

**SAMPLE ROAD**

NORTH BOUNDARY TRACT "B"

P.O.B. LESS OUT PARCEL  
NORTHERNMOST NE  
CORNER TRACT "B"

(BEARING BASIS)  
N89°41'47"E

1285.19'

N. 1/4 CORNER  
SEC.21,  
TWP.48S,  
RGE.42E

**ABBREVIATIONS:**

O.R.B. - OFFICIAL  
RECORDS BOOK  
P.B. - PLAT BBOK  
PG. - PAGE  
B.C.R. - BROWARD COUNTY  
RECORDS  
U.E. - UTILITY EASEMENT  
P.O.B. - POINT OF BEGINNING

12' U.E.  
(P.B. 111, PG. 33)

O.R.B. 16060 PG. 695

NORTHEAST BOUNDARY TRACT "B"

12' U.E. VACATED BY O.R.B.

12654, PG. 941,

O.R.B. 12670, PG. 481

15.00' U.E. "B"  
(O.R.B. 16060,  
PG. 695)

EAST BOUNDARY TRACT "B"

S89°46'56"W 427.06'

**TRACT "B"**  
(PARCEL 1)

PERMANENT ACCESS EASEMENT  
O.R.B. 51096, PG. 1440, B.C.R.  
& O.R.B. 51096, PG. 1466, B.C.R.

12' U.E. VACATED BY O.R.B.  
12654, PG. 941,

O.R.B. 12670, PG. 481 &  
O.R.B. 12186, PG. 72

55' U.E.  
O.R.B. 12627,  
PG. 130

**N.W. 34th PLACE**

S 89°41'47" W 1709.51'

SOUTHERLY RIGHT-OF-WAY OF VACATED 34th PLACE

**TRACT "F" (PRIVATE LAKE)**  
(EASMENT "A" O.R.B. 21444, PG. 925)

**TRACT "G"**

NEXTEL ACCESS EASEMENT  
O.R.B. 29699, PG. 669, B.C.R.

S. LINE N1/2, N1/2, W3/4  
SEC. 21-48-42

6' U.E.

PG. 33)

**NW 33rd STREET**

**TRACT "C"**  
PB 111, PG. 33 B.C.R.

**N.W. 27th AVENUE**

**TRACT "E"**  
PB 111, PG. 33 B.C.R.

**GRAPHIC SCALE**

75 150 300

( IN FEET )  
1 INCH = 150 FEET

**MILLER LEGG**

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Martin P Rossi Digitally signed by Martin P Rossi  
Date: 2022.02.04 11:30:45 -05'00'

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY  
Certificate of Authorization L.B. 6080

**SKETCH & DESCRIPTION**

PROJECT NO.  
22-00003

FILE NO.  
SD-3

**P22-13000002**  
**4/27/2022**