

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

Meeting Date: December 15, 2015

Agenda Item 6

REQUESTED CRA BOARD ACTION:

Resolution Consideration Approval Other

SHORT TITLE A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE FOUR STREET RIGHT-OF-WAY EASEMENTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FOR PROPERTIES AT VARIOUS LOCATIONS ON HAMMONDVILLE ROAD; PROVIDING AN EFFECTIVE DATE.

OR MOTION: _____

Summary of Purpose and Why:

Staff is seeking approval of four (4) easement agreements with Florida Power & Light ("FPL") pertaining to a CRA-owned properties located at 800 Hammondville Road, NW corner of MLK Boulevard and NW 10 Street, SE corner of MLK Boulevard and NW 5 Avenue, and MLK Boulevard between Dixie Highway and NW 2 Avenue (see Location Map). These easements are necessary for FPL to conduct routine maintenance and operation of their facilities. Staff recommends approval.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Pompano Beach CRA
- (2) Primary staff contact: Horacio Danovich, CIP Manager/CRA Engineer Ext. 7834
- (3) Expiration of contract, if applicable: _____
- (4) Fiscal impact and source of funding: No cost.

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER
CRA Attorney	12-9-15	Approval	<i>Claudia M. McKenna</i>

- CRA Executive Director
- Director Finance Department



ACTION PREVIOUSLY TAKEN BY CRA BOARD: None

<u>Resolution</u>	<u>Consideration</u>	<u>Other:</u>
Results: _____	Results: _____	Results: _____
_____	_____	_____
_____	_____	_____

RESOLUTION NO. _____

POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE PROPER OFFICIALS TO EXECUTE FOUR STREET RIGHT-OF-WAY EASEMENTS IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FOR PROPERTIES AT VARIOUS LOCATIONS ON HAMMONDVILLE ROAD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pompano Beach Community Redevelopment Agency (“CRA”) is the owner of real properties at various locations on Hammondville Road, Pompano Beach, and has agreed to grant street right-of-way easements to Florida Power and Light Company in connection with those properties; and

WHEREAS, the Street Right-of-Way Easements are attached to this Resolution as Exhibits 1, 2, 3 and 4 respectively (collectively, the Easements), and the easement property descriptions are attached to each Easement as Exhibit A; and

WHEREAS, the CRA has determined that the best interests of the public will be served by this grant of the Easements.

NOW THEREFORE, BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY THAT:

SECTION 1. The CRA grants the Street Right-of-Way Easements, copies of which are attached hereto as Exhibits 1, 2, 3 and 4 and made a part hereof as if set forth in full (the Easements). The proper officials are hereby authorized to execute the Easements.

SECTION 2. It is the determination of the CRA that the grant of the Easements is for a public purpose.

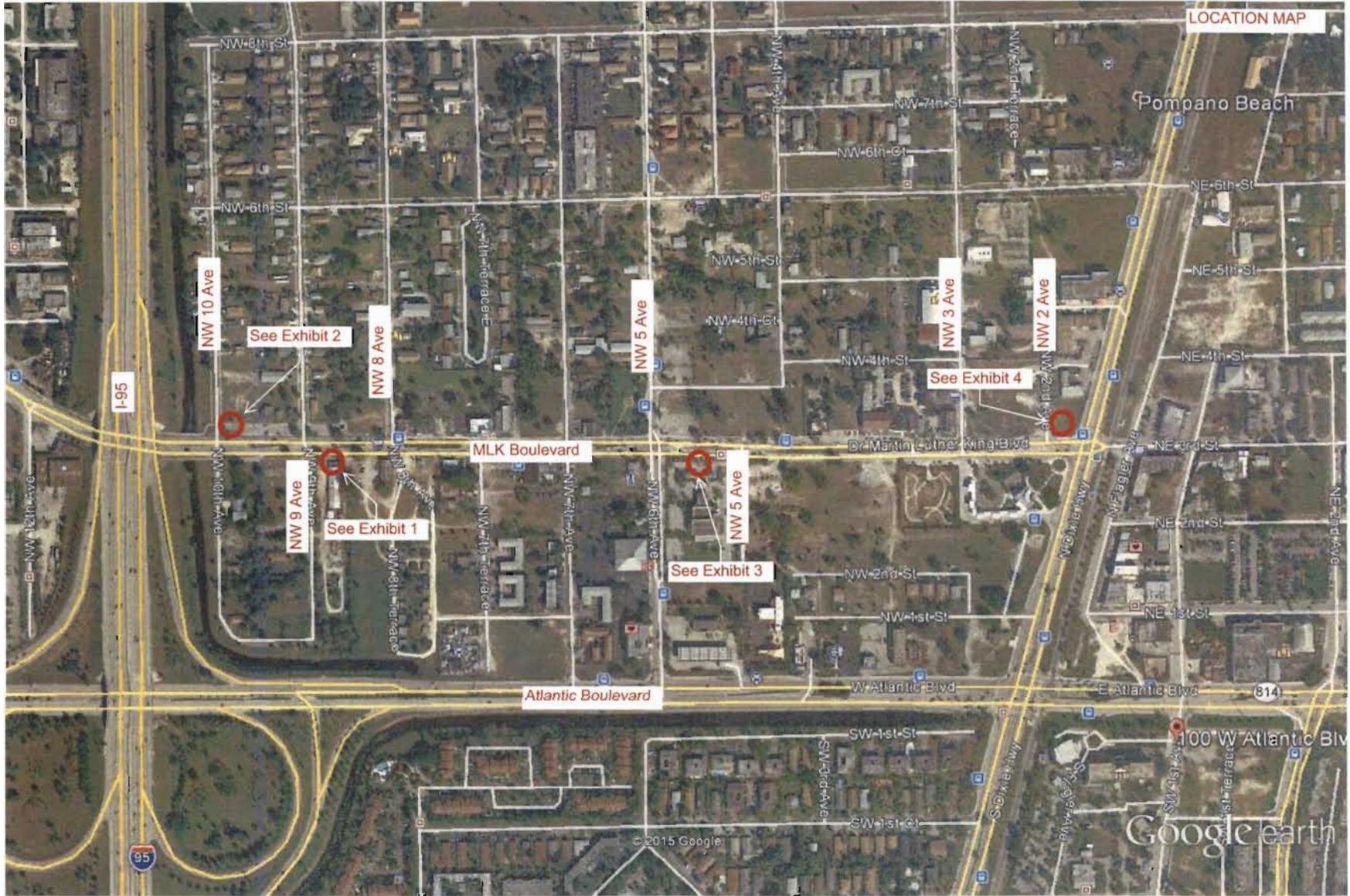
SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2015.

LAMAR FISHER, CHAIRPERSON

ATTEST:

MARGARET GALLAGHER, SECRETARY



Google earth

feet
meters





MEMORANDUM

December 9, 2015

TO: CRA Board

THRU: Kim Briesemeister, CRA Executive Director
Chris Brown, CRA Executive Director

FROM: Horacio Danovich, CIP Manager/CRA Engineer

A handwritten signature in blue ink, appearing to be "Horacio Danovich", is written over a horizontal line that spans the width of the memorandum text.

Issue

The Community Redevelopment Agency ("CRA") is seeking CRA Board approval of a Resolution to execute a four (4) Street Right-of-Way easements in favor of Florida Power & Light (FPL).

Recommendation

The CRA Staff recommends Approval of the Resolution.

Background

Staff is seeking CRA Board authorization to execute a Resolution to approve four (4) street right-of-way easements. As a function of the CRA's plans to improve MLK Boulevard from Dixie Highway to I-95, FPL partnered with the CRA to replace wooden poles with concrete ones. The replaced and relocated poles resulted in a more functional and aesthetically pleasing corridor. FPL needs the easements to conduct routine maintenance and operation of their facilities.

Staff recommends Approval of the Resolution.

EXHIBIT “1”

STREET RIGHT-OF-WAY EASEMENT

Sec. 35, Twp 48 S, Rge 42 E
Parcel I.D. # 484235000920
(Maintained by County Appraiser)

PREPARED BY
Name: Horacio Danovich
Co. Name: Pompano Beach CRA
Address: 100 W. Atlantic Boulevard
Pompano Beach, Florida 33060
Page ___ of ___

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, hereafter referred to within this document as the Grantee, together with their agents, successors, and assigns, an easement forever for street and/or alley purposes including, but not limited to, the right of ingress and egress at all times; together with the right to make improvements within the easement to facilitate ingress and egress as the Grantee may desire; together with the right to install, operate, and maintain underground public utilities; together with the right to grant the rights provided herein to other public utility providers to install, operate, and maintain underground public utilities; together with the right to grant adjacent property owners the right to install, operate, and maintain underground service connection lines connecting to such installed underground public utilities that may exist within the easement; together with the right for such public utilities and private service connection lines to be reconstructed, improved, added to, enlarged, replaced, and removed in total or any portion of them within an easement more particularly described as follows in Exhibit 'A' of this document.

Reserved for Circuit Court

See Attached Exhibit "A"

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

By: _____
Lamar Fisher, Chairman

Print Name: _____

ATTEST:

Print Name: _____

Margaret Gallagher, Secretary

EXECUTIVE DIRECTOR:
Redevelopment Management Associates, LLC
a Florida limited liability company

By: MetroStrategies, Inc., a Florida corporation
a managing member

Print Name: _____

By: _____
Kim Briesemeister, President

and

Print Name: _____

By: _____
Christopher J. Brown
a managing member

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by LAMAR FISHER as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by MARGARET GALLAGHER, Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Kim Briesemeister, President of MetroStrategies, Inc., as Managing Member of Redevelopment Management Associates, LLC on behalf of the limited liability company. She is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Christopher J. Brown, as Managing Member of Redevelopment Management Associates, LLC, on behalf of the limited liability company. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

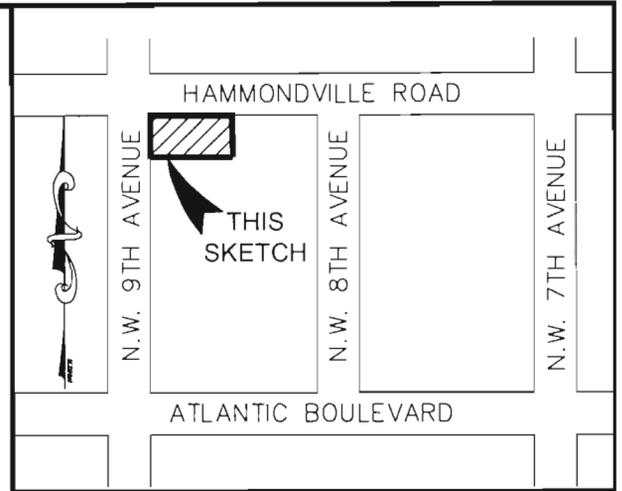
(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

LEGAL DESCRIPTION:

THE NORTH 5.51 FEET OF THE FOLLOWING DESCRIBED PARCEL:
 THE EAST 130 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST; LESS THAT PORTION OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 01°26'44" EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, 14.42 FEET; THENCE SOUTH 89°25'26" WEST, 130.92 FEET TO A LINE 130.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 01°26'44" WEST ALONG SAID PARALLEL LINE 12.57 FEET TO THE NORTH LINE OF SAID WEST 1/2; THENCE NORTH 88°36'38" EAST ALONG THE SAID NORTH LINE, 130.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 716 SQUARE FEET MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°26'07" EAST ON THE EAST LINE OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 30' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON NOVEMBER 14, 2015 MEETS THE STANDARDS OF PRACTICE 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, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

Exhibit "A"

SKETCH & DESCRIPTION
FLORIDA POWER &
LIGHT EASEMENT

A PORTION OF THE W 1/2 OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST
POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES INC
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 783-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. _____ 07470.46-FPL SKD 12.DWG

DATE 11/14/15
SCALE 1"=30'
FIELD BK. N/A
DWNG. BY LP
CHK. BY LP

DATE	REVISIONS

**HAMMONDVILLE ROAD
(MARTIN LUTHER KING JR BLVD.)
R/W WIDTH VARIES
(EASTBOUND LANES)**

NOTE: RIGHT-OF-WAY LINE LOCATION WAS OBTAINED FROM THE CITY OF POMPANO'S RIGHT-OF-WAY MAP SHEET 73, LAST REVISED 4/4/08. NO DEED WAS AVAILABLE FROM THE CITY OF POMPANO BEACH.

NORTH LINE OF THE W 1/2 OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35

NORTH-EAST CORNER OF THE W 1/2 OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35

PORTION LESSED OUT FOR RIGHT-OF-WAY IN RECORD DESCRIPTION (O.R.B. 46575, PG. 1710, B.C.R.)

N89°25'06"E 130.00'

S89°25'06"W 130.00'

S1°26'07"E
5.51'
(BEARING BASIS)

N1°26'07"W
5.51'

ACREAGE

ACREAGE

130'

10' ADDITIONAL R/W PER O.R.B. 29871, PG. 1161, B.C.R.
20' R/W PER O.R.B. 46575, PG. 1712, B.C.R.

NW 9TH AVENUE

EAST LINE OF THE W 1/2 OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- ⊕ CENTERLINE

SKETCH & DESCRIPTION

**FLORIDA POWER &
LIGHT EASEMENT**

A PORTION OF THE W 1/2 OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH ASSOCIATES, INC.

consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 07470.46-FPL SKD #2.DWG

DATE 11/14/15

SCALE 1"=30'

FIELD BK. N/A

DWNG. BY LP

CHK. BY LP

DATE REVISIONS

DATE	REVISIONS



Site Address	800 HAMMONDVILLE ROAD, POMPANO BEACH	ID #	4842 35 00 0920
Property Owner	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	12

Abbreviated Legal Description	35-48-42 E1/2 OF S1/2 OF NW1/4 OF SW1/4 S OF RD & THAT PT OF E1/2 OF N1/2 OF NW1/4 OF LOT 13 S OF HAMMOND RD, LESS PT DESC IN OR 8803/691 FOR RD
--------------------------------------	--

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$532,090	\$138,880	\$670,970	\$670,970	
2015	\$532,090	\$138,880	\$670,970	\$413,790	\$5,181.41
2014	\$532,090	\$4,440	\$536,530	\$376,180	\$9,977.19

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2016, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$670,970	\$670,970	\$670,970	\$670,970
Portability	0	0	0	0
Assessed/SOH	\$670,970	\$670,970	\$670,970	\$670,970
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$670,970	\$670,970	\$670,970	\$670,970
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
6/2/2015	WD*-D	\$2,500,000	113043054
9/30/2008	QC*-T	\$100	45858 / 984
			892 / 333

Land Calculations		
Price	Factor	Type
\$7.00	29,598	SF
\$4.50	72,200	SF
Adj. Bldg. S.F. (Card, Sketch)		4353
Units		2

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

15			3A					
X			3A					
4353								

PROPERTY TRANSFER INFORMATION SHEET

**FOLIO / PROPERTY /
PARCEL I.D. #** 484235000920

GRANTEE NAME: FLORIDA POWER & LIGHT COMPANY

SALE PRICE: Ø

**% OF MORTGAGE BALANCE
BEING USED AND \$ AMOUNT:** Ø

(i.e., ½ interest = #00000)

For information / clarification of the taxable amount, please contact the State of Florida Department of Revenue at 1-800-352-3671 or online at FL Dept of Revenue - TAX LAW LIBRARY.

EXHIBIT “2”

STREET RIGHT-OF-WAY EASEMENT

Sec. 35, Twp 48 S, Rge 42 E

Parcel I.D. # 484235400190

(Maintained by County Appraiser)

PREPARED BY

Name: Horacio Danovich

Co. Name: Pompano Beach CRA

Address: 100 W. Atlantic Boulevard
Pompano Beach, Florida 33060

Page ___ of ___

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, hereafter referred to within this document as the Grantee, together with their agents, successors, and assigns, an easement forever for street and/or alley purposes including, but not limited to, the right of ingress and egress at all times; together with the right to make improvements within the easement to facilitate ingress and egress as the Grantee may desire; together with the right to install, operate, and maintain underground public utilities; together with the right to grant the rights provided herein to other public utility providers to install, operate, and maintain underground public utilities; together with the right to grant adjacent property owners the right to install, operate, and maintain underground service connection lines connecting to such installed underground public utilities that may exist within the easement; together with the right for such public utilities and private service connection lines to be reconstructed, improved, added to, enlarged, replaced, and removed in total or any portion of them within an easement more particularly described as follows in Exhibit 'A' of this document.

Reserved for Circuit Court

See Attached Exhibit "A"

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Print Name: _____

By: _____
Lamar Fisher, Chairman

Print Name: _____

ATTEST:

Margaret Gallagher, Secretary

EXECUTIVE DIRECTOR:
Redevelopment Management Associates, LLC
a Florida limited liability company

Print Name: _____

By: MetroStrategies, Inc., a Florida corporation
a managing member

Print Name: _____

By: _____
Kim Briesemeister, President

and

Print Name: _____

By: _____
Christopher J. Brown
a managing member

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by LAMAR FISHER as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by MARGARET GALLAGHER, Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Kim Briesemeister, President of MetroStrategies, Inc., as Managing Member of Redevelopment Management Associates, LLC on behalf of the limited liability company. She is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Christopher J. Brown, as Managing Member of Redevelopment Management Associates, LLC, on behalf of the limited liability company. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

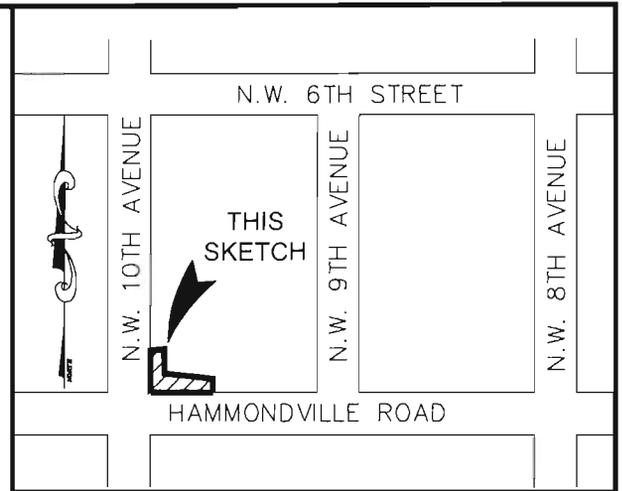
Commission Number

LEGAL DESCRIPTION:

A PORTION OF LOTS 4, 5 & 6 OF SCOTTS PARK, AS RECORDED IN PLAT BOOK 19, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°25'06" EAST ON THE NORTH LINE OF SAID LOT 6, 8.77 FEET; THENCE SOUTH 01°27'24" EAST ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 6, 131.76 FEET; THENCE SOUTH 81°44'10" EAST, 86.07 FEET; THENCE NORTH 89°25'06" EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 4, 5 & 6, 52.39 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 01°27'24" EAST ON SAID EAST LINE, 5.00 FEET TO THE SAID SOUTH LINE OF LOTS 4, 5 & 6; THENCE SOUTH 89°25'06" WEST ON SAID SOUTH LINE, 146.00 FEET TO THE WEST LINE OF SAID LOT 6; THENCE NORTH 01°27'24" WEST ON SAID WEST LINE, 150.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 2,563 SQUARE FEET MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°27'24" WEST ON THE WEST LINE OF LOT 6 OF SCOTTS PARK, AS RECORDED IN PLAT BOOK 19, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 30' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON NOVEMBER 14, 2015 MEETS THE STANDARDS OF PRACTICE 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, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

Exhibit "A"

SKETCH & DESCRIPTION
FLORIDA POWER &
LIGHT EASEMENT

PORTIONS OF LOTS 4, 5 & 6 OF
SCOTTS PARK, P.B. 19, PG. 38, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO 6860

SHEET 1 OF 2
DRAWING NO. _____ 07470.46-FPL SKD #1.DWG

DATE 11/14/15

SCALE 1"=30'

FIELD BK. N/A

DWNG. BY LP

CHK. BY LP

DATE	REVISIONS

POINT OF BEGINNING
NW CORNER
OF LOT 6

N89°25'06"E
8.77'

WEST LINE OF LOT 6
P.B. 19, PG. 38, B.C.R.

N1°27'24"W 150.00'

(BEARING BASIS)

S1°27'24"E 131.76'

NW 10TH AVENUE
40' R/W PER
P.B. 19, PG. 38, B.C.R.

BLOCK 2
SCOTTS PARK
P.B. 19, PG. 38, B.C.R.

EAST LINE OF LOTS 4
P.B. 19, PG. 38, B.C.R.

6

5

4

3

S81°44'10"E 86.07'

N89°25'06"E
52.39'

SOUTH LINE OF LOTS 4-6
P.B. 19, PG. 38, B.C.R.

S1°27'24"E
5.00'

S89°25'06"W 146.00'

CANAL STREET
40' R/W PER
P.B. 19, PG. 38, B.C.R.

HAMMONDVILLE ROAD
(MARTIN LUTHER KING JR BLVD.)
R/W WIDTH VARIES
(WESTBOUND LANES)

NOTE: RIGHT-OF-WAY LINE LOCATION WAS
OBTAINED FROM THE CITY OF POMPANO'S
RIGHT-OF-WAY MAP SHEET 73, LAST REVISED
4/4/08. NO DEED WAS AVAILABLE FROM THE
CITY OF POMPANO BEACH.

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- ☉ CENTERLINE

SKETCH & DESCRIPTION
FLORIDA POWER &
LIGHT EASEMENT

PORTIONS OF LOTS 4, 5 & 6 OF
SCOTTS PARK, P.B. 19, PG. 38, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2
DRAWING NO. _____ 07470.46-FPL SKD #1.DWG

DATE 11/14/15
SCALE 1"=30'
FIELD BK. N/A
DWNG. BY LP
CHK. BY LP

DATE	REVISIONS



Site Address	913 HAMMONDVILLE ROAD, POMPANO BEACH	ID #	4842 35 40 0190
Property Owner	POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	80
Abbreviated Legal Description	SCOTTS PARK 19-38 B LOT 6 & LOT 5 & LOT 4, BLK 2		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$153,300		\$153,300	\$153,300	
2015	\$153,300		\$153,300	\$153,300	
2014	\$153,300		\$153,300	\$141,190	

IMPORTANT: The 2016 values currently shown are "roll over" values from 2015. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here **AFTER June 1, 2016**, to see the actual proposed 2016 assessments and portability values.

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$153,300	\$153,300	\$153,300	\$153,300
Portability	0	0	0	0
Assessed/SOH	\$153,300	\$153,300	\$153,300	\$153,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$153,300	\$153,300	\$153,300	\$153,300
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
12/10/2004	WD*	\$900,000	38697 / 252
6/28/2001	WD*	\$100,000	31834 / 292
11/1/1978	WD	\$1,000	7918 / 104
10/1/1973	WD	\$13,000	

Land Calculations		
Price	Factor	Type
\$7.00	21,900	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

15			3A					
L			3A					
1								

PROPERTY TRANSFER INFORMATION SHEET

**FOLIO / PROPERTY /
PARCEL I.D. #** 4842 3540 0190

GRANTEE NAME: FLORIDA POWER & LIGHT COMPANY

SALE PRICE: Ø

**% OF MORTGAGE BALANCE
BEING USED AND \$ AMOUNT:** Ø
(i.e., ½ interest = #00000)

**For information / clarification of the taxable amount, please contact the State of
Florida Department of Revenue at 1-800-352-3671 or online at FL Dept of Revenue
- TAX LAW LIBRARY.**

EXHIBIT “3”

STREET RIGHT-OF-WAY EASEMENT

Sec. 35, Twp 48 S, Rge 42 E

Parcel I.D. # 484235001040
(Maintained by County Appraiser)

PREPARED BY

Name: Horacio Danovich
Co. Name: Pompano Beach CRA
Address: 100 W. Atlantic Boulevard
Pompano Beach, Florida 33060
Page ___ of ___

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, hereafter referred to within this document as the Grantee, together with their agents, successors, and assigns, an easement forever for street and/or alley purposes including, but not limited to, the right of ingress and egress at all times; together with the right to make improvements within the easement to facilitate ingress and egress as the Grantee may desire; together with the right to install, operate, and maintain underground public utilities; together with the right to grant the rights provided herein to other public utility providers to install, operate, and maintain underground public utilities; together with the right to grant adjacent property owners the right to install, operate, and maintain underground service connection lines connecting to such installed underground public utilities that may exist within the easement; together with the right for such public utilities and private service connection lines to be reconstructed, improved, added to, enlarged, replaced, and removed in total or any portion of them within an easement more particularly described as follows in Exhibit 'A' of this document.

Reserved for Circuit Court

See Attached Exhibit "A"

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Print Name: _____

By: _____
Lamar Fisher, Chairman

Print Name: _____

ATTEST:

Margaret Gallagher, Secretary

Print Name: _____

EXECUTIVE DIRECTOR:
Redevelopment Management Associates, LLC
a Florida limited liability company
By: MetroStrategies, Inc., a Florida corporation
a managing member

Print Name: _____

By: _____
Kim Briesemeister, President

and

By: _____
Christopher J. Brown
a managing member

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by LAMAR FISHER as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by MARGARET GALLAGHER, Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Kim Briesemeister, President of MetroStrategies, Inc., as Managing Member of Redevelopment Management Associates, LLC on behalf of the limited liability company. She is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Christopher J. Brown, as Managing Member of Redevelopment Management Associates, LLC, on behalf of the limited liability company. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

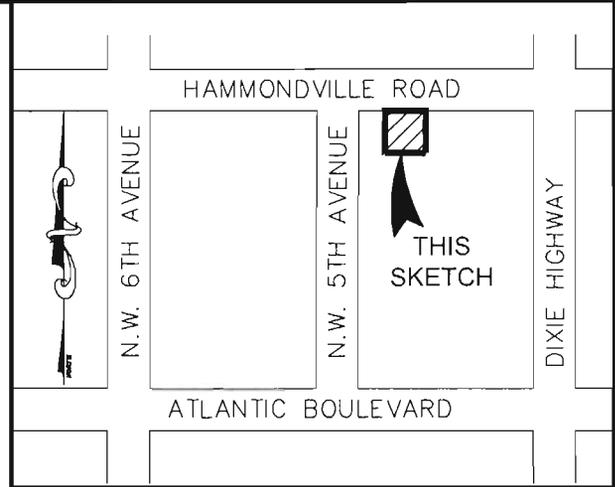
Commission Number

LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 1 OF BEVILL & SAXON'S ADDITION TO POMPANO, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°26'26" WEST ON THE WEST LINE OF SAID LOT 1, 35.36 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE SOUTH 86°38'46" EAST ON SAID SOUTH RIGHT-OF-WAY LINE; 49.16 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 86°38'46" EAST, 1.02 FEET; THENCE CONTINUING ON SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°38'04" EAST, 3.99 FEET; THENCE SOUTH 01°26'26" EAST, 11.95 FEET; THENCE SOUTH 88°33'34" WEST, 5.00 FEET; THENCE NORTH 01°26'26" WEST, 12.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 60 SQUARE FEET MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°26'26" WEST ON THE WEST LINE OF LOT 1, BLOCK 1, OF BEVILL & SAXON'S ADDITION TO POMPANO, PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 10' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON NOVEMBER 14, 2015 MEETS THE STANDARDS OF PRACTICE 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, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

Exhibit "A"

SKETCH & DESCRIPTION
FLORIDA POWER &
LIGHT EASEMENT

A PORTION OF LOT 1, BEVILL & SAXON'S ADDITION TO POMPANO AND A PORTION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST
POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. _____ 07470.46-FPL SKD #3.DWG

DATE 11/14/15
SCALE 1"=10'
FIELD BK. N/A
DWNG. BY LP
CHK. BY LP

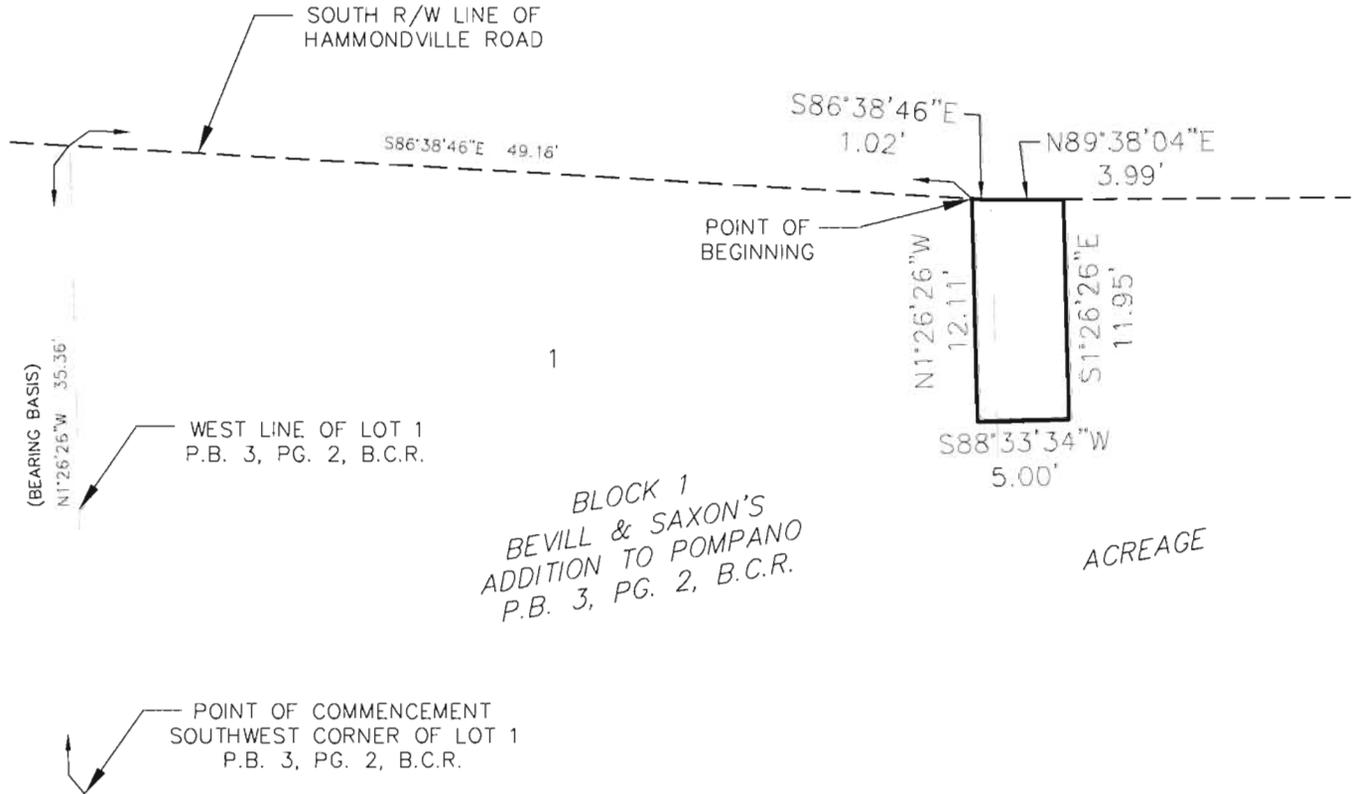
DATE	REVISIONS

NOTE: RIGHT-OF-WAY LINE LOCATION WAS OBTAINED FROM THE CITY OF POMPANO'S RIGHT-OF-WAY MAP SHEET 73, LAST REVISED 4/4/08. NO DEED WAS AVAILABLE FROM THE CITY OF POMPANO BEACH.



SCALE: 1"=10'

**HAMMONDVILLE ROAD
(MARTIN LUTHER KING JR BLVD.)
EASTBOUND LANES**



BLOCK 1
BEVILL & SAXON'S
ADDITION TO POMPANO
P.B. 3, PG. 2, B.C.R.

ACREAGE

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- LB LICENSED BUSINESS
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- ☉ CENTERLINE

SKETCH & DESCRIPTION

**FLORIDA POWER &
LIGHT EASEMENT**

A PORTION OF LOT 1, BEVILL &
SAXON'S ADDITION TO POMPANO AND A
PORTION OF SECTION 35, TOWNSHIP 48
SOUTH, RANGE 42 EAST
POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.

consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6543
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO 6860

SHEET 2 OF 2

DRAWING NO. 07470.46-FPL SKD 13.DWG

DATE 11/14/15

SCALE 1"=10'

FIELD BK. N/A

DWNG. BY LP

CHK. BY LP

DATE REVISIONS

DATE	REVISIONS

15								
X								
1								

PROPERTY TRANSFER INFORMATION SHEET

FOLIO / PROPERTY /
PARCEL I.D. # 4842 3500 1040

GRANTEE NAME: FLORIDA POWER & LIGHT COMPANY

SALE PRICE: Ø

% OF MORTGAGE BALANCE
BEING USED AND \$ AMOUNT: Ø

(i.e., ½ interest = #00000)

For information / clarification of the taxable amount, please contact the State of Florida Department of Revenue at 1-800-352-3671 or online at FL Dept of Revenue - TAX LAW LIBRARY.

EXHIBIT “4”

STREET RIGHT-OF-WAY EASEMENT

Sec. 35, Twp 48 S, Rge 42 E

Parcel I.D. # 484235080040
(Maintained by County Appraiser)

PREPARED BY

Name: Horacio Danovich
Co. Name: Pompano Beach CRA
Address: 100 W. Atlantic Boulevard
Pompano Beach, Florida 33060
Page ___ of ___

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, hereafter referred to within this document as the Grantee, together with their agents, successors, and assigns, an easement forever for street and/or alley purposes including, but not limited to, the right of ingress and egress at all times; together with the right to make improvements within the easement to facilitate ingress and egress as the Grantee may desire; together with the right to install, operate, and maintain underground public utilities; together with the right to grant the rights provided herein to other public utility providers to install, operate, and maintain underground public utilities; together with the right to grant adjacent property owners the right to install, operate, and maintain underground service connection lines connecting to such installed underground public utilities that may exist within the easement; together with the right for such public utilities and private service connection lines to be reconstructed, improved, added to, enlarged, replaced, and removed in total or any portion of them within an easement more particularly described as follows in Exhibit 'A' of this document.

Reserved for Circuit Court

See Attached Exhibit "A"

Signed, Sealed and Witnessed
In the Presence of:

**POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Print Name: _____

By: _____
Lamar Fisher, Chairman

Print Name: _____

ATTEST:

Margaret Gallagher, Secretary

EXECUTIVE DIRECTOR:
Redevelopment Management Associates, LLC
a Florida limited liability company

Print Name: _____

By: MetroStrategies, Inc., a Florida corporation
a managing member

Print Name: _____

By: _____
Kim Briesemeister, President

and

By: _____
Christopher J. Brown
a managing member

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by LAMAR FISHER as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015 by MARGARET GALLAGHER, Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Kim Briesemeister, President of MetroStrategies, Inc., as Managing Member of Redevelopment Management Associates, LLC on behalf of the limited liability company. She is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Christopher J. Brown, as Managing Member of Redevelopment Management Associates, LLC, on behalf of the limited liability company. He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

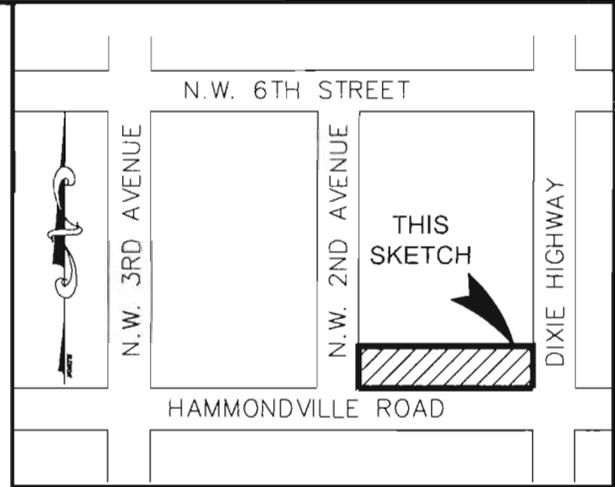
Commission Number

LEGAL DESCRIPTION:

A PORTION OF LOT 3, RE-SUBDIVISION OF LOT 15, AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 01°31'25" EAST, ON THE WEST LINE OF SAID LOT 3, 93.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°28'35" EAST, 63.20 FEET TO THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY; THENCE SOUTH 51°07'24" WEST ON SAID WEST RIGHT-OF-WAY LINE, 10.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE SOUTH 88°28'35" WEST ON SAID NORTH RIGHT-OF-WAY LINE, 55.07 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 01°31'25" WEST ON SAID WEST LINE, 6.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 367 SQUARE FEET MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 01°31'25" EAST ON THE WEST LINE OF LOT 3, RE-SUBDIVISION OF LOT 15, AS RECORDED PLAT BOOK B, PAGE 76, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 30' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON NOVEMBER 14, 2015 MEETS THE STANDARDS OF PRACTICE 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, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

Exhibit "A"

SKETCH & DESCRIPTION
FLORIDA POWER &
LIGHT EASEMENT

A PORTION OF LOT 3, RE-SUBDIVISION
OF LOT 15, PLAT BOOK B, PAGE 76,
MIAMI-DADE COUNTY RECORDS

POMPANO BEACH, BROWARD COUNTY, FLORIDA



consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. _____ 07470.46-FPL SKD #4.DWG

DATE 11/14/15

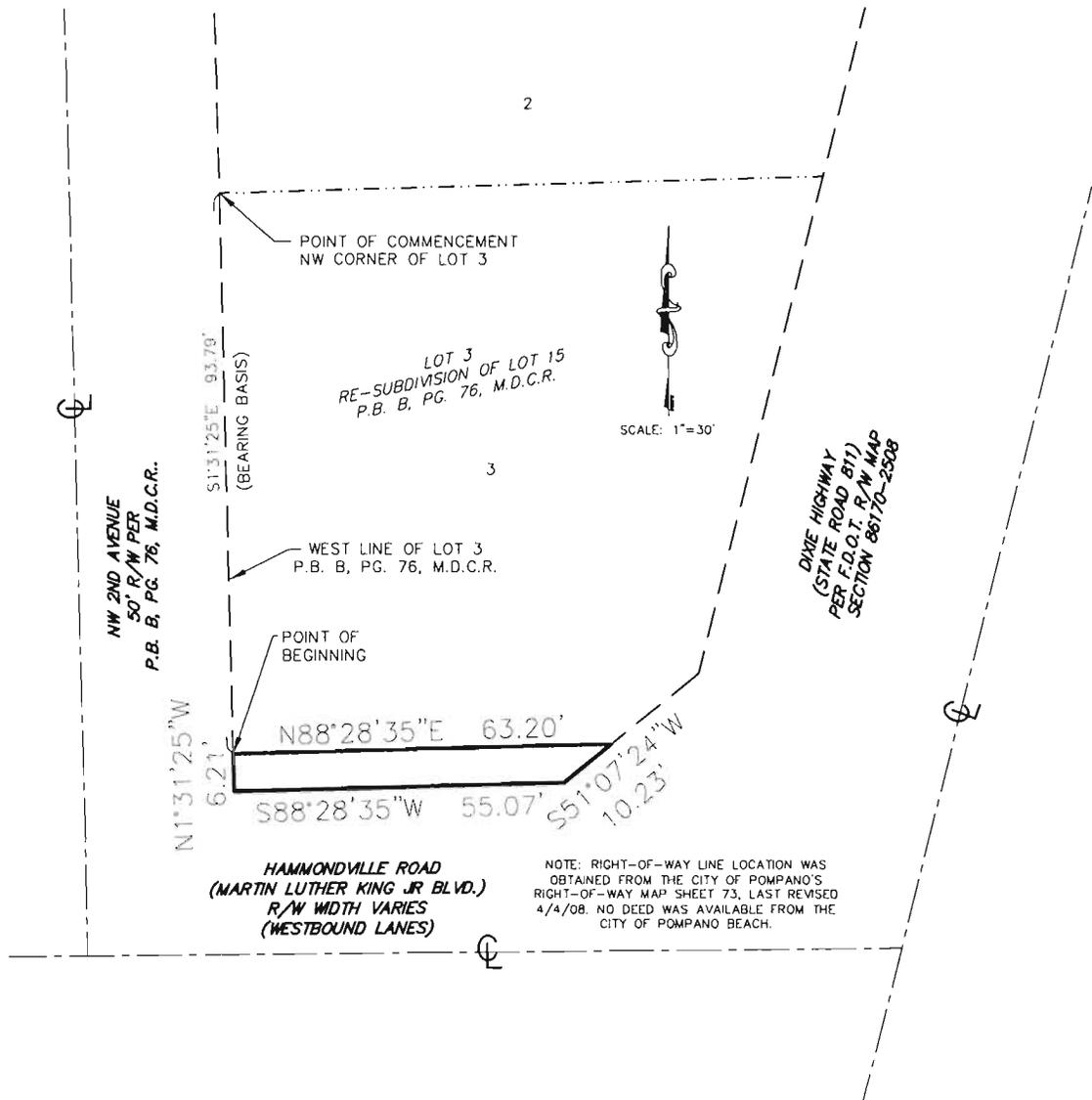
SCALE 1"=30'

FIELD BK. N/A

DWNG. BY LP

CHK. BY LP

DATE	REVISIONS



NOTE: RIGHT-OF-WAY LINE LOCATION WAS OBTAINED FROM THE CITY OF POMPANO'S RIGHT-OF-WAY MAP SHEET 73, LAST REVISED 4/4/08. NO DEED WAS AVAILABLE FROM THE CITY OF POMPANO BEACH.

- LEGEND:**
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - LB LICENSED BUSINESS
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - P.B. PLAT BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - ☉ CENTERLINE

SKETCH & DESCRIPTION
FLORIDA POWER & LIGHT EASEMENT

A PORTION OF LOT 3, RE-SUBDIVISION OF LOT 15, PLAT BOOK B, PAGE 76, MIAMI-DADE COUNTY RECORDS

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
 301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mai@keith-associates.com LB NO. 6860

SHEET 2 OF 2
 DRAWING NO. 07470.46-TPL SKD #4.DWG

DATE 11/14/15
 SCALE 1"=30'
 FIELD BK. N/A
 DWNG. BY LP
 CHK. BY LP

DATE	REVISIONS

15								
X								
1								

PROPERTY TRANSFER INFORMATION SHEET

**FOLIO / PROPERTY /
PARCEL I.D. #** 4842 3508 0040

GRANTEE NAME: FLORIDA POWER & LIGHT COMPANY

SALE PRICE: Ø

**% OF MORTGAGE BALANCE
BEING USED AND \$ AMOUNT:** Ø

(i.e., ½ interest = #00000)

For information / clarification of the taxable amount, please contact the State of Florida Department of Revenue at 1-800-352-3671 or online at FL Dept of Revenue - TAX LAW LIBRARY.