

**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 AN FPL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 45931, PAGE 1976, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWEST CORNER OF SAID TRACT B OF SAID ALEXANDER-YOUNG PLAT;  
THENCE NORTH 89°37'35" EAST, ALONG THE SOUTH LINE OF SAID TRACT B OF SAID ALEXANDER-YOUNG PLAT, A DISTANCE OF 193.36 FEET;  
THENCE NORTH 00°24'15" WEST, A DISTANCE OF 59.35 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 21.68 FEET;  
THENCE NORTH 00°24'15" WEST, A DISTANCE OF 30.00 FEET;  
THENCE NORTH 89°35'45" EAST, A DISTANCE OF 21.68 FEET;  
THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 650 SQUARE FEET OR 0.01493, 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
FPL = FLORIDA POWER & LIGHT	P.O.C. = POINT OF COMMENCEMENT
LB = LICENSED BUSINESS	P.O.T. = POINT OF TERMINATION
LTD. = LIMITED	REF. PT. = REFERENCE POINT
O.R.B. = OFFICIAL RECORDS BOOK	R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK	 = 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  
16:05:33 -05'00'

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

DATE OF SIGNATURE

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.

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE SOUTH LINE OF TRACT B OF SAID PLAT BEING NORTH 89°37'35" 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**

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

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Professional Surveyors and Mapper Business Certificate # LB 8030

**PORTION OF FPL EASEMENT  
IN O.R.B. 45931, PG. 1976**

**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 FPL ESMT

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



STATE ROAD NO. 7 / U.S. HIGHWAY 441 (VARIABLE WIDTH RIGHT-OF-WAY)  
R/W PER O.R.B. 6141-160 R/W PER F.D.O.T. MAP SECTION 86100-2507

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

TRACT A-1

SPEAR PLAT  
P.B. 170, PG. 82 -  
B.C.R.

TRACT A-1

TRACT  
A

TRACT B  
ALEXANDER-YOUNG PLAT  
P.B. 164, PG. 10 - B.C.R.

FPL EASEMENT  
O.R.B. 45931, PG. 1976

N 89°35'45" E 21.68'

PORTION OF  
FPL EASEMENT  
O.R.B. 45931, PG. 1976  
0.01493 ACRES

N 00°24'15" W 30.00'

S 89°35'45" W 21.68'  
P.O.B.

N 00°24'15" W 59.35'

S 00°24'15" E  
30.00'

SOUTH LINE OF TRACT B

N 89°37'35" E 193.36'  
(BEARING BASE)

P.O.C.  
S.W. CORNER OF TRACT B,  
ALEXANDER-YOUNG PLAT  
P.B. 164, PG. 10, B.C.R.

TRACT A-1  
ALEXANDER-YOUNG PLAT  
P.B. 164, PG. 10 - B.C.R.

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

**THIS IS NOT A SURVEY**

**Bowman**  
CONSULTING

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SCALE: 1"=50'

SHEET 2 OF 2