

SKETCH and LEGAL DESCRIPTION

Legal Description:

A portion of Parcel "B", "**Highland Oaks**", according to the plat thereof as recorded in Plat Book 179, Page 135, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Parcel "B"; thence S.01°34'38"E., along the West Right-of-Way Line of NW 3rd Ave., for 5.00 feet to the **Point of Beginning**; thence continue S.01°34'38"E., along the West Right-of-Way Line of NW 3rd Ave., for 10.00 feet; thence S.88°06'11"W. for 10.00 feet; thence N.01°34'38"W., for 10.00 feet; thence N.88°06'11"E. for 10.00 feet to the **Point of Beginning**.

Together with,

A portion of Parcel "A", "**Highland Oaks**", according to the plat thereof as recorded in Plat Book 179, Page 135, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Most Westerly Northwest corner of said Parcel "A"; thence S.01°32'45"E., along the East Right-of-Way Line of NW 4th Ave., for 126.12 feet to the **Point of Beginning**; thence continue S.01°32'45"E., along the East Right-of-Way Line of NW 4th Ave., for 13.89 feet; thence N.88°27'15"E., for 12.00 feet; thence N.01°32'45"W., for 13.97 feet; thence S.88°27'15"W., for 12.00 feet to the **Point of Beginning**.

Bearing Note:

Bearings are based upon those bearings as shown on the plat of "**Highland Oaks**", as recorded in Plat Book 179, Page 135, of the Public Records of Broward County, Florida.

Notes:

- 1.) The lands shown hereon have not been abstracted by this firm regarding matters of interest by other parties, such as easements, rights-of-ways, reservations, etc., such information should be obtained and verified by others through appropriate title verification.
- 2.) This drawing is the property of *HPA Surveyors, Inc.* and was prepared for and certified to the party and/or parties indicated hereon and is not transferable or assignable, it shall not be used or reproduced whole or in part without written authorization.
- 3.) All easements shown on the attached drawing are per the record plat (unless otherwise noted).
- 4.) This Sketch and Legal Description does not constitute a Survey.

Original Survey Date:

09/14/2023

Date of Last Field Work:

09/14/2023

Project:

Highland Oaks - Utility Easement (Sanitary Sewer)

SURVEYOR'S CERTIFICATION; I hereby certify: that the attached "*Sketch and Legal Description*" complies with the "*Standards and Practices*" for surveyors as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



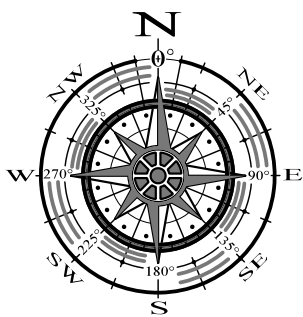
Thomas R. Palbicke, President

Professional Land Surveyor No. 5061, State of Florida

Certified copies issued on: **September 14, 2023**

*Not Valid Unless
Signed and Embossed
with the Raised Seal of
the Attesting Florida
Registered Professional
Land Surveyor*

GRAPHIC SCALE: 0 50 100 150 200 300 400



Block 2
"Monticello Park Addition"
(P.B. 11/12)

Block 3
"A Resubdivision of Warrington"
(P.B. 16/34)

Parcel "B"
"Highland Oaks"
(P.B. 179/135)

P.O.C.
NE Corner
Parcel "B"

P.O.B. "A"

N.88°06'11"E.
10.00'

10.00'

N.01°34'38"W.
10.00'

S.88°06'11"W.
10.00'

W. R/W Line

30'

S.01°34'38"E.
5.00'

S.01°34'38"E.
10.00'

C/L

NW 3rd Avenue
(60' R/W)

NW 10th Street
(60' R/W)

Block 4
"A Resubdivision of Warrington"
(P.B. 16/34)

Parcel "A"
"Highland Oaks"
(P.B. 179/135)

HIGHLAND OAKS

Date: 09/14/2023

Revisions: n/a

Sketch and Legal Description: Utility Easement Scale: 1"=50', Sheet 2 of 3 Sheets

HPA

H P A , Surveyors, Inc.
Land Development Services

LAND DEVELOPMENT CONSULTANTS

LAND SURVEYING • CONSTRUCTION CONTROL • CONSTRUCTION LAYOUT
BOUNDARY SURVEYS • TOPOGRAPHIC SURVEYS • MEAN HIGH WATER
CONDOMINIUMS • PLATTING • PERMIT PLANS • ENGINEERING AS-BUILTS

Professional Surveyors & Mappers, Certificate of Authorization L.B. No. 8161
215 Via Villaggio, Hypoluxo, Florida 33462
Phone: (561) 427-0990 Email: hpasurveyor@yahoo.com

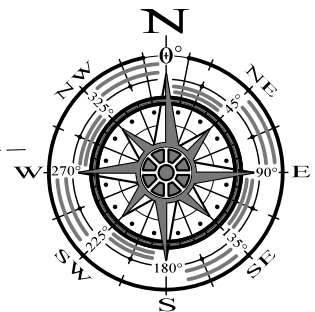
Block 3
"A Resubdivision of Warrington"
(P.B. 16/34)

NW 10th Street
(60' R/W)

Block 4
"A Resubdivision of Warrington"
(P.B. 16/34)

P.O.C.
Most Westerly
NW Corner
Parcel "A"

Parcel "A"
"Highland Oaks"
(P.B. 179/135)



HIGHLAND OAKS

Date: 09/14/2023

Sketch and Legal Description:

Utility Easement

Scale: 1"=50', Sheet 3 of 3 Sheets

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Revisions: n/a

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