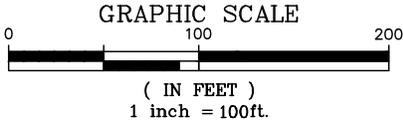


# SKETCH AND DESCRIPTION

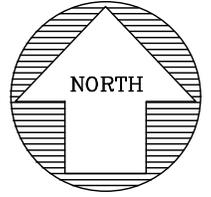
## "3 ACRE PARCEL"

PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, LYING IN SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH

**SURVEY PROJECT  
NO. 2023-010**



**PARCEL 2  
"ALPHA 250"**  
(PB 156, PG 26, BCR)



**POINT OF BEGINNING**  
NE CORNER  
PARCEL "E"

N. LINE PARCEL "E"

**N88°42'43"E 339.74'**

**N01°17'17"W 68.85'**

**S88°31'51"W  
124.22'**



**PARCEL "E"**  
BROWARD COUNTY PLAT NO.2  
(PB 159, PG 16, BCR)

BPHI  
PARCEL AREA =  
130,680  
SQUARE FEET±  
(3.0000 ACRES)

**184.00'**  
**N01°28'09"W**

**S88°31'51"W  
45.34'**

**N01°28'09"W  
185.19'**

**S01°28'09"E 500.00'**

E. LINE PARCEL "E"

**PARCEL 3  
"ALPHA 250"**  
(PB 156, PG 26, BCR)

**BLOUNT ROAD**  
80' RIGHT-OF-WAY

W. LINE PARCEL "E"

**N01°28'00"W  
61.19'**

**N88°31'51"E 412.67'**

SE CORNER  
PARCEL "E"

**S88°42'43"W 583.07'**

S. LINE PARCEL "E"  
SW CORNER  
PARCEL "E"

**PARCEL "A"**  
BROWARD COUNTY PLAT NO.2  
(PB 159, PG 16, BCR)

SHEET 1 OF 3

SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION AND SHEET 3 OF 3 FOR NOTES AND CERTIFICATION, ATTACHED HERETO AND MADE A PART THEREOF..

# HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

# SKETCH AND DESCRIPTION

**SURVEY PROJECT  
NO. 2023-010**

## "3 ACRE PARCEL"

PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, LYING IN SECTION 28,  
TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH

### DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL E OF THE "BROWARD COUNTY PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL E; THENCE SOUTH 01°28'09" EAST, ALONG THE EAST LINE OF PARCEL E, FOR 500.00 FEET TO THE SOUTHEAST CORNER OF PARCEL E; THENCE SOUTH 88°42'43" WEST, ALONG THE SOUTH LINE OF PARCEL E, FOR 583.07 FEET TO THE SOUTHWEST CORNER OF PARCEL E; THENCE NORTH 01°28'00" WEST, ALONG THE WEST LINE OF PARCEL E, FOR 61.19 FEET; THENCE NORTH 88°31'51" EAST FOR 412.67 FEET; THENCE NORTH 01°28'09" WEST FOR 185.19 FEET; THENCE SOUTH 88°31'51" WEST FOR 45.34 FEET; THENCE NORTH 01°28'09" WEST FOR 184.00 FEET; THENCE SOUTH 88°31'51" WEST FOR 124.22 FEET; THENCE NORTH 01°17'17" WEST FOR 68.85 FEET TO A POINT ON THE NORTH LINE OF PARCEL E; THENCE NORTH 88°42'43" EAST, ALONG THE NORTH LINE OF PARCEL E, FOR 339.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 130,680 SQUARE FEET (3.0000 ACRES) , MORE OR LESS.

SEE SHEET 1 OF 3 FOR SKETCH OF DESCRIPTION; SEE SHEET 3 OF 3 FOR LEGEND, NOTES, AND CERTIFICATION; ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 2 OF 3

# HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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# SKETCH AND DESCRIPTION

## "3 ACRE PARCEL"

PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, LYING IN SECTION 28,  
TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH

**SURVEY PROJECT  
NO. 2023-010**

### LEGEND

R/W - RIGHT-OF-WAY

PB - PLAT BOOK

BCR - BROWARD COUNTY RECORDS

ORB - OFFICIAL RECORD BOOK

PG - PAGE

BPHI - BROWARD PARTNERSHIP  
FOR THE HOMELESS, INC.

### SURVEYOR'S NOTES

- 1) THE LAND "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE REVIEWING SURVEYOR BASED ON THE INSTRUCTIONS FROM THE BROWARD COUNTY REAL PROPERTY SECTION.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF PARCEL "E" ACCORDING TO THE PLAT OF "BROWARD COUNTY PLAT NO.2", SAID LINE BEARS N 88°42'43" E AS SHOWN THEREON.
- 3) SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
  - a. PLAT OF "BROWARD COUNTY PLAT NO. 2", AS RECORDED IN PLAT BOOK 159, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - b. PLAT OF "ALPHA 250", AS RECORDED IN PLAT BOOK 156, PAGE 26, BROWARD COUNTY PUBLIC RECORDS.
  - c. ALTA/NSPS LAND TITLE SURVEY PREPARED BY MILLER LEGG, DATED AND SIGNED AUGUST 16, 2021.

SEE SHEETS 1 OF 3 FOR SKETCH OF DESCRIPTION; SEE SHEET 2 OF 3 FOR DESCRIPTION; ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 3 OF 3

### **CERTIFICATE**

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND DO NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

No. 5695

NOT VALID WITHOUT THE SIGNATURE AND  
THE RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER

PROFESSIONAL SURVEYOR AND MAPPER #5695, STATE OF FLORIDA  
ERIC B AUGUSTO

DATE OF SKETCH  
10/31/2022

DRAWN BY  
M.N./EBA

CHECKED BY  
EBA

MANAGER  
EBA

SKETCH NO.  
2023-010 LEGAL V2.DWG

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