

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED ON LIMITS PROVIDED BY THE CLIENT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. #6860
3. 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. LANDS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°56'35" WEST ALONG THE NORTH LINE OF PARCEL "A", "HUOK, AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD
8. THE INTENDED SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER



LOCATION MAP:
NOT TO SCALE

LEGEND:

- ☉ CENTERLINE
- Δ CENTRAL ANGLE
- B.C.R. BROWARD COUNTY RECORDS
- L ARC LENGTH
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- R RADIUS

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 SEPTEMBER 14, 2022. 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



Digitally signed by Timothy H Gray
Date: 2022.09.26
15:59:07-04'00'

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION, PSM 6604
(FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
"HUOK"
P.B. 183, P. 447, 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. 12697.00_SKOD_24' Access

DATE 09/14/22

SCALE 1" = 50'

FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

DATE	REVISIONS

P&Z

PZ22-27000007

11/16/2022

LEGAL DESCRIPTION:

THAT CERTAIN 24' ACCESS EASEMENT, BEING A PORTION OF PARCEL "A", "HUOK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE S88°56'35"W, ALONG THE NORTH LINE OF SAID PARCEL "A", 52.08 FEET TO THE POINT OF BEGINNING; THENCE S01°03'39"E, 92.00 FEET; THENCE S88°56'35"W, 245.36 FEET; THENCE N01°18'07"W, 24.00 FEET; THENCE N88°56'35"E, 196.46 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'14" AND AN ARC LENGTH OF 39.27 FEET; THENCE N01°03'39"W, 43.00 FEET; THENCE ALONG SAID NORTH LINE OF SAID PARCEL 'A', N88°56'35"E, 24.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 7656 SQUARE FEET, MORE OR LESS.

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SHEET 2 OF 3

DRAWING NO. 12697.00_SKOD_24' Access

DATE 09/14/22

SCALE 1" = 50'

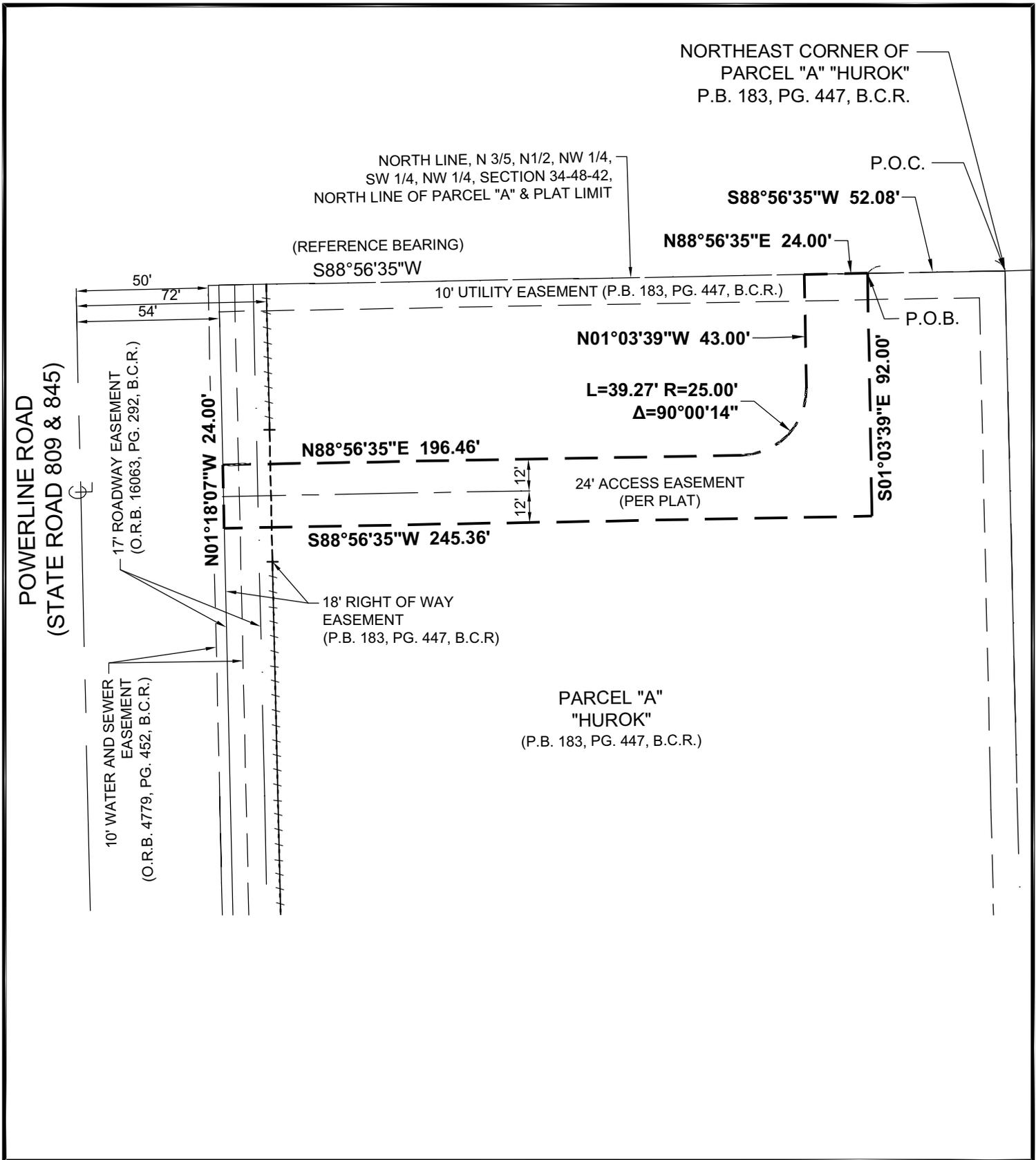
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