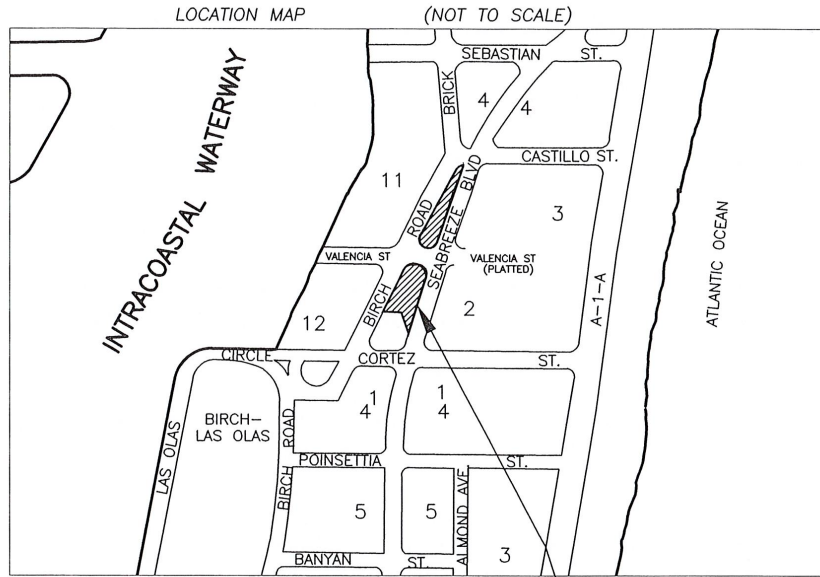


# SKETCH AND DESCRIPTION REZONING PETITION FROM (PRD) TO (P)

THIS IS NOT A SURVEY



DESCRIPTION: CORTEZ TRIANGLE PARK

SKETCH LOCATION

A PORTION OF LOTS 12, 13, AND 21, BLOCK 2 AND A PORTION OF LOTS 11, 17 AND 18, BLOCK 3, "LAUDER DEL MAR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A", THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 2 AND BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH BIRCH ROAD; THENCE N 24°58'00" E ALONG THE WEST LINE OF SAID LOT 13, A DISTANCE OF 123.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST AND REFERENCE POINT "A"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°00'00" AND AN ARC DISTANCE OF 27.93 FEET TO A POINT OF TANGENCY; THENCE N 88°58'00" E, A DISTANCE OF 16.35 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106°22'37" AND AN ARC DISTANCE OF 46.42 FEET TO A POINT OF TANGENCY SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (SRA1A); THENCE S 15°20'37" W ALONG SAID WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD, A DISTANCE OF 208.46 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 27°35'09" AND AN ARC DISTANCE OF 12.04 FEET TO A POINT ON THE WEST LINE OF SAID LOT 21, BLOCK 2; THENCE N 01°02'00" W ALONG SAID WEST LINE, A DISTANCE OF 117.35 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 88°58'00" W ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 52.15 FEET TO THE POINT OF BEGINNING "A".

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE N 24°58'00" E, A DISTANCE OF 111.26 FEET TO THE POINT OF BEGINNING "B"; THENCE CONTINUE N 24°58'00" E ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 222.52 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 52°17'18" AND AN ARC DISTANCE OF 22.82 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST AND A RADIAL LINE THROUGH SAID POINT BEARS S 69°40'26" E TO THE NEXT DESCRIBED CURVE, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (SRA1A); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 885.00 FEET, A CENTRAL ANGLE OF 05°00'36" AND AN ARC DISTANCE OF 77.38 FEET TO A POINT OF TANGENCY; THENCE S 15°20'37" W ALONG SAID WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD, A DISTANCE OF 165.02 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°08'15" AND AN ARC DISTANCE OF 30.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND A RADIAL LINE THROUGH SAID POINT BEARS N 02°27'09" E TO THE NEXT DESCRIBED CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 112°30'51" AND AN ARC DISTANCE OF 49.09 FEET TO THE POINT OF BEGINNING "B".

ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 19,225 SQUARE FEET OR 0.44132 ACRES, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON A GRID BEARING OF N 24°58'00" E, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH BIRCH ROAD.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 5) THIS DOCUMENT CONSISTS OF 3 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.

SHEET 1 OF 3

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 10, 2022

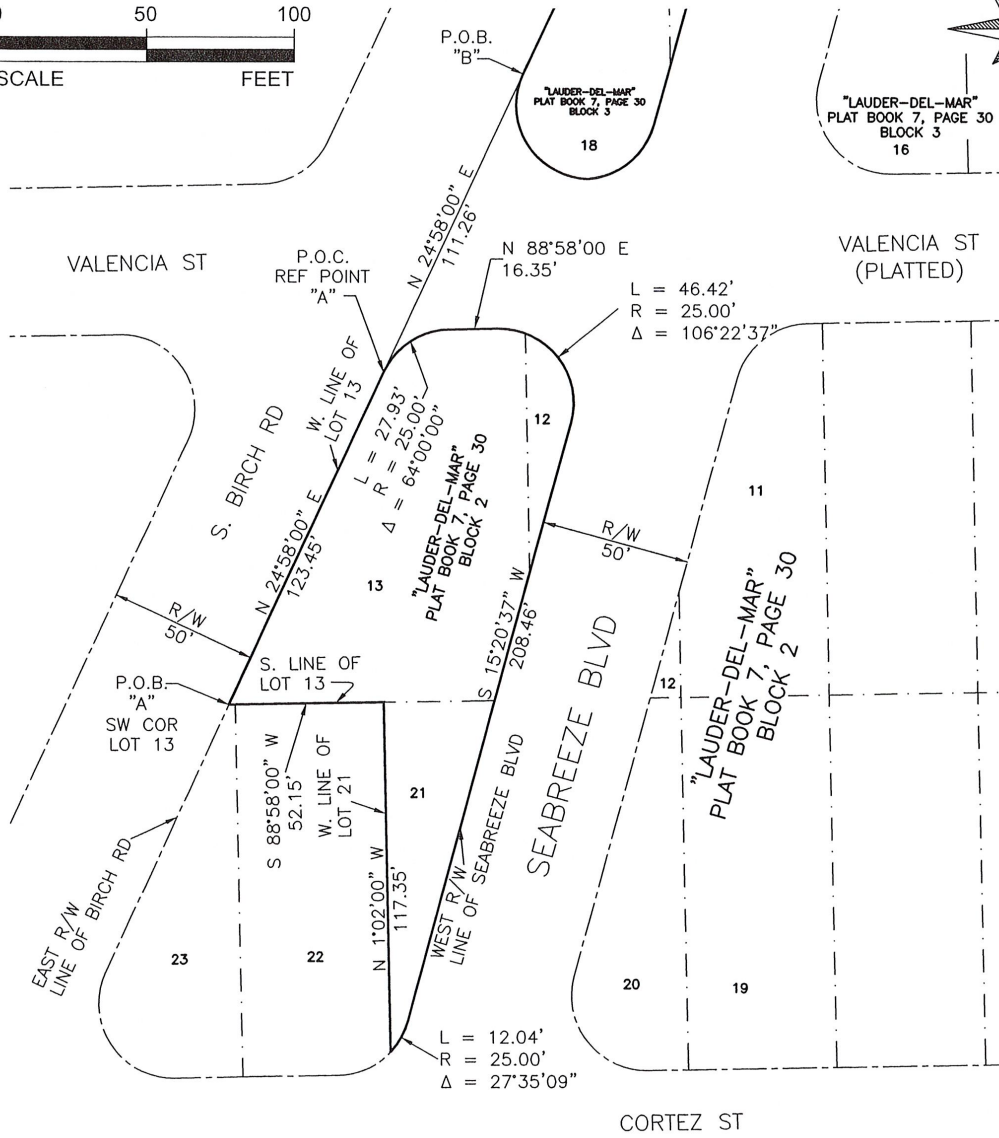
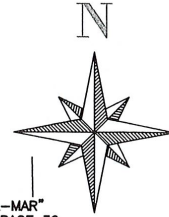
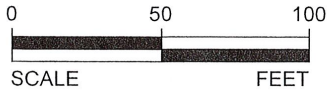
MICHAEL W. DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490  
STATE OF FLORIDA

*Michael W. Donaldson*  
2/11/22

<b>CITY OF FORT LAUDERDALE</b>		
EXHIBIT 1 CORTEZ TRIANGLE PARK TO ACCOMPANY REZONING PETITION FROM PRD TO P		
BY: M.D.	ENGINEERING DIVISION	DATE: 2/10/22
CHK'D M.D.		SCALE: NTS

# SKETCH AND DESCRIPTION REZONING PETITION FROM (PRD) TO (P)

THIS IS NOT A SURVEY



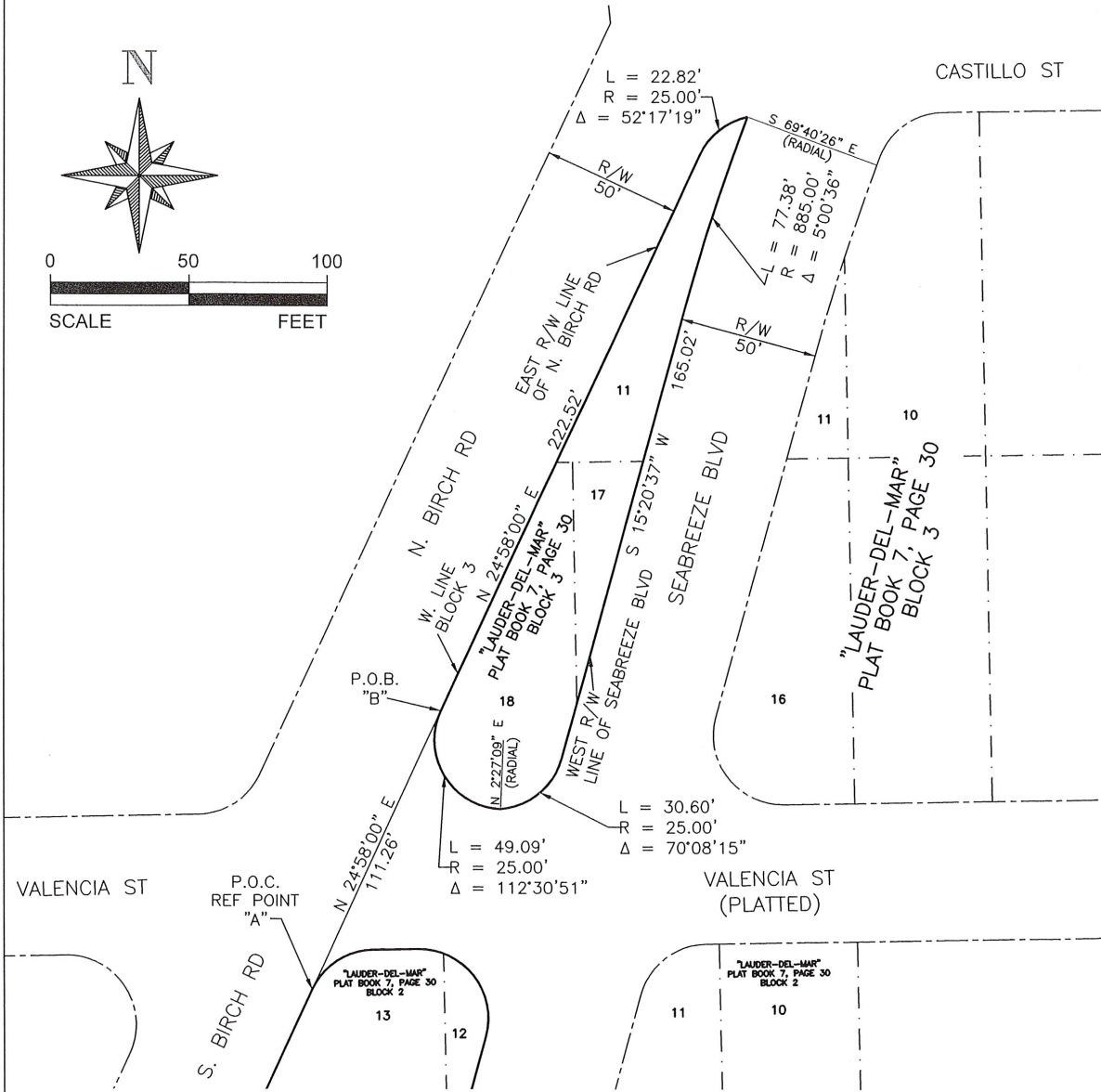
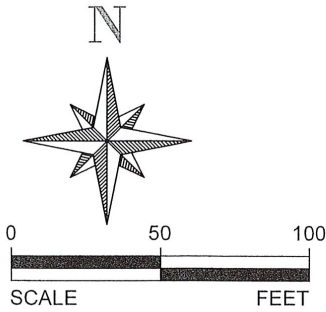
**LEGEND:**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- COR CORNER
- REF REFERENCE
- N.T.S. NOT TO SCALE
- L LENGTH
- R RADIUS
- Δ DELTA (ARC ANGLE)
- PRD PLANNED RESORT DEVELOPMENT DISTRICT
- P PARKS, RECREATION AND OPEN SPACE

SHEET 2 OF 3

CITY OF FORT LAUDERDALE		
EXHIBIT 1 CORTEZ TRIANGLE PARK TO ACCOMPANY REZONING PETITION FROM PRD TO P		
BY: M.D.	ENGINEERING DIVISION	DATE: 2/10/22
CHK'D M.D.		SCALE: 1"=50'

# SKETCH AND DESCRIPTION REZONING PETITION FROM (PRD) TO (P)



SHEET 3 OF 3

CITY OF FORT LAUDERDALE		
EXHIBIT 1 CORTEZ TRIANGLE PARK TO ACCOMPANY REZONING PETITION FROM PRD TO P		
BY: M.D.	ENGINEERING DIVISION	DATE: 2/10/22
CHK'D M.D.		SCALE: 1"=50'

THIS IS NOT A SURVEY