

Refer to hand copy for official survey

SKETCH AND LEGAL FOR REZONING

A PORTION OF THE SOUTH 100 FEET OF NORTH 106 FEET OF THE WEST 322.7 FEET OF THE EAST 372.7 FEET OF TRACT 36 OF F.A. BARRETT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
 REZONING FROM RS-8 TO RML-25 WITH AN EXISTING FUTURE LAND USE OF MEDIUM-HIGH 25

SURVEYOR'S NOTES:


- 1.) THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 2.) BEARINGS AND COORDINATES SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON THE FLORIDA STATE PLANES COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990.
- 3.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT.
- 4.) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON ASSUME VALUE OF N 00°59'39" W, ALONG THE CENTER LINE OF S.W. 15th AVENUE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND ALL OTHER ARE RELATIVE THERETO.
- 5.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 6.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 7.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 8.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS SKETCH AND LEGAL IS "F.A. BARRETT'S SUBDIVISION" RECORDED IN PLAT BOOK 1, AT PAGE 46, OF THE PUBLIC RECORD OF DADE COUNTY, FLORIDA, NOW LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LEGEND

ABBREVIATION	DEFINITION
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING
CR.	CALCULATED FROM RECORDS
B.B.	BASIS OF BEARING
B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	DADE COUNTY RECORDS
C/L	CENTER LINE
PCL.	PARCEL

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "SKETCH AND LEGAL" MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS

SIGNED  Digitally signed by Arturo Mendigutia Date: 2021.11.23 10:27:46 -05'00' FOR THE FIRM ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844--STATE OF FLORIDA NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

PROPERTY ADDRESS:

FOLIO NO. 5042 21 01 0710
 3305 SW 15 AVENUE,
 FORT LAUDERDALE, FL 33315

NOT VALID WITHOUT SHEET 2 AND 3 OF 3.

PARCEL NUMBER: 5042 21 01 0710		 <p>1435 S.W. 87th AVENUE SUITE "201" MIAMI, FL 33174 PHONE: (305) 556-4002 FAX: (305) 556-4003 EMAIL: JFEE@LMSURVEYING.COM</p>
LOCATION MAP, SURVEYORS NOTES, PROPERTY ADDRESS		
Project No.: 2105-0126 - PCL. B. (WEST SIDE)		
Drawn by: M.G.	SKETCH	
Approved by: AM	SHEET 1 OF 3	
DATE: 06-30-2021	Scale: AS SHOWN	PROFESSIONAL SURVEYORS AND MAPPERS L.B. No. 7633

Refer to land survey official records

SKETCH DESCRIPTION

A PORTION OF THE SOUTH 100 FEET OF NORTH 106 FEET OF THE WEST 322.7 FEET OF THE EAST 372.7 FEET OF TRACT 36 OF F.A. BARRETT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. REZONING FROM RS-8 TO RML-25 WITH AN EXISTING FUTURE LAND USE OF MEDIUM-HIGH 25

LEGAL DESCRIPTION PARCEL "B" (WEST SIDE):

A PORTION OF TRACT 36 OF F.A. BARRETT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, AT PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

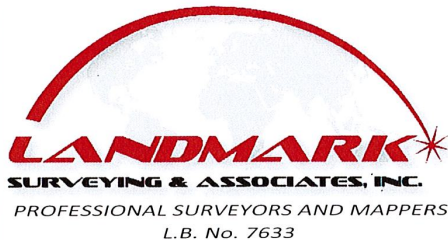
THE SOUTH 100.00 FEET OF THE NORTH 106.00 FEET OF THE WEST 322.7 FEET OF THE EAST 372.7 FEET OF SAID TRACT 36 AND LESS AND EXCEPT THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 36, THENCE RUN S 00° 59' 39" E FOR A DISTANCE OF 6.00 FEET; THENCE RUN S 88° 48' 50" W A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SW 15th. AVENUE AND THE SOUTH RIGHT OF WAY LINE OF SW 32nd. PLACE SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S 00° 59' 39" E ALONG SAID WEST RIGHT OF WAY LINE OF SW 15th. AVENUE A DISTANCE OF 100.00 FEET; THENCE RUN S 88° 48' 50" W ALONG A LINE 106.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID TRACT 36 FOR A DISTANCE OF 71.29 FEET; THENCE RUN N 01° 37' 28" W A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID SW 32nd. PLACE SAID LINE ALSO BEING 6.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID TRACT 36; THENCE RUN N 88° 48' 50" E ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID SW 32nd. PLACE A DISTANCE OF 72.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,088 SQUARE FEET AND/OR 0.576 ACRES MORE OR LESS.

NOT VALID WITHOUT SHEET 1 AND 3 OF 3.

PARCEL NUMBER: 5042 21 01 0710	
LEGAL DESCRIPTION	
Project No.: 2105-0126 PCL. B. (WEST SIDE)	
Drawn by: M.G.	SKETCH
Approved by: AM	SHEET 2 OF 3
Date: 06-30-2021	Scale: N/A

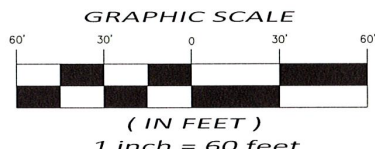
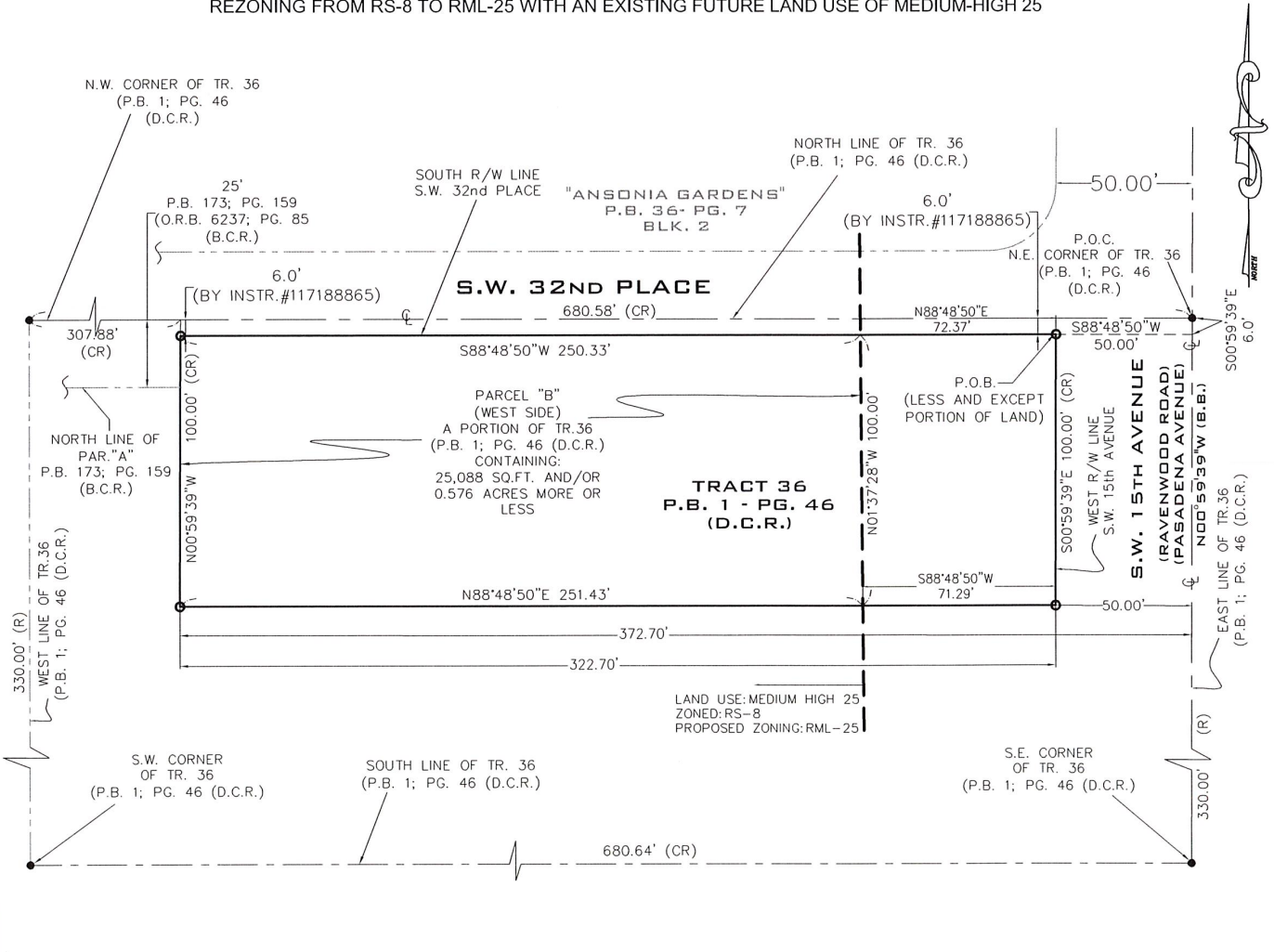


1435 S.W. 87th AVENUE
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Refer to hand copy for office stamp


SKETCH TO ACCOMPANY REZONING PETITION

A PORTION OF THE SOUTH 100 FEET OF NORTH 106 FEET OF THE WEST 322.7 FEET OF THE EAST 372.7 FEET OF TRACT 36 OF F.A. BARRETT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
 REZONING FROM RS-8 TO RML-25 WITH AN EXISTING FUTURE LAND USE OF MEDIUM-HIGH 25



THIS IS NOT A BOUNDARY SURVEY
 NOT VALID WITHOUT SHEET 1 AND 2 OF 3.

PARCEL NUMBER: 5042 21 01 0710	
EXHIBIT "A"	
Project No.: 2105-0126 PCL. B. (WEST SIDE)	
Drawn by: M.G.	SKETCH
Approved by: AM	SHEET 3 OF 3
Date: 06-30-2021	Scale: 1" - 60'



1435 S.W. 87th AVENUE
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LANDMARK
 SURVEYING & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 L.B. No. 7633