LEGEND:

B.C.R. BROWARD COUNTY RECORDS FEC FLORIDA EAST COAST RAILWAY

FPL FLORIDA POWER AND LIGHT COMPANY

L ARC LENGTH (CURVE DATA)

L.B. FLORIDA LICENSED BUSINESS NUMBER

N/A NOT APPLICABLE

O.R.B. OFFICIAL RECORDS BOOK

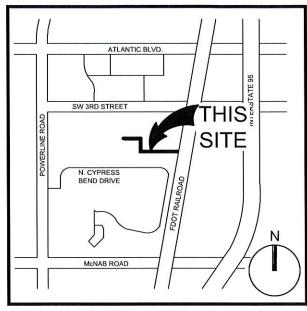
P.B. PLAT BOOK PG. PAGE PGS. PAGES

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

R RADIUS (CURVE DATA)

S.E. SOUTHEAST S.W. SOUTHWEST

Δ CENTRAL ANGLE/DELTA (CURVE DATA



LOCATION MAP:

NOT TO SCALE

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.
- 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 87°27'29" EAST ALONG THE SOUTH LINE OF PARCEL "A", POMPANO PARK RACINO II, AS RECORDED IN PLAT BOOK 183, ON PAGES 531-532, 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"= 100' OR SMALLER.
- 9. NOT ALL PLATTED EASEMENTS ARE SHOWN HEREON FOR CLARITY PURPOSES.

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 24, 2023 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

DONALD A. SPICER

PROFESSIONAL SURVEY AND MAPPER

FLORIDA REGISTRATION NO. 4677

(FOR THE FIRM)

SKETCH & DESCRIPTION

10' UTILITY EASEMENT VACATION

A PORTION OF PARCEL "A"
"POMPANO PARK RACINO PLAT"
P.B. 181, PGS. 22-27, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

1	KFITH

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 4

DATE	01/24/23
SCALE AS	SHOWN
FIELD BK.	N/A
DWNG. BY	<u>DB</u>
СНК. ВҮ	DAS

DATE	REVISIONS	
	1	

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 22-27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "A", POMPANO PARK RACINO II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 531-532, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", POMPANO PARK RACINO II, ALSO BEING THE NORTH LINE OF PARCEL "A", "POMPANO PARK RACINO PLAT", SOUTH 87°27'29" WEST, A DISTANCE OF 10.28 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 10.00 FEET WEST OF THE EASTERLY LINE OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT" SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE SOUTH 10°45'59" WEST, 10.28 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 10.00 FEET SOUTH OF THE SOUTH LINE OF SAID PARCEL "A", POMPANO PARK RACINO II; THENCE ALONG SAID PARALLEL LINE SOUTH 87°27'29" WEST, 806.80 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 10.00 FEET WEST OF AN EASTERLY LINE OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT"; THENCE ALONG SAID PARALLEL LINE NORTH 02°30'12" WEST, 602.61 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 10.00 FEET SOUTH OF THE NORTH LINE OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT"; THENCE SOUTH 87°28'52" WEST, 295.19 FEET TO A POINT ON A CURVE TO THE LEFT, A RADIAL LINE BEARS NORTH 27°42'30" EAST FROM THE CENTER OF SAID CURVE THROUGH SAID POINT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 30°12'45", FOR AN ARC DISTANCE OF 36.38 FEET; THENCE NORTH 02°31'08" WEST, 0.62 FEET TO THE NORTH LINE OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT"; THENCE ALONG SAID NORTH LINE NORTH 87°28'52" EAST, 339.91 FEET TO AN EASTERLY LINE OF SAID PARCEL "A", "POMPANO PARK RACINO PLAT"; THENCE ALONG SAID EASTERLY LINE SOUTH 02°30'12" EAST, 602.61 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", POMPANO PARK RACINO II; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", POMPANO PARK RACINO II, NORTH 87°27'29" EAST, 799.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 17,184.77 SQUARE FEET (0.394 ACRES) MORE OR LESS.

SKETCH & DESCRIPTION

10' UTILITY EASEMENT VACATION

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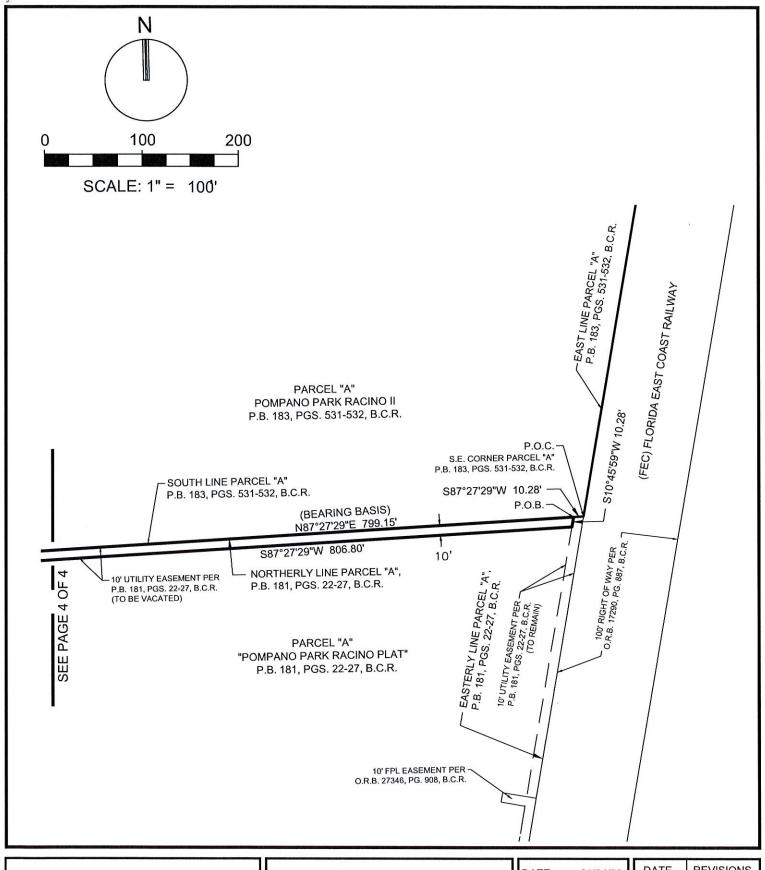
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

1	KEITH

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SHEET 2 OF 4

DATE <u>01/24/23</u>	DATE	REVISIONS
SCALE AS SHOWN		
FIELD BK. N/A		
DWNG. BY <u>DB</u>		
CHK. BY <u>DAS</u>		



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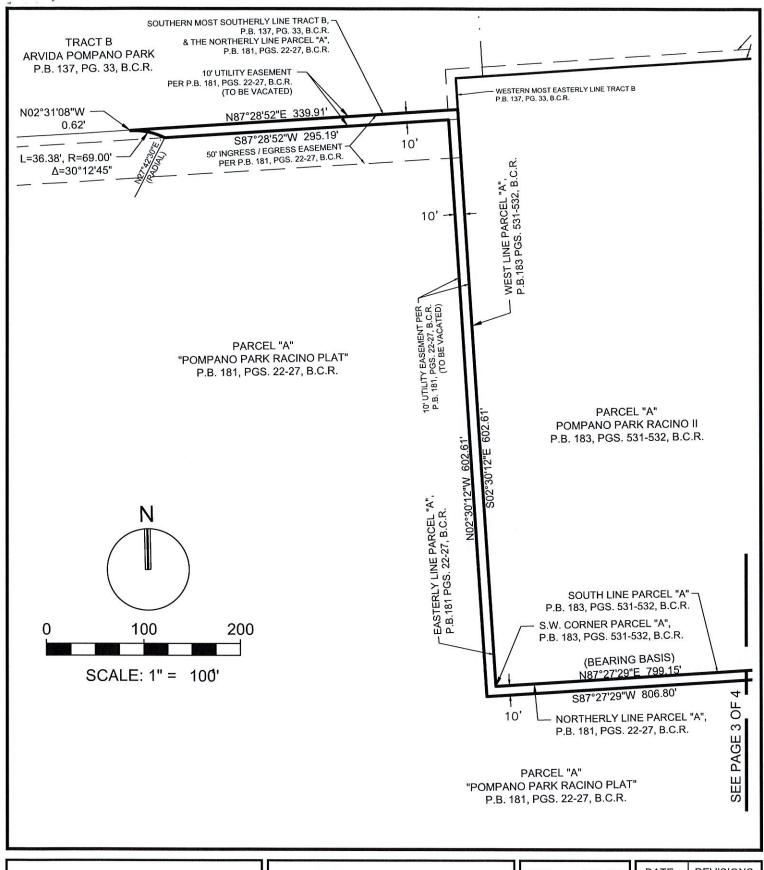
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SHEET <u>3</u> OF <u>4</u>

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SHEET 4 OF 4

DATE <u>01/24/23</u>	DATE	REVISIONS
SCALE <u>AS SHOWN</u>		
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