

LEGAL DESCRIPTION:

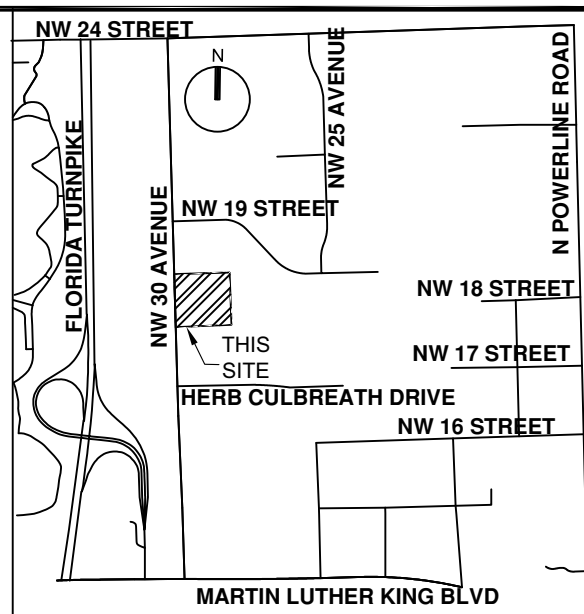
A PORTION OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 16, BROWARD COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID PARCEL "E"; THENCE SOUTH 01°50'34" EAST ALONG THE EAST LINE OF SAID PARCEL "E" 500.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "E" SOUTH 88°20'18" WEST, 583.07 FEET; THENCE ALONG THE WEST LINE OF SAID PARCEL "E" NORTH 01°50'25" WEST, 142.56 FEET; THENCE NORTH 88°13'48" EAST, 412.68 FEET; THENCE NORTH 01°50'41" WEST, 185.54 FEET; THENCE SOUTH 88°03'43" WEST, 45.34 FEET; THENCE NORTH 01°50'59" WEST, 184.06 FEET; THENCE SOUTH 88°09'13" WEST, 124.40 FEET; THENCE NORTH 01°50'34" WEST, 68.86 FEET; THENCE ALONG THE NORTH LINE OF SAID PARCEL "E" NORTH 88°20'18" EAST, 583.07 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 130,680 SQUARE FEET (3.0 ACRES), MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED ON AN ALTA SURVEY PROVIDED BY MILLER LEGG & ASSOCIATES, PROJECT/FILE NUMBER 21-00071, DATED 06/13/22.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL 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 SAID ALTA SURVEY PROVIDED BY MILLER LEGG & ASSOCIATES OF PARCEL "E", BROWARD COUNTY PLAT NO. 2, AS RECORDED IN PLAT BOOK 159, ON PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH A REFERENCE BEARING OF NORTH 88°20'18" EAST ALONG THE NORTH LINE OF SAID PARCEL "E".



LOCATION MAP:
NOT TO SCALE

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 JUNE 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

TIMOTHY H. GRAY
PROFESSIONAL SURVEY AND MAPPER
FLORIDA REGISTRATION, PSM 6604

SKETCH & DESCRIPTION

A PORTION OF PARCEL "E"
BROWARD COUNTY PLAT NO. 2
P.B. 159 PG. 16 B.C.R.
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 3

DRAWING NO. 07699.00 skd rezoning

DATE 06/14/22

SCALE N/A

FIELD BK. N/A

DWNG. BY ZH

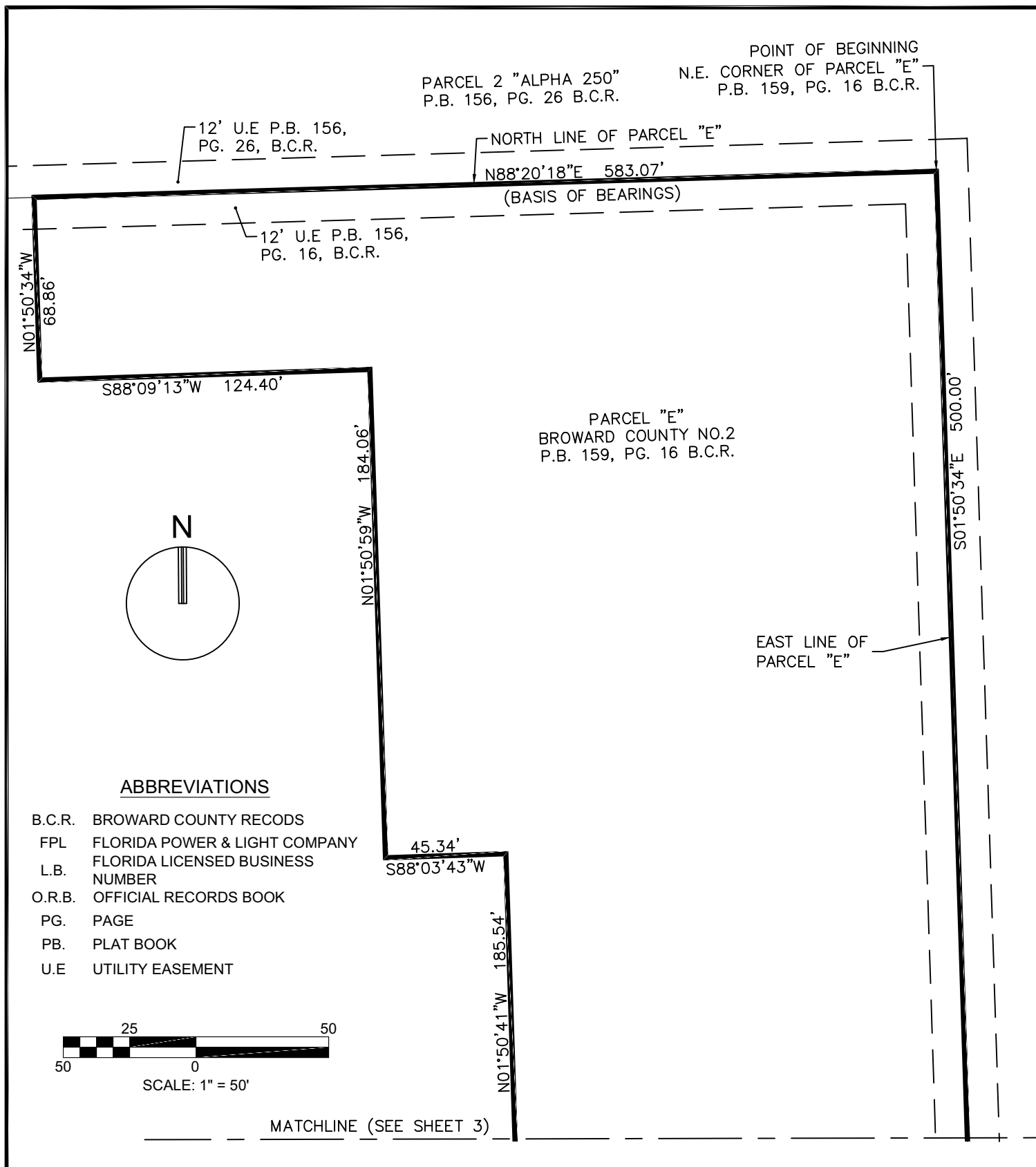
CHK. BY THG

DATE	REVISIONS

P&Z

PZ22-13000009

10/26/2022



SKETCH & DESCRIPTION

A PORTION OF PARCEL "E"
BROWARD COUNTY PLAT NO. 2
P.B. 159, PG. 16 B.C.R.
POMPAÑO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 3

DRAWING NO. 07699.00 skd rezoning

DATE 06/14/22

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZH

CHK. BY THG

DATE	REVISIONS

P&Z

PZ22-13000009

10/26/2022

