

**SKETCH AND DESCRIPTION**

PORTION OF TRACT E, PB 111, PG 33 BCR

SECTION 21-48-42

SURVEY PROJECT NO. 2008-2848D

LEGEND

- |     |                         |        |  |
|-----|-------------------------|--------|--|
| CL  | = CENTERLINE            | BCR    | = BROWARD COUNTY PUBLIC RECORDS                                |
| R/W | = RIGHT-OF-WAY          | PSM    | = PROFESSIONAL SURVEYOR AND MAPPER                             |
| PB  | = PLAT BOOK             | "BCED" | = BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION |
| ORB | = OFFICIAL RECORDS BOOK | POB    | = POINT OF BEGINNING   |
| PG  | = PAGE                  |        |  |
| R   | = RADIUS                |        |  |
| D   | = CENTRAL ANGLE         |        |  |
| A   | = ARC LENGTH            |        |  |

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT E OF THE PLAT ENTITLED "POMPANO INDUSTRIAL PARK THIRD ADDITION" AS RECORDED IN PLAT BOOK 111 AT PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT E; THENCE NORTH 89°54'42" WEST, ALONG THE SOUTH LINE OF SAID TRACT E, A DISTANCE OF 160.00 FEET; THENCE NORTH 00°05'18" EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH 89°54'42" EAST, A DISTANCE OF 117.19 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT E, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 357.21 FEET (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 68°43'47" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°24'38", AN ARC DISTANCE OF 46.20 FEET; THENCE, CONTINUING ALONG SAID EASTERLY LINE, SOUTH 13°51'35" EAST, A DISTANCE OF 119.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 22,376 SQUARE FEET (0.5137 ACRES) MORE OR LESS.

SURVEYOR'S NOTES

- 1) THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE REVIEWING SURVEYOR BASED UPON INSTRUCTIONS PROVIDED BY THE BROWARD COUNTY WATER AND WASTEWATER SERVICES DIVISION.
- 2) BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT E AS SHOWN ON THE PLAT ENTITLED "POMPANO INDUSTRIAL PARK THIRD ADDITION" AS RECORDED IN PLAT BOOK 111 AT PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEARS NORTH 89°54'42" WEST, AS SHOWN THEREON.

SEE SHEET 1 OF 2 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 2 OF 2

**CERTIFICATE**

THIS IS TO CERTIFY THAT THE SKETCH SHOWN HEREON AND THE ATTACHED DESCRIPTION ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND DOES NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 61G17-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

*Eric B August* 9/28/2009  
 PROFESSIONAL SURVEYOR AND MAPPER #5685, STATE OF FLORIDA  
 ERIC B AUGUSTO BROWARD COUNTY SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SKETCH 9-24-09	DRAWN BY SY	CHECKED BY EBA	MANAGER EBA
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SKETCH NO. 2008-2848D.DWG

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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