

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 BOOK
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" = 150 FEET

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

PZ22-13000002
4/27/2022

MATCH LINE, SEE SHEET 2

MILLER & LEGG
South Florida Office: 5747 N. Andrews Way
Fort Lauderdale, Florida 33309-2364
954-436-7000 • Fax: 954-436-8664
www.millerlegg.com