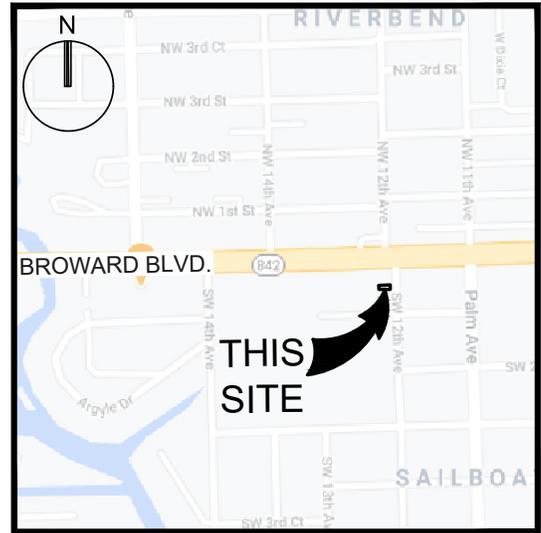


LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN 10' RIGHT OF WAY FOR AN ALLEY LYING BETWEEN LOTS 1 THROUGH 4, INCLUSIVE, AND LOTS 25 THROUGH 28, INCLUSIVE, BLOCK 125, SUBDIVISION OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 125; THENCE SOUTH 02°02'58" EAST, 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 125; THENCE SOUTH 88°00'53" WEST ALONG THE NORTH LINE OF SAID LOTS 1 THROUGH 4, BLOCK 125, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID 10 FOOT ALLEY, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 125; THENCE NORTH 02°02'58" WEST, 10.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25, BLOCK 125; THENCE NORTH 88°00'53" EAST, ALONG THE SOUTH LINE OF SAID LOTS 25 THROUGH 28, BLOCK 125, 100.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,000 SQUARE FEET OR 0.023 ACRES 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. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE 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 88°01'11" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD 842).
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"= 100' 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 MARCH 31, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4677

SKETCH & DESCRIPTION

A PORTION OF THAT CERTAIN 10' RIGHT OF WAY FOR AN ALLEY LYING BETWEEN LOTS 1 THRU 4 AND LOTS 25 THRU 28, BLOCK 125, OF SUBDIVISION OF WAVERLY PLACE P.B. 2, PG. 19, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



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

SHEET 1 OF 2

DRAWING NO. 11112.00-SKETCH & DESCRIPTION-03.DWG

DATE 03/31/22

SCALE AS SHOWN

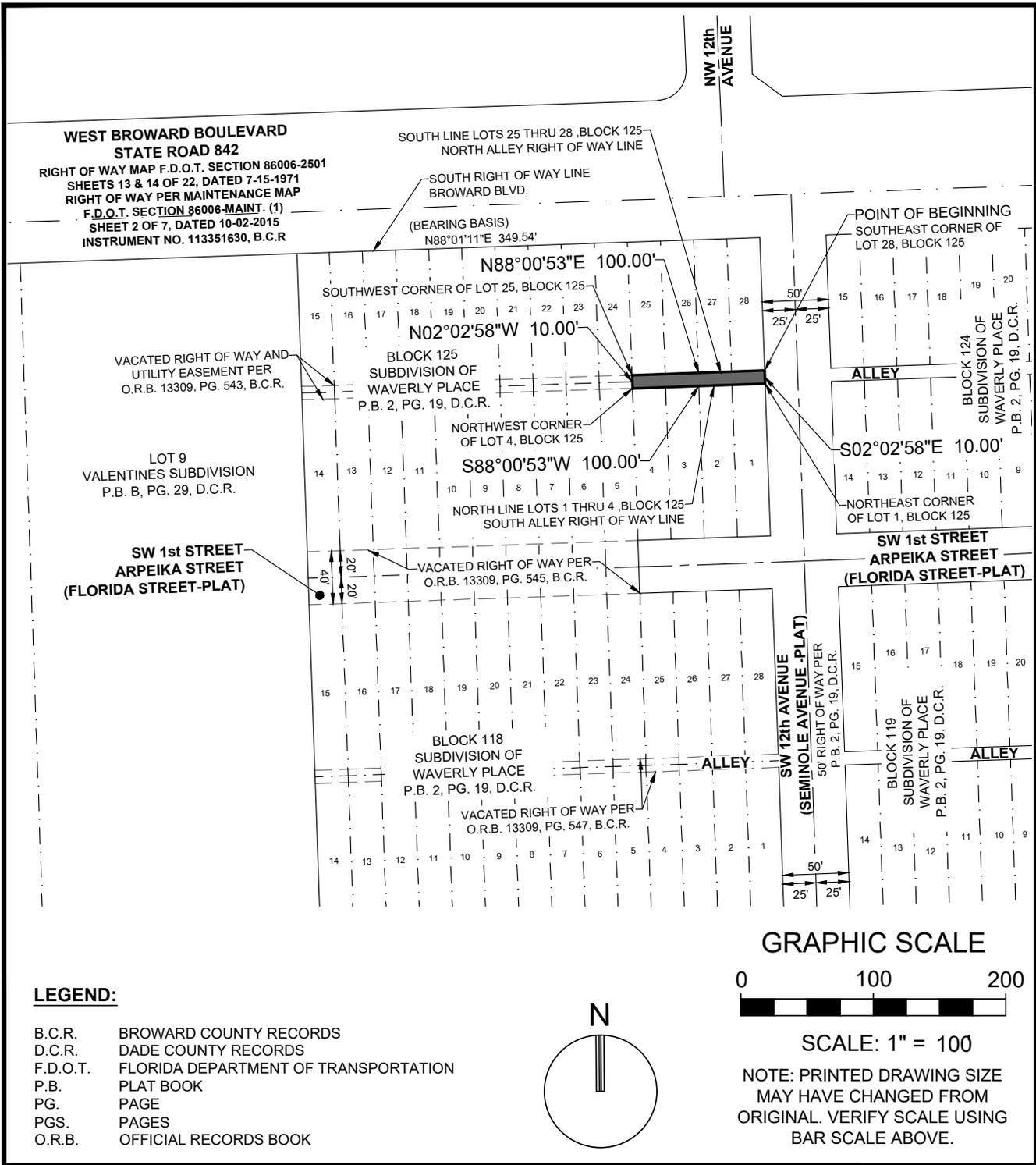
FIELD BK. N/A

DWNG. BY DB

CHK. BY DS

DATE 5/4/22 REVISIONS

LEGAL REV.



**WEST BROWARD BOULEVARD
STATE ROAD 842**
RIGHT OF WAY MAP F.D.O.T. SECTION 86006-2501
SHEETS 13 & 14 OF 22, DATED 7-15-1971
RIGHT OF WAY PER MAINTENANCE MAP
F.D.O.T. SECTION 86006-MAINT. (1)
SHEET 2 OF 7, DATED 10-02-2015
INSTRUMENT NO. 113351630, B.C.R.

VACATED RIGHT OF WAY AND
UTILITY EASEMENT PER
O.R.B. 13309, PG. 543, B.C.R.

LOT 9
VALENTINES SUBDIVISION
P.B. B, PG. 29, D.C.R.

SW 1st STREET
ARPEIKA STREET
(FLORIDA STREET-PLAT)

SOUTH LINE LOTS 25 THRU 28, BLOCK 125
NORTH ALLEY RIGHT OF WAY LINE

SOUTH RIGHT OF WAY LINE
BROWARD BLVD.

(BEARING BASIS)
N88°01'11"E 349.54'

N88°00'53"E 100.00'

SOUTHWEST CORNER OF LOT 25, BLOCK 125

N02°02'58"W 10.00'

BLOCK 125
SUBDIVISION OF
WAVERLY PLACE
P.B. 2, PG. 19, D.C.R.

NORTHWEST CORNER
OF LOT 4, BLOCK 125

S88°00'53"W 100.00'

NORTH LINE LOTS 1 THRU 4, BLOCK 125
SOUTH ALLEY RIGHT OF WAY LINE

POINT OF BEGINNING
SOUTHEAST CORNER OF
LOT 28, BLOCK 125

ALLEY

BLOCK 124
SUBDIVISION OF
WAVERLY PLACE
P.B. 2, PG. 19, D.C.R.

S02°02'58"E 10.00'

NORTHEAST CORNER
OF LOT 1, BLOCK 125

SW 1st STREET
ARPEIKA STREET
(FLORIDA STREET-PLAT)

VACATED RIGHT OF WAY PER
O.R.B. 13309, PG. 545, B.C.R.

BLOCK 118
SUBDIVISION OF
WAVERLY PLACE
P.B. 2, PG. 19, D.C.R.

VACATED RIGHT OF WAY PER
O.R.B. 13309, PG. 547, B.C.R.

SW 12th AVENUE
(SEMINOLE AVENUE-PLAT)
50' RIGHT OF WAY PER
P.B. 2, PG. 19, D.C.R.

BLOCK 119
SUBDIVISION OF
WAVERLY PLACE
P.B. 2, PG. 19, D.C.R.

GRAPHIC SCALE

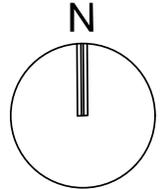


SCALE: 1" = 100

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. DADE COUNTY RECORDS
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- O.R.B. OFFICIAL RECORDS BOOK



SKETCH & DESCRIPTION

A PORTION OF THAT CERTAIN 10' RIGHT OF
WAY FOR AN ALLEY LYING BETWEEN LOTS 1
THRU 4 AND LOTS 25 THRU 28, BLOCK 125, OF
SUBDIVISION OF WAVERLY PLACE
P.B. 2, PG. 19, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



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EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 11112.00-SKETCH & DESCRIPTION-03.DWG

DATE	03/31/22
SCALE	AS SHOWN
FIELD BK.	N/A
DWNG. BY	DB
CHK. BY	DS

DATE	REVISIONS
5/4/22	LEGAL REV.