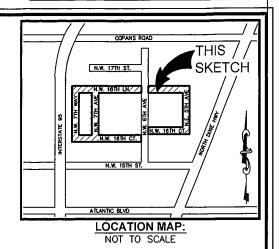
#### LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN 50.00 FOOT RIGHT-OF-WAY FOR AS SHOWN IN OFFICIAL RECORDS BOOK 1724, ON PAGE 167, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (N.E.) CORNER OF LOT 1, BLOCK 6, SANDERS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01\*43'06" WEST ALONG THE WEST RIGHT OF WAY LINE OF N.W. 6TH AVENUE, 139.95 FEET TO THE POINT OF BEGINNING OF A 50.00 FOOT RIGHT OF WAY LYING 25.00 FEET OF EITHER SIDE OF FOLLOWING DESCRIBED RIGHT OF WAY; THENCE DEPARTING SAID WEST RIGHT OF WAY SOUTH 88'24'55" WEST, 291.85 FEET TO A POINT HERE AFTER REFERRED TO AS SOUTH 88'24'53" WEST, 291.85 FEET TO A POINT HERE AFTER REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUE SOUTH 88'24'53" WEST, 292.02 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 89'59'27", AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH O1'35'40" WEST, 338.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90'0'0'10" AN ARC DISTANCE OF 30'27 FEET; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90'00'19", AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 88'29'12" EAST, 583.02 FEET TO A POINT HERE AFTER REFERRED TO AS REFERENCE POINT "B" AND THE POINT OF TERMINUS OF SAID CENTERLINE.



### TOGETHER WITH:

A 50.00 FOOT RIGHT OF WAY, BEING A PORTION OF THAT CERTAIN RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1724, ON PAGE 167, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 25.00 FEET ON EITHER OF SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "A" THENCE NORTH 01'36'33" WEST, 388.95 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

#### TOGETHER WITH:

A 50,00 FOOT RIGHT OF WAY, BEING A PORTION OF THAT CERTAIN RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1724, ON PAGE 167, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE NORTH 88'29'12" EAST, 50.00 FEET TO THE POINT OF BEGINNING OF A 50.00 FOOT RIGHT OF WAY LYING 25.00 FEET OF EITHER SIDE OF FOLLOWING DESCRIBED RIGHT OF WAY; THENCE CONTINUE NORTH 88'29'12" EAST, 367.80 FEET TO A POINT OF CURVATURE WITH CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 89'45'54", AN ARC DISTANCE OF 39.17 FEET; THENCE SOUTH 01'44'54" EAST, 225.42 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 90'06'07", AN ARC DISTANCE OF 39.31 FEET; THENCE SOUTH 88'24'53" WEST, 367.80 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

RIGHT OF WAY LINES TO BE LENGTHENED OR SHORTENED TO MAINTAIN A CONTINUOUS 50.00 WIDE RIGHT OF WAY.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 148,120 SQUARE FEET (3.400 ACRES) MORE OR LESS.

## **SURVEY NOTES:**

- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
- THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

  IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT
- THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY
- THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88'24'53" EAST ALONG THE NORTH LINE OF BLOCK 6, SANDERS PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 7.
- THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=150' OR SMALLER. 8.

## **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 MAY 24, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC. CONSULTING ENGINEERS

PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION No. 6805 STATE OF FLORIDA

# SKETCH & DESCRIPTION

A PORTION OF RIGHT-OF-WAY FOR N.W. 6TH AVENUE PERTAINING TO OFFICIAL RECORDS BOOK 1724, ON PAGE 167, B.C.R.

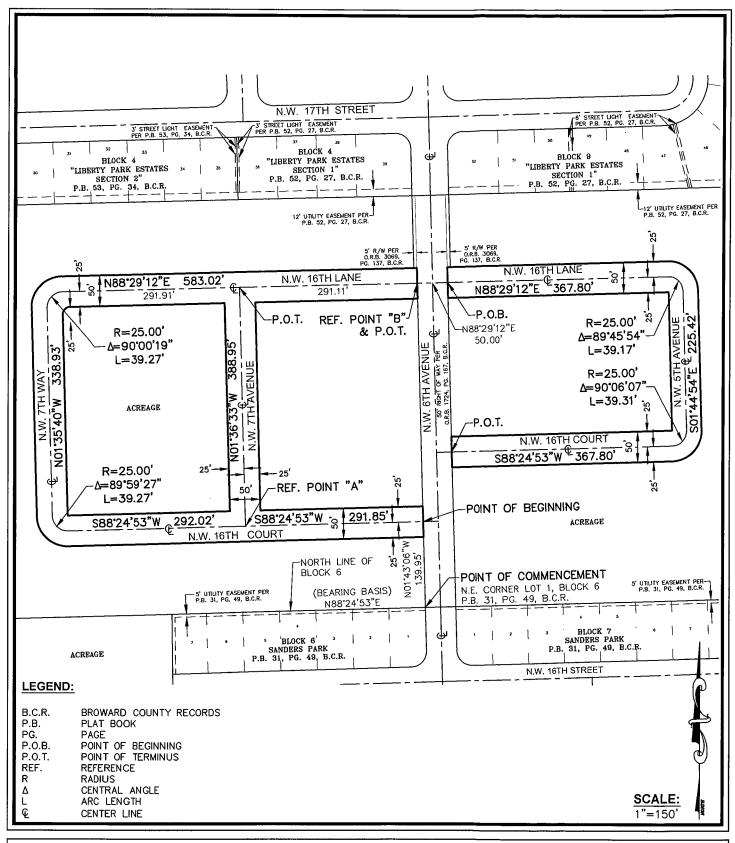
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

EITH
3 ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
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EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF DRAWING NO. \_\_\_\_\_09506.00-SKETCH & DESCRIPTION.DWG

<i>DATE</i> 5/24/18	DATE	REVISIONS
SCALEN/A		
FIELD BK. N/A		
DWNG. BY DDB		
CHK. BY LP		



# SKETCH & DESCRIPTION

A PORTION OF RIGHT-OF-WAY FOR N.W. 6TH AVENUE PERTAINING TO OFFICIAL RECORDS BOOK 1724, ON PAGE 167, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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EMAIL: mail@keith-associates.com LB NO. 6860

	SHEET	2	OF_	2
DRAWING NO	O. 09506.00-SKETCH & DESCRIPTION.DWG			

DATE	REVISIONS
	DATE