



SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

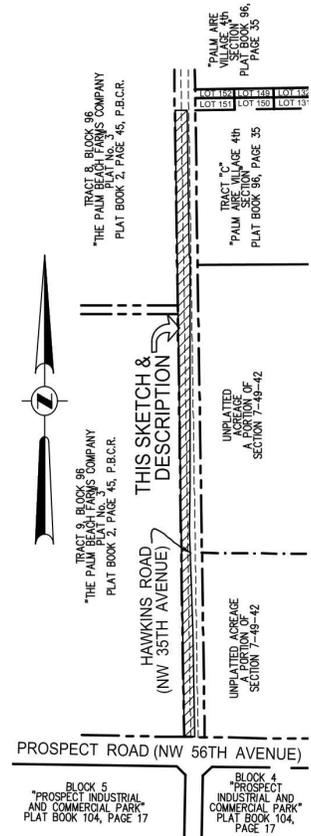


LEGAL DESCRIPTION (UTILITY EASEMENT & INGRESS /EGRESS EASEMENT (PRIVATE)):

A PORTION OF TRACTS 8 AND 9, BLOCK 96, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", AS SHOWN IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY PUBLIC RECORDS, FLORIDA, TOGETHER WITH A PORTION OF THE 25-FOOT RIGHT-OF-WAY AS DEDICATED BY SAID PLAT BOOK 2, PAGE 45, LYING ADJACENT TO AND EASTERLY OF SAID TRACTS 8 AND 9, TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF TRACT "C", PALM AIRE VILLAGE 4TH SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 89°16'32" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "C" 27.48 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°51'00" EAST 429.21 FEET; THENCE SOUTH 01°39'37" EAST 72.83 FEET; THENCE SOUTH 89°58'55" EAST 2.85 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 71°44'46" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 19.60 FEET, A CENTRAL ANGLE OF 18°14'08", FOR AN ARC DISTANCE OF 6.24 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°01'05" WEST 610.67 FEET; THENCE SOUTH 00°03'36" WEST 160.26 FEET; THENCE SOUTH 00°44'45" WEST 153.15 FEET; THENCE SOUTH 01°59'06" EAST 346.90 FEET; THENCE SOUTH 00°50'36" EAST 353.20 FEET; TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST PROSPECT ROAD (NW 56TH AVENUE); THENCE NORTH 89°06'44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 36.11 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 22.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 8 AND 9; THENCE NORTH 00°51'00" WEST ALONG SAID PARALLEL LINE 2131.15 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY EXTENSION; THENCE NORTH 89°16'32" EAST ALONG SAID WESTERLY EXTENSION 42.52 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 80,981 SQUARE FEET (1.859 ACRES), MORE OR LESS.



VICINITY MAP  
NOT TO SCALE

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF TRACT "C" BEING S00°51'00"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: KIEWIT WATER FACILITIES FLORIDA CO.	
SCALE: N/A	DRAWN: M.M.M.
ORDER NO.: 72382	
DATE: 2/2/24; REV. 3/26/24	
UTILITY EASEMENT & INGRESS/EGRESS EASEMENT (PRIVATE)	
FORT LAUDERDALE	
BROWARD COUNTY, FLORIDA	

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

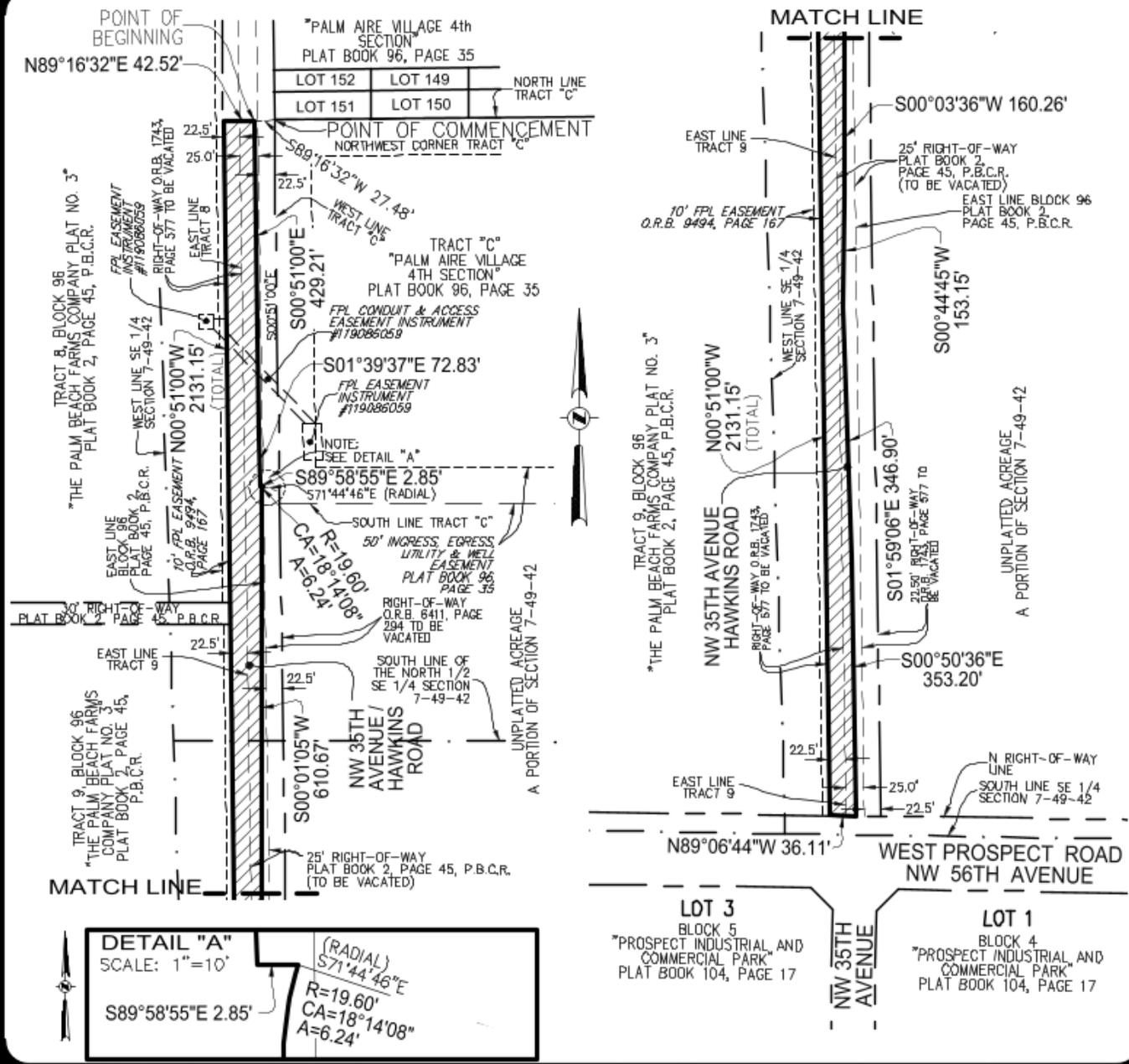
John F  
Pulice

Digitally signed by  
John F Pulice  
Date: 2024.04.09  
09:50:04 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA



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LEGEND & ABBREVIATIONS:

- A ARC LENGTH
- CA CENTRAL ANGLE
- FPL FLORIDA POWER AND LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- R RADIUS
- 7-49-42 SECTION-TOWNSHIP-RANGE



**PUBLICLY DEDICATED UTILITY EASEMENT:** THE NON-EXCLUSIVE UTILITY EASEMENT SHOWN ON PARCEL "A" IS HEREBY DEDICATED IN PERPETUITY TO PUBLIC UTILITIES (INCLUDING PUBLIC UTILITY COMPANIES) FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES.

PER FLA. STAT. 177.031(7)B, "PUBLIC UTILITY" INCLUDES ANY PUBLIC OR PRIVATE UTILITY, SUCH AS, BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWERS, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, OR TELEPHONE LINE, WHETHER UNDERGROUND OR OVERHEAD. PER FLORIDA STAT. 177.091(28), THIS PUBLICLY DEDICATED UTILITY EASEMENT SHALL ADDITIONALLY PROVIDE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

**REVOCABLE PRIVATE ROAD:** PARCEL "A" (PRIVATE ROAD) AS SHOWN HEREON IS NOT DEDICATED FOR ACCESS TO THE PUBLIC AND, UNLESS REVOKED BY PARCEL "A" OWNER, OR AGREED TO OTHERWISE, IS NON-EXCLUSIVELY RESERVED FOR PRIVATE ACCESS PURPOSES IN FAVOR OF THE OWNERS OF THE PARCEL(S) ABUTTING PARCEL "A" TO THE EAST AND WEST, INCLUDING THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, TENANTS, INVITEES, LICENSEES, AND EMPLOYEES AND FOR USE BY THE PERSONNEL OF THE POLICE AND FIRE DEPARTMENTS AND OTHER GOVERNMENTAL AGENCIES IN THE PERFORMANCE OF THEIR GOVERNMENTAL DUTIES.