



LEGEND:

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|-------------------|--------------------------------------|---|-----------------------|
| B.F.P. | BACK FLOW PREVENTOR | ⊠ | POST |
| B.C.R. | BROWARD COUNTY RECORDS | ⊙ | SINGLE POST SIGN |
| CONC. | CONCRETE | ⊙ | WOOD UTILITY POLE |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION | ⊙ | BACK FLOW PREVENTER |
| L | ARC LENGTH | ⊙ | FIRE HYDRANT |
| L.B. | LICENSED BUSINESS | ⊙ | WATER VALVE |
| PG. | PAGE | ⊙ | WOOD LIGHT POLE |
| P.B. | PLAT BOOK | ⊙ | BENCH |
| R | RADIUS | ⊙ | BOLLARD |
| — x — x — x — x — | CHAIN LINK FENCE | ⊙ | CATCH BASIN |
| — — — — — | WOOD FENCE | ⊙ | CONCRETE LIGHT POLE |
| — — — — — | PLASTIC FENCE | ⊙ | CONCRETE UTILITY POLE |
| — — — — — | OVERHEAD LINES | ⊙ | SIGN |
| ~~~~~ | HEDGE LINE | ⊙ | FLAG POLE |
| | | ⊙ | GUY ANCHOR |
| | | ⊙ | METAL UTILITY POLE |
| | | ⊙ | METAL LIGHT POLE |

LAND DESCRIPTION:

THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE NORTH ALONG THE QUARTER SECTION LINE, 283.77 FEET; THEN WEST ALONG THE SOUTH LINE OF N.E. 1ST STREET, 155 FEET; THEN SOUTH AND PARALLEL TO THE EAST BOUNDARY OF SAID SE 1/4 OF THE SE 1/4 OF THE SW 1/4, 283.84 FEET TO THE SOUTH BOUNDARY OF SAID SECTION 36; THENCE EAST ALONG SAID SOUTH BOUNDARY OF SECTION 36, 155 FEET TO THE POINT OF BEGINNING.

LESS THE EAST 30 FEET AND LESS THE SOUTH 50 FEET OF THE ABOVE DESCRIBED PARCEL;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAIN 29,222 SQUARE FEET (0.671 ACRES), MORE OR LESS.

SURVEY NOTES:

- THE LAND DESCRIPTION SHOWN HEREON IS PER THE INSTRUMENT OF RECORD AS RECORDED IN OFFICIAL RECORDS BOOK 4, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING NORTH 88°56'09" EAST.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83NSRS11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
- ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON MARCH 12, 2018 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

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6905
STATE OF FLORIDA

DATE	REVISION	BY
05/20/19	UPDATE LEGAL DESCRIPTION	LP

DATE	03-12-18
SCALE	1"= 20'
FIELD BOOK	773
DRAWN BY	EOC
CHECKED BY	L.P.

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
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(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

12113 EAST ATLANTIC BOULEVARD
BOUNDARY SURVEY

A PORTION OF THE SE 1/4 OF SE 1/4 OF THE SW 1/4 OF
SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH BROWARD COUNTY FLORIDA

SHEET 1 OF 1
PROJECT NUMBER
10020.25