

**NOT VALID WITHOUT
SHEETS 1 AND 2**

**SKETCH & DESCRIPTION
UTILITY EASEMENT**
A PORTION OF THE SW 1/4
SECTION 25, TOWNSHIP 49 SOUTH, RANGE 41 EAST
(O.R.B. 2165, PG. 326, B.C.R.)

LAND DESCRIPTION:

A portion of the SW 1/4 of Section 25, Township 49 South, Range 41 East being a portion of a deed as recorded in Official Records Book 2165, Page 326 of the Public Records of Broward County, Florida; being described as follows:

Commence at the southwest corner of Section 25, Township 49 South, Range 41 East; thence N01°34'58"W along the west line of Section 25, a distance of 1,072.55 feet; thence N89°27'50"E, 405.44 feet to the west line of said deed per Official Records Book 2165, Page 326; thence S00°32'10"E along the west line of said deed per Official Records Book 2165, Page 326, a distance of 171.37 feet; thence N89°32'47"E, 176.74 feet to the Point Of Beginning; thence N89°32'47"E, 34.11 feet to the east line of said deed per Official Records Book 2165, Page 326, also being a point on the arc of a curve (radial bearing to said point bears S86°47'54"W), having a radius of 788.61 feet and a central angle of 01°33'53"; thence southerly along the arc of said curve a distance of 21.54 feet; thence S89°41'42"W; 35.61 feet; thence N00°00'00"E, 21.40 feet to the Point Of Beginning.

Said lands lying in the City of Lauderhill, Broward County, Florida and containing 747 square feet.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the west line of Section 25-49-41 having a bearing of N01°34'58"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 7/5/2019


 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

REVISIONS

REVISED PER COMMENTS	W.R.E.	07/03/2019



**AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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JOB #: 4952-9 U

SCALE: -

DATE: 05/09/2019

BY: W.R.E.

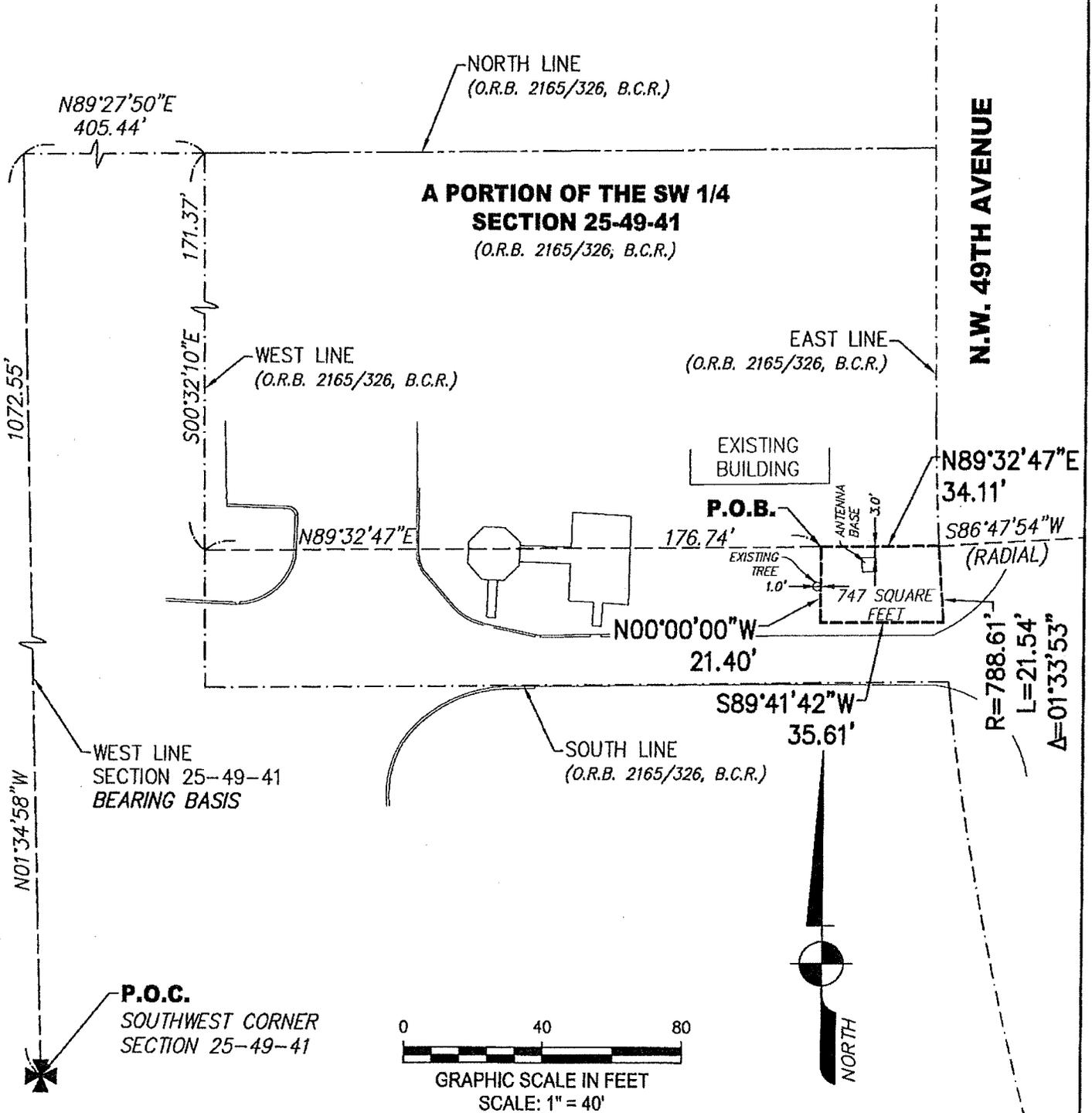
CHECKED: J.T.D.

F.B. - PG. -

SHEET: 1 OF 2

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JOB #:	4952-9 U
SCALE:	1" = 40'
DATE:	05/09/2019
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
SHEET:	2 OF 2