



A DIVISION OF CONTROL POINT ASSOCIATES FL, LLC
LB 8137

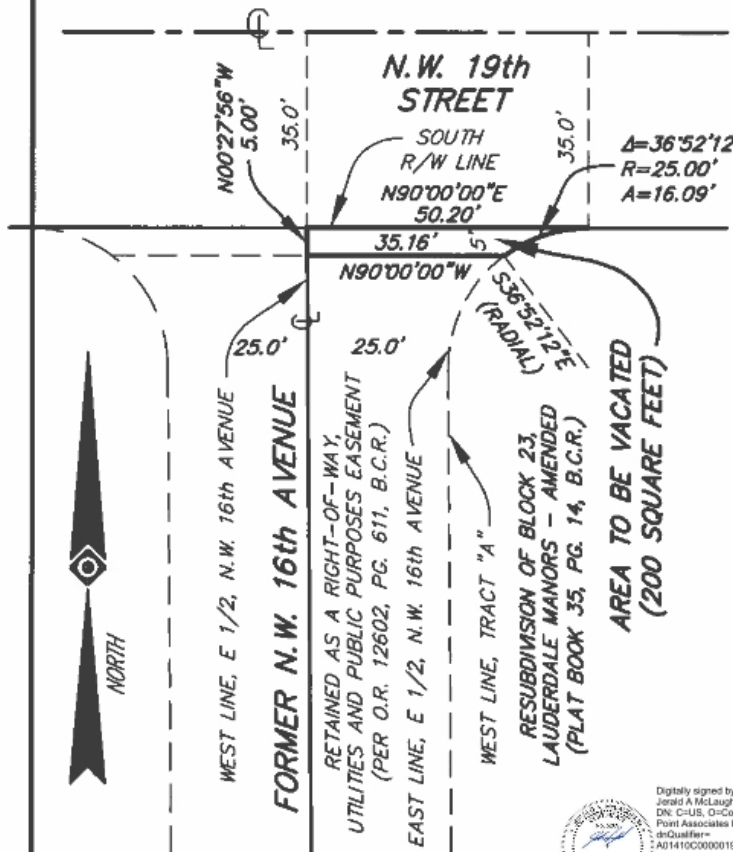
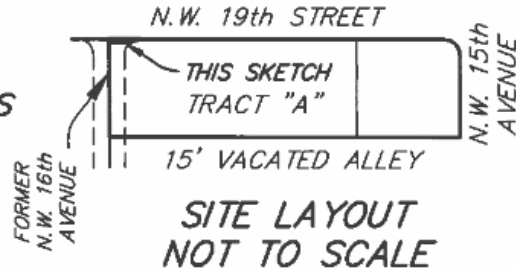
TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

M D O.K.

SCALE 1" = 30'

EXHIBIT A

SKETCH AND DESCRIPTION
A PORTION OF VACATED
N.W. 16th AVENUE
RETAINED AS A RIGHT-OF-WAY, UTILITIES
AND PUBLIC PURPOSES EASEMENT
(PER O.R. 12602, PG. 611, B.C.R.)
DAJANI PLAZA



LEGAL DESCRIPTION:

The North 5.00 feet of the East one-half (E 1/2) of former N.W. 16th Avenue now vacated per Ordinance No. C-85-43, and recorded in Official Records Book 12602, Page 611, of the public records of Broward County, Florida, lying West of and adjacent to the West line of Tract "A", RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 200 square feet or 0.0046 acres more or less.

LEGEND:

O.R. = OFFICIAL RECORDS
P.B. = PLAT BOOK
B.C.R. = BROWARD COUNTY RECORDS
R/W = RIGHT-OF-WAY

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2025.

CONTROL POINT ASSOCIATES FL, LLC.

JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by Control Point Associates FL, LLC.
- 2) Legal description prepared by Control Point Associates FL, LLC.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South right-of-way line of N.W. 19th Street, as North 90°00'00" East.



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. 15-230002 (V-6486)

CHECKED BY: _____

REF. DWG.: 11-3-023

C: JMMjr/2025/15-230002-00 (V6486 EAS 1)