

M.D.O.K.

REZONING PETITION FROM B-2, RMM-25 AND RD-15 TO CB
A PORTION OF PARCEL "A" (WEST SIDE)
"MATCORP PLAT"
CITY OF FORT LAUDERDALE
PLAT BOOK 128, PAGE 2,
BROWARD COUNTY RECORDS

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" OF "MATCORP PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY. THE SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ON SOUTH LINE OF SAID PARCEL "A", NORTH 90°00'00" WEST, A DISTANCE OF 87.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE SAID SOUTH LINE NORTH 90°00'00" WEST, A DISTANCE OF 329.57 FEET TO THE SOUTHWEST CORNER OF PARCEL "A"; THENCE ON THE SAID WEST LINE, NORTH 01°49'21" WEST, A DISTANCE OF 14.83 FEET; THENCE NORTH 76°44'27" EAST, A DISTANCE OF 341.75 FEET; THENCE SOUTH 02°10'40" WEST, A DISTANCE OF 93.27 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AREA CONTAINING 17806.0 SQUARE FEET MORE OR LESS

TOGETHER WITH

A PORTION OF PARCEL "A" OF "MATCORP PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY. THE SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ON THE SOUTH LINE OF PARCEL "A" NORTH 90°00'00" WEST, A DISTANCE OF 87.99 FEET; THENCE NORTH 02°14'40" EAST, A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST 27th COURT; SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 35.00 FEET, WITH A RADIAL BEARING OF NORTH 39°47'31" EAST AND THROUGH A CENTRAL ANGLE OF 82°15'26"; THENCE EASTERLY ON SAID CURVE AN ARC DISTANCE OF 50.25 FEET TO A NON-TANGENT POINT; THENCE SOUTH 88°03'00" EAST, A DISTANCE OF 41.88 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE ON THE EAST LINE OF SAID PARCEL "A" SOUTH 02°08'00" WEST, A DISTANCE OF 114.65 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

AREA CONTAINING 9874.0 SQUARE FEET MORE OR LESS

NOTES:

BEARINGS ARE ASSUMED AND BASED ON SOUTH LINE OF PARCEL "A" PLAT BOOK 128, PAGE 2, BROWARD COUNTY RECORDS

Surveyor's Certificate

I hereby certify that the attached "SKETCH AND LEGAL" was prepared in accordance with Chapter 5J-17, as set forth by The Florida Board of Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

LEGEND	
O.R.B.	= OFFICIAL RECORD BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
R/W	= RIGHT OF WAY
⊥	= CENTER LINE

THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
PEDRO L. MARTINEZ P.S.M.
REGISTERED SURVEYOR AND MAPPER
#5443 STATE OF FLORIDA.

LEGAL DESCRIPTION



MARTINEZ AND MARTINEZ, INC.
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DATE: 05-11-2023
REV.:
DRAW: J.K.B.
CHECK: P.L.M.
SHEET 1 OF 2

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