

SKETCH AND DESCRIPTION

TO REZONE FROM "RC-15" AND "P" TO "NWRAC-MUw"

THIS IS NOT A SURVEY

DESCRIPTION

LOTS 39 THROUGH 48 INCLUSIVE, BLOCK 3, "LINCOLN PARK CORRECTED PLAT" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 8 LESS ROAD RIGHT OF WAY, LOTS 9 THROUGH 16 INCLUSIVE AND LOTS 42 THROUGH 50 INCLUSIVE, BLOCK 2, "LINCOLN PARK CORRECTED PLAT" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 2,

ALSO TOGETHER WITH:

THAT PORTION OF THE VACATED NORTHWEST 14 TERRACE DESCRIBED IN OFFICIAL RECORDS BOOK 30363, PAGE 1209. ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 42, BLOCK 2; THENCE S 04°14'03" E ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 286.17 FEET TO THE NORTH RIGHT OF WAY LINE OF SISTRUNK BOULEVARD; THENCE S 86°06'57" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID BLOCK 2; THENCE N 04°14'03" W ALONG SAID WEST LINE, A DISTANCE OF 136.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 2; THENCE S 86°13'23" W ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 12, BLOCK 2, A DISTANCE OF 38.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 47 BLOCK 3; THENCE S 04°14'03" E ALONG THE EAST LINE OF SAID LOT 48, BLOCK 3, A DISTANCE OF 25.00 FEET; THENCE S 86°13'23" W ALONG THE SOUTH LINE OF SAID LOT 48 OF SAID BLOCK, A DISTANCE OF 100.00 FEET TO SOUTHWEST CORNER THEREOF; THENCE N 04°14'03" W ALONG THE WEST LINE OF SAID LOTS 48 THROUGH 39, A DISTANCE OF 250.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 39; THENCE N 86°13'23" E ALONG THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 04°14'03" E ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 43 OF SAID BLOCK; THENCE N 86°13'23" E ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 17, BLOCK 2, A DISTANCE OF 138.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17, BLOCK 2; THENCE N 04°14'03" W, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF LOT 42, BLOCK 2; THENCE N 86°13'23" E, A DISTANCE OF 100.00 FEET THE POINT OF BEGINNING.

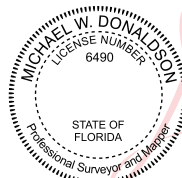
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 84520 SQUARE FEET OR 1.9403 ACRES MORE OR LESS.

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) BEARINGS SHOWN ARE ASSUMED AND BASIS IS THE WEST RIGHT OF WAY LINE OF NORTHWEST 12 AVENUE BEING S 4°14'03" E

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED FEBRUARY 16th, 2024



Digitally signed
by Michael W
Donaldson
Date: 2024.02.16
11:10:27 -05'00'

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
BLOCK 2 AND 3, LINCOLN PARK PLAT BOOK 5, PAGE 2		
BY: M.D.	ENGINEERING	DATE: 2/16/24
CHK'D M.D.	DIVISION	SCALE:

