

LOCATION MAP:
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN 31-FOOT VACATED RIGHT OF WAY (PER OFFICIAL RECORDS BOOK 45181, PAGE 321 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA) FOR N.W. 6th COURT (SEVENTH STREET PER PLAT), SUMTER'S ADDITION TO TOWN OF POMPANO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, OF SAID SUMTER'S ADDITION TO TOWN OF POMPANO FIRST ADDITION PLAT; THENCE SOUTH 88°08'56" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID VACATED N.W. 6th COURT, 30.00 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH AND SAID SOUTH LINE, SOUTH 01°51'04" EAST, 5.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET TO A POINT OF TANGENCY LYING 11.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 88°08'56" EAST, ALONG SAID PARALLEL LINE, 14.00 FEET; THENCE, DEPARTING SAID PARALLEL LINE, SOUTH 01°51'04" EAST, 10.00 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID VACATED RIGHT OF WAY; THENCE SOUTH 88°08'56" WEST, ALONG SAID PARALLEL LINE, 40.15 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF SAID LOT 13; THENCE NORTH 01°26'00" WEST, ALONG SAID SOUTHERLY EXTENSION, 10.00 FEET TO A POINT ON A LINE LYING 11.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 88°08'56" EAST, ALONG SAID PARALLEL LINE, 4.08 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET TO A POINT OF TANGENCY LYING 10.00 FEET EAST OF AND PARALLEL WITH SAID SOUTHERLY EXTENSION; THENCE NORTH 01°51'04" WEST, ALONG SAID PARALLEL LINE, 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 13, ALSO BEING THE NORTH LINE OF SAID VACATED RIGHT OF WAY; THENCE NORTH 88°08'56" EAST, ALONG SAID SOUTH LINE AND SAID NORTH LINE, 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 527 SQUARE FEET MORE OR LESS.

SKETCH & DESCRIPTION

A PORTION OF THAT CERTAIN 31-FOOT
RIGHT OF WAY FOR N.W. 6th COURT
(N.W. SEVENTH STREET PER PLAT)
SUMTER'S ADDITION TO TOWN OF POMPANO
FIRST ADDITION PLAT
PLAT BOOK 10, PAGE 67, B.C.R.



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 3

DRAWING NO. 10961.01-SKETCH & DESCRIPTION.DWG

DATE 03/31/21

SCALE N/A

FIELD BK. A

DWNG. BY JB

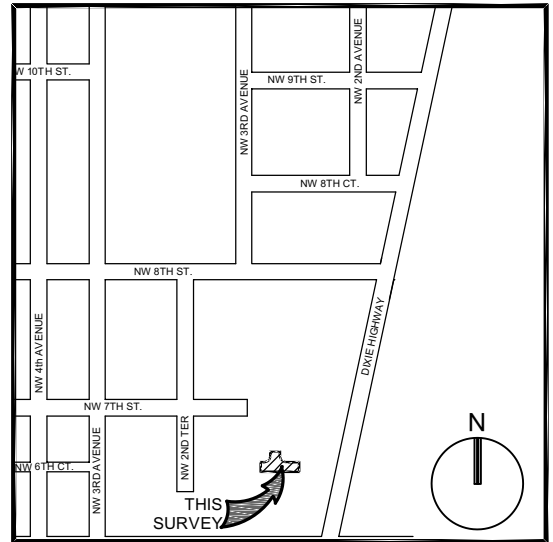
CHK. BY MMM

DATE REVISIONS

P&Z

PZ01-18000001

4/28/2021



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

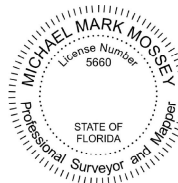
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESS 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. LINE WORK SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
7. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°08'56" WEST ALONG THE SOUTH LINE OF LOT 13, SUMTER'S ADDITION TO TOWN OF POMPANO FIRST ADDITION PLAT, AS RECORDED IN PLAT BOOK 10, ON PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=20' 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 MARCH 31, 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

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA



Digitally signed
by Michael M
Mossey
Date:
2021.03.31
10:58:40 -04'00'

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SHEET 2 OF 3

DRAWING NO. 10961.01-SKETCH & DESCRIPTION.DWG

DATE 03/31/21

SCALE N/A

FIELD BK. A

DWNG. BY MM

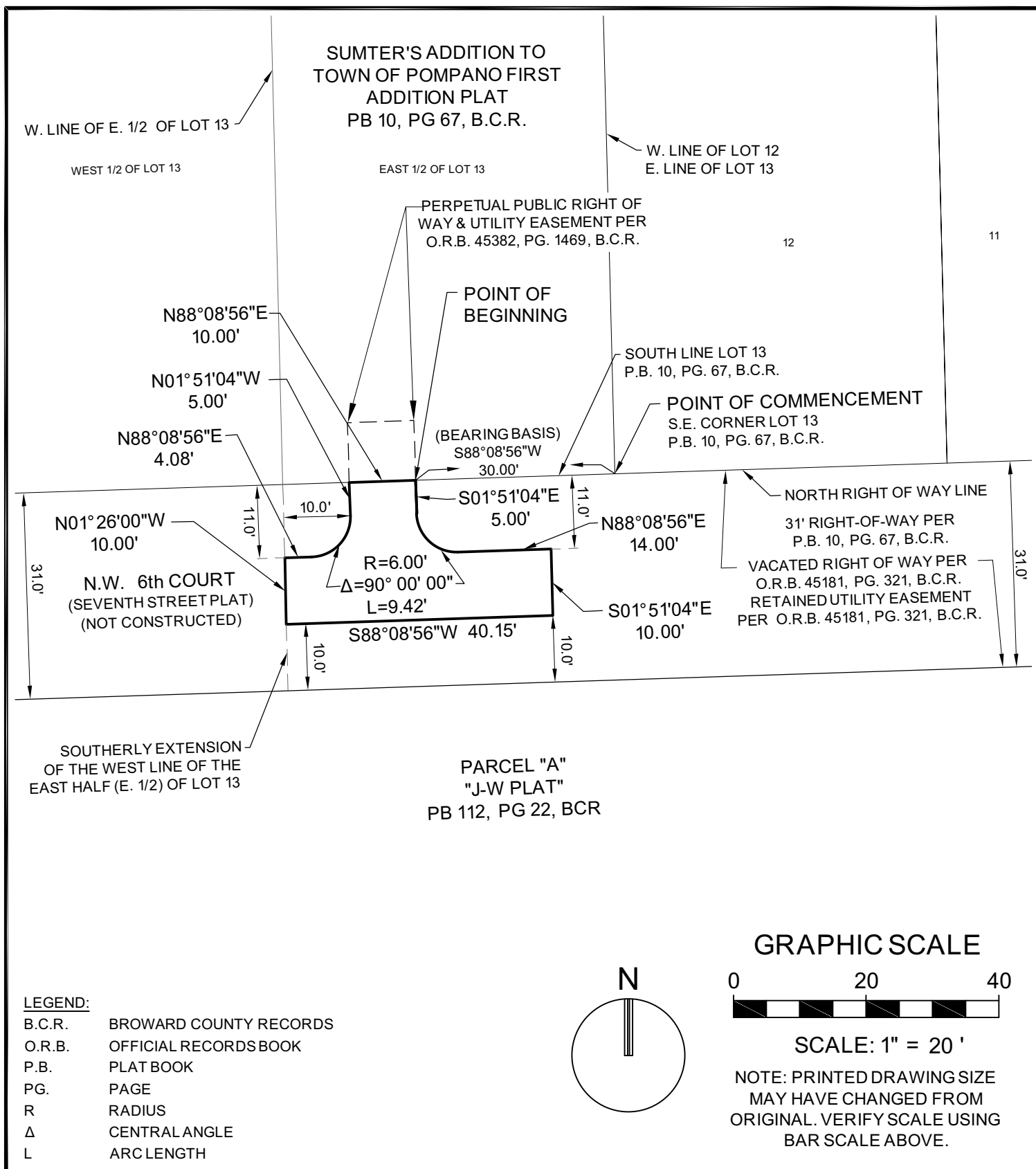
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SHEET 3 OF 3

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SCALE 1" = 20'

FIELD BK. A

DWNG. BY J.B.

CHK. BY MMM

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