

DESCRIPTION: 10' FLORIDA POWER AND LIGHT EASEMENT

A STRIP OF LAND 10 FEET IN WIDTH, BEING A PORTION OF LOT 33 AND LOT 34, BLOCK 4, OF NEW TOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF LOT 21, OF SAID BLOCK 4; THENCE NORTH 89°41'57" EAST, ALONG THE SOUTH BOUNDARY OF SAID BLOCK 4, A DISTANCE OF 558.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 23°20'44", FOR AN ARC DISTANCE OF 10.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37°44'12" WEST, ALONG A LINE, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 90.38 FEET TO THE POINT OF TERMINUS AND THE FACE OF THE SCHOOL BUILDING UNDER CONSTRUCTION.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 902 SQUARE FEET (0.021 ACRES) MORE OR LESS.

THE SIDE LINES ARE TO BE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS STRIP OF LAND THAT INTERSECTS THE ARC OF CURVE AT THE POINT OF BEGINNING AND THE BEARING NORTH 59°32'39" EAST AT THE POINT OF TERMINUS.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE SOUTH BOUNDARY OF SAID BLOCK 4 IS ASSUMED TO BEAR NORTH 89°41'57" EAST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES
CERTIFICATE OF AUTHORIZATION NO. LB271
THIS SKETCH IS NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND
MAPPER.

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO. 5799
STATE OF FLORIDA

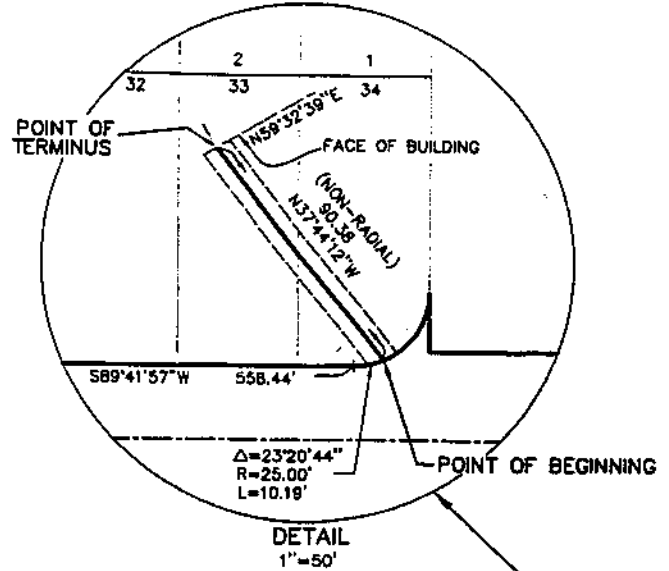


FOR: JAMES A. CUMMINGS

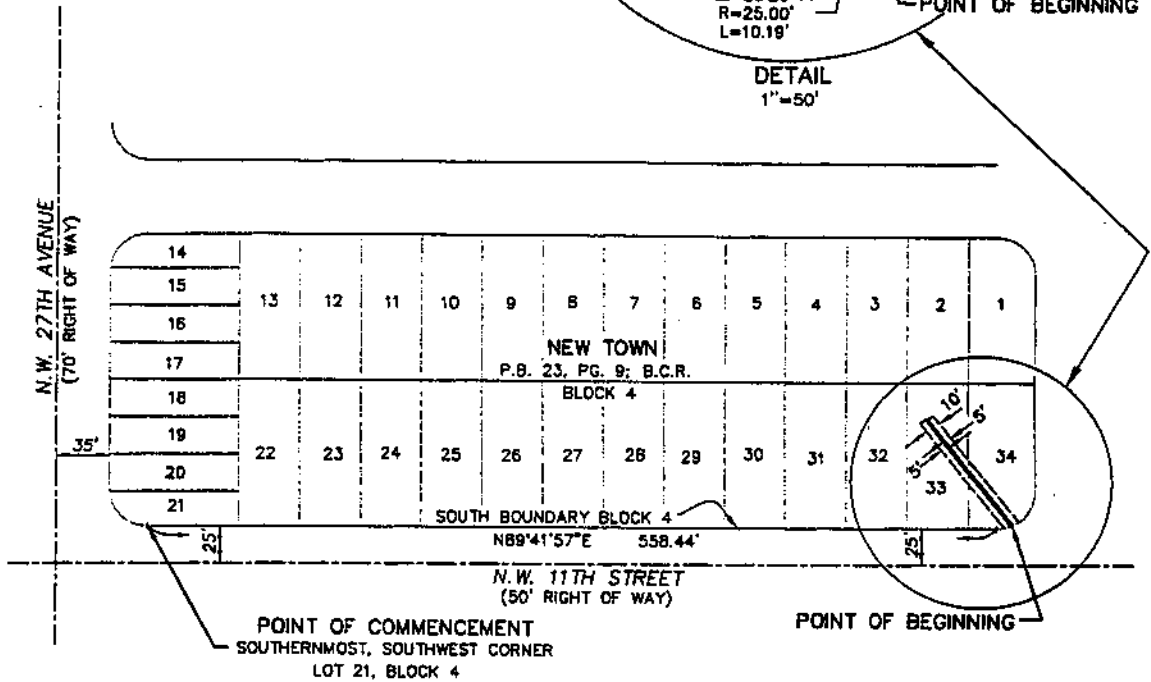
NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

**SKETCH TO ACCOMPANY DESCRIPTION
 10' FLORIDA POWER AND LIGHT EASEMENT**

SCALE= 1"=100'



- LEGEND**
- P.B. DENOTES PLAT BOOK
 - PG. DENOTES PAGE
 - B.C.R. DENOTES BROWARD COUNTY RECORDS
 - R. DENOTES RADIUS
 - L. DENOTES ARC LENGTH
 - Δ. DENOTES CENTRAL ANGLE



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SHEET 2 OF 2 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D

NOTE The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.

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