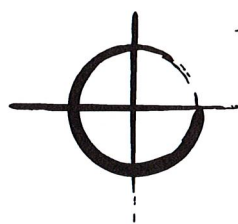


m.o.o.k.



PINNELL SURVEY, INC.
LICENSED BUSINESS #6857
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE (954)418-4940 FAX(954)418-4941

SKETCH AND LEGAL DESCRIPTION

10 FOOT DRAINAGE EASEMENT TO BE VACATED

LEGAL DESCRIPTION:

ALL OF THE 10 FOOT DRAINAGE EASEMENT CENTERED ON THE COMMON LOT LINE OF LOTS 10 AND 11 OF "ISLA BAHIA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES & LEGEND:

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 37°39'20" WEST ALONG THE COMMON LOT LINE OF LOTS 10 AND 11, "ISLA BAHIA", P.B. 47, PG. 27 B.C.R.

- ⊙ - CENTERLINE
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- P.C. - POINT OF CURVATURE

**Jason H.
Pinnell,
P.S.M.**

Digitally signed by
Jason H. Pinnell, P.S.M.
DN: c=US, o=Florida,
dnQualifier=A01410C00
000185D0F7B0780013A
ED6, cn=Jason H.
Pinnell, P.S.M.
Date: 2025.02.07
14:40:19 -05'00'

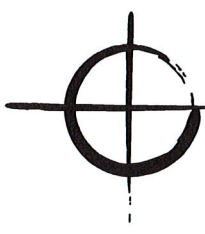
JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA - LICENSE NO. 5734

SKETCH NO.: 19-1581SD1
SHEET 1 OF 2

M.O.O.K.

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LOT 11 OF
"ISLA BAHIA"
(P.B. 47, PG. 27 B.C.R.)

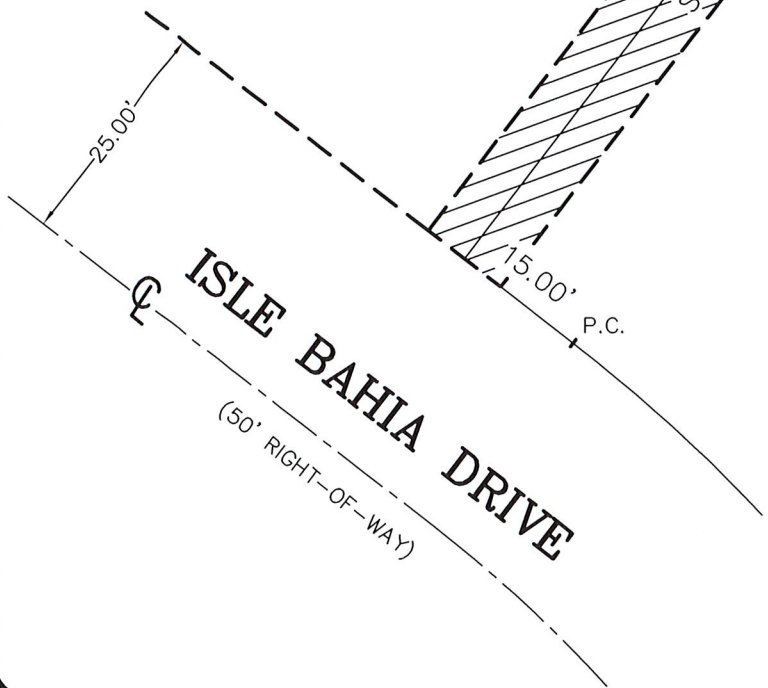
COMMON LOT
LINE OF
LOTS 10 AND 11

NEW RIVER SOUND

10' DRAINAGE EASEMENT
(P.B. 47, PG. 27 B.C.R.)
TO BE VACATED

LOT 10 OF
"ISLA BAHIA"
(P.B. 47, PG. 27 B.C.R.)

ISLE BAHIA DRIVE
(50' RIGHT-OF-WAY)



SCALE: 1" = 20'	SKETCH NO.: 19-1581SD1
DRAWN BY: J.P.	SHEET 2 OF 2