

PROJECT:

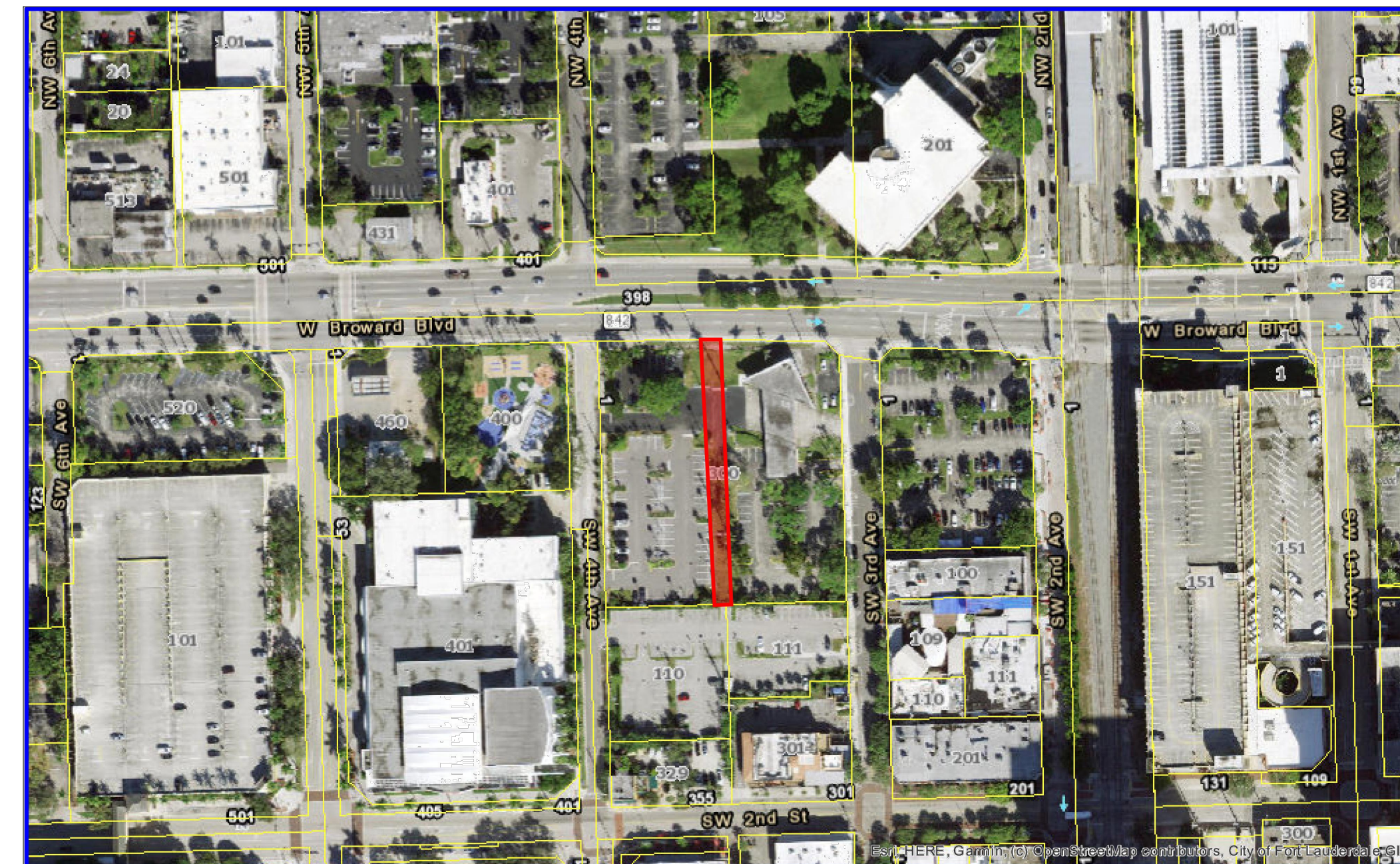
# 300 W BROWARD UTILITY EASEMENT VACATION

UDP-EV21010

300 W Broward Blvd, Fort Lauderdale, FL

OWNER:

FTL/AD LTD



AERIAL MAP  
N.T.S



## LEGAL DESCRIPTION

A portion of a 14' Alley, lying adjacent to Lots 1-7, 18-24, in Block 17, TOWN OF FORT LAUDERDALE, according to the Plat thereof, as recorded in PB B at Page 40 of the Public Records of Miami-Dade County, Florida, said 14' Alley vacated by Ordinance No. C-84-94 as recorded in Official Records Book 17411 at Page 610 of the Public Records of Broward County, Florida.  
(see sketch and legal for extended description)

## DRC SHEET INDEX

SURVEY  
PLAT

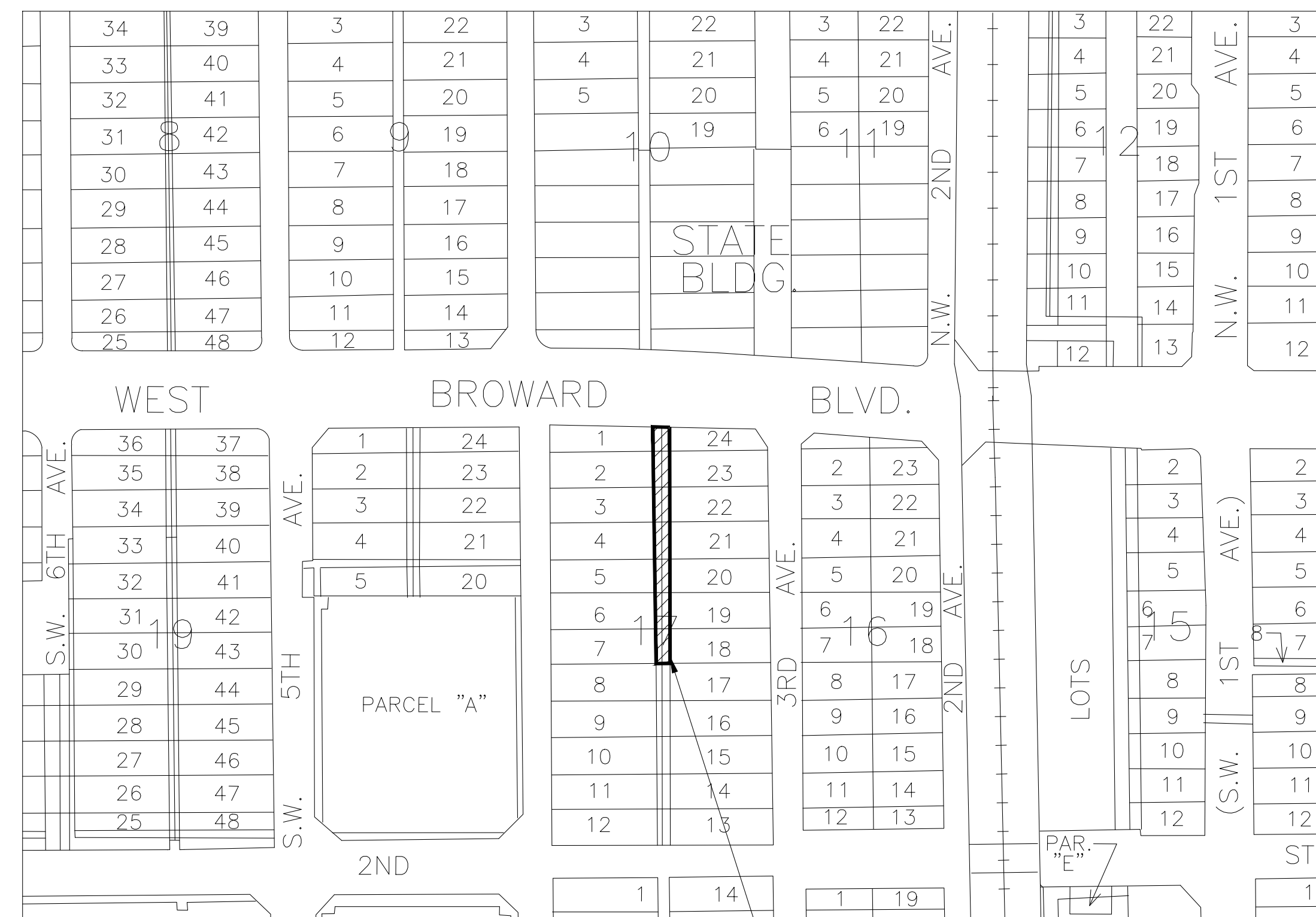
VACATION EXHIBIT

NARRATIVE & SKETCH AND  
LEGALS ATTACHED

## PROJECT TEAM

CIVIL ENGINEER  
**FLYNN ENGINEERING SERVICES, PA**  
241 Commercial Blvd., LBTS, FL  
954.522.1004

LAND USE ATTORNEY  
**STEPHANIE TOOTHAKER**  
401 E Las Olas Blvd Ste 130-154  
Fort Lauderdale, FL  
954.648.9376



LOCATION SKETCH  
N.T.S

SUBJECT AREA



**FLYNN ENGINEERING**  
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308  
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM  
EB# 6578

SCALE:	PROJ. PLAN:	PROJ. ENGR.	
AS SHOWN	SROD	SHG	
JOB NO:	PLOT DATE:	APPR. BY:	
21-1648.00	05/31/2022	JMF	

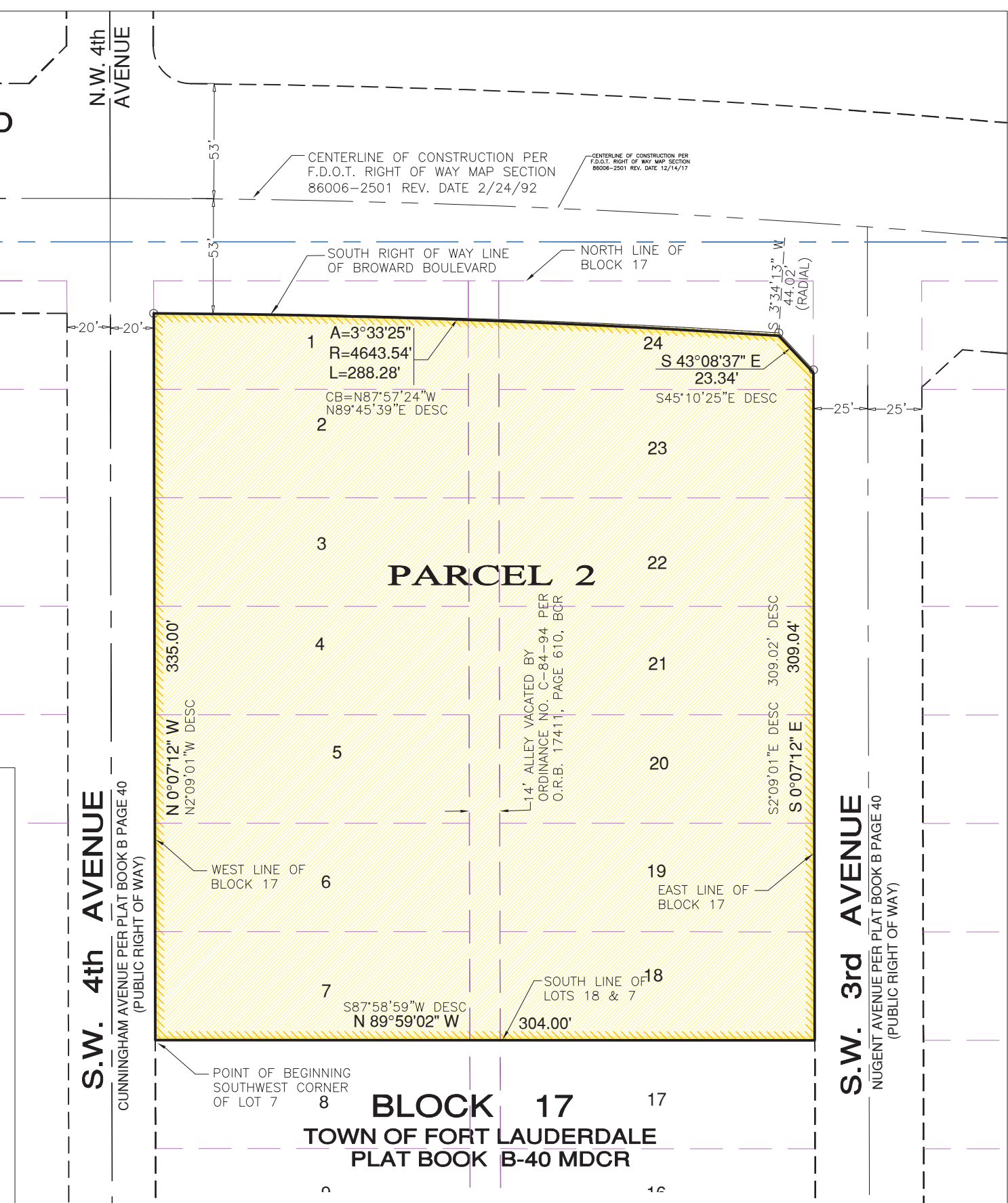
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	O.N.	Revision Description

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th Street / North Miami Beach, Florida, 33162  
 Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

**ALTANSPS LAND TITLE SURVEY**  
**300 WEST BROWARD BOULEVARD**  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Date	7/29/21
Scale	1" = 20'
Drawn By	DWF / JJB
Cad. No.	191034
Plotted:	10/29/21 3:11p
Ref. Dwg.	2019-140
Field Book	654/08.09 & F.S. RLL
Job No.	0004295B, cn-Daniel C Fortin
Dwg. No.	210968
Sheet	2021-080-2-NAVD
1 of 1	



**LOCATION SKETCH**  
 SCALE: 1"=60'

**LEGAL DESCRIPTION**

**PARCEL 2**  
 All of Lots 2, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22 and 23 and a Portion of Lots 1 and 24, all in Block 17, and a portion of the 14 foot alley on Block 17 (now vacated per Ordinance C-89-94), of the Town of Fort Lauderdale, according to the Plat thereof, as recorded in Plat Book "B", Page 40, of the Public Records of Miami-Dade County, Florida; said lands now situate, lying and being in Broward County, Florida, and all being more fully described as follows:

Beginning at the Southwest corner of said Lot 7; thence North 02°09'01" West on the West line of said Block 17, a distance of 335.00 feet to a point on the South right-of-way line of Broward Boulevard and to a point on a curve; thence Easterly on said right-of-way line and on said curve to the right with a radius of 4643.54 feet a central angle of 03°33'25", and whose chord bears North 89°45'39" East, on a distance of 288.28 feet; thence South 45°10'25" East on said right-of-way line, a distance of 23.34 feet to a point on the East line of said Block 17; thence South 02°09'01" East on said East line, a distance of 309.02 feet; thence South 87°58'59" West on the South line of and Westerly extension of, said Lot 18 and on the South line of said Lot 7, a distance of 304.00 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

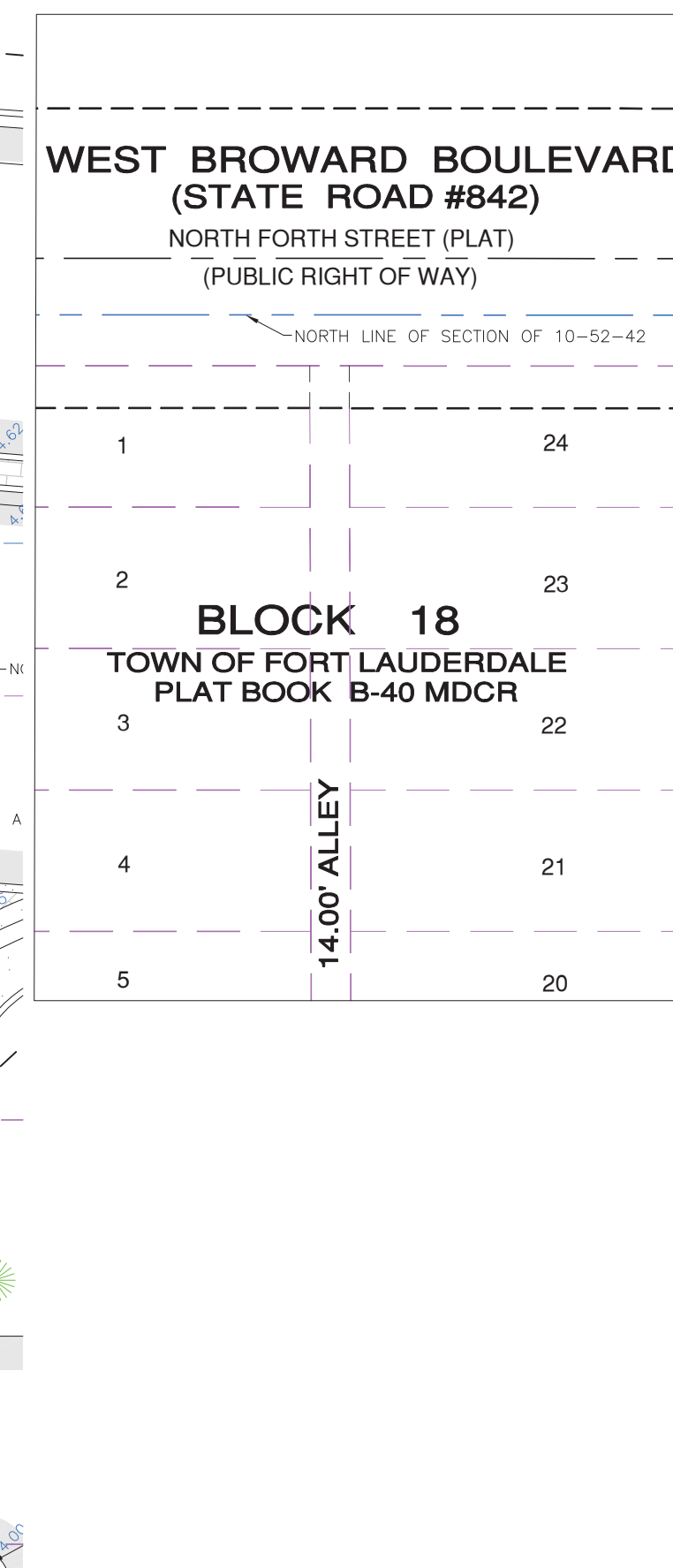
**SURVEYOR'S NOTES:**

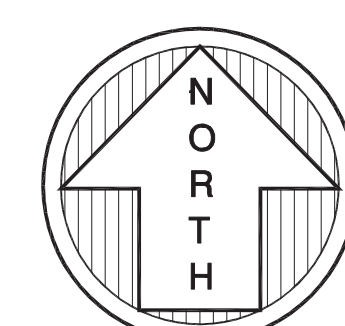
- This site lies in Section 10, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County or Miami-Dade County (MDCR), Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N00°07'12"W for the East line of S.W. 4th Avenue, and evidenced by found nail & disk and set 1/2" pipe & cap.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Broward County Benchmark No. SW575, Elevation +5.17. Located on October 24, 2019 at W. Broward Boulevard & S.W. 4th Avenue.
- Lands shown hereon are located within an area having Zone Designations AH (EL 5) and X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0557H, for Community No. 125105, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 100,498 square feet, or 2.307 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- The locations of overhead utilities line are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

**SURVEYOR'S CERTIFICATION:**


This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on July 29, 2021, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on July 29, 2021.

**FORTIN, LEAVY, SKILES, INC.**, LB3653 digitally signed by Daniel C Fortin  
 DN: c=US, o=Unaffiliated, ou=A01410D0000017402A28F42  
 ou=A01410D0000017402A28F42  
 0004295B, cn-Daniel C Fortin  
 Date: 2021.11.12 15:29:49 -0500





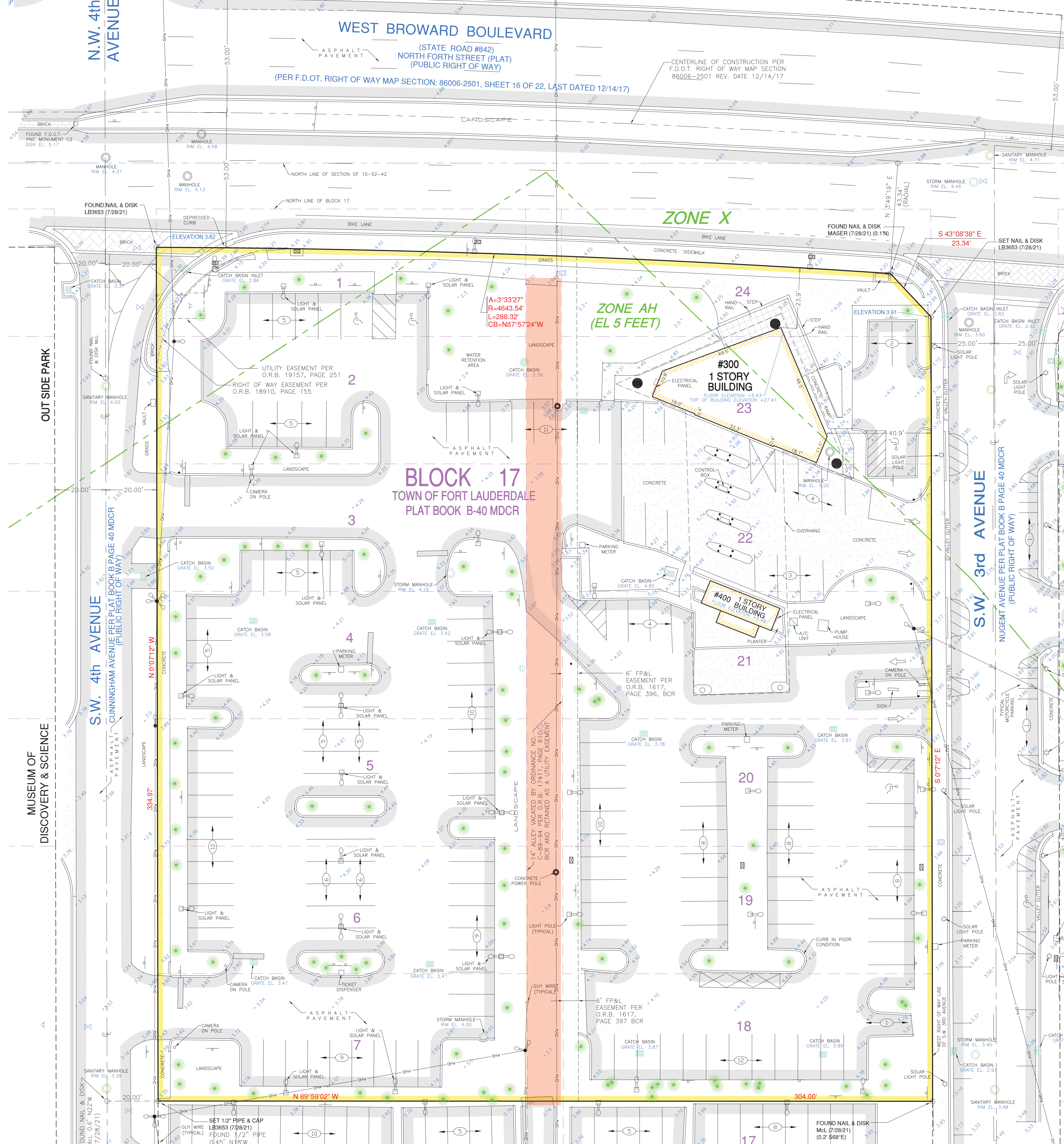
**GRAPHIC SCALE**  
 1 inch = 20 ft



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 BEFORE YOU DIG**  
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[www.callsunshine.com](http://www.callsunshine.com)

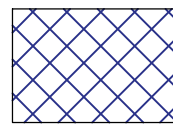
**LEGEND**

CATCH BASIN	OVERHEAD UTILITY WIRE
CATCH BASIN INLET	CHAIN LINK FENCE
LIGHT POLE	LIMITED ACCESS RIGHT-OF-WAY LINE
WATER METER	2.00' CURB & GUTTER
WATER VALVE	0.5' CURB
UTILITY POLE	WALL
RISER	ELEVATION
FIRE HYDRANT	INVERT
HANDHOLE	B.O.S. = BOTTOM OF STRUCTURE
SEWER/GAS VALVE	T.O.B. = TOP OF BATTLE
CLEANOUT	P.B. = PLAT BOOK
WELL	PG. = PAGE
DRAIN	O.R.B. = OFFICIAL RECORDS BOOK
GRADE ELEVATION	CONCRETE
BOLLARD	ASPHALT PAVEMENT
CENTER LINE	RIGHT-OF-WAY
MONUMENT LINE	LEGAL DESCRIPTION
	MCL = MCLAUGHLIN ENGINEERING
	BCR = BROWARD COUNTY RECORDS
	MDCR = MIAMI-DADE COUNTY RECORDS



# UTILITY EASEMENT AREA EXHIBIT

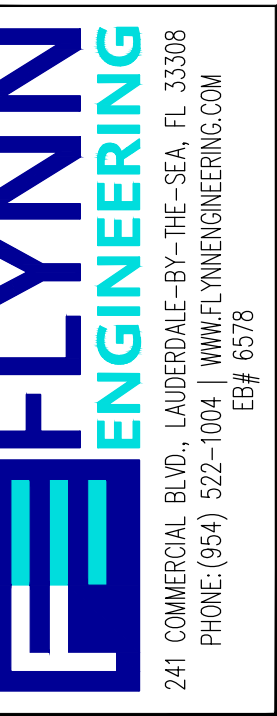
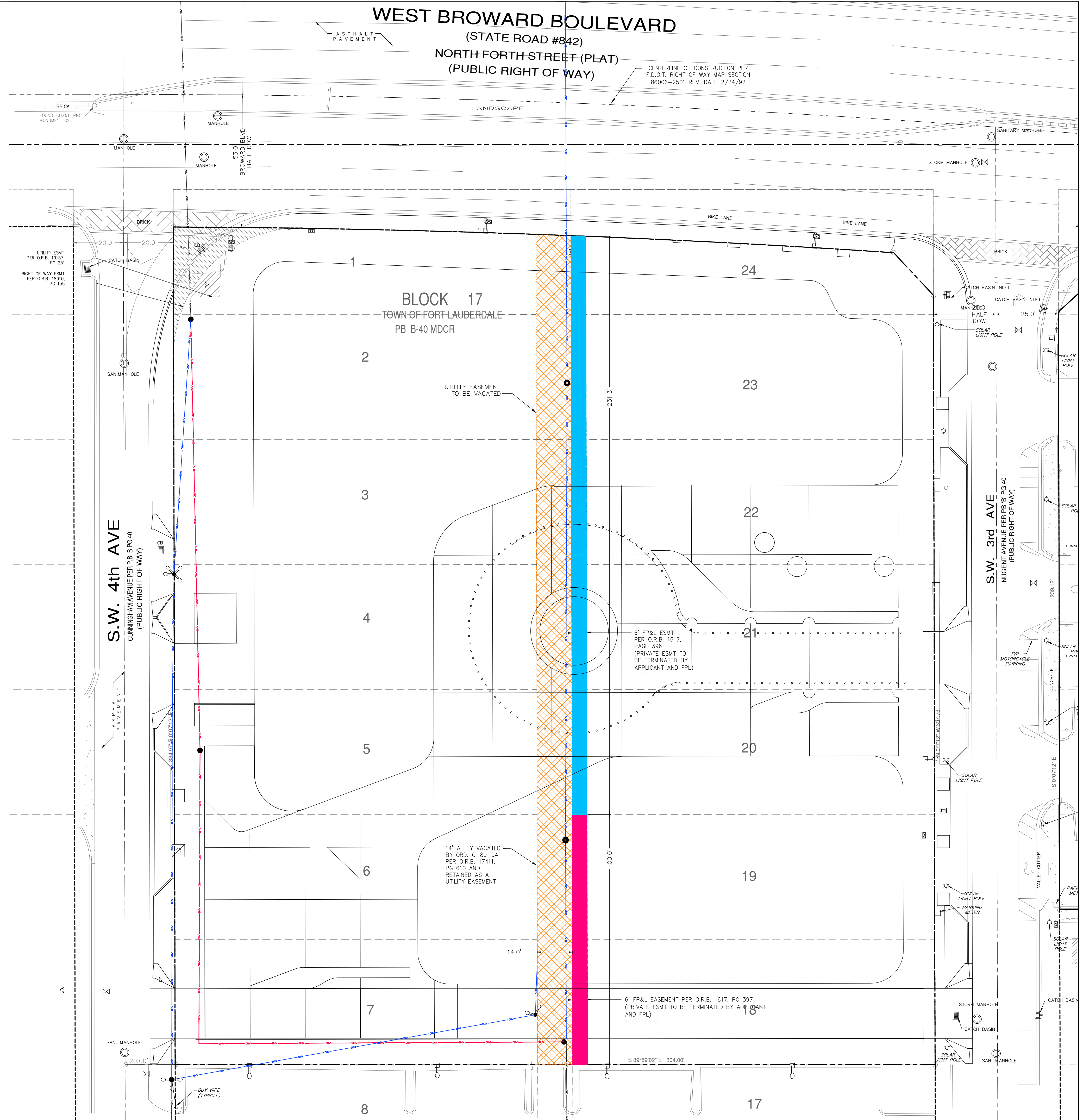
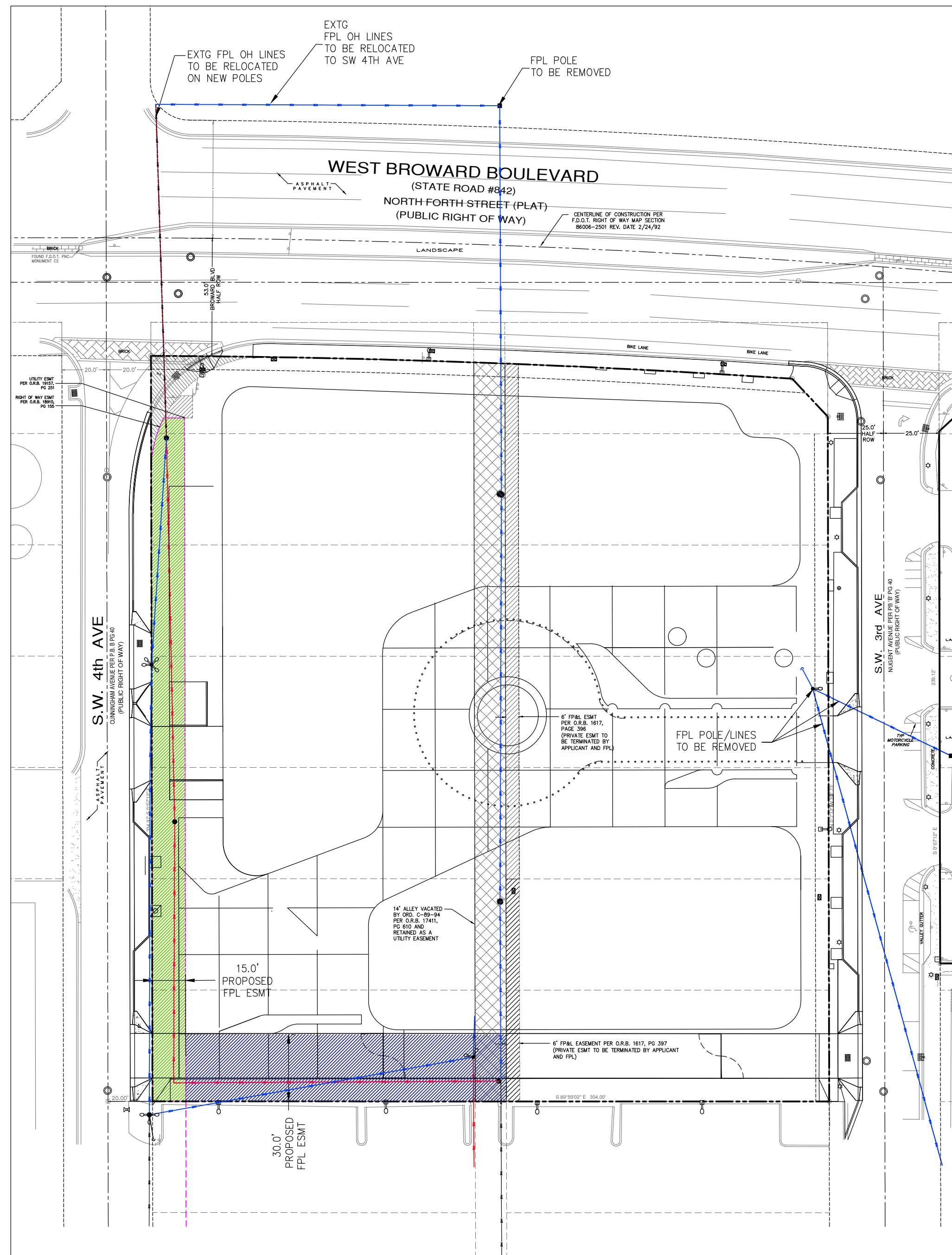
 PROPOSED 15' UTILITY EASEMENT

 PROPOSED 30' UTILITY EASEMENT

 PRIVATE EASEMENT TO BE TERMINATED

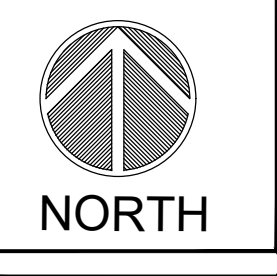
 PROPOSED OH UTILITIES TO BE RELOCATED ON NEW POLES AS SHOWN IN PLANS

 PROPOSED OH UTILITIES TO BE REMOVED



FLYNN ENGINEERING  
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E#F 6578

Sheet Title  
**UTILITY EASEMENT EXHIBIT**  
Job Title  
**300 W BROWARD BLVD**  
FORT LAUDERDALE, FLORIDA 33312



Revisions

No.	Description	Date

Phase:  
DRC #JDP-S21052  
DOCUMENTS

SEAL

Scale:	Date
1"=20'	11/12/20
Job No.	Plat Date
21-1648.00	05/31/22
Drawn by	Sheet No.
SROD	X1
Proj. Mgr.	
SROD	
Appr. by	1 of 1
JMF	