

SKETCH & DESCRIPTION
EASEMENT VACATION
15' UTILITY EASEMENT
(O.R.B. 29330, PG. 365, B.C.R.)
BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Parcel "A" STIMPSON, according to the plat thereof as recorded in Plat Book 183, Pages 183 through 186, of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

Commence at the Northwest corner of said Parcel "A", also being a point on the East right-of-way line of the Chessie and Seaboard Railroad (CSX); thence along said East right-of-way line and the West line of said Parcel "A", S10°47'11"W a distance of 351.74 feet to the **Point of Beginning**. Thence N89°33'20"E a distance of 384.02 feet to a curve (said curve being the right-of-way for a cul-de-sac on Southwest 13th Court); thence Southwesterly (radial bearing to said point bears N53°52'47"W) along said curve having a radius of 47.00 feet and a central angle of 20°30'30", an arc distance of 16.82 feet; thence S89°59'55"W a distance of 379.58 feet to the west line of said Parcel "A"; thence N10°47'11"E along the west line of said Parcel "A", a distance of 15.29 feet to the **Point of Beginning**.

Said land lying in City of Pompano Beach, Broward County, Florida.

SURVEYOR'S NOTES:


1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the west line of Parcel "A" having a bearing of S10°47'11"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; CSX = Chessie & Seaboard Railroad; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/11/2020

**NOT VALID WITHOUT
SHEETS 1 AND 2**


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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JOB #: 11255-4

SCALE: -

DATE: 02/11/2020

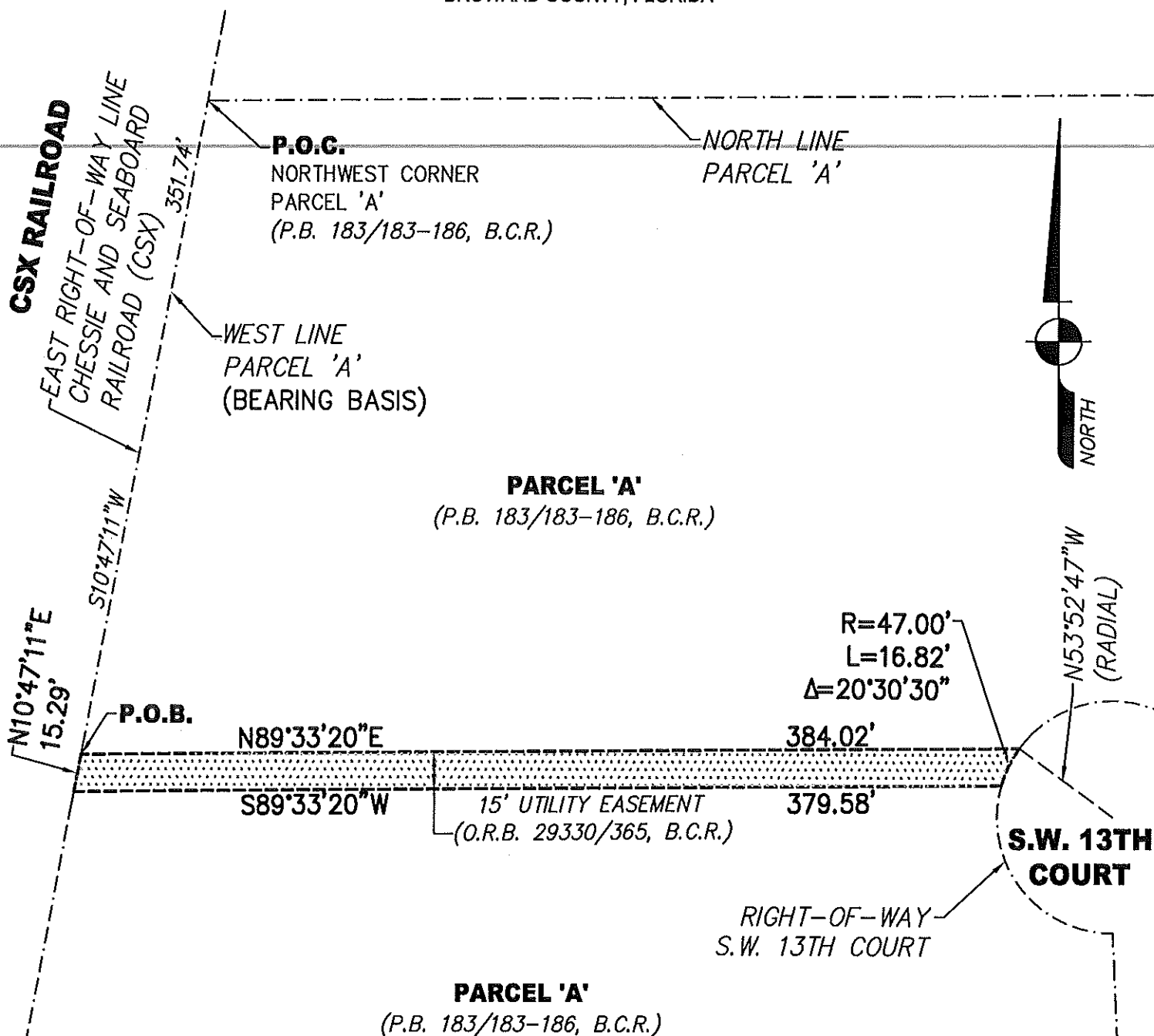
BY: W.R.E.

CHECKED: J.T.D.

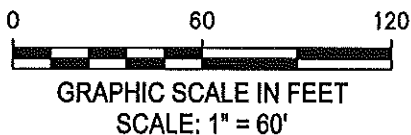
F.B. -- **PG.** --

SHEET: 1 OF 2

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SHEET: 2 OF 2