

M.D.O.K.

TELEPHONE NO. 561-314-0769

FAX NO. 561-314-0770



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

LEGAL DESCRIPTION OF:**LOTS 7 AND 8, BLOCK 4****FIRST ADDITION TO TUSKEGEE PARK****PLAT BOOK 9, PAGE 65, B.C.R.****REZONING FROM RS-8 - RESIDENTIAL SINGLE FAMILY/LOW/MEDIUM DENSITY TO
NWRAC-MUw - NW REGIONAL ACTIVITY CENTER-MIXED USE WEST****LEGAL DESCRIPTION:**

LOTS 7 AND 8, IN BLOCK 4, OF FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 65, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 0.182 ACRES (7,910 SQUARE FEET)

CERTIFIED TO:

CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.01°58'47"E., ALONG THE WESTERLY RIGHT OF WAY LINE OF N.W. 13TH AVENUE (FORMERLY KNOWN PER PLAT AS ROYAL AVENUE) AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY OR OTHER MATTERS OF RECORD BY ECS.

3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).

4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY ECS LAND SURVEYORS, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. FOR MORE INFORMATION ABOUT POSSIBLE EASEMENTS AND RESTRICTIONS ON THIS PROPERTY REFER TO THE PUBLIC RECORDS OF THIS COUNTY AND THE PLAT OF RECORD (IF ANY).

5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND AE, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12011C 0368 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: JULY 31, 2024.

THIS IS NOT A SURVEY**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.



Digitally signed by
JAVIER DE LA ROCHA
Date: 2025.02.19
14:05:55 -05'00'

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 8080 - STATE OF FLORIDA

SHEET 1 OF 2

SKETCH No. ECS3801

REVISIONS	DATE	BY
DATE OF SKETCH:	DRAWN BY	CHECKED BY
02/18/2025	M.A.F.	J.D.L.R.
		FIELD BOOK
		N/A



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

M.D.O.K.

RECORDING AREA



LOCATION MAP
NOT TO SCALE

SKETCH OF DESCRIPTION OF:

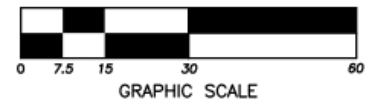
LOTS 7 AND 8, BLOCK 4
FIRST ADDITION TO TUSKEGEE PARK
PLAT BOOK 9, PAGE 65, B.C.R.

LEGEND:

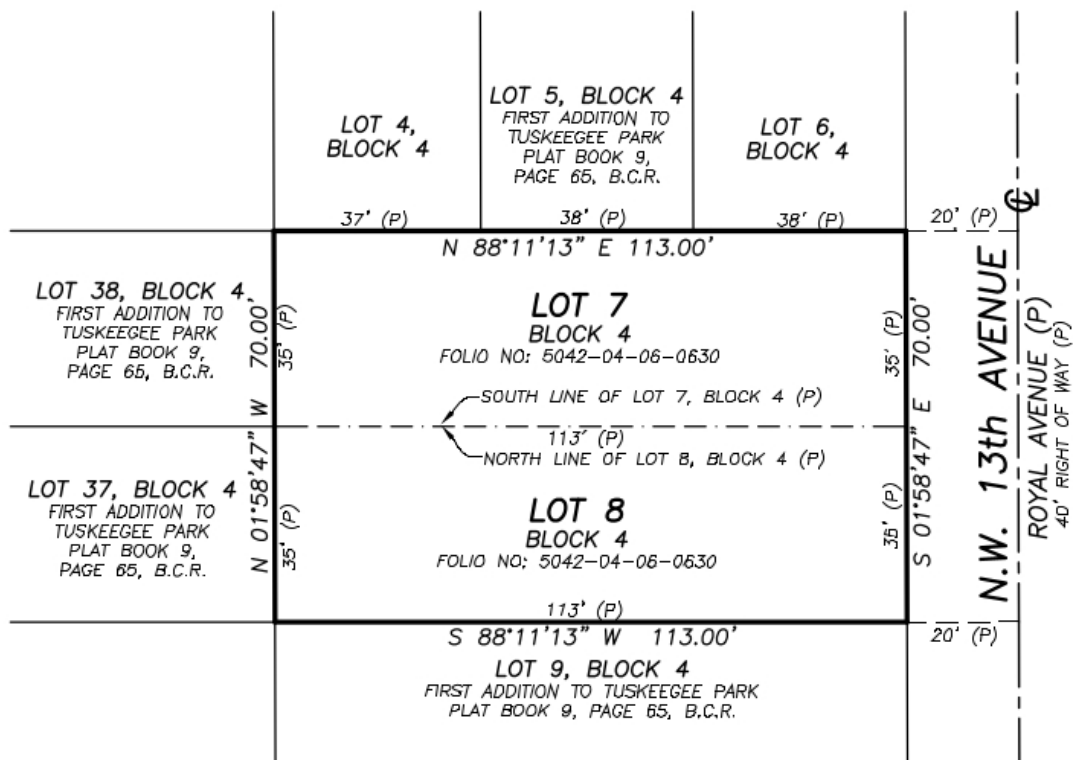
B.C.R. BROWARD COUNTY RECORDS
(C) CALCULATED
(P) DENOTES INFORMATION BASED ON
PLATS OF RECORD
℄ ROAD CENTERLINE BASED ON PLAT



SCALE: 1" = 30'



REZONING FROM RS-8 - RESIDENTIAL SINGLE FAMILY/LOW/MEDIUM DENSITY TO
NWRAC-MUw - NW REGIONAL ACTIVITY CENTER-MIXED USE WEST



SKETCH No.
ECS3801

THIS IS NOT A SURVEY

SHEET 2 OF 2