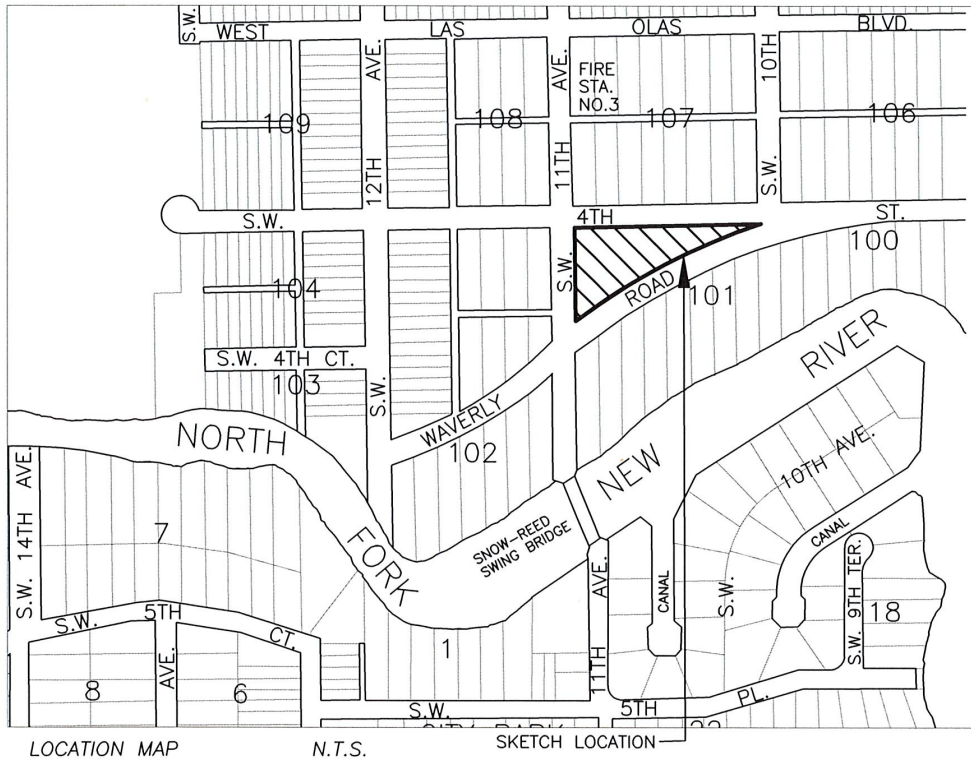


SKETCH AND DESCRIPTION

REZONING PETITION FROM (RML-25) TO (P)



THIS IS NOT A SURVEY

DESCRIPTION:

ALL OF THAT UN-NUMBERED BLOCK LYING SOUTH OF BLOCK 107 AND NORTH OF BLOCK 101, "WAVERLY PLACE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 107; THENCE S 02°03'58" E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID UN-NUMBERED BLOCK AND BEING THE POINT OF BEGINNING; THENCE N 87°57'42" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 4 STREET, A DISTANCE OF 266.30 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 810.63 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°08'38", FOR AN ARC DISTANCE OF 313.30 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N 02°03'58" W ALONG THE EAST RIGHT OF WAY LINE OF PALM AVENUE, A DISTANCE OF 161.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 18,358 SQUARE FEET OR 0.4214 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, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 4) THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.
- 5) BEARINGS HEREON ARE REFERRED TO AN ASSUMED BEARING OF N 87°57'42" E FOR THE N. RIGHT OF WAY LINE OF SW 4 ST.

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: NOVEMBER 7, 2022

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

Michael W. Donaldson
11/21/22

SHEET 1 OF 2

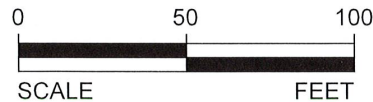
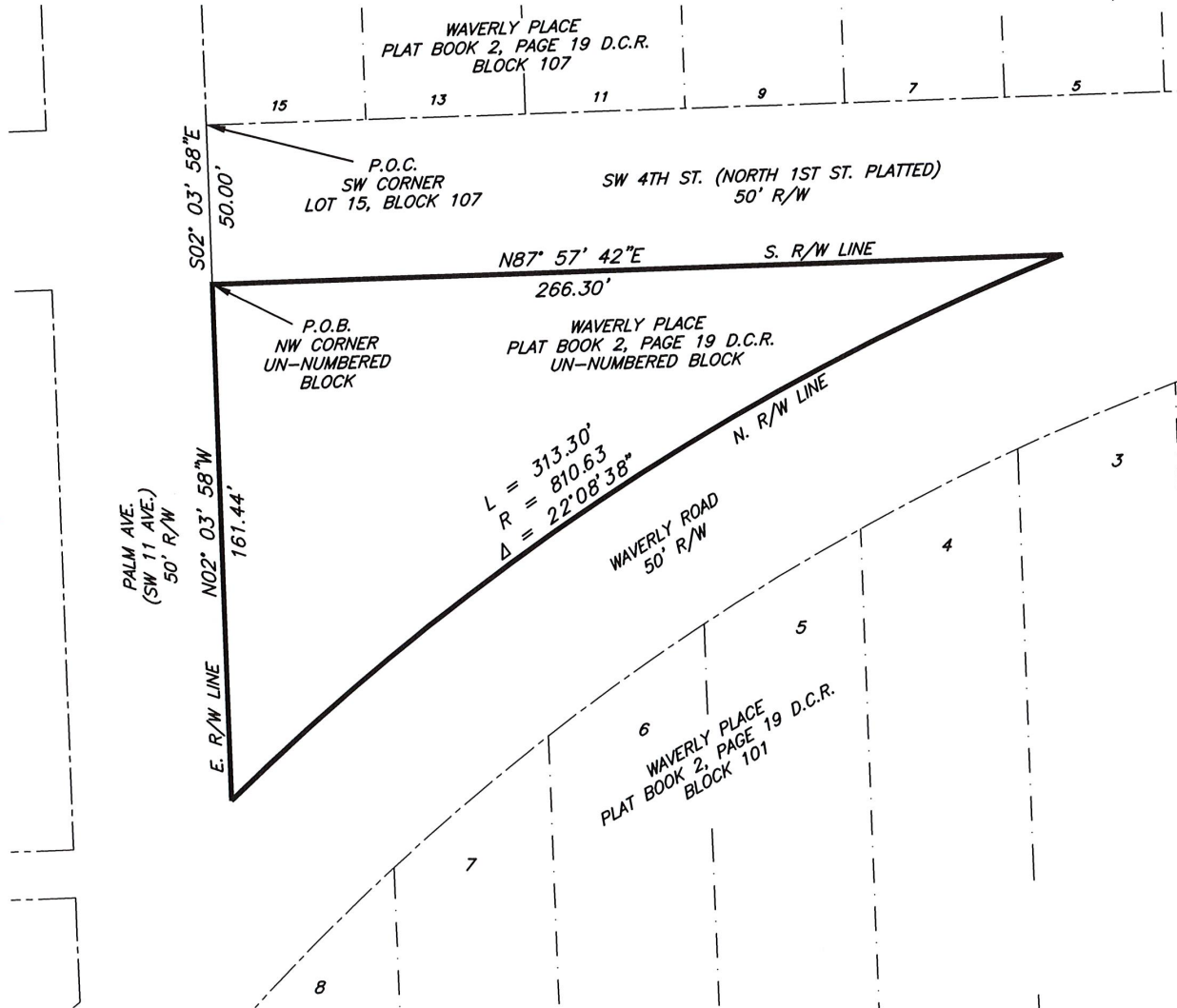
CITY OF FORT LAUDERDALE		
EXHIBIT 1		
MAJOR WILLIAM LAUDERDALE PARK		
REZONING FROM (RML-25) TO (P)		
BY: M.D.	ENGINEERING	DATE: 11/7/22
CHK'D M.D.	DIVISION	SCALE: N.T.S.

SKETCH AND DESCRIPTION

REZONING PETITION FROM (RML-25) TO (P)

THIS IS NOT A SURVEY

N



LEGEND:

- D.C.R. DADE COUNTY RECORDS
- R/W RIGHT OF WAY
- N.T.S. NOT TO SCALE
- RML-25 RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM HIGH DENSITY
- P PARKS, RECREATION AND OPEN SPACE
- L ARC LENGTH
- R RADIUS
- Δ CENTRAL ANGLE

SHEET 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
MAJOR WILLIAM LAUDERDALE PARK		
REZONING FROM (RML-25) TO (P)		
BY: M.D.	ENGINEERING	DATE: 11/7/22
CHK'D M.D.	DIVISION	SCALE: 1"=50'