



**CONTROL POINT ASSOCIATES, FL, LLC**  
**LB #8137**

TRADITIONAL METHODS | MODERN APPROACHES  
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309  
 PHONE: (954) 763-7611 \* EMAIL: DDONAHOE@CPASURVEY.COM

*M.S.O.K.*

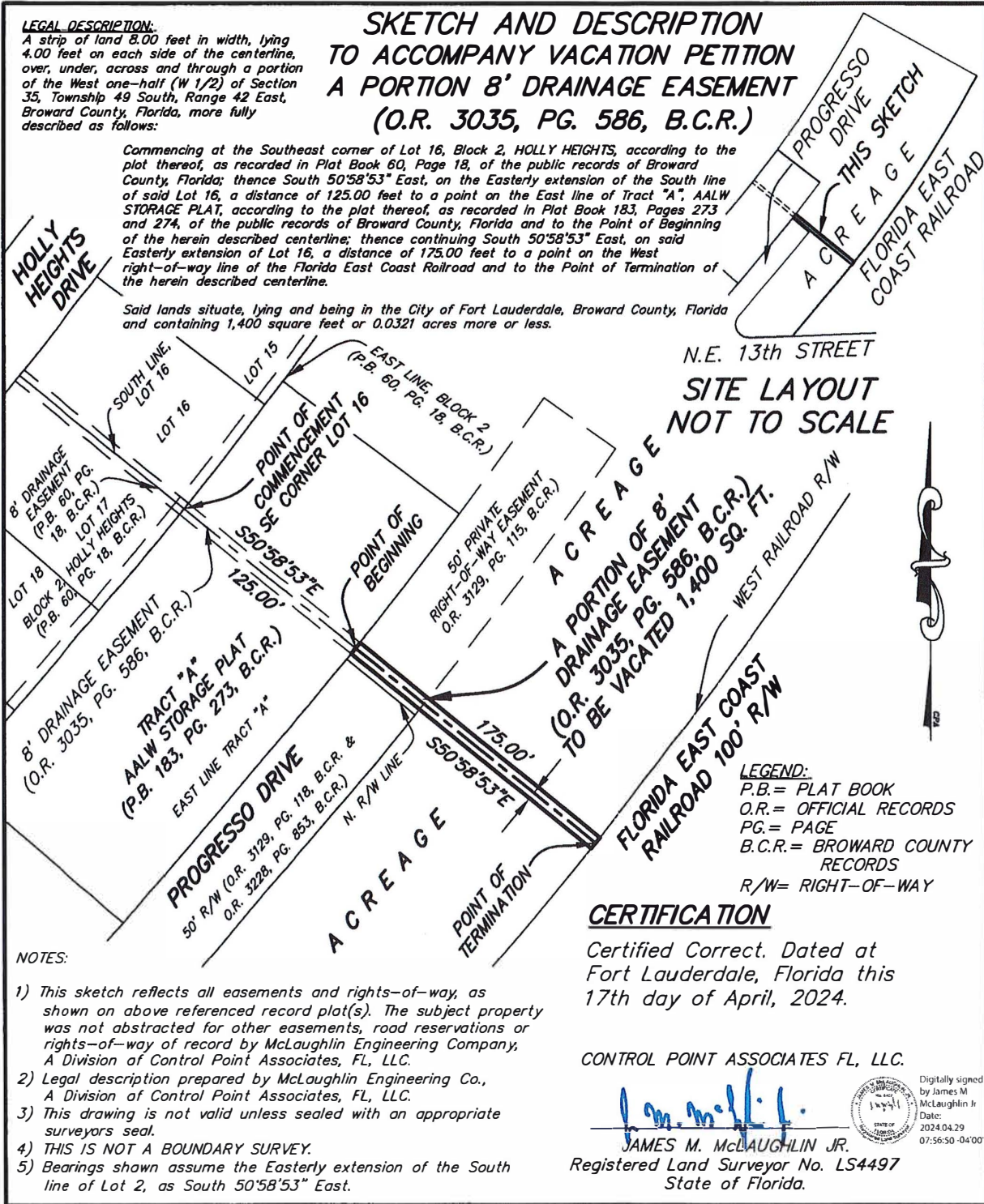
**LEGAL DESCRIPTION:**

A strip of land 8.00 feet in width, lying 4.00 feet on each side of the centerline, over, under, across and through a portion of the West one-half (W 1/2) of Section 35, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

**SKETCH AND DESCRIPTION  
 TO ACCOMPANY VACATION PETITION  
 A PORTION 8' DRAINAGE EASEMENT  
 (O.R. 3035, PG. 586, B.C.R.)**

Commencing at the Southeast corner of Lot 16, Block 2, HOLLY HEIGHTS, according to the plat thereof, as recorded in Plat Book 60, Page 18, of the public records of Broward County, Florida; thence South 50°58'53" East, on the Easterly extension of the South line of said Lot 16, a distance of 125.00 feet to a point on the East line of Tract "A", AALW STORAGE PLAT, according to the plat thereof, as recorded in Plat Book 183, Pages 273 and 274, of the public records of Broward County, Florida and to the Point of Beginning of the herein described centerline; thence continuing South 50°58'53" East, on said Easterly extension of Lot 16, a distance of 175.00 feet to a point on the West right-of-way line of the Florida East Coast Railroad and to the Point of Termination of the herein described centerline.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 1,400 square feet or 0.0321 acres more or less.



**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company, A Division of Control Point Associates, FL, LLC.
- 2) Legal description prepared by McLaughlin Engineering Co., A Division of Control Point Associates, FL, LLC.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the Easterly extension of the South line of Lot 2, as South 50°58'53" East.

**LEGEND:**

P.B. = PLAT BOOK  
 O.R. = OFFICIAL RECORDS  
 PG. = PAGE  
 B.C.R. = BROWARD COUNTY RECORDS  
 R/W = RIGHT-OF-WAY

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 17th day of April, 2024.

CONTROL POINT ASSOCIATES FL, LLC.

*J.M. McLaughlin Jr.*  
 JAMES M. McLAUGHLIN JR.  
 Registered Land Surveyor No. LS4497  
 State of Florida.



FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMM/jr

JOB ORDER NO. 15-23'0.1240

CHECKED BY: \_\_\_\_\_

REF. DWG.: 94-3-061

C: \JMMjr\15-230242-00 (DE VACATION 1001 PLAT)