

FOR: BRIDGE DEVELOPMENT
SKETCH AND DESCRIPTION

DESCRIPTION: UTILITY EASEMENT TO BE VACATED

A PORTION OF THAT CERTAIN 10-FOOT WIDE UTILITY EASEMENT PER "COPANS LAKEVIEW CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND BEING A PORTION OF TRACT A, AS DEPICTED ON THE PLAT OF DELTA POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 67 OF SAID PUBLIC RECORDS; DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, "POWER PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 45, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°23'58" WEST, ALONG A NORTH BOUNDARY OF SAID TRACT A, A DISTANCE OF 40.00 FEET; THENCE SOUTH 01°33'59" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°33'59" EAST, A DISTANCE OF 252.10 FEET; THENCE SOUTH 88°23'32" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°33'59" WEST, A DISTANCE OF 252.11 FEET; THENCE NORTH 88°23'58" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 2,521 SQUARE FEET OR 0.058 ACRES MORE OR LESS.

NOTES:

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE PLAT OF DELTA POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE WEST BOUNDARY OF TRACT A BEARS NORTH 01°42'09" WEST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO CHAPTER 5J-17.050 - .052 (FLORIDA ADMINISTRATIVE CODE), STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL LAND SURVEYORS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.


Craven Thompson & Associates, Inc.
CERTIFICATE OF AUTHORIZATION LB271

Douglas M. Davie, PSM
4343

Digitally signed by Douglas M. Davie, PSM 4343
DN: cn=Douglas M. Davie, PSM 4343, o=Craven Thompson & Associates, Inc., ou=Survey, email=ddavie@craven-thompson.com, c=US
Date: 2017.06.14 14:26:10 -0400

DOUGLAS M. DAVIE
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343
STATE OF FLORIDA

G:\1977\77-1061-05-DELTA-POMP\DRAWINGS\77-1061-SD-ESMT VACATIONS3

<p>THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.</p> <p>The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	UPDATES and/or REVISIONS	DATE	BY	CK'D
	ADDRESS COUNTY COMMENTS	6/14/17	DMD	DMD
 <p>CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2017</p>	JOB NO.: 77-1061-006	SHEET 1 OF 2 SHEETS		
	DRAWN BY: DMD	F.B. N/A PG. N/A		
	CHECKED BY: RAY	DATED: 01-09-17		



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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

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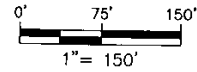
FOR: **BRIDGE DEVELOPMENT**

SKETCH AND DESCRIPTION

A PORTION OF PARCEL "A"
"COPANS LAKEVIEW CENTER"
PLAT BOOK 128, PAGE 39,
BROWARD COUNTY RECORDS

NORTH BOUNDARY TRACT A

TRACT A
DELTA POMPANO
PLAT BOOK 179, PAGE 67,
BROWARD COUNTY RECORDS



LEGEND

- BCR BROWARD COUNTY RECORDS
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- L LENGTH
- R RADIUS
- Δ DELTA ANGLE

"W.L.T. PLAT"
PLAT BOOK 131, PAGE 34
BROWARD COUNTY RECORDS

"POWER PARK"
PLAT BOOK 112, PAGE 45
BROWARD COUNTY RECORDS

NORTH BOUNDARY TRACT A
LOT 6
LOT 7
POINT OF COMMENCEMENT
SW CORNER LOT 7

POINT OF BEGINNING

NW 22 STREET S 88'

TO BE VACATED
10' UTILITY EASEMENT
(PB 128, PG. 39, B.C.R.)

S88°23'58"W 40.00'
S01°33'59"E 12.00'
N88°23'58"E 10.00'

427.19'

EAST BOUNDARY TRACT A

S 01°33'59" E ACREAGE

N01°33'59" W 252.11'

S01°33'59" E 252.10'

S88°23'32"W 10.00'

WEST LINE OF E1/2, NW1/4, NE1/4 OF SECTION 28-48-42
N 01°42'09" W 1551.12'

100' CANAL RIGHT OF WAY (P.B. 4473, PG. 92, B.C.R.)

WEST BOUNDARY TRACT A

NORTH LINE OF NW1/4, SE1/4, NE1/4 OF SECTION 28-48-42

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SHEET 2 OF 2 SHEETS

JOB NO.: 77-1067-006

DRAWN BY: DMD

CHECKED BY: RAY

F.B. N/A

PG. N/A

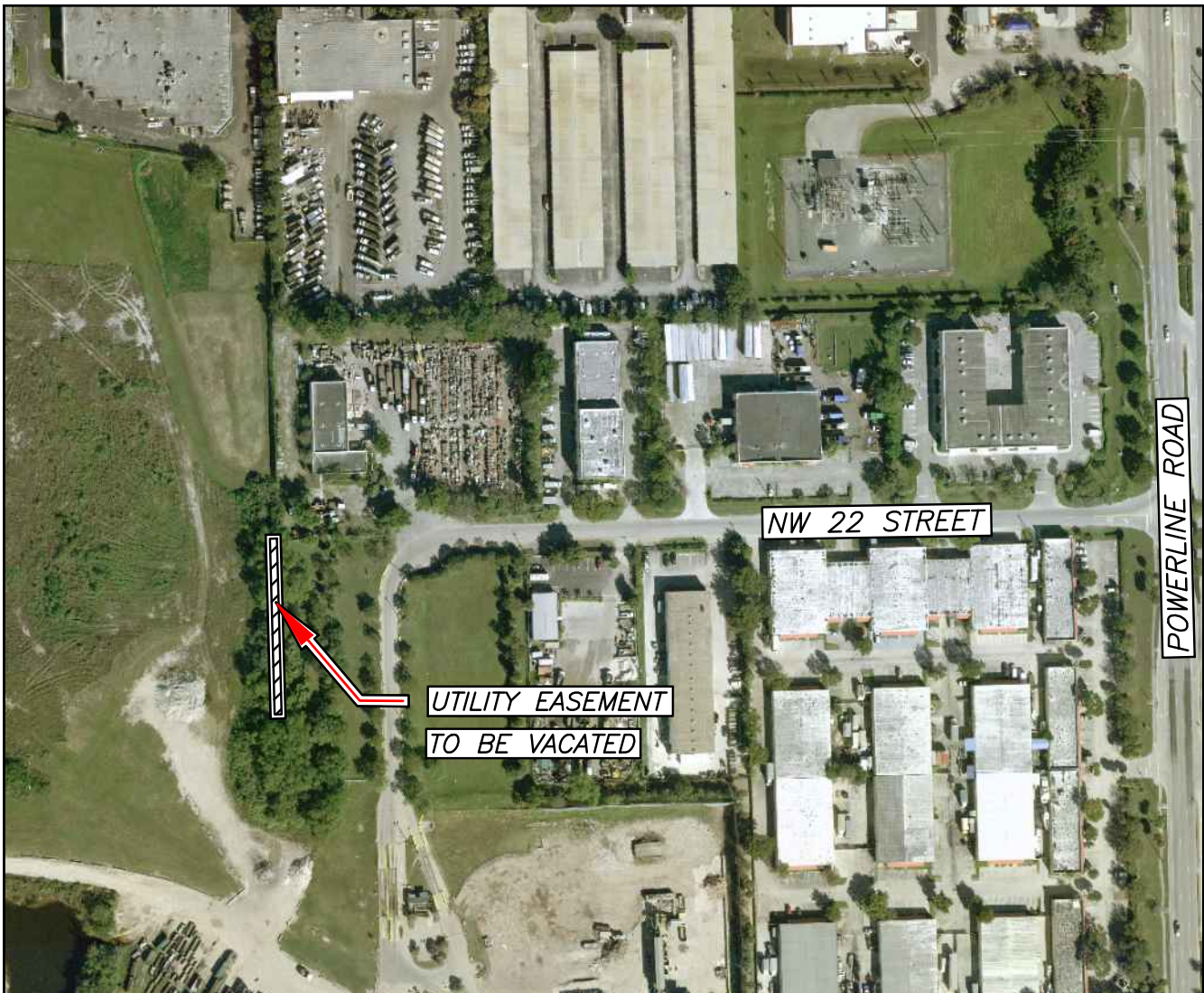
DATED: 01-09-17

LOCATION SKETCH

PROJECT: 2017-V-09
PETITIONER: WASTE MANAGEMENT INC., OF FLORIDA
MUNICIPALITY: CITY OF POMPANO BEACH
COMMISSION DISTRICT: 2



SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST



SHEET 1 OF 1

Scale: Not to Scale	Drawn by: JAT	Date: 06-21-17	Checked by: GWD	Date: 06-21-17	File location: E:\RW\Location Maps\Vacations\2017-V-09
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