

SKETCH AND DESCRIPTION
ALLEY DEDICATION
 PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
 (P.B. 21, PG. 20, B.C.R.)
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Lots 4 & 5, Block 1, POMPANO BEACH PARK, as recorded in Plat Book 21, Page 20 of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the northeast corner of said Lot 5, Block 1; thence S00°00'00"E, along the east line of said Lot 5, Block 1, a distance of 35.14 feet; thence S90°00'00"W, 5.00 feet to the POINT OF BEGINNING; said point also being a point of cusp; thence Northwesterly along the arc of a circular curve concave to the southwest, radial bearing to said point, N28°38'43"E, a radius of 26.89 feet, a central angle of 28°38'43", an arc distance of 13.44 feet to a point of tangency; thence S90°00'00"W, 107.42 feet to a point of cusp; thence Northwesterly along the arc of a circular curve, concave to the southwest, radial bearing to said point of N49°20'12"E, a radius distance of 5.06 feet, through a central angle of 34°14'20", an arc distance of 3.02 feet to a point of tangency; thence N74°54'08"W, a distance of 17.20 feet to a point of curvature; thence Northwesterly along the arc of a circular curve concave to the southeast, radius distance of 13.00 feet; through a central angle of 57°26'10", arc distance of 13.03 feet to a point of reverse curvature; thence Southwesterly along the arc of a circular curve concave to the northwest, a radius distance of 33.52 feet, through a central angle of 48°15'49", an arc distance of 28.24 feet; thence N05°55'30"E, radial, a distance of 67.04 feet; thence Southeasterly along the arc of a circular curve concave to the southwest, a radius distance of 33.52 feet, through a central angle of 75°23'01", an arc distance of 44.10 feet to a point of reverse curvature; thence Southeasterly along the arc of a circular curve concave to the northeast, a radius distance of 6.86 feet, through a central angle of 67°57'14" an arc distance of 8.14 feet to a point of tangency; thence S76°38'44"E, a distance of 15.15 feet; thence N90°00'00"E, a distance of 108.77 feet to a point of curvature; thence Northeasterly along the arc of a circular curve concave to the northwest, a radius distance of 30.00 feet, through a central angle of 24°12'55", an arc distance of 12.68 feet to a point of cusp; thence S00°00'00"E, 29.76 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 5,173 square feet, more or less.


SURVEYORS REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
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3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the East line of Block 1 having a bearing of S90°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; L = Arc Length; LB = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/8/2017


 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. NO. 3300

REVISIONS

REVISED PER COMMENTS 03/08/2017 KSB

**AVIROM & ASSOCIATES, INC.****SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 TEL. (561) 392-2594, FAX (561) 394-7125
 WWW.AVIROMSURVEY.COM

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JOB #: 10401-ALLEY

SCALE: 1" = 30'

DATE: 02/06/2017

BY: KSB

CHECKED: J.T.D.

F.B. — PG. —

SHEET: 1 OF 2

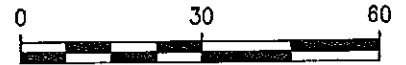
SKETCH AND DESCRIPTION

ALLEY DEDICATION

PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK

(P.B. 21, PG. 20, B.C.R.)

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

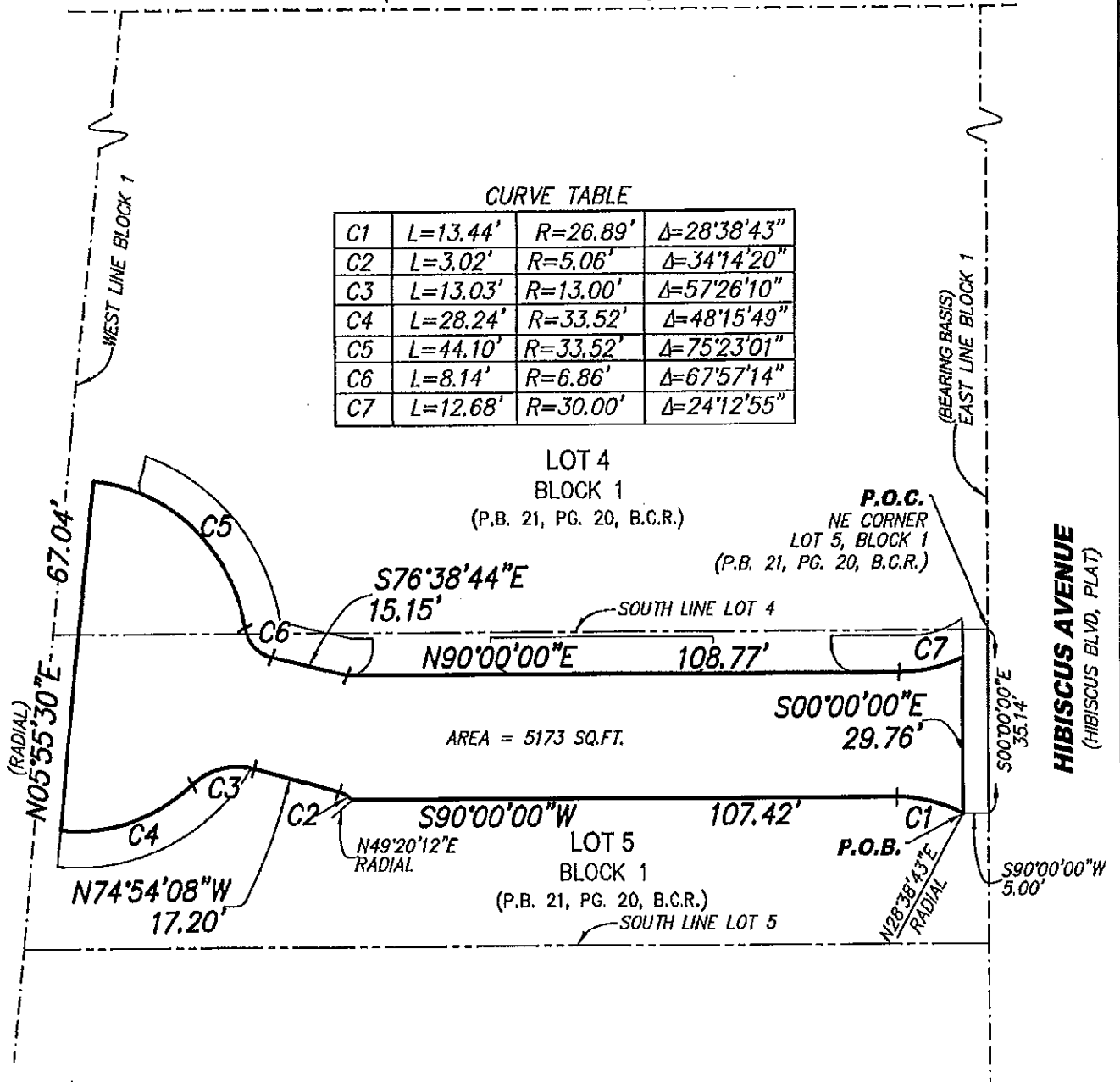


EAST ATLANTIC BLVD

(POMPANO BEACH ROAD, PLAT)

CURVE TABLE

C1	L=13.44'	R=26.89'	Δ=28°38'43"
C2	L=3.02'	R=5.06'	Δ=34°14'20"
C3	L=13.03'	R=13.00'	Δ=57°26'10"
C4	L=28.24'	R=33.52'	Δ=48°15'49"
C5	L=44.10'	R=33.52'	Δ=75°23'01"
C6	L=8.14'	R=6.86'	Δ=67°57'14"
C7	L=12.68'	R=30.00'	Δ=24°12'55"



REVISIONS

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JOB #: 10401-ALLEY

SCALE: 1" = 30'

DATE: 02/06/2017

BY: KSB

CHECKED: J.T.D.

F.B. — PG. —

SHEET: 2 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**

PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)

LAND DESCRIPTION: CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

A portion of Lots 4 and 5, Block 1, POMPANO BEACH PARK, according to the plat thereof as recorded in Plat Book 21, Page 20, of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the northeast corner of said Lot 5, Block 1, thence S90°00'00"E along the north line of said Lot 5, a distance of 121.00 feet; thence S00°00'00"E, 1.01 feet to the POINT OF BEGINNING; thence S00°00'00"E, a distance of 2.07 feet to a point of curvature; thence Southwesterly along the arc of a circular curve, concave to the northwest a radius distance of 4.93 feet, through a central angle of 88°47'56", an arc distance of 7.65 feet; thence S90°00'00"W, 0.24 feet; thence N76°38'44"W, a distance of 15.15 feet to a point of curvature; thence Northwesterly along the arc of a circular curve concave to the northeast, a radius distance of 6.86 feet, through a central angle of 67°57'14", an arc distance of 8.14 feet to a point of reverse curvature; thence Northwesterly along the arc of a circular curve concave to the southwest, a radius distance of 33.52 feet, through a central angle of 56°57'47", an arc distance of 33.33 feet to a point of reverse curvature; thence Northwesterly along the arc of a circular curve concave to the northeast, a radius distance of 2.00 feet, through a central angle of 78°57'05", an arc distance of 2.76 feet to a point of tangency; thence N13°17'48"E, 5.37 feet; thence Southeasterly along the arc of a circular curve, concave to the southwest, radial bearing to said point of N20°06'39"E, a radius distance of 40.52 feet, through a central angle of 61°07'08", an arc distance of 43.22 feet; thence S76°44'46"E, a distance of 14.15; thence N90°00'00"E, 4.34 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 431 square feet, more or less.

SURVEYORS REPORT:

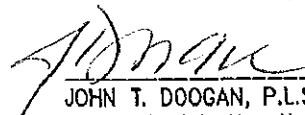
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CERTIFICATION:


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Date: _____

3/8/2017

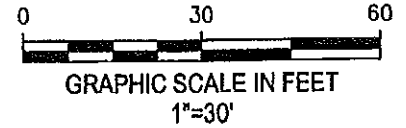


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com ©2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.	JOB #:	10401-SE1
REVISED PER COMMENTS 03/08/2017 KSB			SCALE:	1" = 30'
			DATE:	02/06/2017
			BY:	KSB
			CHECKED:	J.T.D.
			F.B. — PG. —	
		SHEET:	1 OF 2	

SKETCH AND DESCRIPTION SIDEWALK DEDICATION

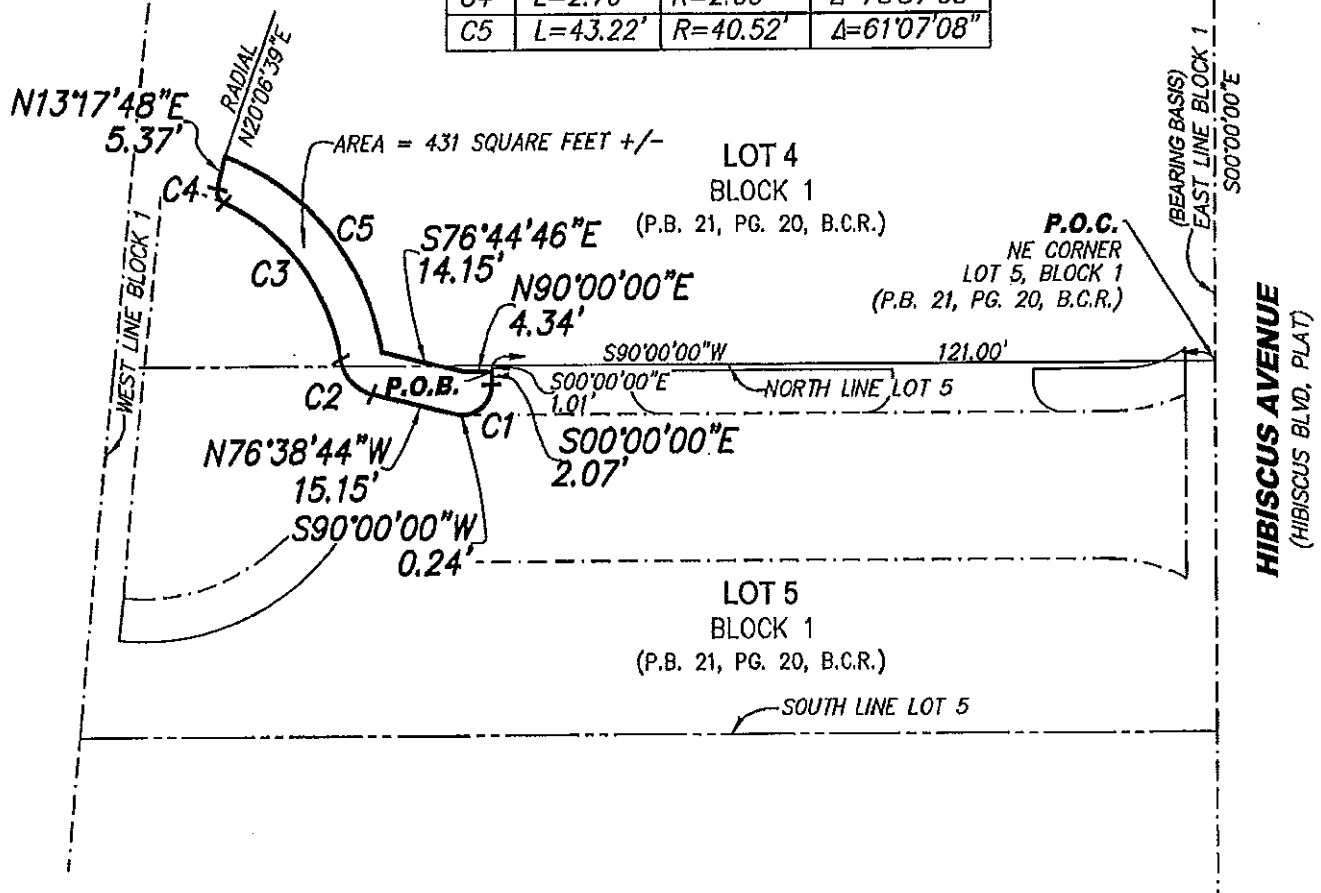
PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



EAST ATLANTIC BLVD (POMPANO BEACH ROAD, PLAT)

CURVE TABLE

C1	L=7.65'	R=4.93'	Δ=88°47'56"
C2	L=8.14'	R=6.86'	Δ=67°57'14"
C3	L=33.33'	R=33.52'	Δ=56°57'47"
C4	L=2.76'	R=2.00'	Δ=78°57'05"
C5	L=43.22'	R=40.52'	Δ=61°07'08"



REVISIONS

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JOB #: 10401-SE1

SCALE: 1" = 30'

DATE: 02/06/2017

BY: KSB

CHECKED: J.T.D.

F.B. --- PG. --

SHEET: 2 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**

PORTION OF LOT 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

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COMMENCE at the northeast corner of said Lot 5, Block 1; thence S90°00'00"W, along the north line of said Lot 5, Block 1, a distance of 53.99 feet; thence S00°00'00"E, a distance of 1.01 feet to the POINT OF BEGINNING; thence continue S00°00'00"E, a distance of 2.01 feet to a point of curvature; thence southwest along the arc of a circular curve, concave to the northwest, a radius distance of 5.00 feet, through a central angle of 90°00'00", an arc distance of 7.85 feet to a point tangency; thence S90°00'00"W a distance of 34.02 feet to a point of curvature; thence northwesterly along the arc of a circular curve concave to the northeast, a radius distance of 5.00 feet, a central angle of 90°00'00", on arc distance of 7.85 feet to a point of tangency; thence N00°00'00"E, a distance of 2.01 feet; thence N90°00'00"E, a distance of 44.02 feet, to the POINT OF BEGINNING.

Said lands lying in Broward County, Florida and contains 298 square feet, more or less.

SURVEYORS REPORT:


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Date: _____

3/8/2017


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L.B. NO. 3300

REVISIONS

REVISED PER COMMENTS 03/08/2017 KSB



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JOB #: 10401-SE2

SCALE: 1" = 30'

DATE: 02/06/2017

BY: KSB

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 1 OF 2

SKETCH AND DESCRIPTION SIDEWALK DEDICATION

PORTION OF LOT 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

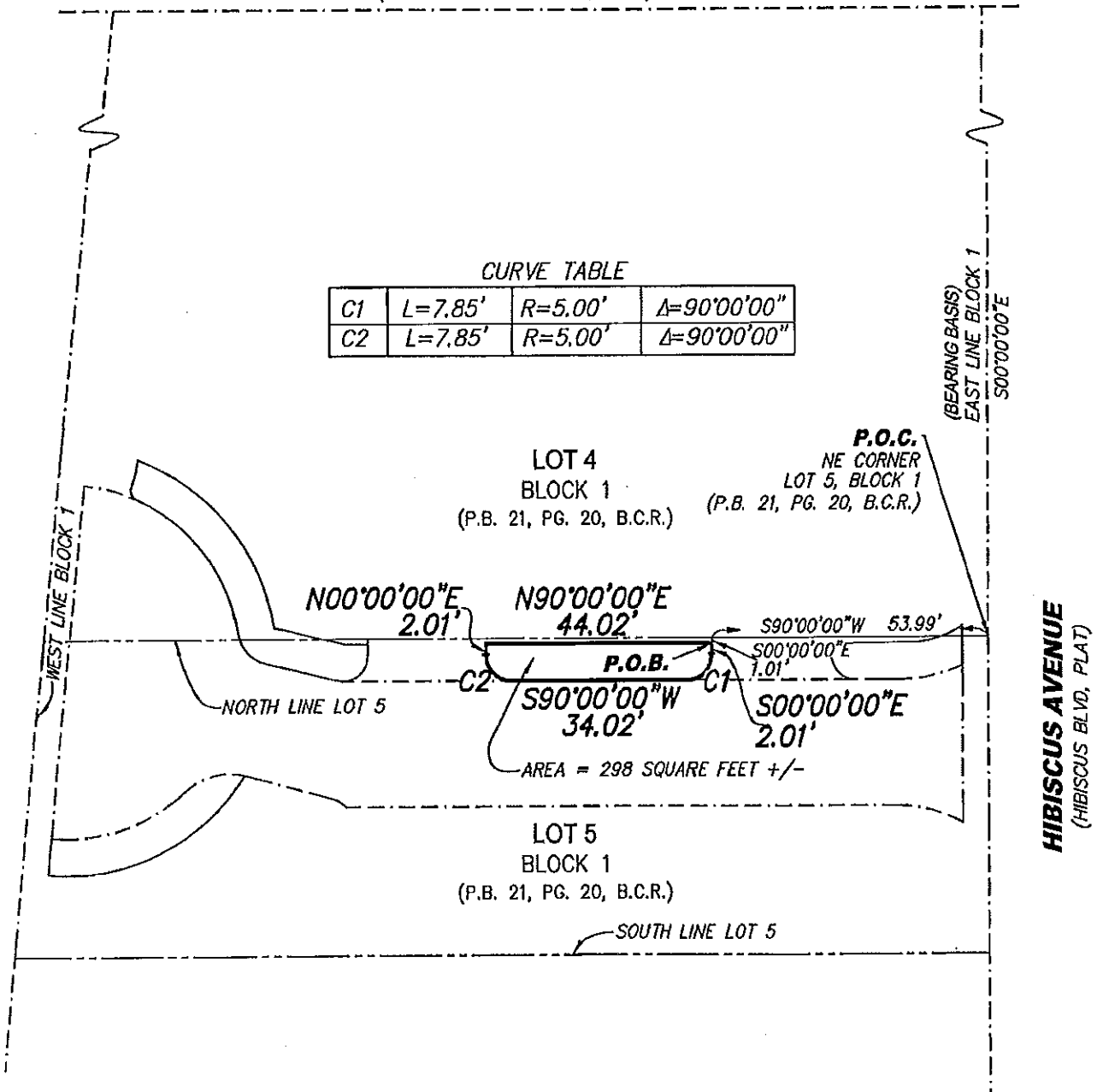


GRAPHIC SCALE IN FEET
1"=30'

EAST ATLANTIC BLVD
(POMPANO BEACH ROAD, PLAT)

CURVE TABLE

C1	L=7.85'	R=5.00'	Δ=90°00'00"
C2	L=7.85'	R=5.00'	Δ=90°00'00"



REVISIONS

REVISED PER COMMENTS 03/08/2017 KSB



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JOB #: 10401-SE2

SCALE: 1" = 30'

DATE: 02/08/2017

BY: KSB

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 2 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**

PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

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COMMENCE at the northeast corner of said Lot 5, Block 1; thence S00°00'00"E, a distance of 5.38 feet; thence S90°00'00"W, a distance of 5.00 feet to the POINT OF BEGINNING, to a point on a curve S24°12'55"E, radial to said point; thence Southwesterly along the arc of a circular curve concave to the northwest, a radius of 30.00 feet, through a central angle of 24°12'55", an arc distance of 12.68 feet to a point of tangency; thence S90°00'00"W, a distance of 8.30 feet to a point of curvature; thence Northwesterly along the arc of a circular curve concave to northeast, a radius distance of 5.00 feet, through a central angle of 90°00'00", an arc distance of 7.85 feet to a point of tangency; thence N00°00'00"W, 1.99 feet; thence N90°00'00"E, 15.65 feet to a point of curvature; thence Northeasterly along the arc of a circular curve, concave to the northwest, a radius distance of 17.39 feet, through a central angle of 34°57'14", an arc distance of 10.61 feet; thence S00°00'00"E, 7.49 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 173 square feet, more or less.

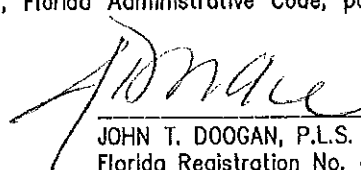
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JOB #: 10401-SE3

SCALE: 1" = 30'

DATE: 02/06/2017

BY: KSB

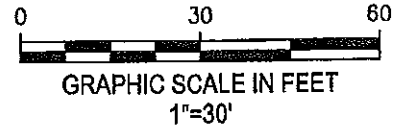
CHECKED: J.T.D.

F.B. — PG. —

SHEET: 1 OF 2

SKETCH AND DESCRIPTION SIDEWALK DEDICATION

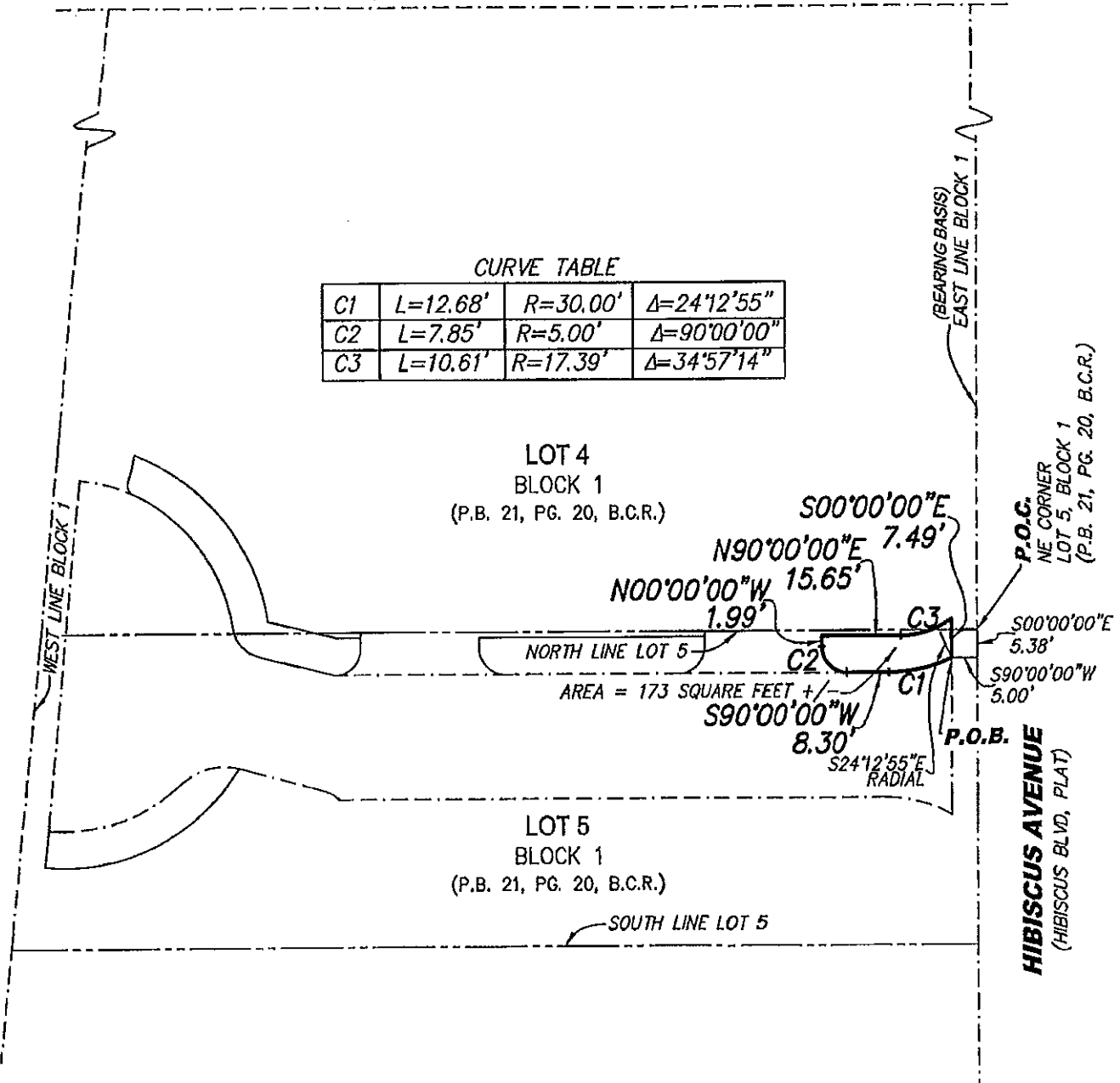
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(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



EAST ATLANTIC BLVD
(POMPANO BEACH ROAD, PLAT)

CURVE TABLE

C1	L=12.68'	R=30.00'	$\Delta=24^{\circ}12'55''$
C2	L=7.85'	R=5.00'	$\Delta=90^{\circ}00'00''$
C3	L=10.61'	R=17.39'	$\Delta=34^{\circ}57'14''$



REVISIONS

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JOB #: 10401-SE3

SCALE: 1" = 30'

DATE: 02/08/2017

BY: KSB

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 2 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**

PORTION OF LOT 5, BLOCK 1, POMPANO BEACH PARK
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CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

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COMMENCE at the Southwest corner of said Lot 5, Block 1; thence N05°55'30"E, along the west line of said Lot 5, a distance of 15.83 feet; thence S90°00'00"E, 5.03 feet to the POINT OF BEGINNING; thence N05°55'30"E, radial, 7.00 feet to a point on a curve, concave to the northwest, having a radius of 33.52 feet and a central angle of 48°15'49", thence Northeasterly an arc distance of 28.24 feet to a point of reverse curvature of a curve, concave to the southeast, having a radius of 13.00 feet and a central angle of 55°08'43", thence Northeasterly an arc distance of 12.51 feet, to a point on a curve, concave to the northwest, having a radial bearing to said point of S57°36'10"E, a radius of 40.52 feet and a central angle of 63°31'40"; thence Southwesterly an arc distance of 44.93 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 270 square feet more or less.

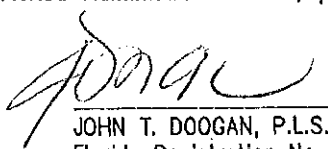
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3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the East line of Block 1, having a bearing of S00°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; L = Arc Length; LB = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

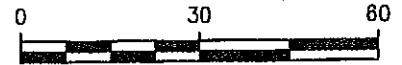
Date: 3/8/2017


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

REVISIONS REVISED PER COMMENTS 03/08/2017 KSB 	 <div style="margin-top: 10px;">AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com <small>© 2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></div>	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td>JOB #:</td><td>10401-SE4</td></tr><tr><td>SCALE:</td><td>1" = 30'</td></tr><tr><td>DATE:</td><td>02/06/2017</td></tr><tr><td>BY:</td><td>KSB</td></tr><tr><td>CHECKED:</td><td>J.T.D.</td></tr><tr><td>F.B.</td><td>PG. -</td></tr><tr><td>SHEET:</td><td>1 OF 2</td></tr></table>	JOB #:	10401-SE4	SCALE:	1" = 30'	DATE:	02/06/2017	BY:	KSB	CHECKED:	J.T.D.	F.B.	PG. -	SHEET:	1 OF 2
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F.B.	PG. -															
SHEET:	1 OF 2															

SKETCH AND DESCRIPTION SIDEWALK DEDICATION

PORTION OF LOT 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



EAST ATLANTIC BLVD
(POMPANO BEACH ROAD, PLAT)

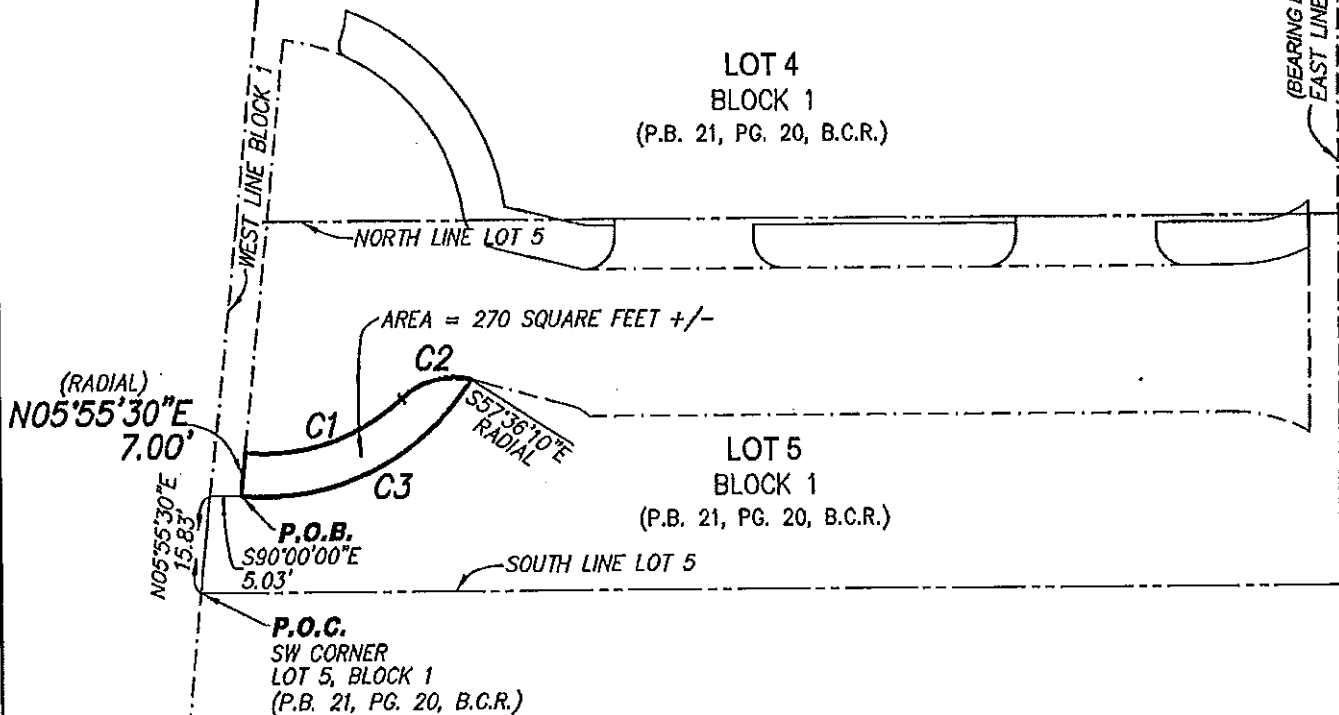
CURVE TABLE

C1	L=28.24'	R=33.52'	Δ=48°15'49"
C2	L=12.51'	R=13.00'	Δ=55°08'43"
C3	L=44.93'	R=40.52'	Δ=63°31'40"

LOT 4
BLOCK 1
(P.B. 21, PG. 20, B.C.R.)

(BEARING BASIS)
EAST LINE BLOCK 1
S00°00'00"E

HIBISCUS AVENUE
(HIBISCUS BLVD, PLAT)



REVISIONS

REVISED PER COMMENTS 03/08/2017 KSB



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JOB #: 10401-SE4

SCALE: 1" = 30'

DATE: 02/06/2017

BY: KSB

CHECKED: J.T.D.

F.B. — PG. —

SHEET: 2 OF 2