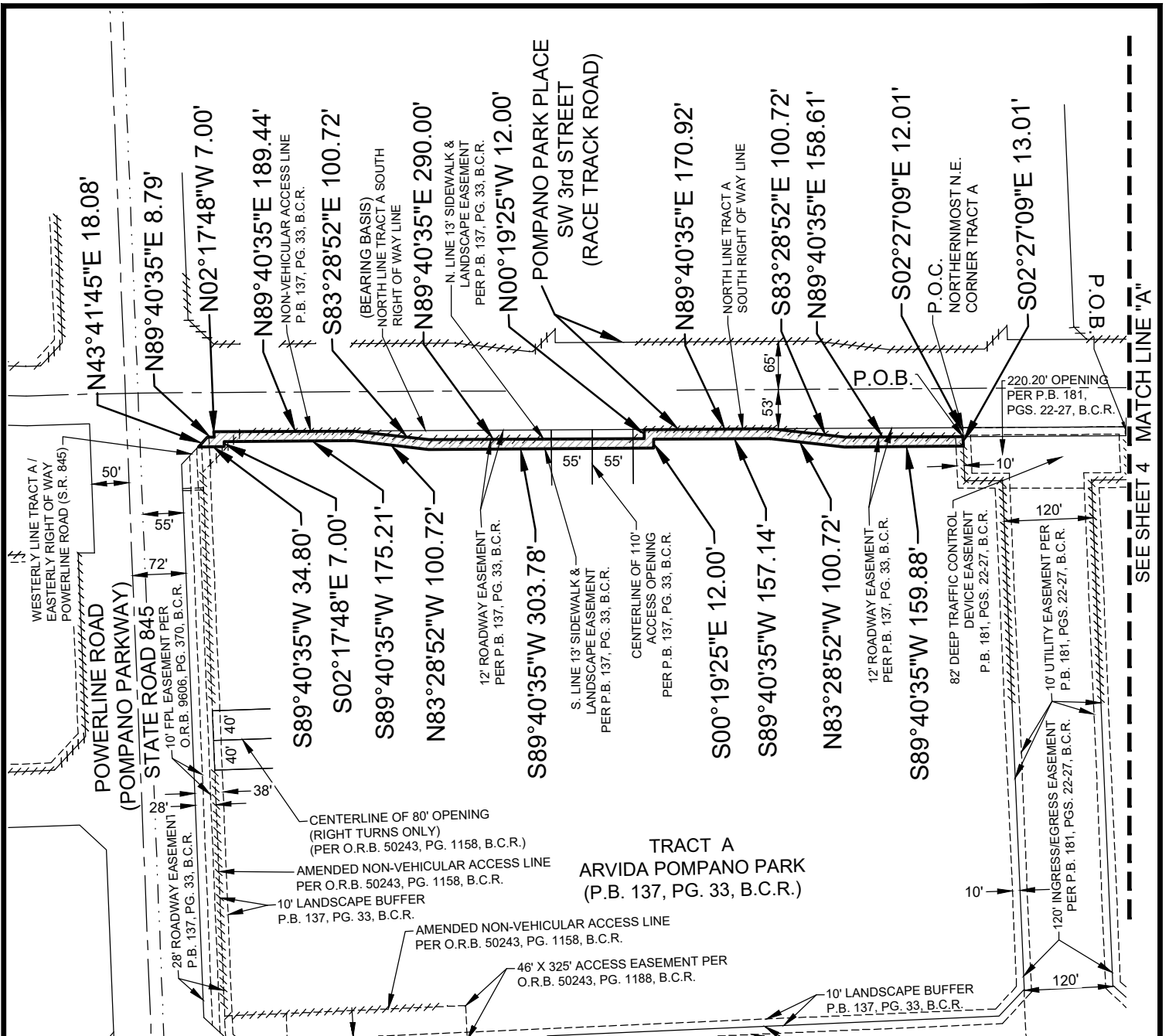
CERTIFICATION:

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 JANUARY 4, 2022 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

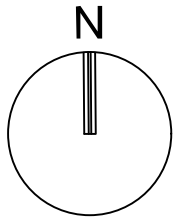
MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION, PSM 5660

<p style="text-align: center;">SKETCH & DESCRIPTION</p> <p style="text-align: center;">13' SIDEWALK & LANDSCAPE EASEMENT PORTIONS OF TRACTS A & B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.</p> <p style="text-align: center; font-size: small;">CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA</p>	<p style="font-size: small;">301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</p> <p style="font-size: small;">SHEET <u> 2 </u> OF <u> 5 </u></p> <p style="font-size: small;">DRAWING NO. 10230.09 SKETCH & DESCRIPTION-12.DWG</p>	<p>DATE <u> 01/04/22 </u></p> <p>SCALE <u> AS SHOWN </u></p> <p>FIELD BK. <u> N/A </u></p> <p>DWNG. BY <u> DDB </u></p> <p>CHK. BY <u> MMM </u></p>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 85%;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">02/22/22</td> <td style="text-align: center;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS	02/22/22	DESCRIPTION								
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LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- TYP. TYPICAL
- NON-VEHICULAR ACCESS LINE



SCALE:
1"=200'

SKETCH & DESCRIPTION

13' SIDEWALK & LANDSCAPE EASEMENT
PORTIONS OF
TRACTS A & B,
ARVIDA POMPANO PARK,
P.B. 137, PG. 33, B.C.R.



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
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SHEET 3 OF 5

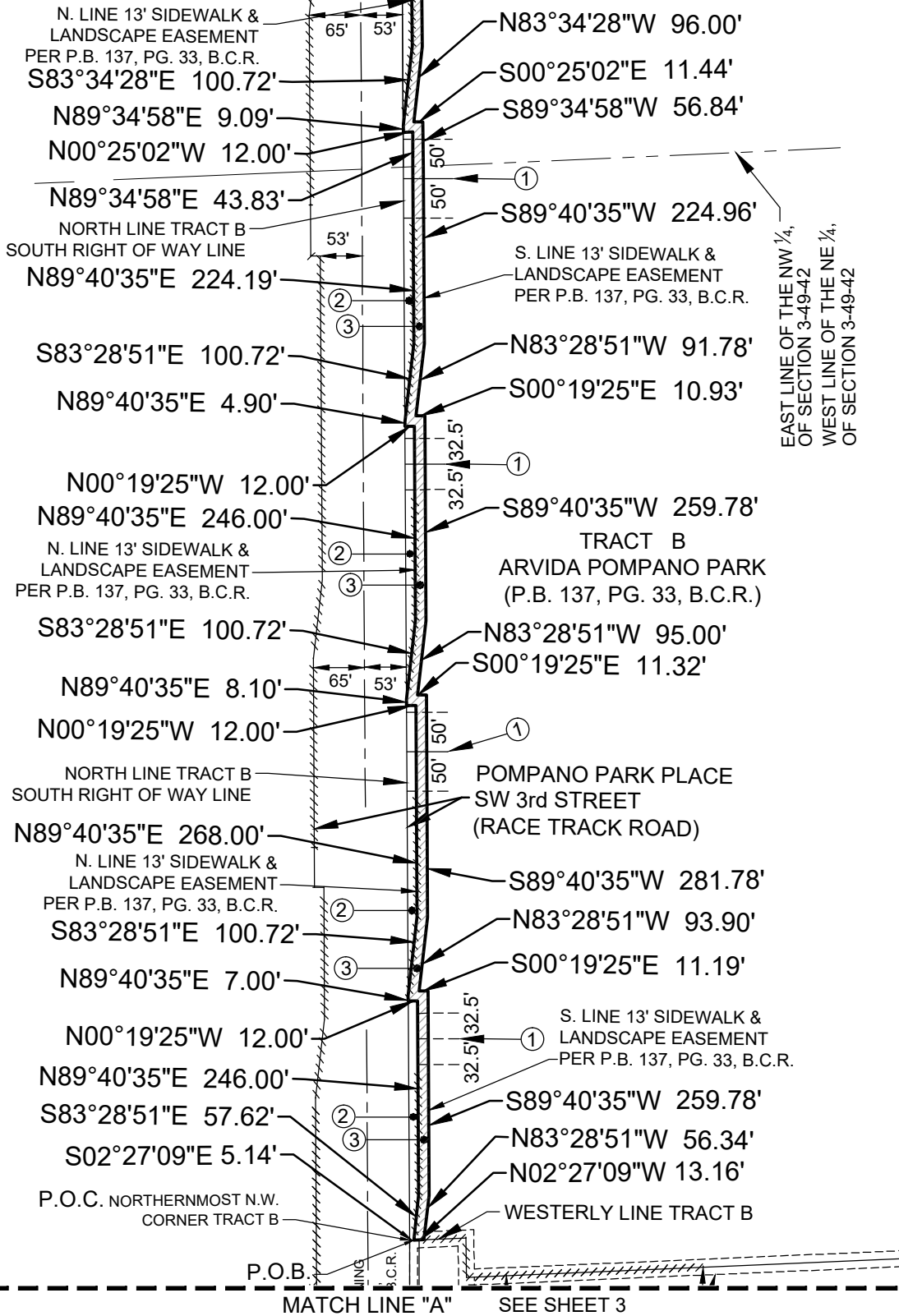
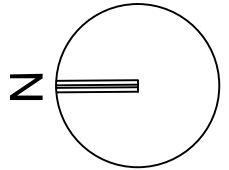
DATE	01/04/22
SCALE	1"=200'
FIELD BK.	N/A
DWNG. BY	DDB
CHK. BY	MMM

DATE	REVISIONS
02/22/22	DESCRIPTION

SEE SHEET 4 MATCH LINE "A"

SEE SHEET 5 MATCH LINE "B"

SCALE:
1"=200'



LEGEND:

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- PGS. PAGES
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- TYP. TYPICAL
- ++++ NON-VEHICULAR ACCESS LINE

- ① CENTERLINE OF OPENING (PER P.B. 137, PG. 33, B.C.R.)
- ② 12' ROADWAY EASEMENT PER P.B. 137, PG. 33, B.C.R.
- ③ 13' SIDEWALK & LANDSCAPE EASEMENT PER P.B. 137, PG. 33, B.C.R., NOTE 11

EAST LINE OF THE NW 1/4,
OF SECTION 3-49-42
WEST LINE OF THE NE 1/4,
OF SECTION 3-49-42

SKETCH & DESCRIPTION

13' SIDEWALK & LANDSCAPE EASEMENT PORTIONS OF TRACTS A & B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH

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SHEET 4 OF 5

DRAWING NO. 10230.09 SKETCH & DESCRIPTION-12.DWG

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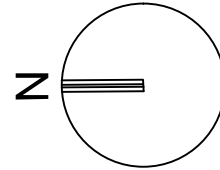
SCALE 1"=200'

FIELD BK. N/A

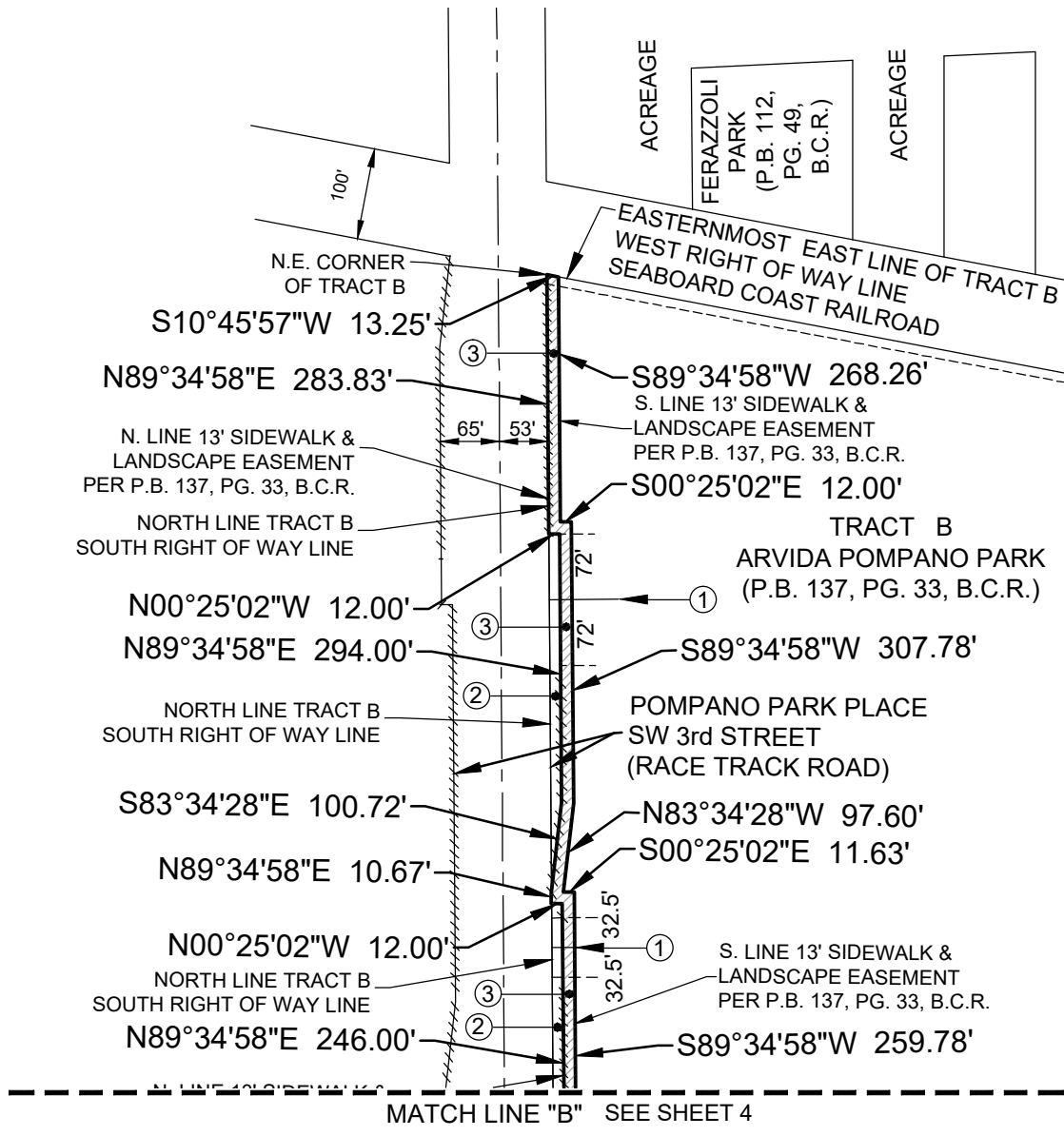
DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS
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SCALE:
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SHEET 5 OF 5

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