LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 1, OAKLAND MANORS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF LOT 11, COMMERCIAL OAKLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION (STATION 111+44.74') OF THE DIXIE HIGHWAY (STATE ROAD 811) BASELINE AND THE CENTERLINE OF CONSTRUCTION AND THE CENTERLINE OF THE 40-FOOT RIGHT-OF-WAY OF N.E. 38th STREET AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (F.D.O.T.) RIGHT-OF-WAY MAP, SECTION 96170-2507, SHEET 5 OF 13; THENCE, ALONG SAID 40-FOOT RIGHT-OF-WAY CENTERLINE, NORTH 86'30'26" WEST, 77.26 FEET; THENCE, DEPARTING SAID 40-FOOT RIGHT-OF-WAY CENTERLINE, NORTH 03'29'34" EAST, 43.51 FEET TO THE POINT OF BEGINNING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DIXIE HIGHWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 46922, PAGE 596 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 45°26'08" WEST, 39.24 FEET TO A POINT ON A CURVE (THROUGH WHICH A RADIAL LINE BEARS NORTH 78°59'41" EAST) ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 37.00 FEET, A CENTRAL ANGLE OF 73°36'42" AND AND ARC DISTANCE OF 47.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 223 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

- 1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
- 4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD
- 6. THE INTENDED DISPLAY SCALE FOR THIS SKETCH AND DESCRIPTION IS 1"= 30' OR SMALLER.
- 7. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 04°28'05" WEST ON THE CENTERLINE AND BASELINE OF DIXIE HIGHWAY (STATE ROAD 811) BETWEEN STATIONS 108+46.85 AND 112+81.29 AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY MAP, SECTION 96170-2507, SHEET 5 OF 13.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON OCTOBER 25, 2021 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

MICHAEL M. MOSSEY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION, PSM 5660

| SKETCH & DESCRIPTION |
|---|
| A PORTION OF LOT 1, BLOCK 1, OAKLAND MANORS, P.B. 14, PG. |
| 52, B.C.R. & A PORTION OF LOT 11, COMMERCIAL OAKLAND, P.B. |
| 11, PG. 44, B.C.R. & |
| CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA |

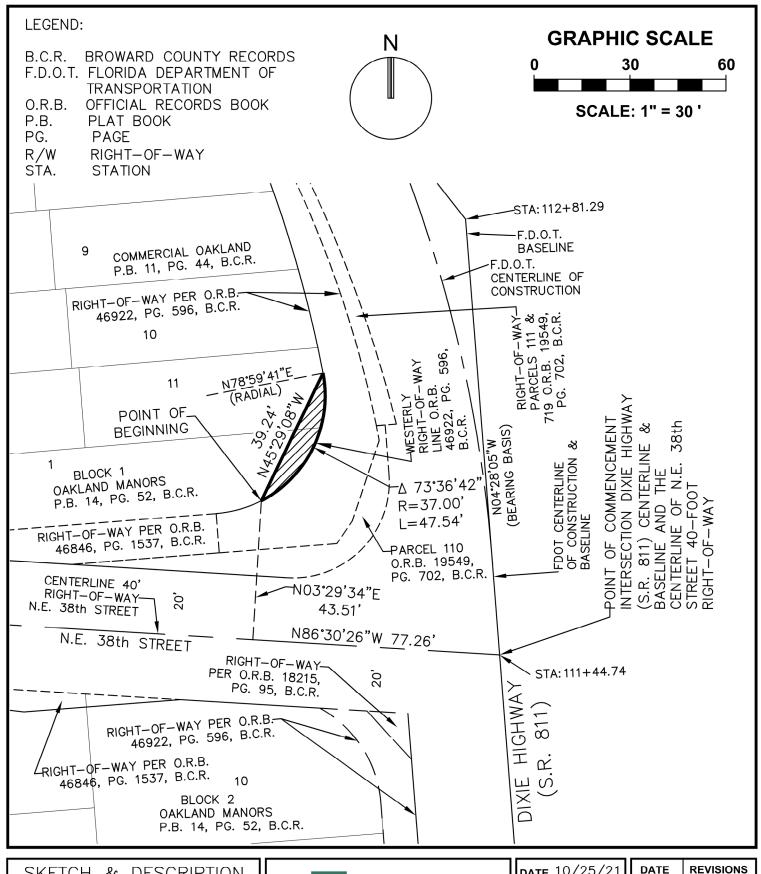
| | KEI | TH |
|--|-----|----|
|--|-----|----|

301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 **OF** 2

DRAWING NO.10898.06 SD N.E. 38 STREET-N

| DATE 10/25/21 | DATE | REVISIONS |
|----------------------|------|-----------|
| SCALE N/A | | |
| FIELD BK. N/A | | |
| DWNG. BY MMM | | |
| | | |
| CHK. BY <u>MMM</u> | | |



SKETCH & DESCRIPTION
A PORTION OF LOT 1, BLOCK 1,
OAKLAND MANORS, P.B. 14, PG.
52, B.C.R. & A PORTION OF LOT
11, COMMERCIAL OAKLAND, P.B.
11, PG. 44, B.C.R. &
CITY OF OAKLAND PARK,
BROWARD COUNTY, FLORIDA

| KFI | TH |
|-----|------|
| N L | ,,,, |

301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2 DRAWING NO. 10898.06 SD N.E. 38 STREET-N

| DATE 10/25/21 | DATE | REVISIONS |
|----------------------|------|-----------|
| SCALE <u>1"=30'</u> | | |
| FIELD BK. N/A | | |
| DWNG. BY MMM | | |
| снк. ву <u>МММ</u> | | |