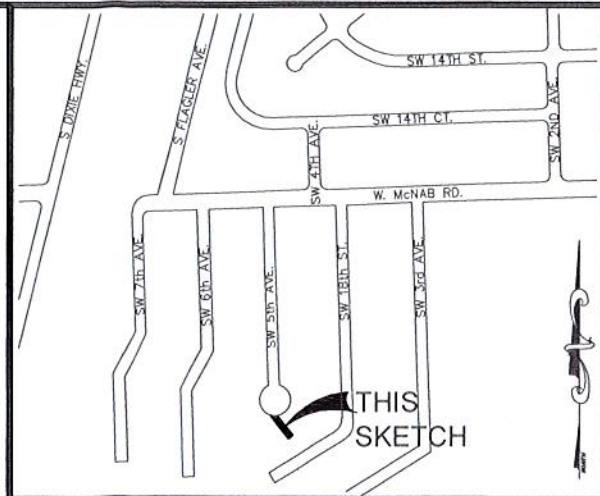


LEGAL DESCRIPTION:

A 20 FOOT DRAINAGE EASEMENT LYING OVER, UNDER AND ACROSS A PORTION OF LOT 1, BLOCK 13, BOULEVARD PARK ISLES SECTION 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 69°36'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 20.00 FEET TO A POINT ON A LINE LYING 20.00 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH 20°22'52" WEST, ALONG SAID PARALLEL LINE, 26.29 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, SAID LINE ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SW 5th AVENUE AND A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT (A RADIAL BEARING FROM SAID POINT BEARS NORTH 14°28'08" EAST); THENCE ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 34°51'00", AN ARC DISTANCE OF 21.29 FEET TO THE NORTHERN MOST SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 20°22'52" EAST, ALONG THE EAST LINE OF SAID LOT 1, 20.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP:
NOT TO SCALE

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 440 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

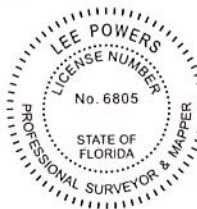
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 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.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 69°36'53" WEST ALONG THE SOUTH LINE OF LOT 1, BLOCK 13, BOULEVARD PARK ISLES SECTION 5, AS RECORDED IN PLAT BOOK 54, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=30' OR SMALLER.

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 JANUARY 21, 2019 MEETS THE STANDARD OF PRACTICE AS SET FORTH BY 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

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA



Digitally signed
by Lee Powers
Date: 2019.01.21
16:33:55 -05'00'

SKETCH & DESCRIPTION

A PORTION OF LOT 1,
BLOCK 13,
BOULEVARD PARK ISLES SECTION 5
P.B. 54, PG. 26, B.C.R.

CITY OF 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 2
DRAWING NO. 07020.97 SKETCH & DESCRIPTION CA#5.dwg

DATE 01/21/19

SCALE 1"=30'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE REVISIONS

DATE	REVISIONS

WATERWAY

BLOCK 13
BOULEVARD PARK
ISLES SECTION 5
P.B. 54, PG. 26, B.C.R.

BLOCK 12
BOULEVARD PARK
ISLES SECTION 5
P.B. 54, PG. 26, B.C.R.

SW 5TH AVE.

NORTHERLY LINE OF LOT 1
SOUTHERLY RIGHT OF WAY
LINE OF SW 5th AVE.

N20°22'52"W
26.29'

(BEARING BASIS)
S69°36'53"W
20.00'

SOUTH LINE
OF LOT 1

WATERWAY

R=35.00'
Δ=34°51'00"
L=21.29'

N14°28'08"E
RADIAL

NORTHERN MOST SOUTHEAST
CORNER OF LOT 1
S20°22'52"E
20.00'

EAST LINE
OF LOT 1

POINT OF
BEGINNING
EASTERLY MOST SOUTHEAST
CORNER OF LOT 1

BLOCK 11
BOULEVARD PARK
ISLES SECTION 5
P.B. 54, PG. 26, B.C.R.

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
LB FLORIDA LICENSED BUSINESS NUMBER
P.B. PLAT BOOK
PG. PAGE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CL CENTERLINE

SCALE: 1"=30'

SKETCH & DESCRIPTION

A PORTION OF LOT 1,
BLOCK 13,
BOULEVARD PARK ISLES SECTION 5
P.B. 54, PG. 26, B.C.R.

CITY OF POMPAÑO BEACH,
BROWARD COUNTY, FLORIDA



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(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 07020.97 SKETCH & DESCRIPTION CA#5.dwg

DATE 01/21/19

SCALE 1"=30'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE REVISIONS
