

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

MDO.K.

SCALE 1" = 30' EXHIBIT A SKETCH AND DESCRIPTION N.W. 19th STREET W. 15th A PORTION OF VACATED N.W. 16th AVENUE THIS SKETCH RETAINED AS A RIGHT-OF-WAY, UTILTIES TRACT "A" A AND PUBLIC PURPOSES EASEMENT 15' VACATED ALLEY FORMER N.W. 16th AVENUE (PER O.R. 12602, PG. 611, B.C.R.) DAJANI PLAZA *SITE LAYOUT* NOT TO SCALE LEGAL DESCRIPTION: N.W. 19th The North 5.00 feet of the East N00'27'56" - 5.00' STREET one-half (E 1/2) of former N.W. ó 35 ∆=365212=16th Avenue now vacated per SOUTH R/W LINE Ordinance No. C-85-43, and R=25.00' N90'00'00"E recorded in Official Records Book A=16.09' 12602, Page 611, of the public 50.20 records of Broward County, Florida, *35.16*′ lying West of and adjacent to the N9000000°W West line of Tract "A", RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, 25.0 25.0' VACA TED according to the Plat thereof as 1 RICHT-OF-WAY, 2 PURPOSES EASEMENT 2. PG. 611, B.C.R.) recorded in Plat Book 35, Page 14, 16th AVENUE of the Public Records of Broward TO BE VA County, Florida. A VENUE Said lands situate, lying and being in the City of Fort Lauderdale, Broward >. ₩ County, Florida and containing 200 16th g square feet or 0.0046 acres more TRACT RESUBDINISION LAUDERDALE MAN or less. E 1/2, PUBLIC PUBLIC 12602, ž. LEGEND: O.R. = OFFICIAL RECORDS WEST LINE, P.B. = PLAT BOOK WEST LINE RETAINED UTILITIES AND F O.R. B.C.R. = BROWARD COUNTY RECORDS ORMER R/W = RIGHT-OF-WAYLINE, CERTIFICATION EAST Certified Correct. Dated at Fort Lauderdale, Florida this NOTES: 15th day of May, 2025. 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.
11 This deviate is not verify upon confer with an explosure. CONTROL POINT ASSOCIATES FL, LLC. 3) This drawing is not valid unless seeled with an embossed surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY. JERALD A. **MCLAUGHLIN** Registered Lang Surveyor No. LS5269 Bearings shown assume the South right-of-way line of N.W. 19th Street, as North 90'00'00" East. State of Florida. DRAWN BY: __JMMjr FIELD BOOK NO. _ JOB ORDER NO. 15-230002 (V-6486) CHECKED BY: REF. DWG.: 11-3-023 C: \JMMir/2025/15-230002-00 (V6486 EAS 1)