

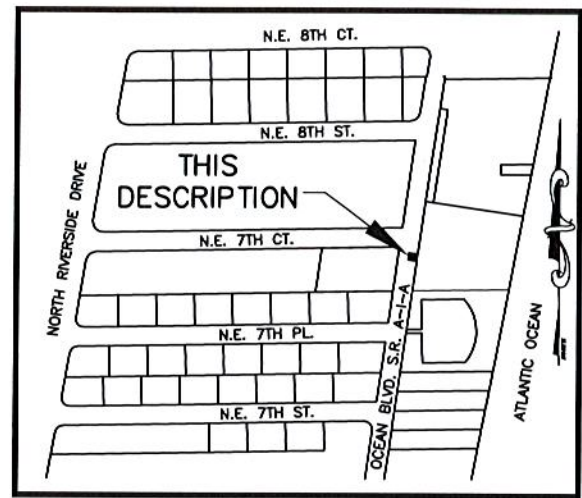
### LEGAL DESCRIPTION:

A PORTION OF THAT PARTICULAR DEDICATED 15 FOOT RIGHT-OF-WAY (NORTH OCEAN BOULEVARD/STATE ROAD A-1-A), AS SHOWN ON PLAT BOOK 176, PAGE 166 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 'A', "POMPANO BEACH RESIDENCES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, ON PAGE 166, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THENCE NORTH 08°12'59" EAST, ALONG THE WEST LINE OF SAID PARCEL 'A', A DISTANCE OF 96.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 81°47'01" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 08°12'59" EAST, A DISTANCE OF 7.33 FEET; THENCE SOUTH 81°47'01" EAST, A DISTANCE OF 12.00 FEET TO A POINT ON SAID WEST LINE; THENCE ALONG SAID WEST LINE SOUTH 08°12'59" WEST, A DISTANCE OF 7.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 88 SQUARE FEET MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

### SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. 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.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 08°12'59" EAST ALONG THE WEST LINE OF PARCEL 'A', "POMPANO BEACH RESIDENCES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, ON PAGE 166, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=40' 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 AUGUST 12, 2019 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

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

### SKETCH & DESCRIPTION MONUMENT SIGN EASEMENT

A PORTION OF NORTH OCEAN BOULEVARD  
(S.R. A-1-A) SECTION 31,  
TOWNSHIP 48 SOUTH, RANGE 43 EAST

CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA



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 2

DRAWING NO. 04039.06 Monument Sign Easement-SKD.dwg

DATE 8/12/2019

SCALE NONE

FIELD BK. N/A

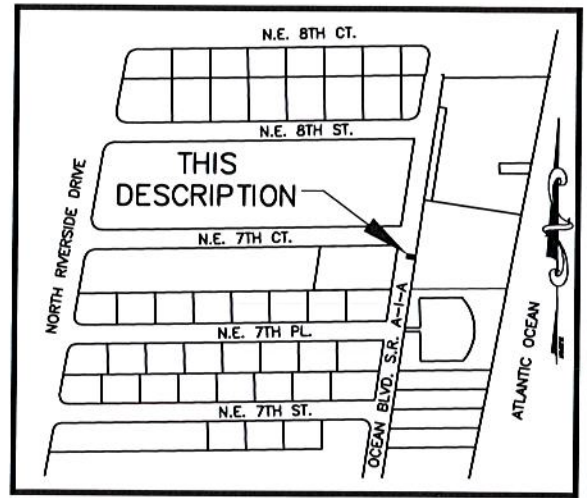
DWG. BY S.M.

CHK. BY L.P.

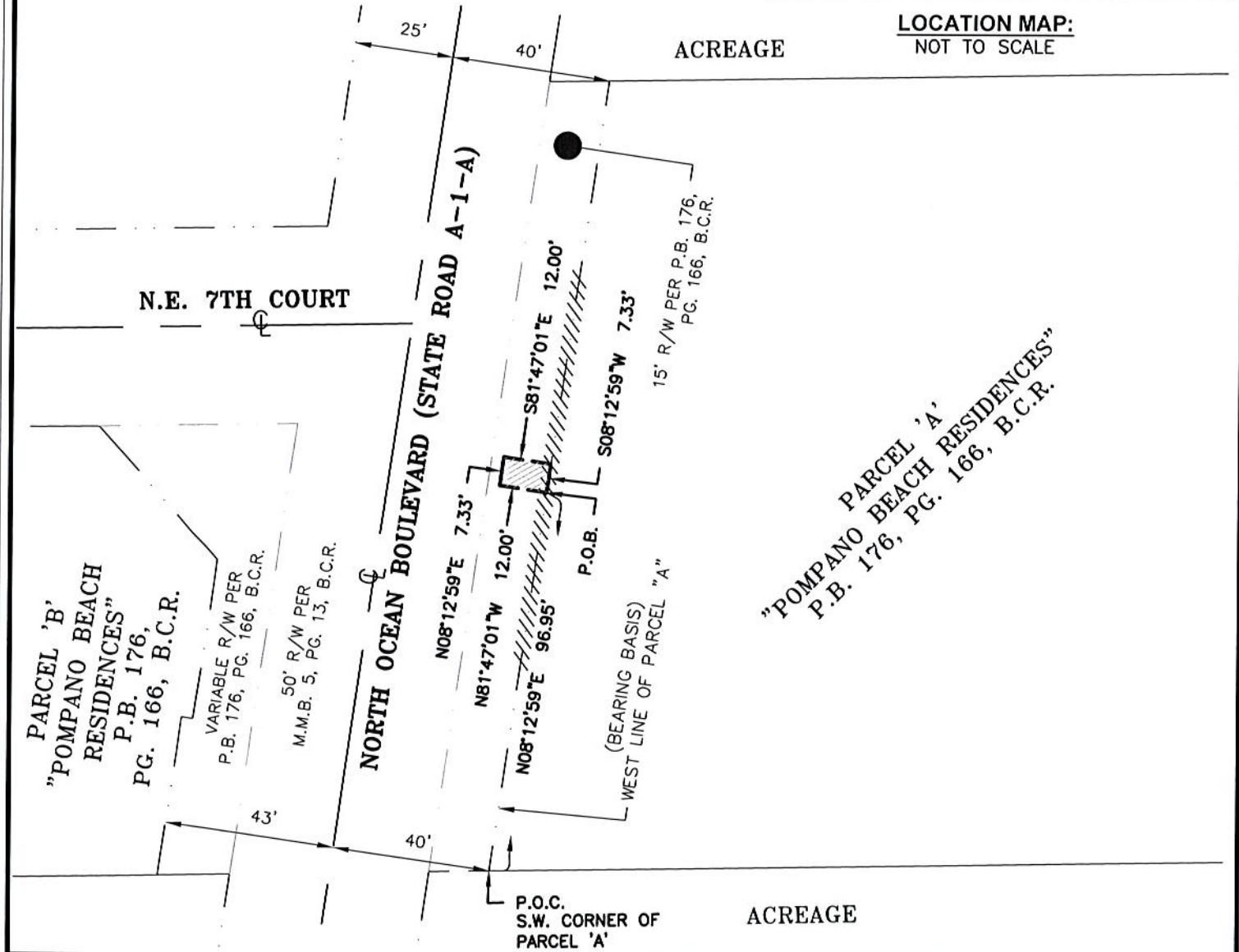
DATE	REVISIONS

# LEGEND:

B.C.R. BROWARD COUNTY RECORDS  
P.B. PLAT BOOK  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
LB. LICENSED BUSINESS  
R/W RIGHT-OF-WAY  
CL CENTERLINE  
/// NON-VEHICULAR ACCESS



LOCATION MAP:  
NOT TO SCALE



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A PORTION OF NORTH OCEAN BOULEVARD  
(S.R. A-1-A) SECTION 31,  
TOWNSHIP 48 SOUTH, RANGE 43 EAST

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SHEET 2 OF 2

DRAWING NO. 04039.06 Monument Sign Easement-SKD.dwg

DATE 8/12/2019

SCALE 1"=40'

FIELD BK. N/A

DWG. BY S.M.

CHK. BY L.P.

DATE REVISIONS
