



## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

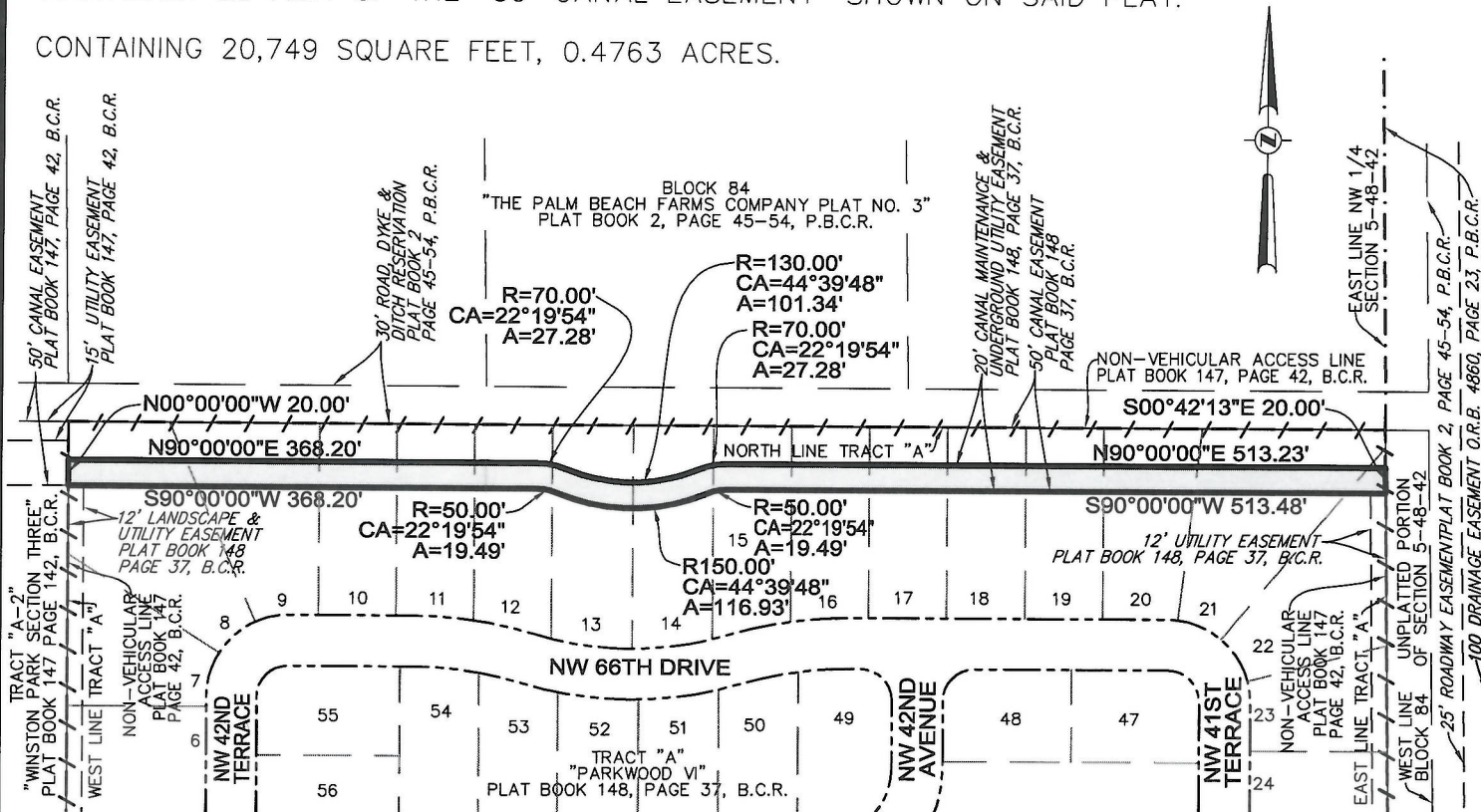
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

THE "20.00 FOOT WIDE CANAL MAINTENANCE AND UNDERGROUND UTILITY EASEMENT" IN TRACT "A" OF "PARKWOOD VI", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALSO BEING THE SOUTHERLY 20 FEET OF THE "50' CANAL EASEMENT" SHOWN ON SAID PLAT.

CONTAINING 20,749 SQUARE FEET, 0.4763 ACRES.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "A", BEING N90°00'00"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEGEND:**

- / — / — NON-VEHICULAR ACCESS LINE  
B.C.R. BROWARD COUNTY RECORDS  
P.B.C.R. PALM BEACH COUNTY RECORDS

FILE: KIMLEY-HORN AND ASSOCIATES, INC.

SCALE: 1"=150'

DRAWN BY: B.E.

ORDER NO.: 61749-1

DATE: 09/30/16

20' CANAL EASEMENT VACATION

BROWARD COUNTY, FLORIDA

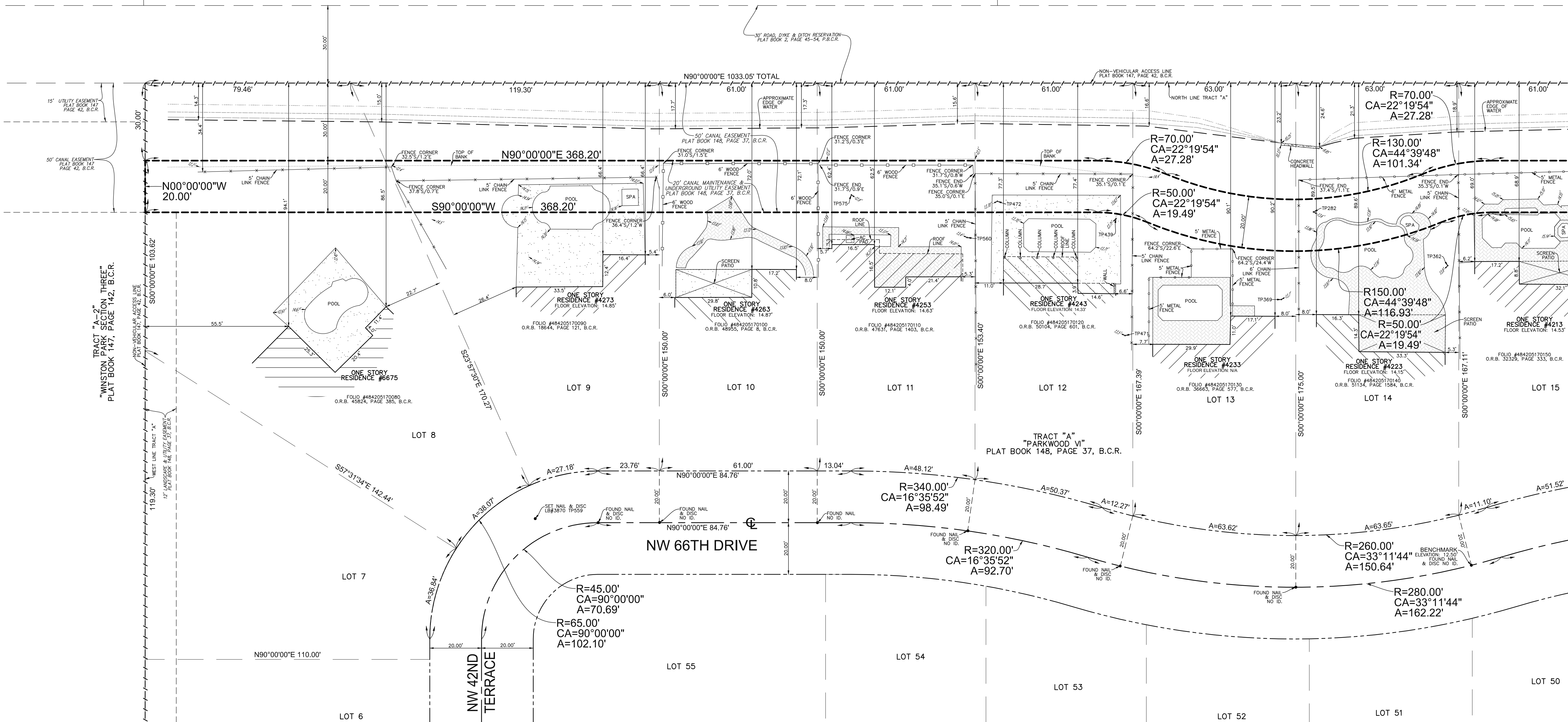
FOR: KIMLEY-HORN AND ASSOCIATES, INC.

- ☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA

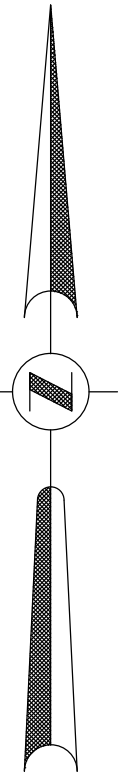
PORTION OF TRACT 28

PORTION OF TRACT 29

PORTION OF TRACT 30  
BLOCK 8A  
"THE PALM BEACH FARMS COMPANY PLAT NO. 3"  
PLAT BOOK 2, PAGE 45-54, P.B.C.R.



MATCH LINE SEE SHEET 2



#### LEGAL DESCRIPTION:

THE "20.00 FOOT WIDE CANAL MAINTENANCE AND UNDERGROUND UTILITY EASEMENT" IN TRACT "A" OF "PARKWOOD VI", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALSO BEING THE SOUTHERLY 20 FEET OF THE "50' CANAL EASEMENT" SHOWN ON SAID PLAT.

#### NOTES:

- 1) THIS SITE CONTAINS 20,749 SQUARE FEET, 0.4763 ACRES.
- 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2428; ELEVATION: 14.335 FEET.
- 3) FLOOD ZONE: AE & X; BASE FLOOD ELEVATION: 14 FEET & NONE; PANEL: 120031 0166H; MAP DATE: 8/15/14
- 4) THIS SITE LIES IN SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 5) BEARINGS ARE BASED ON THE CENTERLINE OF NW 66TH DRIVE BEING N90°00'00"E.
- 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: KIMLEY-HORN AND ASSOCIATES, INC.
- 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS  $\pm 0.2'$ . THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS  $\pm 0.1'$ .
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

#### CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

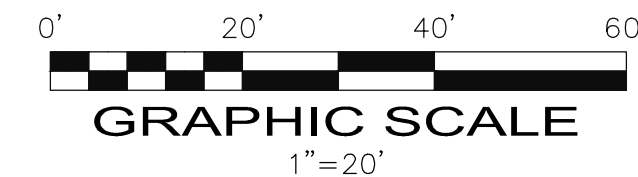
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 STATE OF FLORIDA

#### LEGEND

- CONCRETE
- PAVERS
- ELEVATION
- OVERHEAD WIRES
- NON-VEHICULAR ACCESS LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- P.B.C.R. PALM BEACH COUNTY RECORDS
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH

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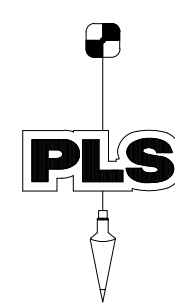
SHEET 1 OF 2

| NO. | REVISIONS | BY |
|-----|-----------|----|
| 5   |           |    |
| 4   |           |    |
| 3   |           |    |
| 2   |           |    |
| 1   |           |    |

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

**20' CANAL MAINTENANCE AND UNDERGROUND UTILITY EASEMENT**  
PARKWOOD VI  
NORTH OF NW 66TH DRIVE  
COCONUT CREEK, BROWARD COUNTY  
FLORIDA 33073

#### BOUNDARY AND TOPOGRAPHIC SURVEY



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.  
CHECKED BY: J.F.P.

SCALE: 1" = 20'  
SURVEY DATE: 09/24/16

FILE: KIMLEY-HORN AND ASSOCIATES, INC.  
ORDER NO.: 61749



