

FOR: CITY OF MARGATE

SKETCH AND DESCRIPTION NON-VEHICULAR ACCESS LINE TO BE VACATED

LEGAL DESCRIPTION:

ALL OF THE NON-VEHICULAR ACCESS LINE FOR PARCEL "A", "HAIG & DUKE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 02°43'58" WEST, A DISTANCE OF 94.09 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 83°46'33" EAST (NORTH 83°45'07" EAST PER PLAT) FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 04°30'38", FOR AN ARC DISTANCE OF 107.46 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR LINE AND THE POINT OF BEGINNING OF A 50 FOOT ACCESS OPENING AS SHOWN ON SAID PLAT; THENCE CONTINUE SOUTHERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 02°05'56", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID 50 FOOT ACCESS OPENING AND THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTHERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 00°25'11", FOR AN ARC DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG THE EAST BOUNDARY OF SAID PARCEL "A" AND ALONG THE WEST RIGHT OF WAY LINE FOR BANKS ROAD.

SAID NON-VEHICULAR ACCESS LINE BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE "HAIG & DUKE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND REFERENCED TO THE NORTH BOUNDARY OF PARCEL "A" OF SAID PLAT WHICH BEARS NORTH 89°34'36" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
(C) CALCULATED
L ARC LENGTH
P.B.C.R. PALM BEACH COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
(P) PER PLAT
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINUS
R RADIUS
Δ CENTRAL ANGLE
// // // NON-VEHICULAR ACCESS LINE

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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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.

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.

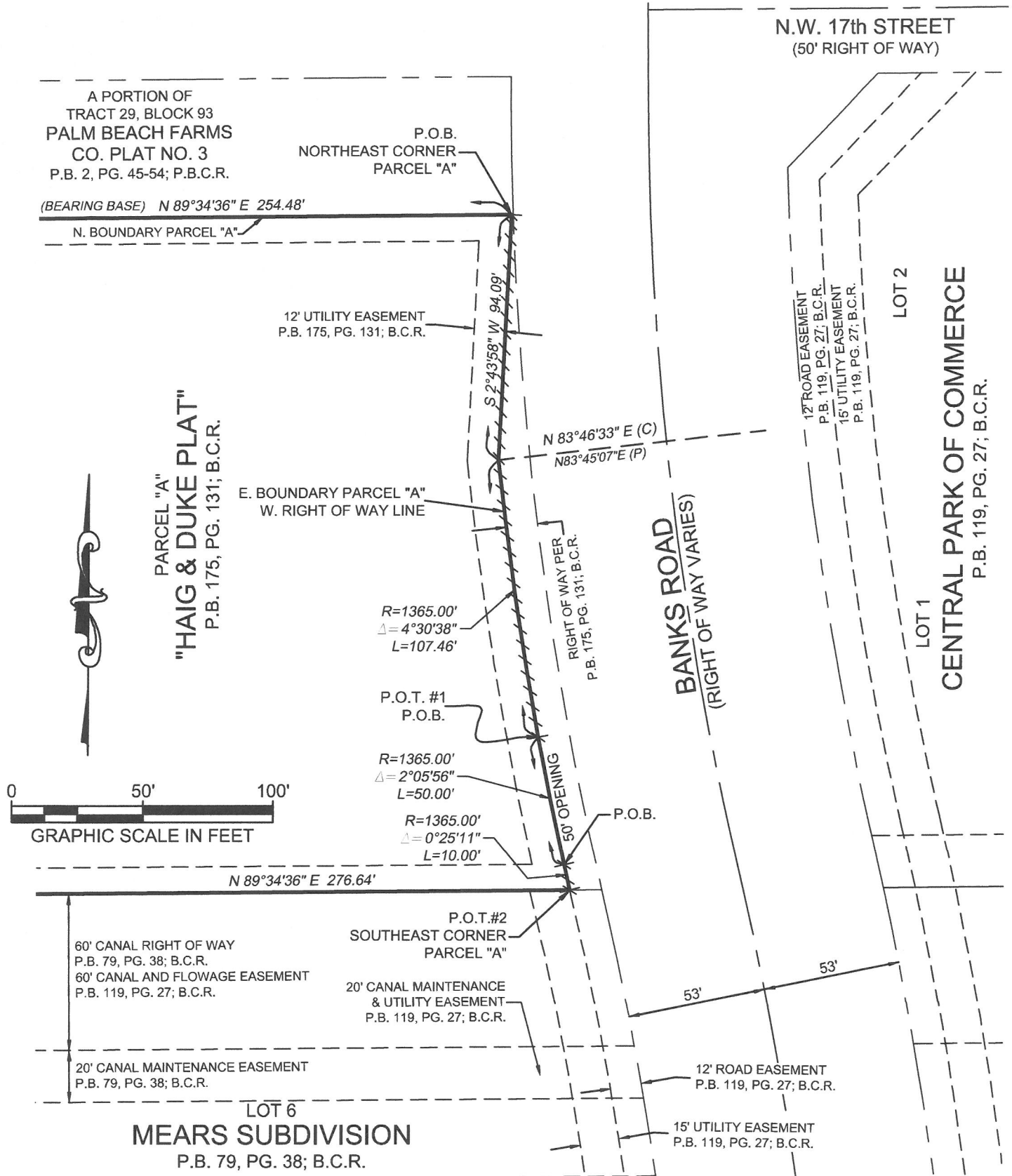


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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 16-0049-001-01		SHEET 1 OF 2 SHEETS		
DRAWN BY: RY		F.B. N/A PG. N/A		
CHECKED BY: TCS		DATED: 02-06-17		

NON-VEHICULAR ACCESS LINE TO BE VACATED



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