

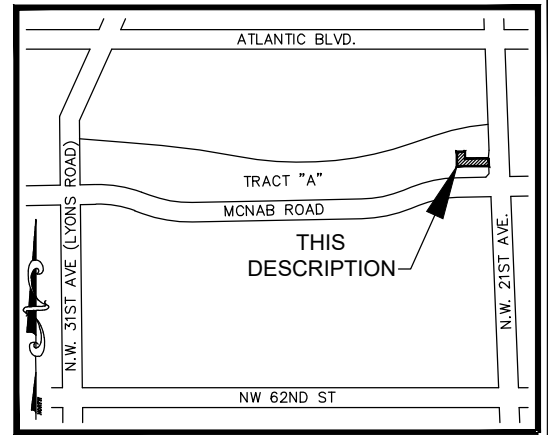
LEGAL DESCRIPTION: (SUBSURFACE LINE EASEMENT)

A PORTION OF TRACT A, PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, ON PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT A THE FOLLOWING THREE COURSES: (1) SOUTH 02°33'30" EAST, A DISTANCE OF 304.44 FEET, THENCE (2) SOUTH 04°17'04" WEST, A DISTANCE 100.72 FEET; THENCE (3) SOUTH 02°33'30" EAST, A DISTANCE OF 66.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE AND ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES: (1) SOUTH 87°44'39" WEST, A DISTANCE OF 28.80 FEET, THENCE (2) SOUTH 87°25'22" EAST, A DISTANCE OF 95.68 FEET; THENCE (3) NORTH 02°33'30" WEST, A DISTANCE OF 12.86 FEET TO THE POINT OF TERMINATION. THE END LINES THROUGH THE POINT OF BEGINNING AND THE POINT OF TERMINATION ARE PRESUMED TO BE AT RIGHT ANGLES TO THE CENTERLINE AND THE SIDE LINES TO BE LENGTHENED AND/OR SHORTENED TO TERMINATE AT SAID EAST LINE.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 1,375 SQUARE FEET MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. 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.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 02°33'30" EAST ALONG THE SOUTHERN MOST EASTERLY LINE OF TRACT A, PALM AIRE CYPRESS COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, ON PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' 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 JUNE 24, 2021 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
10' FP&L EASEMENT

A PORTION OF TRACT A,
PALM AIRE CYPRESS COURSE ESTATES
4TH SECTION
P.B. 118, PG. 36, B.C.R.

CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10785.06 FP&L Easement-SKD.dwg

DATE 6/24/2021

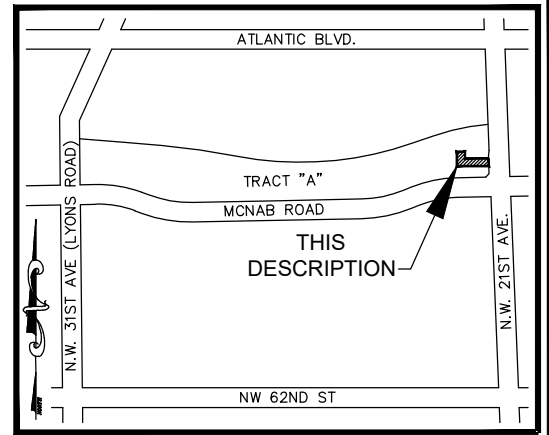
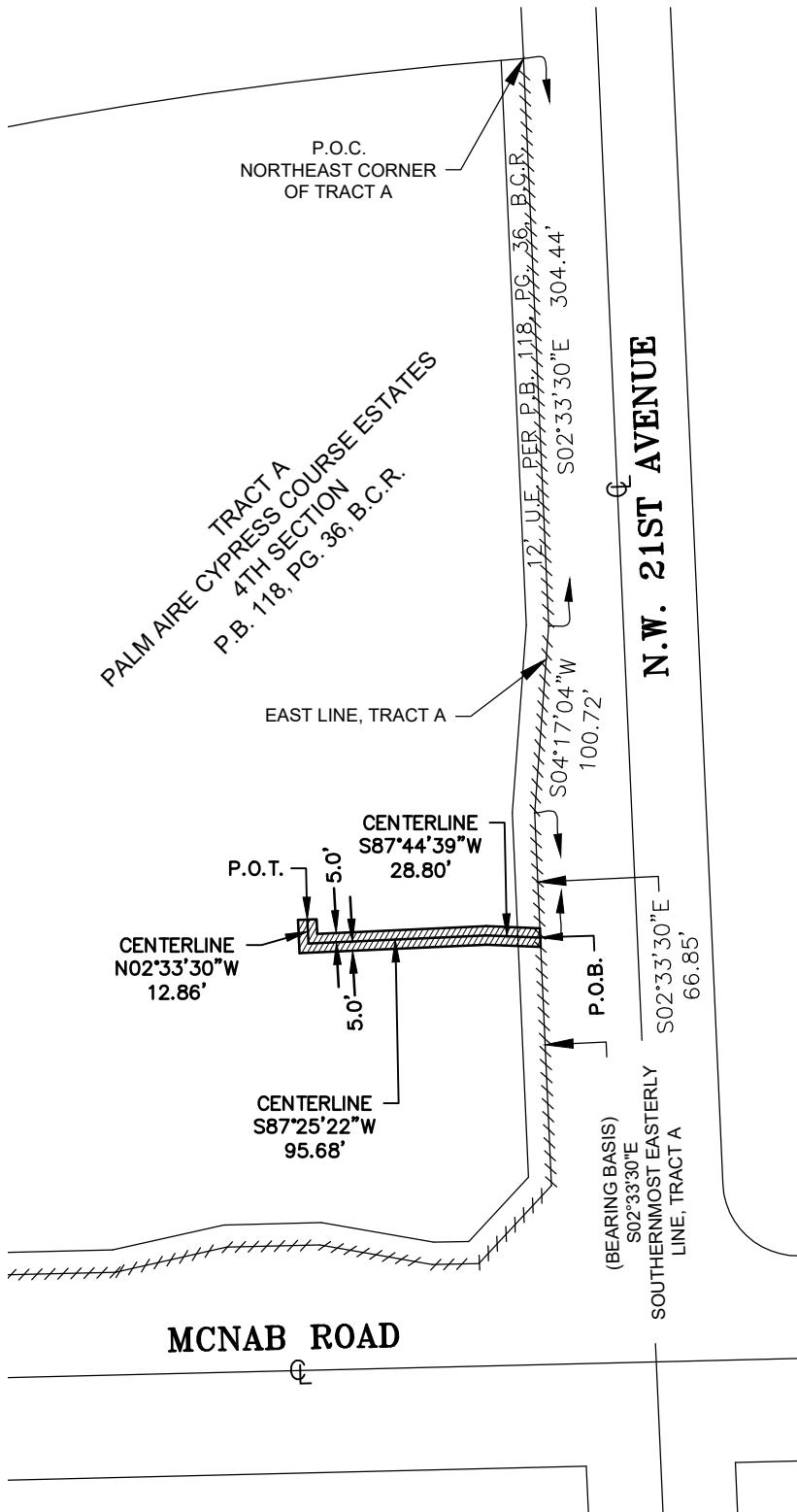
SCALE N/A

FIELD BK. 970

DWNG. BY S.M.

CHK. BY T.G.

DATE	REVISIONS



LOCATION MAP:
NOT TO SCALE



SCALE 1" = 100'

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- FP&L FLORIDA POWER AND LIGHT COMPANY
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- LB. LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ☉ CENTERLINE
- //// NON-VEHICULAR ACCESS

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10' FP&L EASEMENT

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SCALE AS SHOWN

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