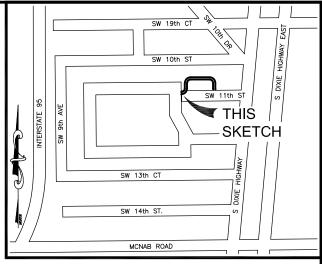
Attachment to Resolution

Revised Fire Access Easement

SKETCH DESCRIPTION



LOCATION MAP:

NOT TO SCALE

LEGAL DESCRIPTION:

PORTIONS OF THE 60-FOOT VACATED MAGNOLIA DRIVE RIGHT-OF-WAY (SW 11TH STREET) AND PORTIONS OF THE 60-FOOT VACATED PALM TERRACE RIGHT-OF-WAY PER INSTRUMENT NUMBER 115975045 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF LOTS 17 THROUGH 22, BLOCK 2, AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, AS SHOWN ON SAID PLAT; THENCE NORTH 00'21'14" EAST, 60.00 FEET TO THE POINT OF ON THE SOUTH LINE OF BLOCK 2 OF SAID PLAT, ALSO BEING THE NORTH LINE OF THE VACATED SW 11th STREET (MAGNOLIA DRIVE) PER SAID INSTRUMENT NUMBER 115975045; THENCE ALONG SAID SOUTH LINE AND SAID NORTH LINE THE FOLLOWING TWO COURSES; (1) SOUTH 89 38 46" EAST 2.69 FEET TO THE POINT OF BEGINNING; (2) SOUTH 89 38'46" EAST, 20.78 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, (A RADIAL BEARING FROM SAID POINT BEARS NORTH 69'54'31" EAST) HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 20'08'24", AN ARC DISTANCE OF 10.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°02'55" EAST, 50.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 89'47'47", AND AN ARC DISTANCE OF 78.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 89'44'52" WEST, 170.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89'34'52", AND AN ARC DISTANCE OF 78.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00'40'16" WEST, 52.79 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 90'00'00" AND AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY: THENCE NORTH 89"19'44" WEST, 0.60 FEET TO A POINT ON THE CENTERLINE OF SAID 60-FOOT VACATED RIGHT-OF-WAY OF PALM TERRACE; THENCE SOUTH 00'00'00" EAST ALONG SAID CENTERLINE, 20.00 FEET; THENCE SOUTH 89"19'44" EAST, 0.37 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90'00'00" AND AN ARC DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 00'40'16" EAST, 52.79 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89'34'52" AN ARC DISTANCE OF 46.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89'44'52" EAST, 170.49 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89'47'47" AND AN ARC DISTANCE OF 47.02 FEET TO A POINT OF TANGENCY: THENCE SOUTH 00°02'55" WEST, 50.28 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11'47'34" AND AN ARC DISTANCE OF 10.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAIN 9,450 SQUARE FEET, MORE OR LESS.

SKETCH & DESCRIPTION

20' FIRE ACCESS EASEMENT

A PORTION OF MAGNOLIA DRIVE (SW 11TH STREET), PALM TERRACE & A PORTION OF LOTS 17-22, BLOCK 2 AMENDED PLAT OF FAIRVIEW P.B. 10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA

KEITH
704 FACT ATLANTIC DOLLENADD

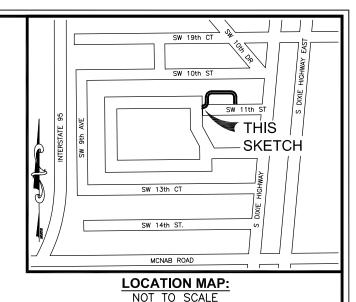
301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET <u>1</u> OF <u>3</u>

DRAWING NO. 10298.00 SKETCH & DESCRIPTION E4.dwg

DATE <u>4/27</u>	/20_
SCALE1	<u>"=80'</u>
FIELD BK	N/A
DWNG. BY_	<u>DDB</u>
CHK. BY	MMM

DATE	REVISIONS



SURVEY NOTES:

- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
- 3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL 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 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 SOUTH 89'38'46" EAST ALONG THE NORTH LINE OF THE BLOCK 1, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 10, ON PAGE 25, 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"=80' 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 APRIL 27, 2020 MEETS THE STANDARD OF PRACTICE (FORMERLY 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

SKETCH & DESCRIPTION

20' FIRE ACCESS EASEMENT

A PORTION OF MAGNOLIA DRIVE (SW 11TH STREET), PALM TERRACE & A PORTION OF LOTS 17-22, BLOCK 2 AMENDED PLAT OF FAIRVIEW P.B. 10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA

		KE	ITH	
301	EAST	ATLANTIC	BOULEVARD	

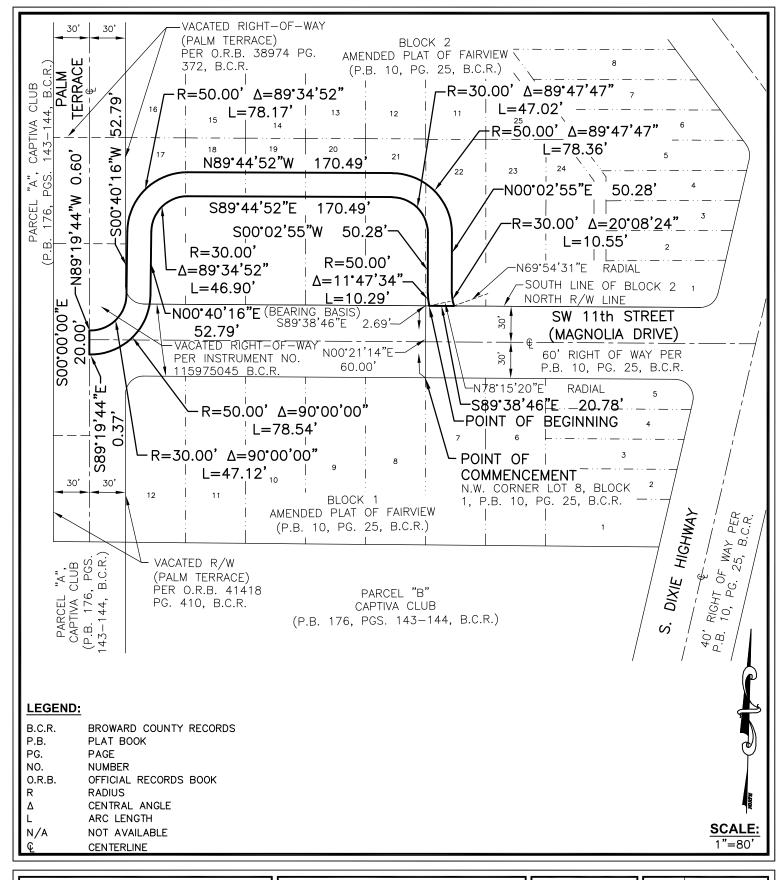
301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@kEiTHteam.com LB NO. 6860

SHEET <u>2</u> OF <u>3</u>

DRAWING NO 10298.00 SKETCH & DESCRIPTION E4.dwg

DATE <u>4/27/20</u>	
SCALE1"=80	•
FIELD BK. N/A	٠
DWNG. BY DDE	
CHK. BY <u>MMM</u>	!

DATE	REVISIONS



SKETCH & DESCRIPTION

20' FIRE ACCESS EASEMENT

A PORTION OF MAGNOLIA DRIVE
(SW 11TH STREET), PALM TERRACE &
A PORTION OF LOTS 17-22, BLOCK 2
AMENDED PLAT OF FAIRVIEW
P.B. 10, PG, 25, B.C.R.

	P.B. 1	0, PG. 25	, B.C.R.	
POMPANO	BEACH	BROWARD	COUNTY	FLORIDA



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

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

DRAWING NO. 10298.00 SKETCH & DESCRIPTION E4.dwg

DATE <u>4/27/20</u>	l
SCALE1"=80'	
FIELD BK. N/A	
DWNG. BY DDB	
CHK. BY <u>MMM</u>	

Ш	DATE	REVISIONS
Ш		
Ш		
Ш		
Ш		
Ш		
Ш		