



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)
WESTON ESTATES - ABANDONMENT OF
LAKE MAINTENANCE EASEMENTS**

LEGAL DESCRIPTION

ALL OF TRACT B-15, WESTON ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181 AT PAGES 168 THROUGH 175 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

TRACT B-16, WESTON ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181 AT PAGES 168 THROUGH 175 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B-16; THENCE NORTH 80° 15' 06" WEST, ALONG THE SOUTH LINE OF SAID TRACT B-16, A DISTANCE OF 232.71 FEET TO A POINT OF CUSP WITH A TANGENT CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 27° 15' 58", A DISTANCE OF 30.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 27° 15' 58", A DISTANCE OF 11.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 80° 15' 06" EAST, A DISTANCE OF 191.48 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH LINE OF A 25.00 FOOT WIDE LAKE MAINTENANCE EASEMENT, AS SHOWN ON SAID PLAT); THENCE SOUTH 09° 44' 54" WEST, ALONG THE SOUTH LINE OF SAID TRACT B-16, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WESTON, BROWARD COUNTY, FLORIDA.

NOTES


1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.

ABBREVIATIONS

B.C.R.	-	BROWARD COUNTY RECORDS
L	-	ARCLength
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
D.E.	-	DRAINAGE EASEMENT
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
MON.	-	MONUMENT
O.R.B.	-	OFFICIAL RECORDS BOOK
P.O.B.	-	POINT OF BEGINNING
P.O.C.	-	POINT OF COMMENCEMENT
P.B.	-	PLAT BOOK
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
R/W	-	RIGHT-OF-WAY
U.E.	-	UTILITY EASEMENT
L.M.E.	-	LAKE MAINTENANCE EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF S. SCHODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name:	WESTON ESTATES	DATE:	08/01/2017
JOB NO.	04146	DWG BY:	JSH
		CK'D By:	TP
			SHEET 1 OF 4

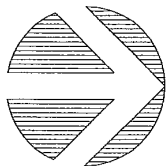


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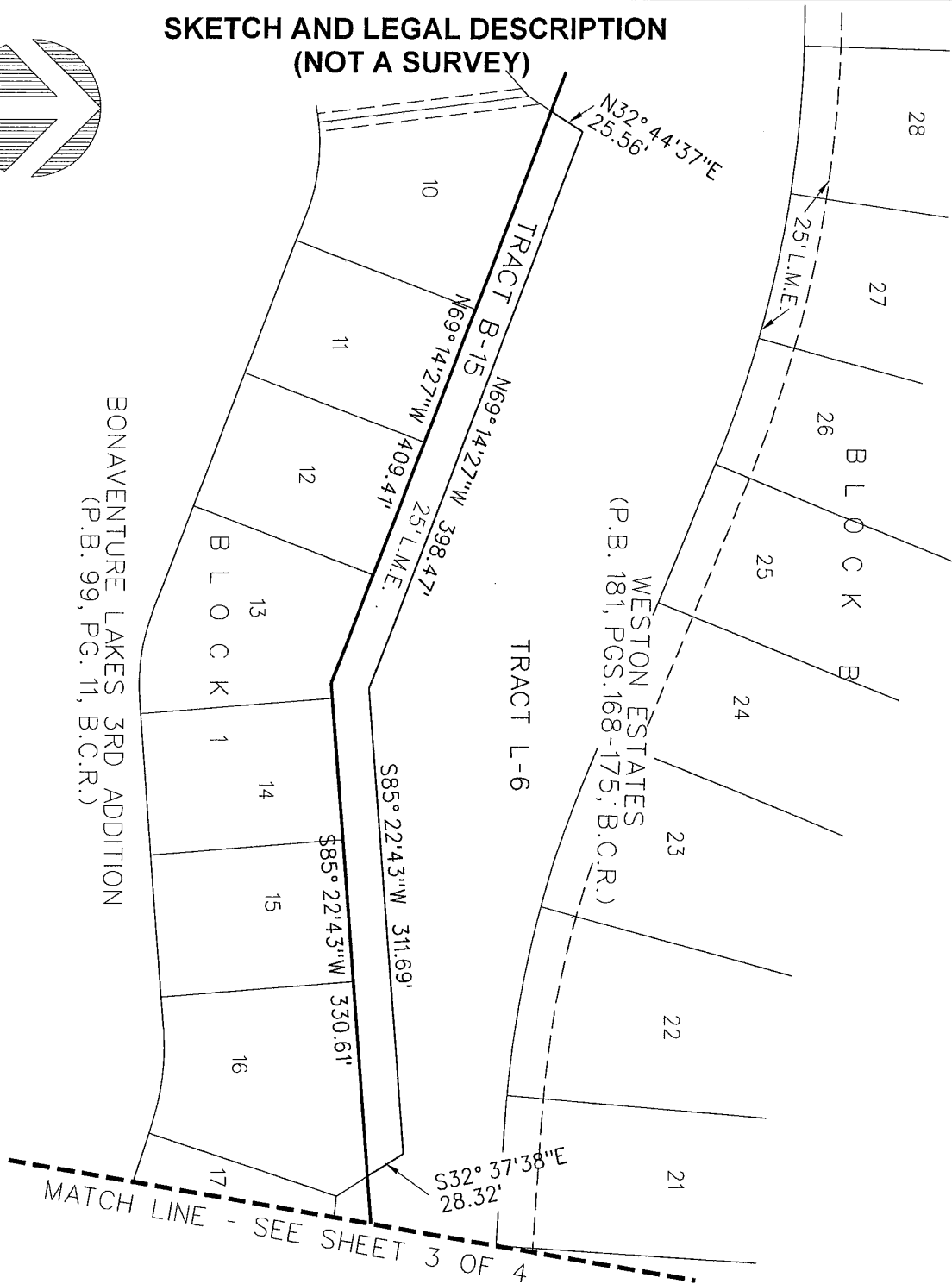
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BONAVENTURE LAKES 3RD ADDITION
(P.B. 99, PG. 11, B.C.R.)



JOB NO.	04146	Project Name:	WESTON ESTATES	DWG BY:	JSH	SCALE:	1"=40'
				CK'D By:	TP	DATE:	08/01/2017
							SHEET 2 OF 4

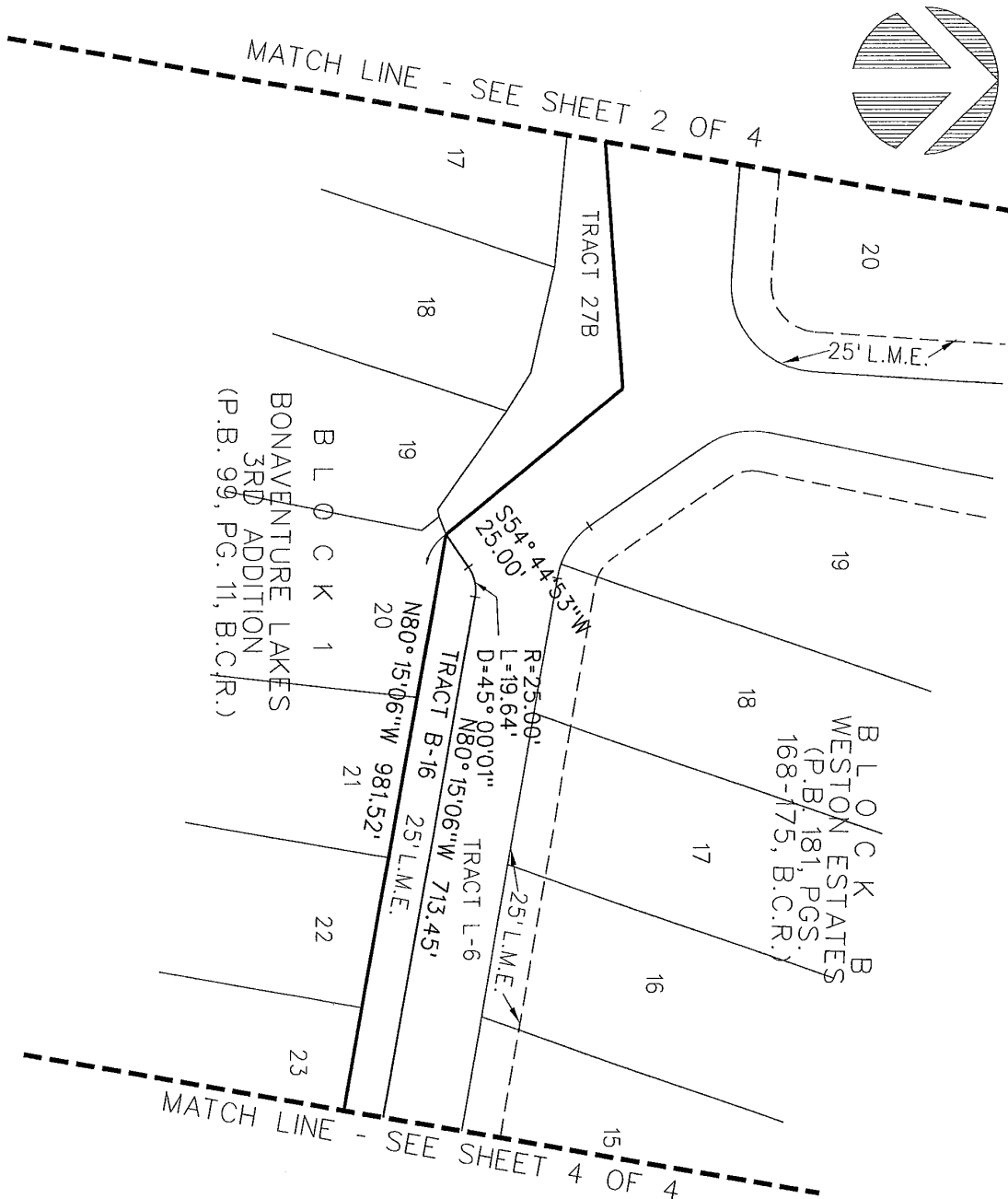
PERIMETER

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JOB NO. 04146	Project Name: WESTON ESTATES	DWG BY: JSH	SCALE: 1"=100'	DATE: 08/01/2017
		CK'D By: TP		SHEET 3 OF 4

PERIMETER

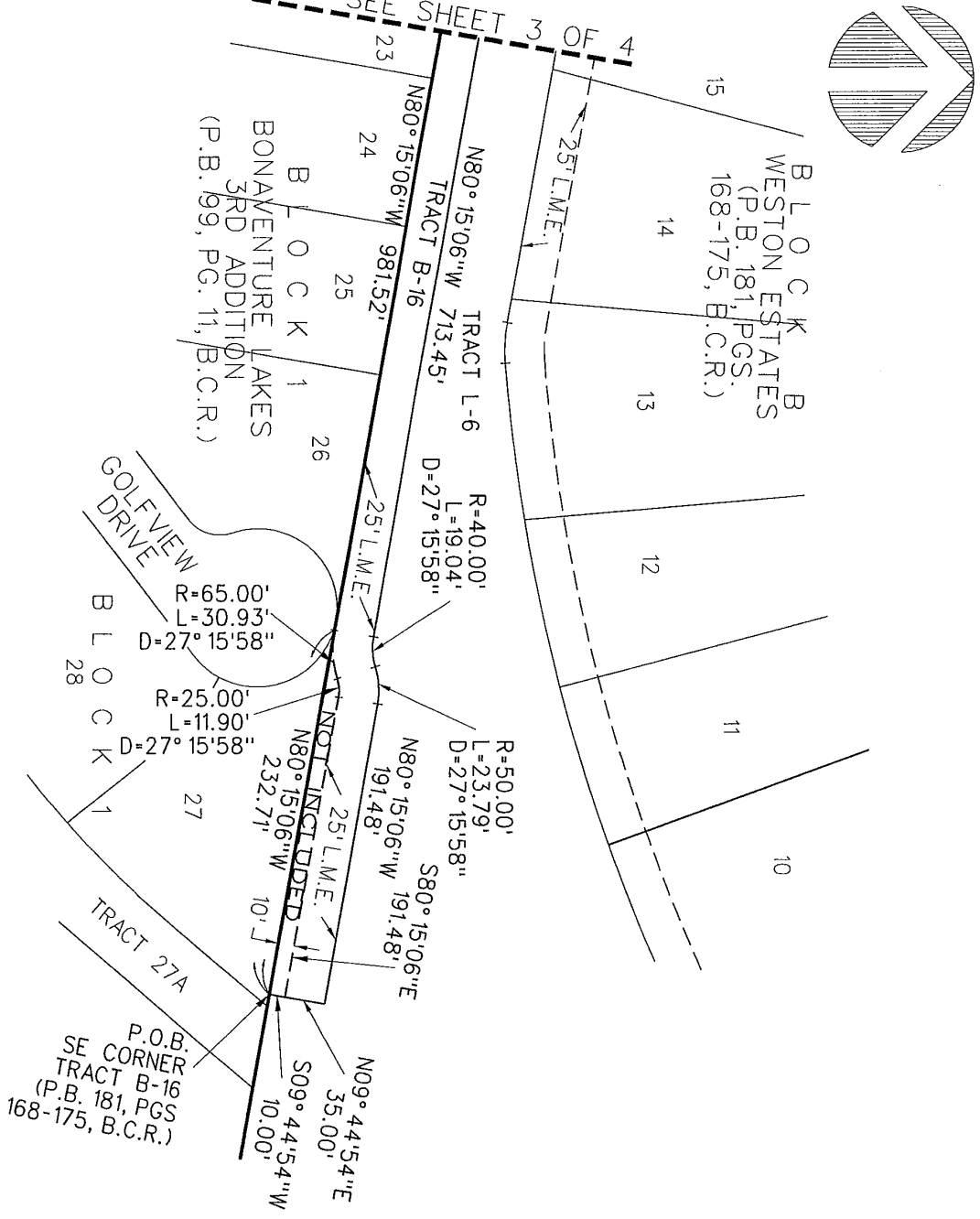
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MATCH LINE - SEE SHEET 3 OF 4



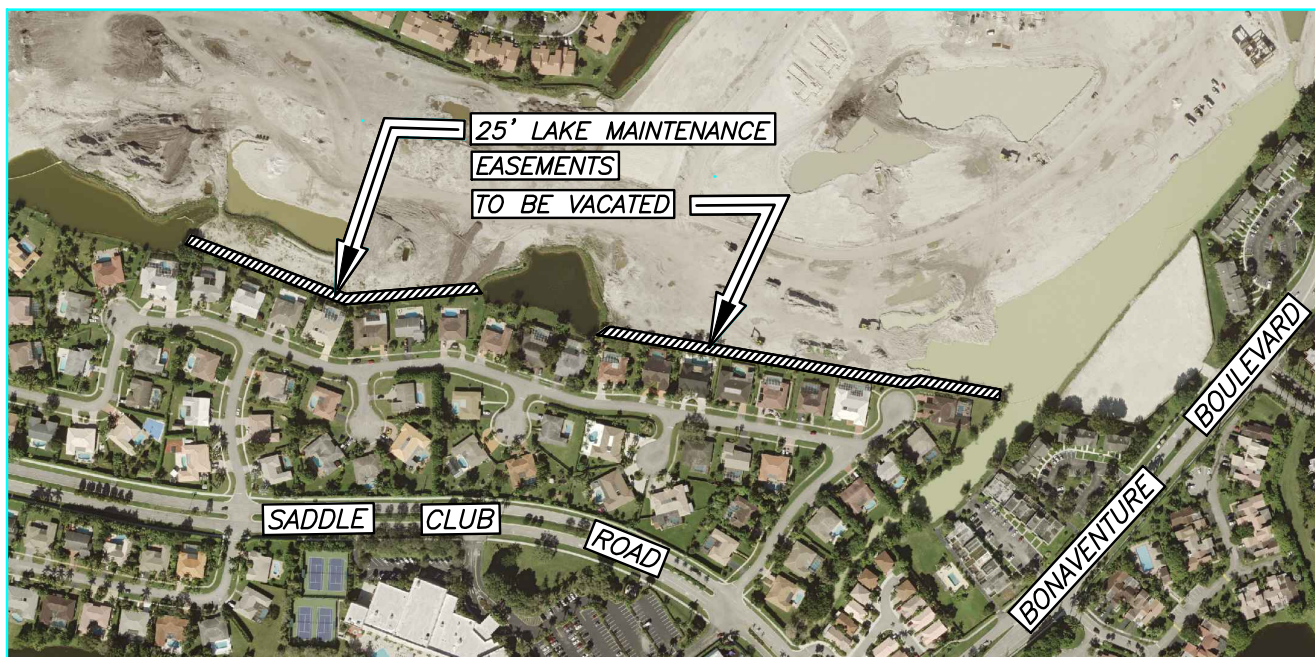
JOB NO. 04146	Project Name: WESTON ESTATES	DWG BY: JSH	SCALE: 1"=100'	DATE: 08/01/2017
		CK'D By: TP		SHEET 4 OF 4

LOCATION SKETCH

PROJECT: 2018-V-07
PETITIONER: TERRA WESTON RESIDENTIAL, LLC AND BOTANIKO
WESTON COMMUNITY ASSOCIATION, INC.
MUNICIPALITY: CITY OF WESTON
COMMISSION DISTRICT: 1



SECTION 5 & 6, TOWNSHIP 50 SOUTH, RANGE 40 EAST



SHEET 1 OF 1

Scale: Not to Scale	Drawn by: JAT	Date: 12-1-17	Checked by: GWD	Date: 12-1-17	File location: E:\RW\Location Maps\Vacations\2018-V-07
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