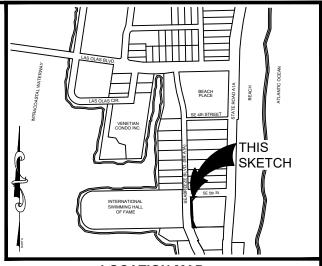
LEGAL DESCRIPTION:

A PORTION OF LOTS 10 & 11, BLOCK 2, A PORTION OF SUNSET BOULEVARD, AND A PORTION OF BLOCK B, RE-AMENDED PLAT LAS OLAS BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A", ZURO'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SEA BREEZE BLVD (STATE ROAD A1A) THE FOLLOWING THREE (3) COURSES: (1) SOUTH 88°32'31" WEST, 12.56 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, (A RADIAL BEARING FROM SAID POINT BEARS NORTH 84°13'06" EAST); THENCE (2) NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1313.00 FEET, THROUGH A CENTRAL ANGLE OF 04°17'28" AND AN ARC DISTANCE OF 98.34 FEET TO A POINT OF TANGENCY; THENCE (3) NORTH 01°29'26" WEST, 116.29 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN 77' RIGHT OF WAY EASEMENT RECORDED IN INSTRUMENT NUMBER 115123317, BROWARD COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 88°15'10" EAST, 26.11 FEET; THENCE SOUTH 43°22'52" WEST, 28.22 FEET; THENCE SOUTH 01°29'26" EAST, 96.41 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1306.80 FEET; THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°25'42" AND AN ARC LENGTH OF 78.19 FEET; THENCE SOUTH 22°26'35" EAST, 21.53 FEET TO THE POINT OF BEGINNING.



LOCATION MAP:

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,593 SQUARE FEET (0.04 ACRES), MORE OR LESS.

SURVEY NOTES:

- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED UPON A SITE PLAN PROVIDED TO THE SURVEYOR.
- 2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
- 3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND 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. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- 7. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°32'31" EAST ALONG THE NORTH LINE OF PARCEL "A", ZURO'S PLAT, AS RECORDED IN PLAT BOOK 117, ON PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 8. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY PARAMOUNT TITLE SERVICES AND SAID ENCUMBRANCES PROVIDED IN AN OPINION OF TITLE, PROVIDED BY ELIANA LEAL, ESQ., DATED DECEMBER 21, 2020.
- 9. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER.

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 MAY 19, 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.

TIMOTHY H. GRAY PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION No. 6604 STATE OF FLORIDA

SKETCH & DESCRIPTION

A PORTION OF BLOCK 2, BLOCK B, AND SUNSET BOULEVARD

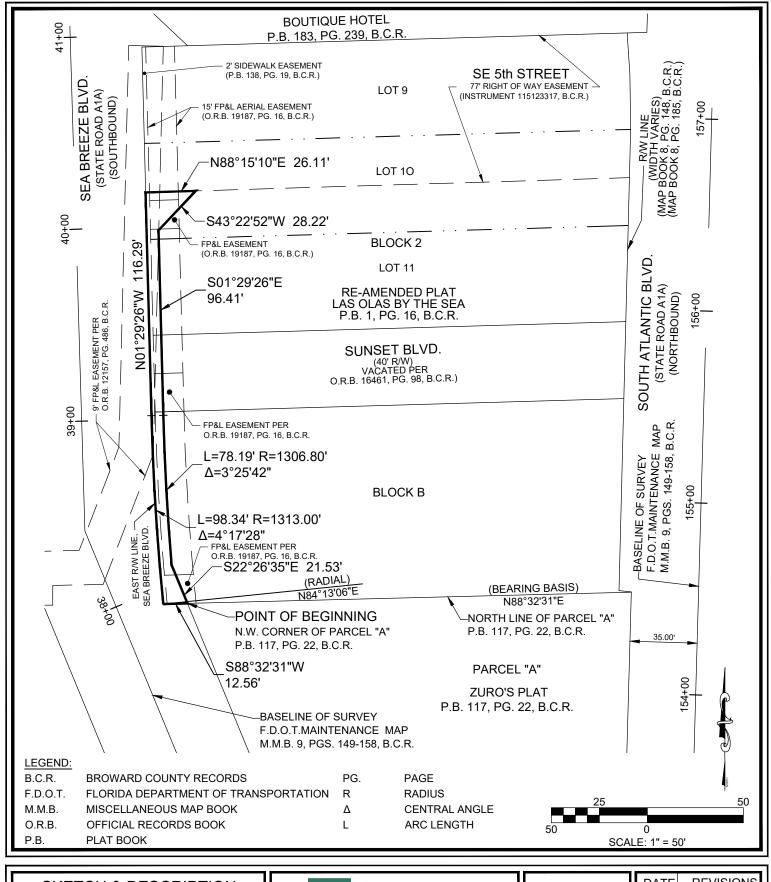
RE-AMENDED PLAT LAS OLAS BY THE SEA P.B. 1, PG. 16, B.C.R.

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

	KEI1	\mathcal{H}
301 E	AST ATLANTIC BOULE\	/ARD
POMPAN	O BEACH, FLORIDA 330	060-6643
	(954) 788-3400	
FMAII · ma	ail@KFITHteam.com. LB	NO 6860

SHEET	1_	_ OF _	2	
DRAWING NO.	10046,00 SK	ETCH & DES	CRIPTION dwg	

DATE5/19/21	DATE	REVISIONS
SCALE1" =50'		
FIELD BK. N/A		
DWNG. BY TG		
CHK. BY WA		
OTITE 21		



SKETCH & DESCRIPTION

A PORTION OF BLOCK 2, BLOCK B, AND SUNSET BOULEVARD

RE-AMENDED PLAT LAS OLAS BY THE SEA P.B. 1, PG. 16, B.C.R.

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

K	KEITH
301 EA	AST ATLANTIC BOULEVARD

301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400

EMAIL: mail@KEITHteam.com LB NO. 6860

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DRAWING NO10	046.00 SKE	TCH & DES	SCRIPTION.dwg

DWNG. BYTG	DATE05/19/21	DATE	REVISIONS
DWNG. BYTG	SCALE1" =50'		
	FIELD BK. N/A		
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CHK. BYWA	CHK. BYWA		