

SECTION 28, T-48-S, R-42-E

SCALE: 1" = 30'

WALTON SITE
P.B. 138, PG. 42

PARCEL "A"

800 1030 SQ. FT.

PERPETUAL
EASEMENT

EXIST. N'LY
R/W LINE

N88°17'05"E
20.00'

N01°42'55"W
51.50'

S01°42'55"E
51.50'

POINT OF
BEGINNING

N01°42'55"W
3.48'

S. LINE, SEC. 28

SECTION 28

SECTION 33

S88°23'56"W 516.17'

STATE ROAD 912/S.R. 814
HAMMONDVILLE ROAD/
DR. MARTIN LUTHER KING BLVD.

S.P.N. 86130-2102
(M.M.B. 8, PG. 21)

S88°17'05"W
20.00'

POINT OF
COMMENCEMENT

S.E. COR., S.W. 1/4,
SEC. 28-48-42

MAG NAIL & DISK LB 3870

NOTE:

1. SEE SHEET 1 OF 3 FOR LEGEND, GENERAL NOTES.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH OF DESCRIPTION - NOT A SURVEY

STATE ROAD NO. 91 - FLORIDA'S TURNPIKE

BROWARD COUNTY

BY ASCHAEFER

DATE 1/29/19

APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR

DATE: FEB. 1, 2019

REVISION

BY

DATE

CHECKED

LKNUTSEN

1/31/19

F.P. NO. 429339-1

S.P.N. N/A

SHEET 1 OF 3

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON RIGHT OF WAY CONTROL SURVEY F.P. 406150-1 AS PREPARED BY WANTMAN GROUP, INC., DATED: DECEMBER 1, 2017 AND FILED OF RECORD AT THE TURNPIKE HEADQUARTERS.
2. ALL RECORDED PLATS, OFFICIAL RECORDS BOOKS AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
3. ATTENTION IS DIRECTED TO THE FACT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
4. ALL BEARINGS AND DISTANCES ARE CALCULATED FROM EXISTING R/W RECORDS UNLESS OTHERWISE NOTED.
5. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS SKETCH. ALL BEARINGS AND ANGLES HAVE BEEN ROUNDED TO THE NEAREST SECOND WITH DISTANCES BEING ROUNDED TO THE NEAREST HUNDREDTH OF A FOOT.

LEGEND

COR.	= CORNER
(C)	= BEARING/DISTANCE CALCULATED
(D)	= BEARING/DISTANCE REFERENCED FROM OFFICIAL RECORD DOCUMENTS
F.P.	= FINANCIAL PROJECT
F.P.C.	= FLORIDA POWER CORPORATION
LB.	= LICENSED BUSINESS
NO.	= NUMBER
N/A	= NOT APPLICABLE
N.T.S.	= NOT TO SCALE
P.K.D.	= PARKER KAYLON NAIL WITH DISK
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RANGE
SEC.	= SECTION
T	= TOWNSHIP

NOTE:

1. SEE SHEET 1 OF 3 FOR SKETCH.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			SKETCH OF DESCRIPTION - NOT A SURVEY					
			STATE ROAD NO. 91 - FLORIDA'S TURNPIKE				BROWARD COUNTY	
				BY	DATE	APPROVED BY: JAMES M. JOINER, TURNPIKE SURVEYOR		DATE: FEB. 1, 2019
			DRAWN	ASCHAEFER	1/29/19	F.P. NO. 429339-1		S.P.N. N/A
REVISION	BY	DATE	CHECKED	LKNUTSEN	1/31/19	F.P. NO. 429339-1		S.P.N. N/A
						SHEET 2 OF 3		

PARCEL NO.: 800
F.P.I.D. NO.: 429339-1
STATE ROAD NO.: 91
COUNTY: BROWARD

**PERPETUAL EASEMENT
MAINTENANCE AND CONSTRUCTION**

A portion of State Road 912/State Road 814 – Hammondville Road/Dr. Martin Luther King Boulevard, as shown on Right of Way Maps Section 86130-2102, and Miscellaneous Map Book 8, Page 21 of the Public Records of Broward County, Florida, lying in the Southwest 1/4 of Section 28, Township 48 South, Range 42 East, Broward County, Florida, and being more particularly described as follows:

COMMENCE at a mag nail and disk (L.B. 3780) marking the Southeast corner of the Southwest 1/4 of said Section 28; thence South $88^{\circ} 23' 56''$ West, along the South line of said Section 28, a distance of 516.17 feet; thence departing said south section line, run North $01^{\circ} 42' 55''$ West, a distance of 3.48 feet to the **POINT OF BEGINNING**; thence South $88^{\circ} 17' 05''$ West, a distance of 20.00 feet; thence North $01^{\circ} 42' 55''$ West, a distance of 51.50 feet; thence North $88^{\circ} 17' 05''$ East, a distance of 20.00 feet; thence South $01^{\circ} 42' 55''$ East,, a distance of 51.50 to the POINT OF BEGINNING.

Containing 1030 square feet, more or less.