

SKETCH & DESCRIPTION**RIGHT-OF-WAY DEDICATION: NE 4TH ST., NE 6TH ST., NE 7TH AVE., NE 9TH AVE.
CITY OF POMPANO BEACH, FLORIDA****LEGAL DESCRIPTION:**

A parcel of land being a portion of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36, Township 48 South, Range 42 East, Broward County, Florida, said parcel being more particularly described as follows.

BEGIN at the Southeast corner of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36;

THENCE on an assumed bearing of S 88°47'27" W along the South line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36, a distance of 666.09 feet to the West line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36;

THENCE N 01°23'46" W along the said West line a distance of 659.98 feet to the North line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36;

THENCE N 88°42'31" E along the said North line a distance of 666.43 feet to the East line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36;

THENCE S 01°21'59" E along the said East line a distance of 660.93 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL

COMMENCE at the said Southeast corner of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36;

THENCE N 39°57'54" W a distance of 32.06 feet to a point being 20.00 feet East of the East line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36 and being 25.00 feet North of the South line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36;

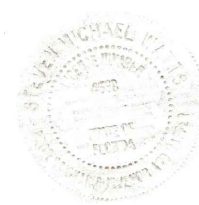
THENCE S 88°47'27" W along a line being 25.00 feet North of and parallel with the South line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36 a distance of 611.11 feet to a line being 35.00 feet East of and parallel with the West line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36;

THENCE N 01°23'46" W along the said parallel line a distance a distance of 602.95 feet to a line being 60.00 feet South of and parallel with the South line of Block 2, EAST HAVEN, according to the plat thereof as recorded in Plat Book 21, Page 39, Public Records of Broward County, Florida;

THENCE N 88°51'10" E along the said parallel line a distance of 611.42 feet to a line being 20.00 feet East of and parallel with the East line of the said Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 36;

THENCE S 01°21'59" E along the said parallel line a distance of 602.29 feet to the POINT OF BEGINNING;

Said lands situate within the City of Pompano Beach, Florida, Broward County, Florida, containing 71,678 square feet, more or less.

**SEAL**

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER
STEVEN M. WATTS
PSM #4588

CERTIFICATE

I, Steven M. Watts, do hereby state that this Sketch and Description was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Sketch and Description was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Ch. 472.027.



AWN DESIGN & CONSULTING GROUP, INC.

SURVEYORS - MAPPERS - DESIGNERS

227 GOOLSBY BOULEVARD

DEERFIELD BEACH, FLORIDA 33442

LB 7260 PHONE: (954) 481-8682

SHEET 1 OF 2

Steven M. Watts

PROFESSIONAL SURVEYOR AND MAPPER #LS 4588, STATE OF FLORIDA
STEVEN M. WATTS AWN DESIGN & CONSULTING GROUP, INC.

DATE OF SKETCH

4/03/18

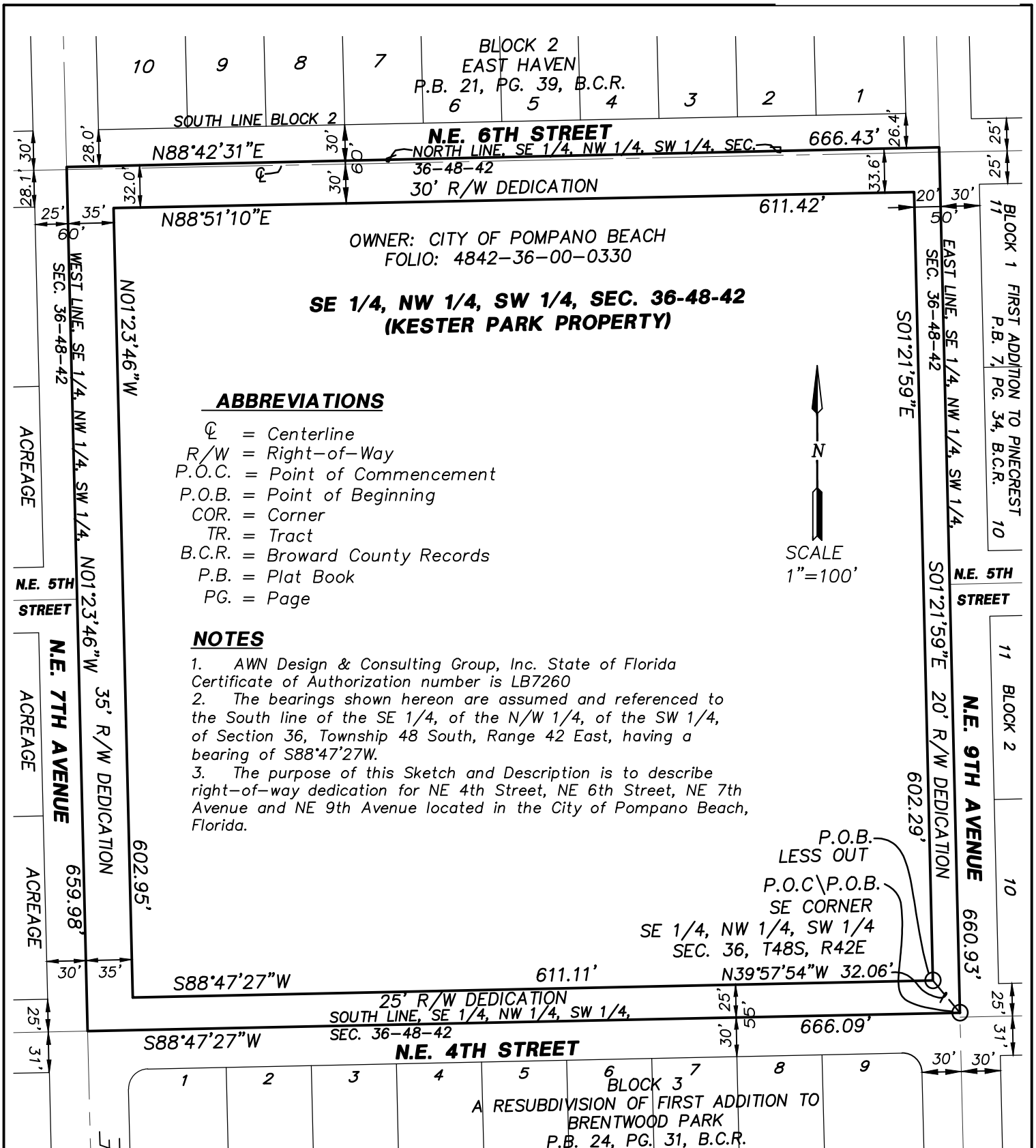
DRAWN BY

SMW

CHECKED BY

SMW

DRAWING NAME
KESTER PARK R/W



SHEET 2 OF 2

AWN DESIGN & CONSULTING GROUP, INC.**SURVEYORS - MAPPERS - DESIGNERS****227 GOOLSBY BOULEVARD****DEERFIELD BEACH, FLORIDA 33442****LB 7260****PHONE: (954) 481-8682**

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DATE OF SKETCH 4/03/18	DRAWN BY SMW	CHECKED BY SMW	DRAWING NAME KESTER PARK RW
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