

LEGAL DESCRIPTION

A Portion of Parcel A, FLO EAST CO ADDITION, according to the plat thereof, as recorded in Plat Book 134, Page 42, of the Public Records of Broward County, Florida. Described as follows:

COMMENCING at the Southwest Corner of said Parcel "A", thence North 10°47'34" East, along the West Line of said Parcel "A", a distance of 16.38 feet; Thence North 88°28'31" East, along a line 16.00 feet North of and parallel to the South Line of said Parcel "A", a distance of 600.65 feet to a point of cusp of a curve concave to the East, whose radius bears due North of the last described point and the POINT OF BEGINNING; Thence Westerly, Northwesterly, Northerly, Northeasterly and Easterly along the arc of said curve having a radius of 65.00 feet, a central angle of 180°00'00" and an arc distance of 204.20 feet; Thence North 87°38'27" East, a distance of 3.39 feet to a point along the West Line of NW 12th Ave per said FLO EAST CO ADDITION Plat and a point hereinafter referred to as REFERENCE POINT "A"; Thence South 11°39'22" East, along said West Line of NW 12th Ave, a distance of 36.08 feet to a point of curvature of a curve to the right; Thence Southerly along said curve having a radius of 628.15 feet, a central angle of 8°40'17" for an arc distance of 95.07 feet; Thence South 88°28'31" West, along a line 16.00 feet North of and parallel to the South Line of said Parcel "A" a distance of 22.79 feet to the POINT OF BEGINNING.



TOGETHER WITH:

COMMENCING at said REFERENCE POINT "A", thence North 87°38'27" East, for a distance of 60.80 feet to a point on the East Line of said NW 12th Ave and the POINT OF BEGINNING; Thence continue North 87°38'27" East, a distance of 13.21 to a point on the East Line of said Parcel "A"; Thence South 02°21'33" East, along said East Line, a distance of 127.08 feet to a point of cusp of a curve concave to the West whose radius bears South 86°48'25" West from the last described point; Thence Northerly along said curve having a radius of 688.15 feet, a central angle of 08°27'38", for an arc distance of 101.62 feet; Thence North 11°39'22" West, a distance of 26.25 feet to the POINT OF BEGINNING;

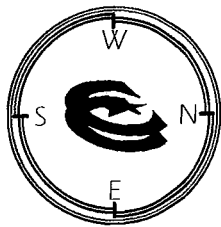
Containing 9196 square feet, more or less.

THIS IS NOT A SURVEY!

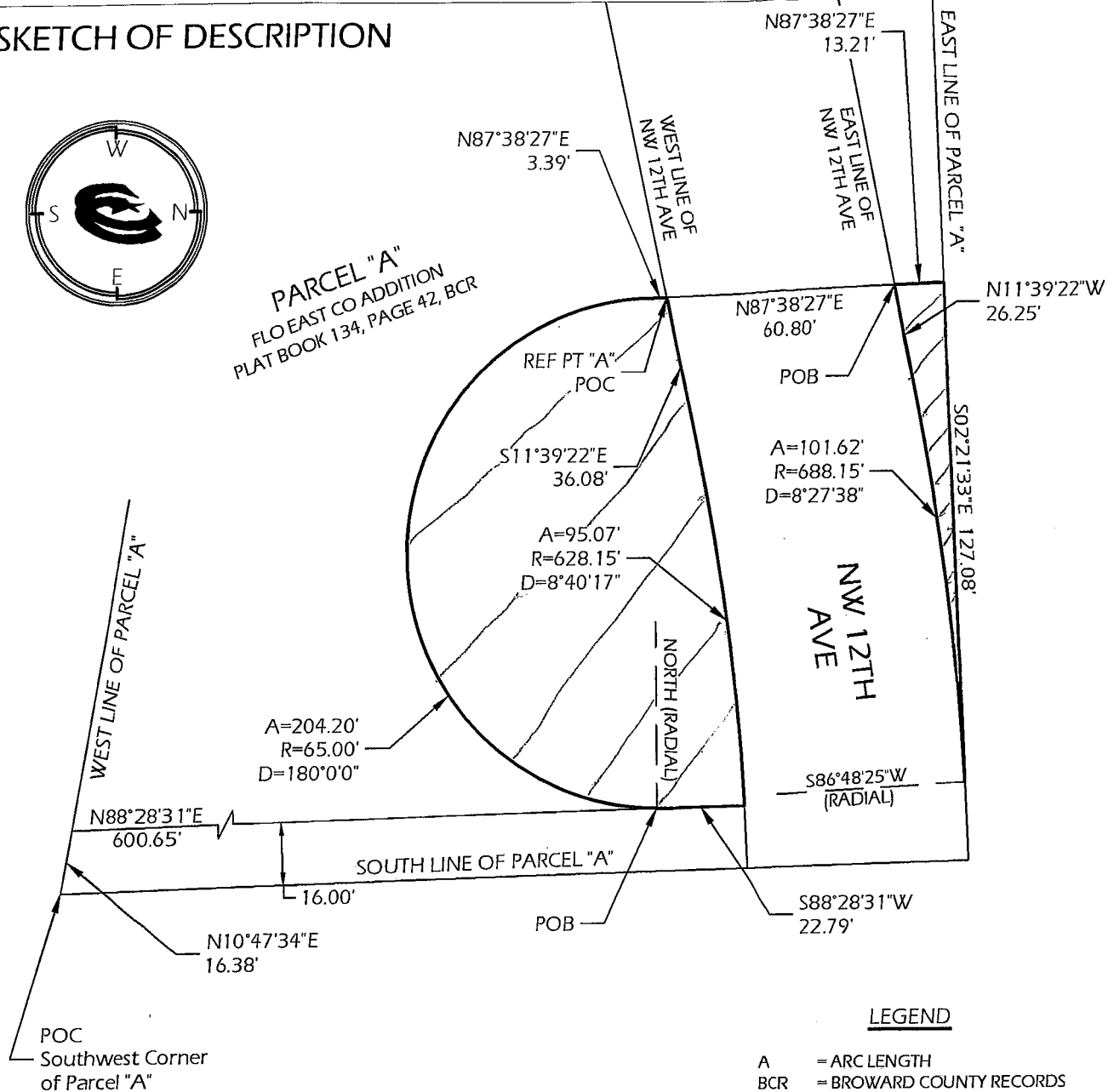
SHEET 1 OF 2

 SCOTT A. REID, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER PSM 6258 STATE OF FLORIDA	PROJECT MGR: BRW	 Compass Point surveyors	CPS PN: 17030B1
	CHECKED BY: PAL		DRAWN BY: SAR
	FOR: SCHMIDT NICHOLS		SCALE: AS NOTED
	DATE: 10/16/2017		FILE NAME: 17030 Esmts/Par 1
3195 N. POWERLINE ROAD, POMPANO BEACH, FL 33069 - PH. 954.332.8181 - LB No.: 7535			

SKETCH OF DESCRIPTION



PARCEL "A"
FLO EAST CO ADDITION
PLAT BOOK 134, PAGE 42, BCR



LEGEND

- A = ARC LENGTH
- BCR = BROWARD COUNTY RECORDS
- D = CENTRAL ANGLE
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- R = RADIUS
- R/W = RIGHT-OF-WAY
- REF PT = REFERENCE POINT
- U.E. = UTILITY EASEMENT

THIS IS NOT A SURVEY!

SHEET 2 OF 2

SECTION 9 TOWNSHIP 51 S, RANGE 40 E
BROWARD COUNTY, FLORIDA

PROJECT MGR: BRW

CHECKED BY: PAL

FOR: SCHMIDT
NICHOLS

DATE: 10/16/2017



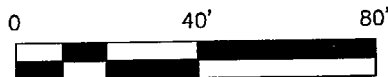
Compass Point
surveyors

CPS PN: 17030B1

DRAWN BY: SAR

SCALE: AS NOTED

FILE NAME:
17030 Esmts/Par 1



SCALE: 1" = 40'

3195 N. POWERLINE ROAD, POMPAN0 BEACH, FL 33069 - PH. 954.332.8181 - LB No.: 7535