

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**

LYING IN ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10  
BROWARD COUNTY, FLORIDA

**LEGAL DESCRIPTION:**


A PORTION OF A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 48592, PAGE 1809, LYING WITHIN TRACT B, ALEXANDER-YOUNG PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT REFERENCE POINT J, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 48592, PAGE 1809; THENCE NORTH 00°33'08" WEST, A DISTANCE OF 29.45 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°33'08" WEST ALONG THE CENTERLINE, A DISTANCE OF 25.00 FEET TO THE **POINT OF TERMINATION** OF SAID CENTERLINE.

SAID EASEMENT BEING 12.00 FEET WIDE, WITH THE SIDELINES LYING 6.00 FEET ON EACH SIDE OF SAID CENTERLINE.

CONTAINING 300 SQUARE FEET OR 0.00689 ACRES, MORE OR LESS.

**LEGEND**

B.C.R.	= BROWARD COUNTY RECORDS	PG.	= PAGE
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	= POINT OF BEGINNING
LB	= LICENSED BUSINESS	P.O.C.	= POINT OF COMMENCEMENT
LTD.	= LIMITED	P.O.T.	= POINT OF TERMINATION
O.R.B.	= OFFICIAL RECORDS BOOK	REF. PT.	= REFERENCE POINT
P.B.	= PLAT BOOK	R/W	= RIGHT-OF-WAY
			= DESCRIBED PROPERTY

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by  
Steven N Brickley  
Date: 2019.11.19  
16:04:46 -05'00'

STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 6841

DATE OF SIGNATURE

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 48592, PAGE 1809 AND THE ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EAST LINE OF TRACT B OF SAID PLAT BEING SOUTH 00°24'15" EAST.

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

BOWMAN CONSULTING GROUP, LTD., INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman CONSULTING**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
301 SE Ocean Blvd. Fax: (772) 220-7881  
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Professional Surveyors and Mapper Business Certificate # LB 8030

**PORTION OF UTILITY EASEMENT IN  
O.R.B. 48592, PG. 1809**

**BROWARD COUNTY**

**FLORIDA**

PATH: P:\New Projects\010014-01-034\Survey\Topo

PROJECT NO. 010004-01-034

REVISED DATE:

DATE: NOV. 17, 2019

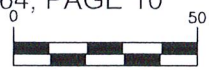
CADD FILE: 014-034 UTIL ESMT (J)

SCALE: 1"=40'

SHEET 2 OF 2

**SKETCH OF DESCRIPTION**

LYING IN ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10  
BROWARD COUNTY, FLORIDA



( IN FEET )

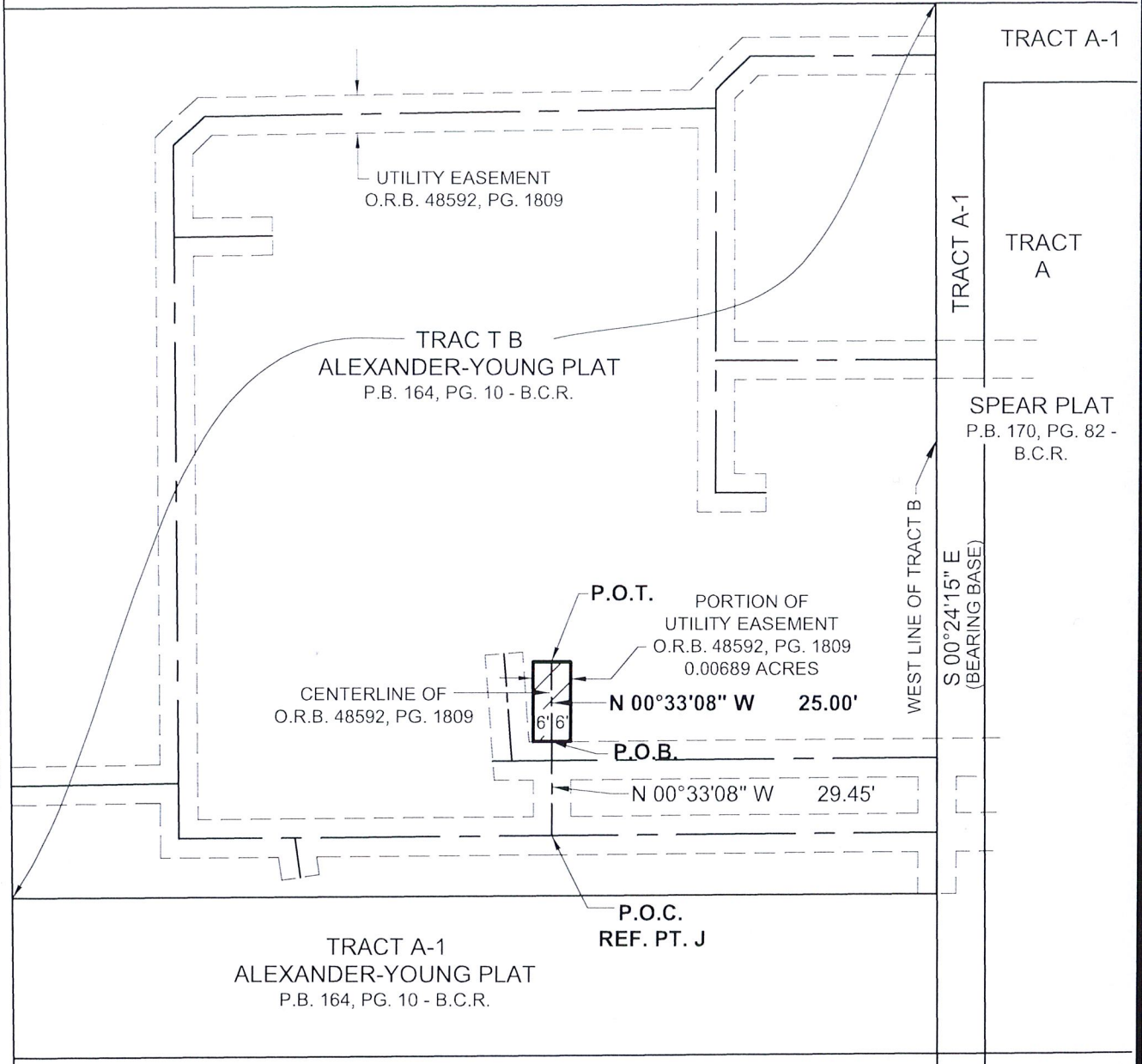
1 inch = 50 ft.

THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 50' OR SMALLER



WILES BUTLER PLAT NO. 1  
P.B. 160, PG. 18 - B.C.R.

STATE ROAD NO. 7 / U.S. HIGHWAY 441 (VARIABLE WIDTH RIGHT-OF-WAY)  
R/W PER O.R.B. 61411-160 R/W PER F.D.O.T. MAP SECTION 86100-2507



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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
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**COMMENCE** AT REFERENCE POINT BB, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 48592, PAGE 1809; THENCE NORTH 04°38'34" WEST, A DISTANCE OF 6.02 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 04°38'34" WEST ALONG THE CENTERLINE, A DISTANCE OF 27.71 FEET TO THE **POINT OF TERMINATION** OF SAID CENTERLINE.

SAID EASEMENT BEING 12.00 FEET WIDE, WITH THE SIDELINES LYING 6.00 FEET ON EACH SIDE OF SAID CENTERLINE.

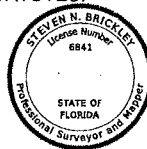
CONTAINING 333 SQUARE FEET OR 0.00763, MORE OR LESS.

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SHEET 2 OF 2

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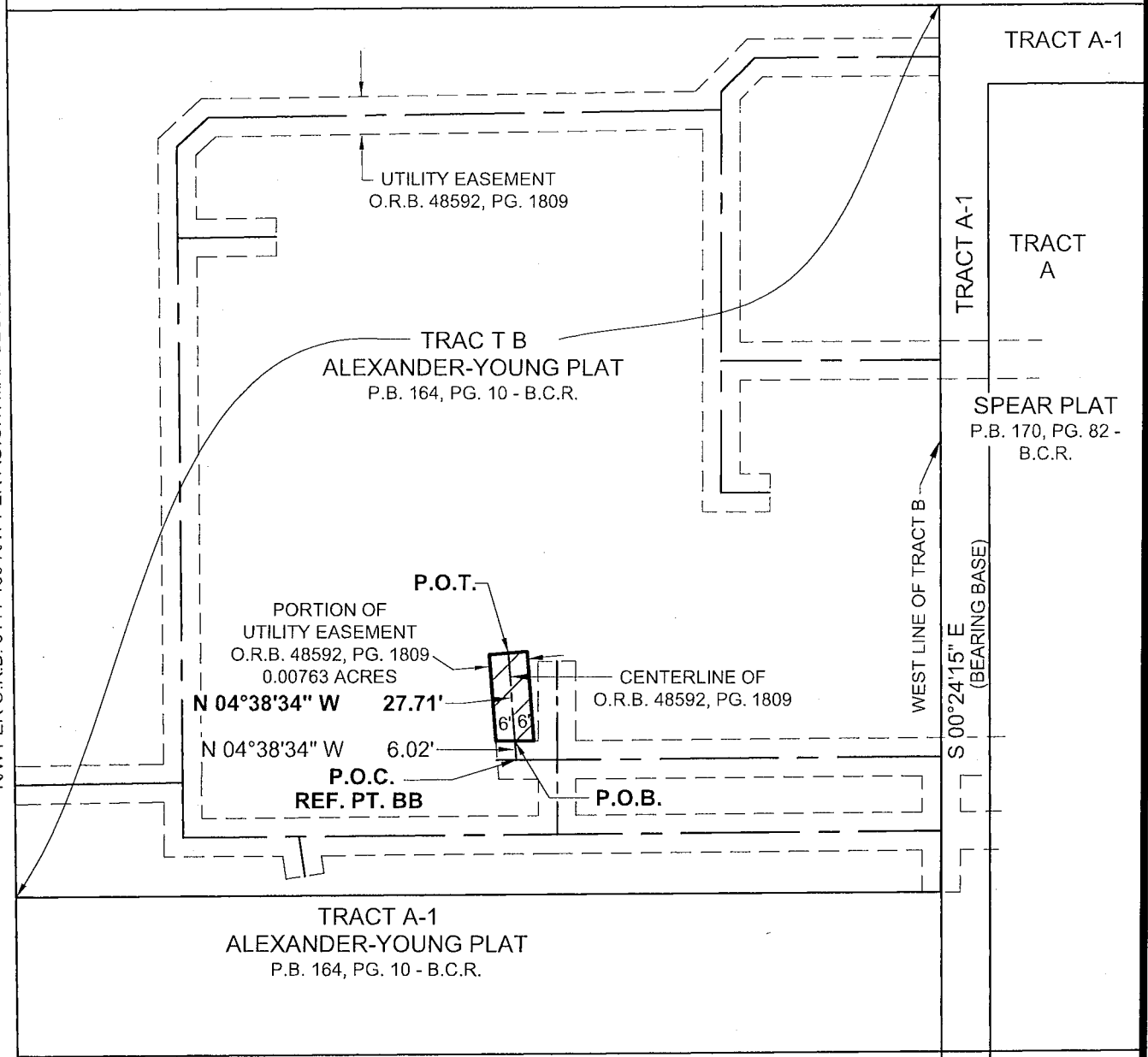


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P.B. 160, PG. 18 - B.C.R.

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RW PER O.R.B. 6141-160 R/W PER F.D.O.T. MAP SECTION 86100-2507



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