

A PORTION OF THAT CERTAIN ALLEY LYING ADJACENT TO LOTS 1 THROUGH 6 AND LOT 29, BLOCK 10, FIRST ADDITION, OAKLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 6, NORTH 01°52'33" WEST, 145.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 29; THENCE, ALONG SAID WESTERLY EXTENSION, NORTH 88°06'56" EAST, 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 29; THENCE, ALONG THE WEST LINE OF SAID LOT 29, SOUTH 01°52'33" EAST, 145.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 29; THENCE, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 29, SOUTH 88°06'56" WEST, 25.00 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY FLORIDA AND CONTAINING 3,625 SQUARE FEET (0.083 ACRE) MORE OR LESS.

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR,
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE DIGITAL SIGNATURE OR SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°06'56" WEST ALONG THE SOUTH LINE OF BLOCK 10, FIRST ADDITION OAKLAND PARKK, AS RECORDED IN PLAT BOOK 2, ON PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=40' OR SMALLER.

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 MAY 3, 2023 MEETS THE STANDARD OF PRACTICE, AS PER 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
REGISTRATION No. 5660
STATE OF FLORIDA
FOR THE FIRM

ALLEY VACATION
A PORTION OF FIRST ADDITION
OAKLAND PARK, PLAT BOOK 2,
PAGE 38, BROWARD COUNTY
PUBLIC RECORDS
CITY OF OAKLAND PARK,
BROWARD COUNTY, FLORIDA



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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. 13206.00-ALLEY VACATION S&D.DWG

DATE 05/03/23

SCALE N/A

FIELD BK. N/A

DWNG. BY MMM

CHK BY MMM

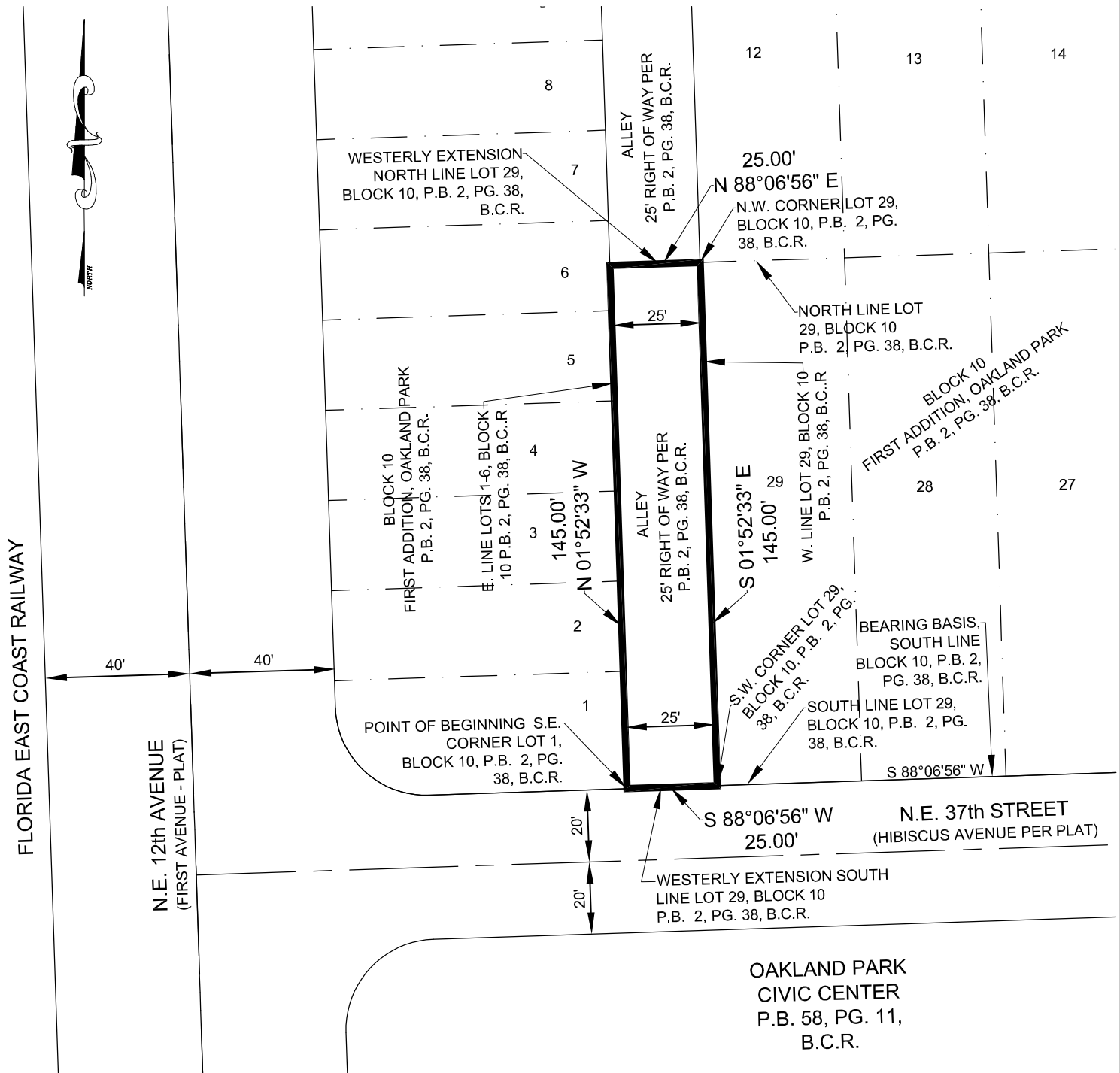
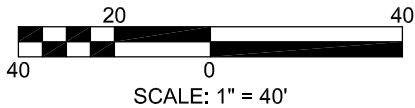
DATE	REVISIONS
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LEGEND:

B.C.R. BROWARD COUNTY RECORDS

P.B. PLAT BOOK

PG. PAGE



SKETCH & DESCRIPTION

ALLEY VACATION

A PORTION OF FIRST ADDITION
OAKLAND PARK, PLAT BOOK 2,
PAGE 38, BROWARD COUNTY
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SHEET 2 OF 2

DRAWING NO. 13206.00-ALLEY VACATION S&D.DWG

DATE 05/03/23

SCALE 1" = 40'

FIELD BK. N/A

DWG. BY MMM

CHK. BY MMM

DATE **REVISIONS**
