

LEGAL DESCRIPTION:

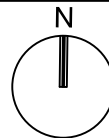
A PORTION OF PARCEL "A", "HUOK", AS RECORDED IN PLAT BOOK 183, PAGE 447, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°56'35" WEST ALONG THE NORTH LINE OF SAID PARCEL "A" 181.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°03'25" EAST 70.09 FEET; THENCE SOUTH 88°48'06" WEST 62.09 FEET; THENCE NORTH 81°09'16" WEST 36.80 FEET; THENCE NORTH 01°18'07" WEST 36.50 FEET; NORTH 78°47'29" EAST 35.21 FEET TO A POINT ON A RADIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 20.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 09°59'27" AND AN ARC LENGTH OF 3.49 FEET; THENCE NORTH 88°46'57" EAST 17.09 FEET TO A POINT ON A RADIAL CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 19.34 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 89°50'22" AND AN ARC LENGTH OF 30.33 FEET; THENCE NORTH 01°03'25" WEST 1.51 FEET; THENCE NORTH 88°56'35" EAST ALONG SAID NORTH LINE OF PARCEL "A", 24.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH BROWARD COUNTY, FLORIDA AND CONTAINING 5,202 SQUARE FEET, MORE OR LESS.



LOCATION MAP:
NOT TO SCALE



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 NORTH 88°56'35" EAST 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"=30' 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 10, 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

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



Digitally signed
by Timothy H
Gray
Date:
2022.08.18
13:51:39-04'00'

SKETCH & DESCRIPTION

A PORTION OF PARCEL "A"
"HUOK"
P.B. 183, PG. 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 2

DRAWING NO. 12697.00 SKOD

DATE 08/10/2022

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY AC

CHK. BY TG

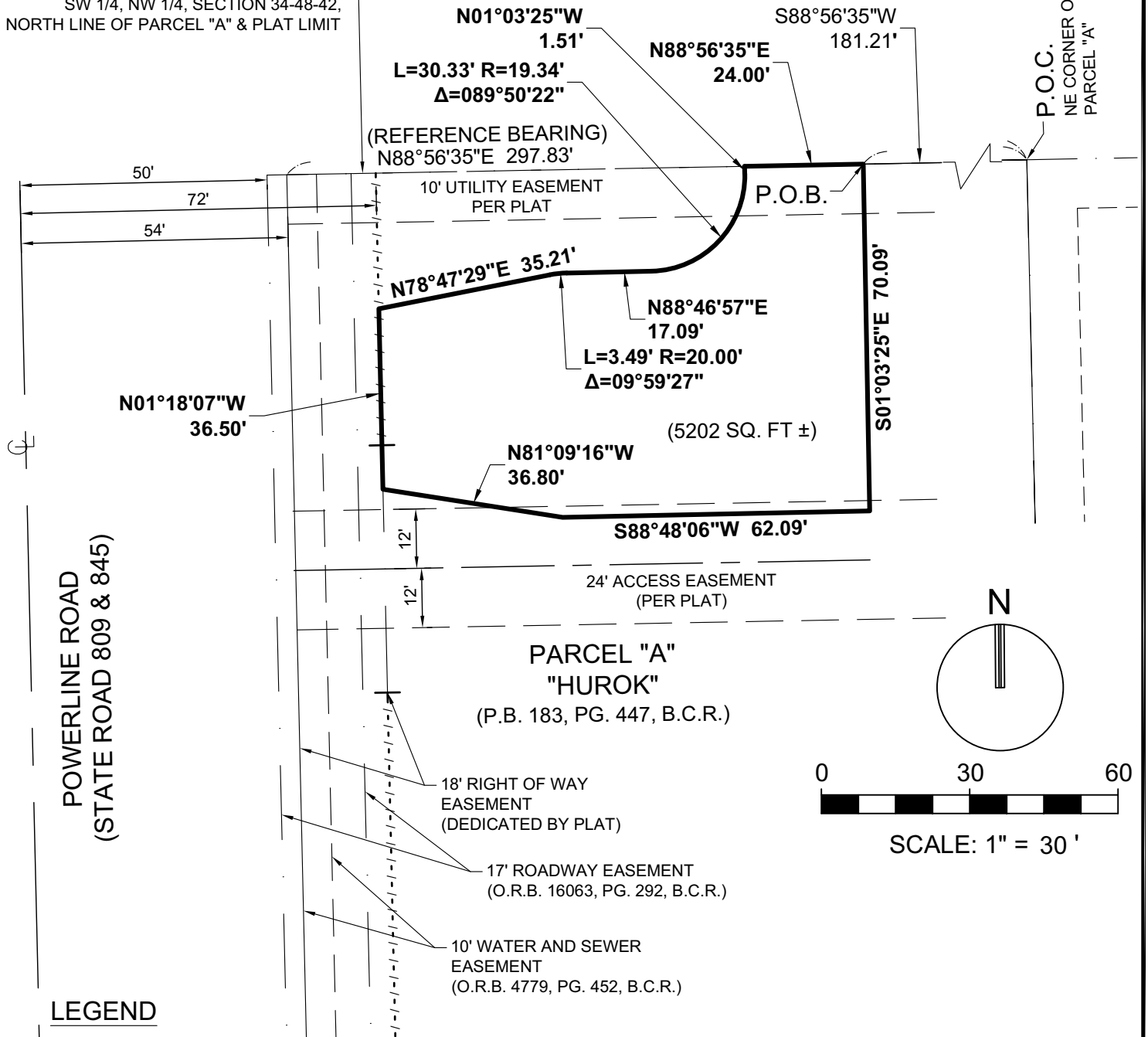
DATE	REVISIONS

P&Z

PZ22-27000007

11/16/2022

NORTH LINE, N 3/5, N1/2, NW 1/4,
SW 1/4, NW 1/4, SECTION 34-48-42,
NORTH LINE OF PARCEL "A" & PLAT LIMIT



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