

### LEGAL DESCRIPTION:

A PORTION OF PARCEL A, "DENNY'S OF POMPAÑO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL A, THENCE ALONG THE SOUTH LINE OF SAID PARCEL A, SOUTH 88°35'56" WEST, 157.80 FEET; THENCE NORTH 01°55'33" WEST, 6.00 FEET TO THE NORTH LINE OF A 6 FEET WIDE UTILITY EASEMENT AS RECORDED IN PLAT BOOK 86, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY AND THE POINT OF BEGINNING OF THE HEREON DESCRIBED PARCEL; THENCE ALONG SAID LINE, SOUTH 88°35'56" WEST, 12.00 FEET; THENCE NORTH 01°55'33" WEST, 17.40 FEET; THENCE NORTH 88°04'27" EAST, 12.00 FEET; THENCE SOUTH 01°55'33" EAST, 17.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 210 SQUARE FEET, MORE OR LESS.

### SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED UPON A BOUNDARY SURVEY OF 2671 N FEDERAL HIGHWAY, AS PROVIDED BY PRINCIPAL MERIDIAN SURVEYING, DATED 7-19-16 (LATEST REVISION 5-28-19), AND FURTHER LIMITED BY THE EXISTING TRANSFORMER, AS LOCATED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS DESCRIPTION.
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 OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, 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 ASSUMED, WITH A REFERENCE BEARING OF SOUTH 88°35'56" WEST ALONG THE SOUTH LINE OF PARCEL A, "DENNY'S OF POMPAÑO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGE 13 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"=20' 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 NOVEMBER 20, 2019 MEETS THE STANDARDS OF PRACTICE, 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

TIM H. GRAY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6604  
STATE OF FLORIDA

### **SKETCH & DESCRIPTION**

A PORTION OF PARCEL A  
"DENNY'S OF POMPAÑO"  
(P.B. 86, PG. 13, B.C.R.)

POMPAÑO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPAÑO BEACH, FLORIDA 33060-6643  
(954) 788-3400  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 07020.16 FPL EASEMENT-SKD.dwg

DATE 11/20/19

SCALE N/A

FIELD BK. 863

DWG. BY AC

CHK. BY THG

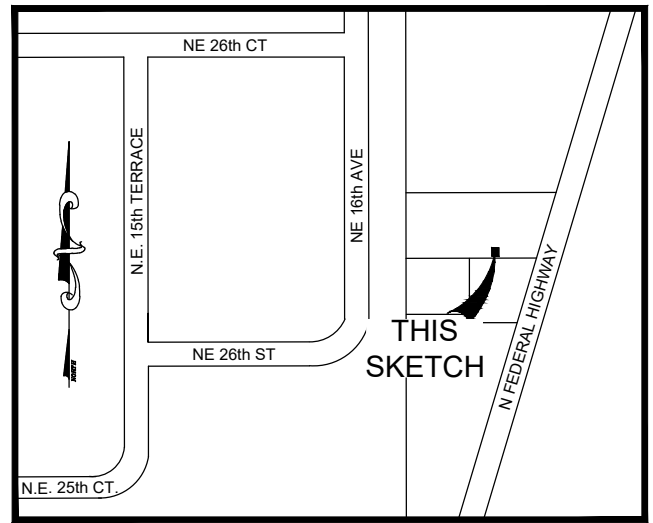
DATE	REVISIONS
12/17/19	EXTENDED EASEMENT

SCALE: 1" = 20'



LEGEND:

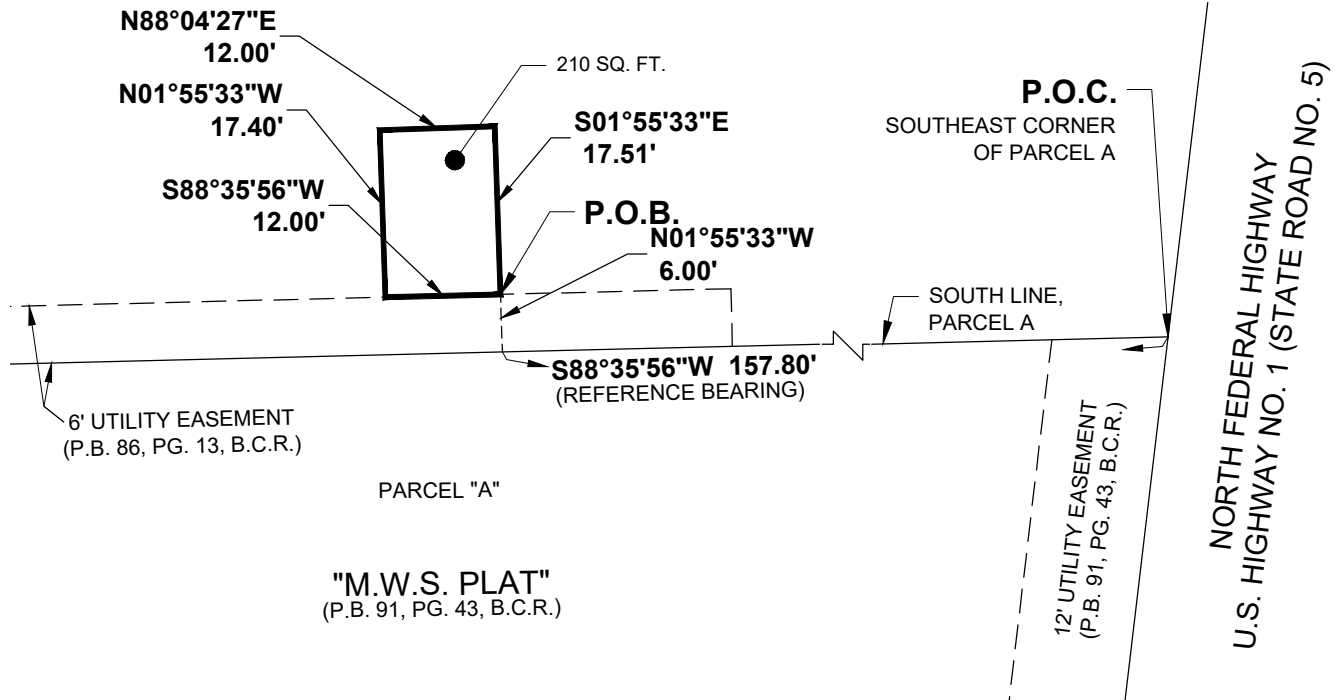
B.C.R. BROWARD COUNTY RECORDS  
 L.B. LICENSED BUSINESS  
 P.B. PLAT BOOK  
 P.G. PAGE  
 P.O.C. POINT OF BEGINNING  
 P.O.B. POINT OF BEGINNING  
 SQ.FT. SQUARE FEET



**LOCATION MAP:**  
NOT TO SCALE

**"DENNY'S OF POMPAÑO"**  
(P.B. 86, PG. 13, B.C.R.)

PARCEL A



**"M.W.S. PLAT"**  
(P.B. 91, PG. 43, B.C.R.)

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