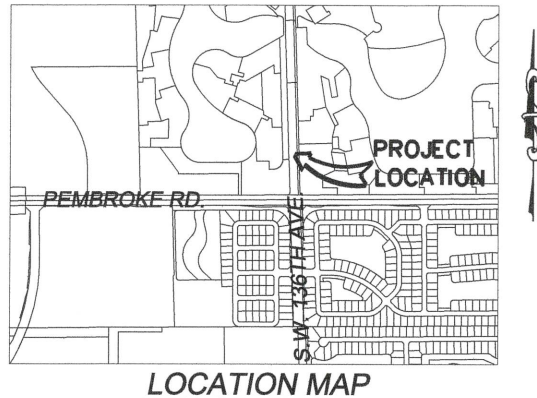


**SKETCH & DESCRIPTION
PORTION OF S.W. 136TH AVENUE
FLAMINGO WEST, P.G. 78, PG. 36, B.C.R.
PEMBROKE PINES, FLORIDA**



LEGAL DESCRIPTION:

THAT PORTION OF S.W. 136TH AVENUE, BEING A 106 FOOT RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLAMINGO WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 36, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY A LINE BEING 1385.84 FEET SOUTH OF THE NORTH LINE OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AND THE NORTH LINE OF SECTION 23, TOWNSHIP 51 SOUTH, RANGE 40 EAST AND BOUNDED ON THE SOUTH BY A LINE BEING 25.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD AS SHOWN ON THE SAID PLAT OF FLAMINGO WEST.

SAID LANDS SITUATE WITHIN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 2.88 ACRES, MORE OR LESS.


NOTES

1. Not valid without the signature and original raised seal of a Florida Licensed Surveyor & Mapper
2. Bearings shown hereon are assumed and referenced to the plat of FLAMINGO WEST, Plat Book 78, Page 36, B.C.R..
3. Calvin, Giordano & Associates, Inc. Certificate of Authorization Number is LB #6791.

CERTIFICATE

I, Steven M. Watts, do hereby certify that this Map of Sketch and Description was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Sketch & Description is completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

Signature _____


Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588
Calvin, Giordano & Associates, Inc.

THIS IS NOT A SURVEY



Calvin, Giordano & Associates, Inc.
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**ROAD VACATION
S.W. 136TH AVENUE
PEMBROKE PINES, FLORIDA**

SCALE N/A	PROJECT No. 91-0134	SHEET 1 OF 2
DATE 01/13/2021	CAD FILE	

