

LEGAL DESCRIPTION:

A PORTION OF PARCEL "C" AND PARCEL "D", "GOOGE PLAT NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

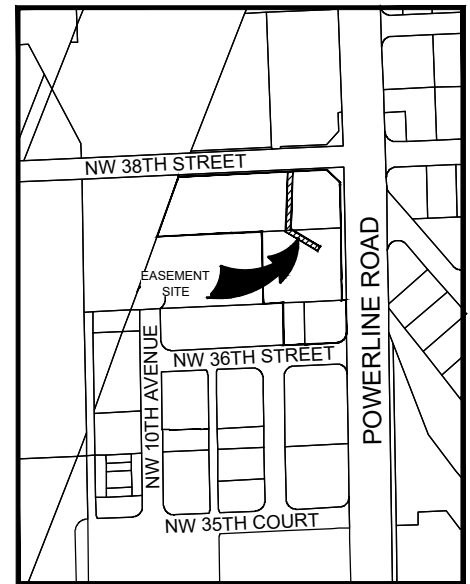
A 12-FOOT STRIP OF LAND LYING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL "C"; THENCE SOUTH 87°19'40" WEST ALONG THE NORTH LINE OF SAID PARCEL "C", FOR A DISTANCE OF 101.36 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 02°12'21" WEST, A DISTANCE OF 139.82 FEET; THENCE SOUTH 58°46'14" EAST, A DISTANCE OF 85.00 FEET TO THE POINT OF TERMINUS.

EASEMENT LINES TO BE LENGTHENED OR SHORTENED TO MAINTAIN A CONTINUOUS 12-FOOT EASEMENT.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA, CONTAINING 2698 SQUARE FEET, MORE OR LESS.



LOCATION SKETCH (NOT TO SCALE)

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/OR 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. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL "C", "GOOGE PLAT NO. 1" AS RECORDED IN PLAT BOOK 139, PAGE 15, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID NORTH LINE BEARS SOUTH 87°19'40" WEST.

ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
BK.	BOOK
CHK.	CHECKED
DWNG.	DRAWING
F.P.L.	FLORIDA POWER AND LIGHT
LB	LICENSED BUSINESS
N/A	NOT APPLICABLE
NO.	NUMBER
NW	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINUS

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 DECEMBER 20, 2024 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

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

This item has been
digitally signed and
sealed by Donald A.
Spicer on the date
shown using a
Digital
Signature.

Printed copies
of this document
are not considered
signed and sealed
and the signature
must be verified on any
electronic copies.



Digitally signed
by DONALD A
SPICER

Date:
2025.06.27
15:21:08-04'00'

SKETCH & DESCRIPTION

A PORTION OF PARCELS "C" AND "D"
"GOOGE PLAT NO. 1"
P.B. 136, PG. 15, B.C.R.

CITY OF OAKLAND PARK
BROWARD COUNTY, FLORIDA



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SHEET 1 OF 2
DRAWING NO. 12921.01 SKD

DATE 12/20/24

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZH

CHK. BY DAS

DATE	REVISIONS

