

SKETCH AND DESCRIPTION

A 20' WIDE DRAINAGE & ACCESS EASEMENT
BEING PART OF PARCELS "B & C", GATEWAY INDUSTRIAL CENTER NO. 22 PB 103 PAGE 2 BCR
SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
1291 SW 29TH AVENUE

DESCRIPTION OF EASEMENT:

A PARCEL OF LAND BEING A PORTION OF PARCEL "B & C", GATEWAY INDUSTRIAL CENTER NO.22, AS RECORDED IN PLAT BOOK 103 PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LYING IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF PARCEL B, ON THE PLAT DESCRIBED ABOVE AND RUN S 00°07'20" W, ALONG THE WEST LINE OF PARCEL "B", A DISTANCE OF 254.25 FEET; THENCE, DEPARTING SAID WEST LINE, S 89°46'38" E, A DISTANCE OF 327.00 FEET, TO THE POINT OF BEGINNING.

THENCE S 00°07'20" W, A DISTANCE OF 186.83 FEET TO A POINT IN THE RIGHT OF WAY LINE OF SW 29TH AVENUE; THENCE ALONG SW 29TH AVENUE, FOLLOWING A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 23°48'42", AND A CHORD BEARING AND DISTANCE OF N 75°40'41" W, 20.63 FEET; THENCE, ALONG ARC OF SAID CURVE 20.78 FEET; THENCE, DEPARTING SW 29TH AVENUE, N 00°07'20" E, A DISTANCE OF 181.80 FEET; THENCE, S 89°46'38" E, A DISTANCE OF 20.00 FEET; THENCE, WHICH IS THE POINT OF BEGINNING.

SAID EASEMENT PARCEL CONTAINS 3672 SQUARE FEET, 0.084 ACRES, MORE OR LESS.

NOTES:

1. THIS SKETCH AND DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY BAXTER & WOODMAN, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF THE COUNTY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING AS NOTED ON SHEET 2 OF 2.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY.
6. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 50 FEET OR AS NOTED.
7. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
8. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY BAXTER & WOODMAN, INC. (B&W). B&W HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. B&W CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. B&W MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT B&W FOR VERIFICATION OF ACCURACY.

LEGEND:

PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = LICENSED BUSINESS
PB = PLAT BOOK
BCR = BROWARD COUNTY RECORDS
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
L# / C# = PROPOSED—LINE TABLE NUMBER / CURVE TABLE NUMBER
ORB = OFFICIAL RECORDS BOOK



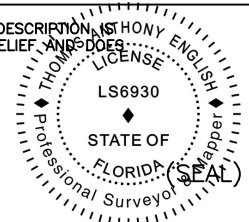
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THIS SKETCH IS NOT
A BOUNDARY SURVEY

SEE SHEET 2 FOR SKETCH
SHEET 1 OF 2

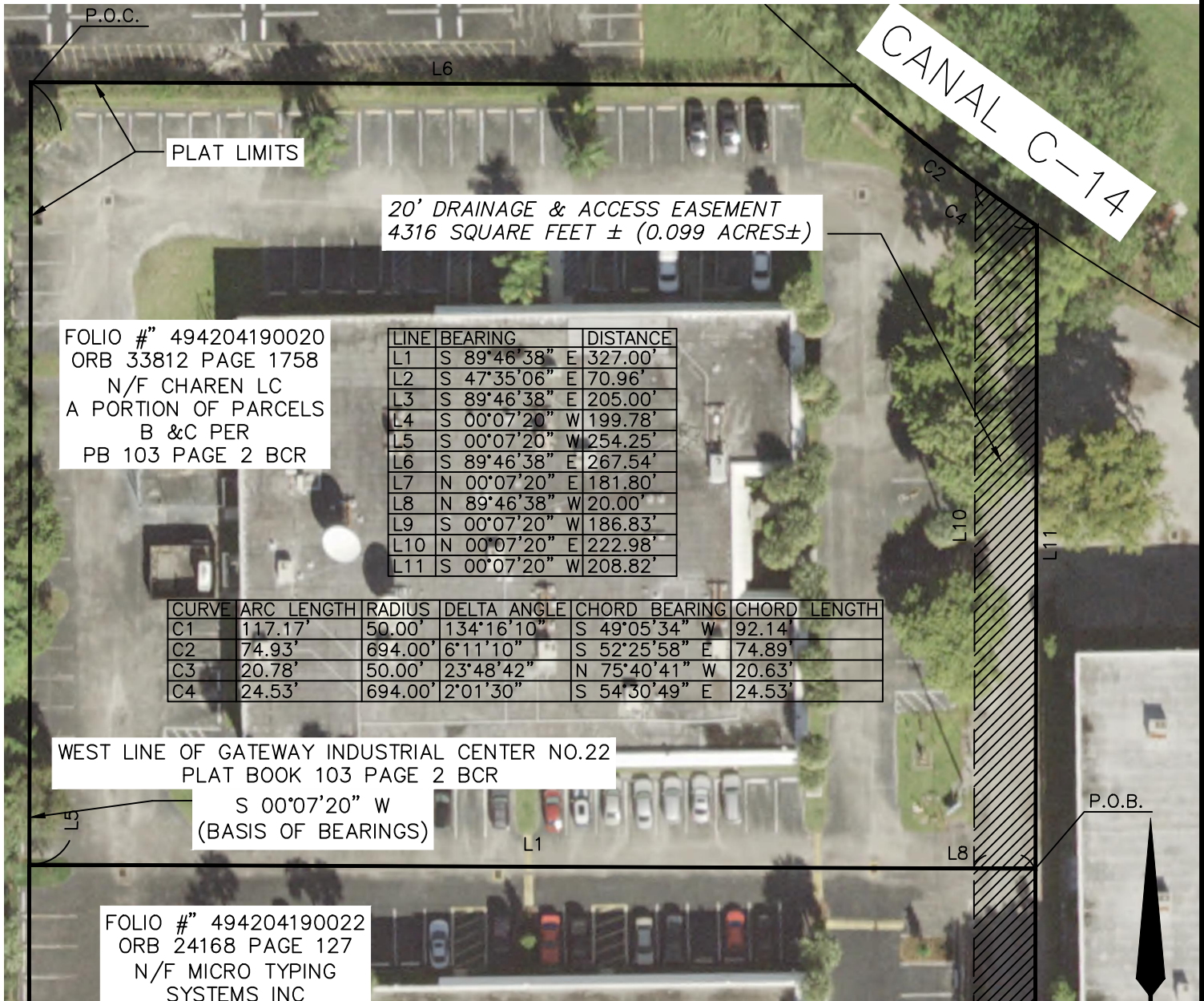
I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A BOUNDARY SURVEY.

THOMAS A. ENGLISH
PROFESSIONAL SURVEYOR & MAPPER NO. 6930
STATE OF FLORIDA



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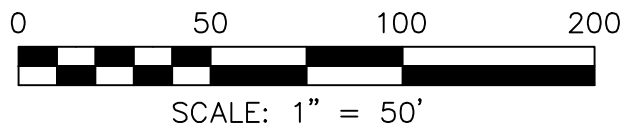


FOLIO # 494204190022
ORB 24168 PAGE 127
N/F MICRO TYPING
SYSTEMS INC
A PORTION OF PARCELS
B & C PER
PB 103 PAGE 2 BCR

20' WIDE DRAINAGE & ACCESS EASEMENT - DETAIL

MATHEWS CONSULTING
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SEE SHEET 1 FOR DESCRIPTION
AND NOTES

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SHEET 2 OF 2