

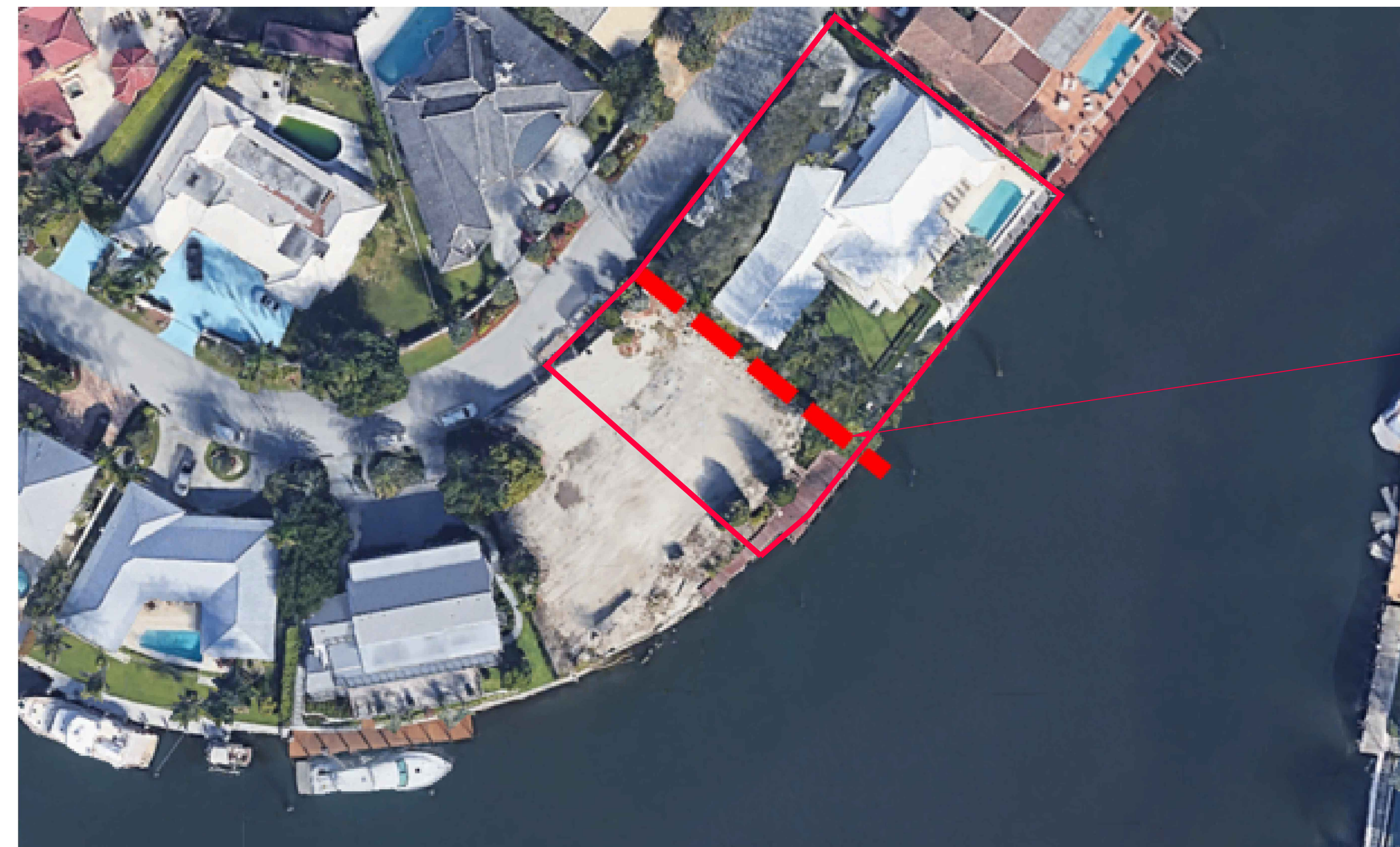
PROJECT:

# 64 ISLA BAHIA DRAINAGE EASEMENT VACATION

UDP-EV22001

OWNER:

STACY L ROSENBAACH REV LIV TR  
ROSENBAACH, STACY L TRSTEE



DRAINAGE EASEMENT

AERIAL MAP  
N.T.S



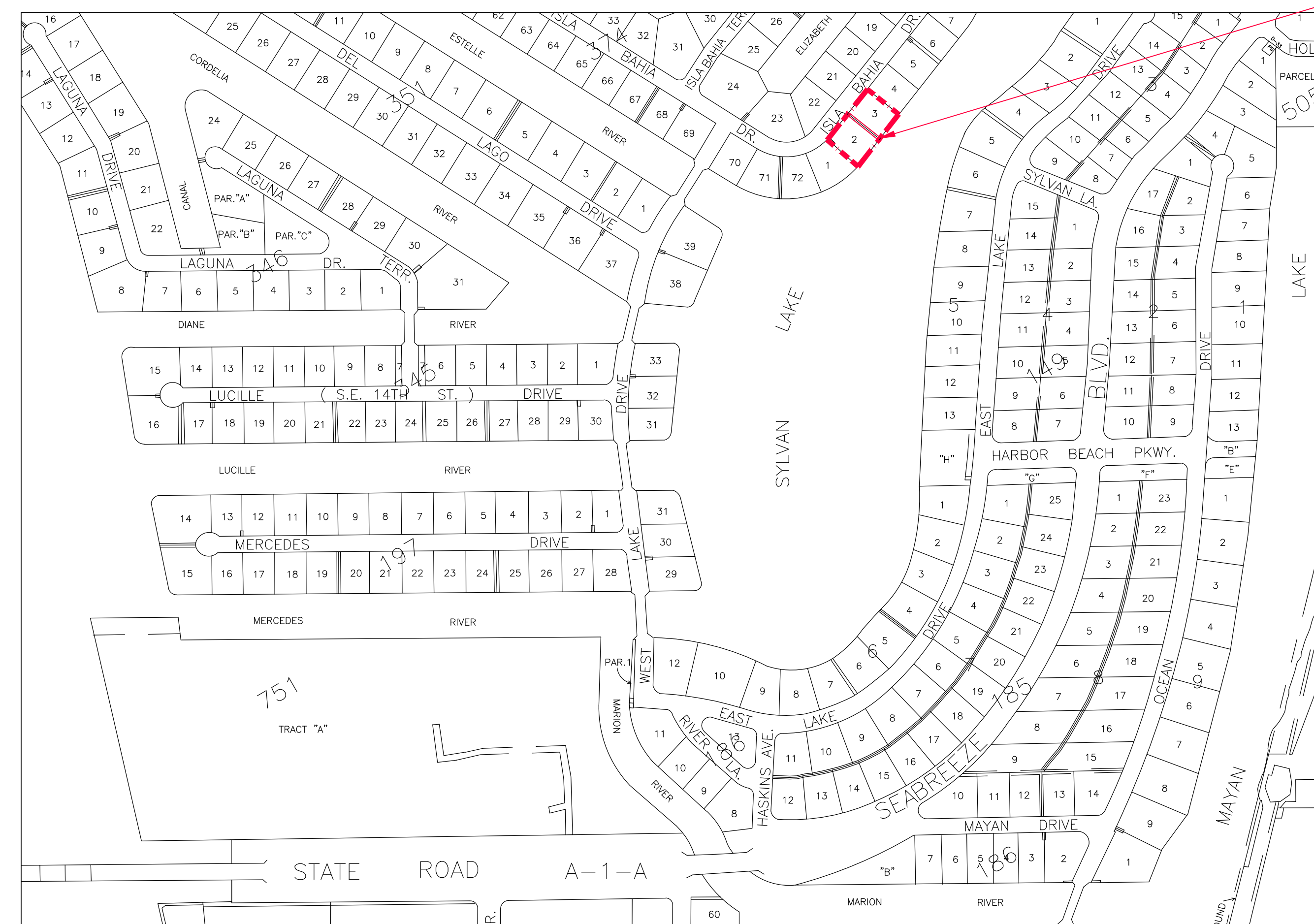
## LEGAL DESCRIPTION

*The Northeasterly 5.00 feet of Lot 2 and the Southwesterly 5.00 feet of Lot 3, ISLA BAHIA, according to the plat thereof, as recorded in Plat Book 47, Page 27, 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 1,250 square feet or 0.0287 acres more or less.*

### PROJECT TEAM

CIVIL ENGINEER  
**FLYNN ENGINEERING SERVICES, PA**  
241 Commercial Blvd., LBTS, FL  
954.522.1004

CONTRACTOR  
**W.A. BENTZ CONSTRUCTION**  
2300 E Las Olas Blvd #2E  
FORT LAUDERDALE FL 33301  
954 522 1498



DRAINAGE EASEMENT

LOCATION SKETCH  
N.T.S



## DRC SHEET INDEX

SURVEY  
PLAT  
SITE PLAN  
CONCEPTUAL GROUND FLOOR PLAN  
VACATION EXHIBIT

C.0  
A-101  
X-1

**FLYNN ENGINEERING**  
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308  
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM  
EB# 6578

SCALE:	PROJ PLNR:	PROJ ENGR:	
AS SHOWN	JGK	SHG	
JOB NO:	PLOT DATE:	APPR. BY:	
22-1680.00	2022-07-14	JMF	





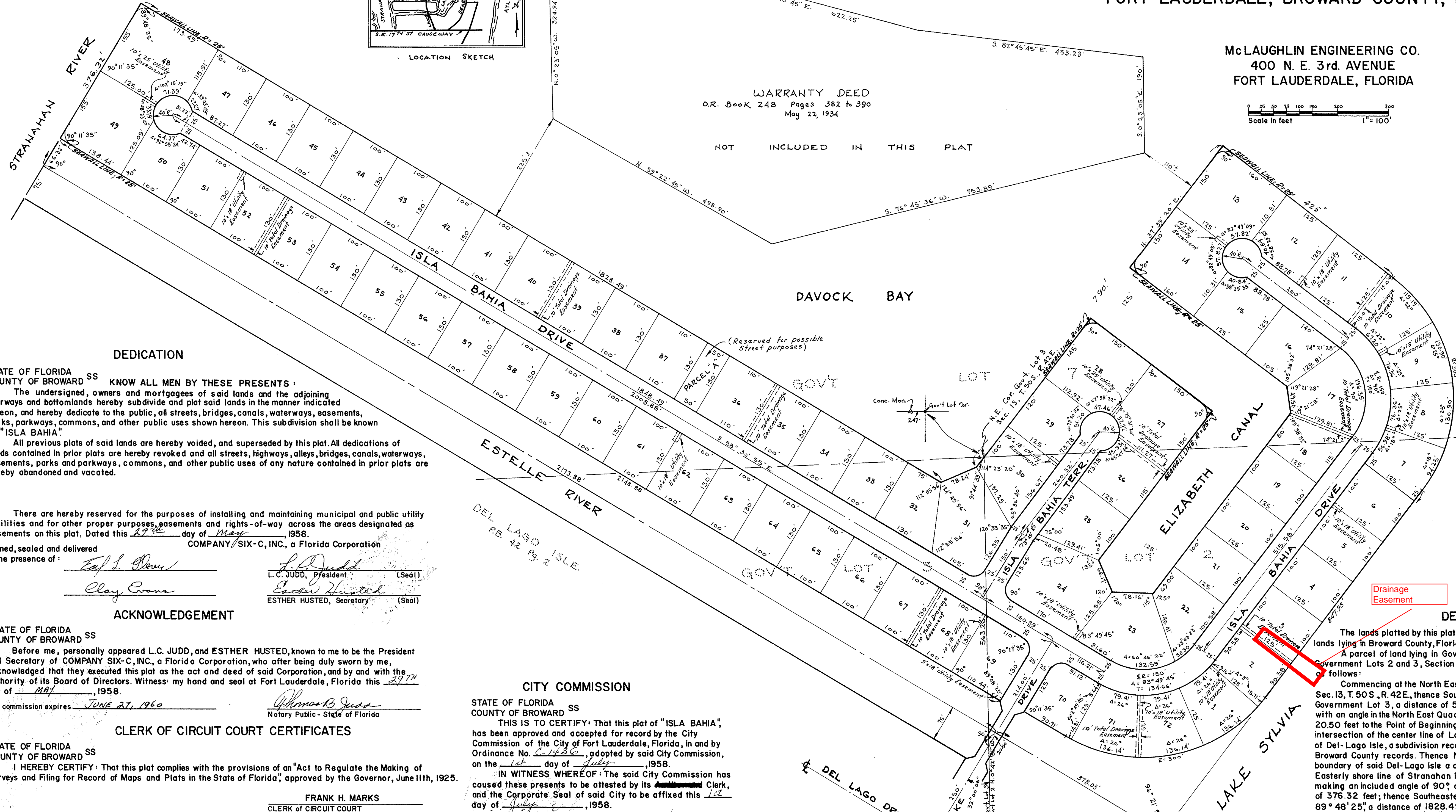
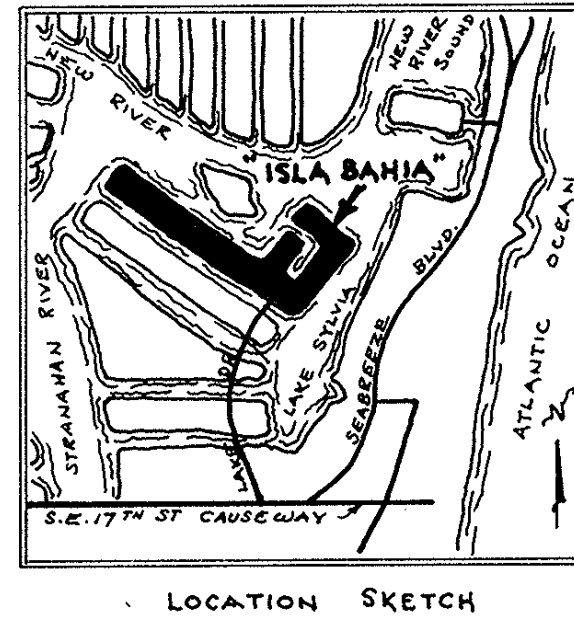


# "ISLA BAHIA"

SECTIONS 12 & 13, TWP 50 S. RGE. 42 E.  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

McLAUGHLIN ENGINEERING CO.  
400 N. E. 3rd AVENUE  
FORT LAUDERDALE, FLORIDA

Scale in feet  
1" = 100'



WARRANTY DEED  
O.R. Book 248 Pages 382 to 390  
May 22, 1934

NOT INCLUDED IN THIS PLAT

### DEDICATION

STATE OF FLORIDA SS  
COUNTY OF BROWARD SS  
KNOW ALL MEN BY THESE PRESENTS:  
The undersigned, owners and mortgagees of said lands and the adjoining waterways and bottomlands hereby subdivide and plat said lands in the manner indicated hereon, and hereby dedicate to the public, all streets, bridges, canals, waterways, easements, parks, parkways, commons, and other public uses shown hereon. This subdivision shall be known as "ISLA BAHIA".  
All previous plats of said lands are hereby voided, and superseded by this plat. All dedications of lands contained in prior plats are hereby revoked and all streets, highways, alleys, bridges, canals, waterways, easements, parks and parkways, commons, and other public uses of any nature contained in prior plats are hereby abandoned and vacated.

There are hereby reserved for the purposes of installing and maintaining municipal and public utility facilities and for other proper purposes, easements and rights-of-way across the areas designated as easements on this plat. Dated this 29th day of May, 1958.

Signed, sealed and delivered in the presence of:  
Earl S. Judd (Seal) L.C. JUDD, President  
Clay Evans (Seal) ESTHER HUSTED, Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA SS  
COUNTY OF BROWARD SS  
Before me, personally appeared L.C. JUDD, and ESTHER HUSTED, known to me to be the President and Secretary of COMPANY SIX-C, INC., a Florida Corporation, who after being duly sworn by me, acknowledged that they executed this plat as the act and deed of said Corporation, and by and with the authority of its Board of Directors. Witness: my hand and seal at Fort Lauderdale, Florida this 29th day of MAY, 1958.  
My commission expires JUNE 27, 1960

### CLERK OF CIRCUIT COURT CERTIFICATES

STATE OF FLORIDA SS  
COUNTY OF BROWARD SS  
I HEREBY CERTIFY: That this plat complies with the provisions of an "Act to Regulate the Making of Surveys and Filing for Record of Maps and Plats in the State of Florida," approved by the Governor, June 11th, 1925.

FRANK H. MARKS  
CLERK OF CIRCUIT COURT  
By Jack R. Wheeler  
DEPUTY CLERK

This instrument filed for record, this 9th day of July, 1958, and recorded in Book 47, of Plats, at page 27, record verified.

FRANK H. MARKS  
CLERK OF CIRCUIT COURT  
By Madelina Parkhurst  
DEPUTY CLERK

### CITY PLANNING BOARD

This is to certify: That the City Planning Board of Fort Lauderdale, Florida, approved and accepted this plat by resolution, adopted this 3rd day of June, 1958.

### MORTGAGE HOLDER

As Trustee; First National Bank in Fort Lauderdale  
By: John D. Evans Jr. (SEAL) Mortgagee  
Attest: John D. Evans Jr. (SEAL) Mortgagee  
Vice President and Trust Officer  
Vice President and Cashier

### CITY COMMISSION

STATE OF FLORIDA SS  
COUNTY OF BROWARD SS  
THIS IS TO CERTIFY: That this plat of "ISLA BAHIA", has been approved and accepted for record by the City Commission of the City of Fort Lauderdale, Florida, in and by Ordinance No. 6-1430, adopted by said City Commission, on the 1st day of July, 1958.

IN WITNESS WHEREOF: The said City Commission has caused these presents to be attested by its City Clerk, and the Corporate Seal of said City to be affixed this 1st day of July, 1958.

Florence Hardy  
City Clerk

COUNTY ENGINEER'S SIGNATURE  
Approved for record Walter S. Lawson  
County Engineer

CITY ENGINEER'S SIGNATURE  
Approved for record Walter S. Lawson  
ACTING CITY ENGINEER

### ACKNOWLEDGEMENT FOR MORTGAGE HOLDER

STATE OF FLORIDA SS  
COUNTY OF BROWARD SS  
Before me, personally appeared Earl S. Judd, and John D. Evans Jr., known to me to be the Vice President and Trust Officer, and Vice President and Cashier respectively of First National Bank in Fort Lauderdale, as Trustees, who, after being duly sworn by me, acknowledged that they executed this plat as the act and deed of said Bank, and by and with the authority of its Board of Directors.  
Witness my hand and seal at Fort Lauderdale, Florida, this 29th day of May, 1958.  
My commission expires August 18, 1961

Margaret V. Evans  
Notary Public - State of Florida

JOINDER  
The undersigned, joins in this plat for the purpose of dedicating for public use the Bridge over Estelle River and Lake Drive, dated this 29th day of May, 1958. Signed, sealed and delivered, in the presence of:  
Earl S. Judd (Seal) Company Seven Inc.  
Clay Evans (Seal)

### RECORD OWNER OF BRIDGE AND STREET RIGHT-OF-WAY ACKNOWLEDGEMENT

STATE OF FLORIDA SS  
COUNTY OF BROWARD SS  
Before me, personally appeared L.C. JUDD, and ESTHER HUSTED, known to me to be the President and Secretary respectively of Company Seven Inc., a Florida Corporation, who, after being duly sworn by me, acknowledged that they executed this plat as the act and deed of said Corporation, and by and with the authority of its Board of Directors.  
Witness my hand and seal at Fort Lauderdale, Florida, this 29th day of MAY, 1958.

Earl S. Judd (Seal)  
Clay Evans (Seal)  
L.C. JUDD, President  
ESTHER HUSTED, Secretary

### DESCRIPTION

The lands platted by this plat are the following lands and bottom lands lying in Broward County, Florida.  
A parcel of land lying in Government Lot 7, Section 12 and Government Lots 2 and 3, Section 13, Twp. 50 S., Rge. 42 E., described as follows:  
Commencing at the North East corner of Government Lot 3, Sec. 13, T. 50 S., R. 42 E., thence South along the East boundary of Government Lot 3, a distance of 563.26 feet; thence North easterly with an angle in the North East Quadrant of 32° 00' 06" a distance of 20.50 feet to the Point of Beginning; said point of beginning being the intersection of the center line of Lake Drive and the North boundary of Del-Lago Isle, a subdivision recorded in Plat Book 42, page 2, of Broward County records. Thence Northwesterly along the Northerly boundary of said Del-Lago Isle a distance of 2173.88 feet to the Easterly shore line of Stranahan River; thence North easterly making an included angle of 90°; and along said shoreline a distance of 376.32 feet; thence Southeast with an included angle of 89° 48' 25"; a distance of 1828.49 feet; thence North easterly with an included angle of 237° 41' 52" a distance of 78.24 feet thence continuing North easterly with an included angle of 206° 07' 53" a distance of 790.00 feet; thence Southeast with an included angle of 90° a distance of 425.00 feet to a point of curvature, thence Southerly along a curve bearing to the right, having a radius of 300 feet and a central angle of 90°, an arc distance of 471.24 feet to a point of tangency thence Southwesterly a distance of 847.98 feet to a point thence Northwesterly with an included angle of 96° 21' 50" a distance of 378.03 feet to the Point of Beginning.

### ENGINEER'S CERTIFICATE

STATE OF FLORIDA SS  
COUNTY OF BROWARD SS  
WE HEREBY CERTIFY: That this plat of "ISLA BAHIA" is a true and correct representation of a survey made by us, and that Permanent Reference Monuments have been set as indicated. Dated at Fort Lauderdale, Florida, this 29th day of May, 1958.  
McLAUGHLIN ENGINEERING CO.  
J. W. M. [Signature]  
Reg. Eng'r. No. 1713 Reg. Land Surveyor No. 167  
State of Florida

Notes:  
O.P.R.M. Indicates Permanent Reference Monument.  
All corner radii 25 ft. unless otherwise indicated.  
Distances at Block corners shown to tangent intersection.







Revisions

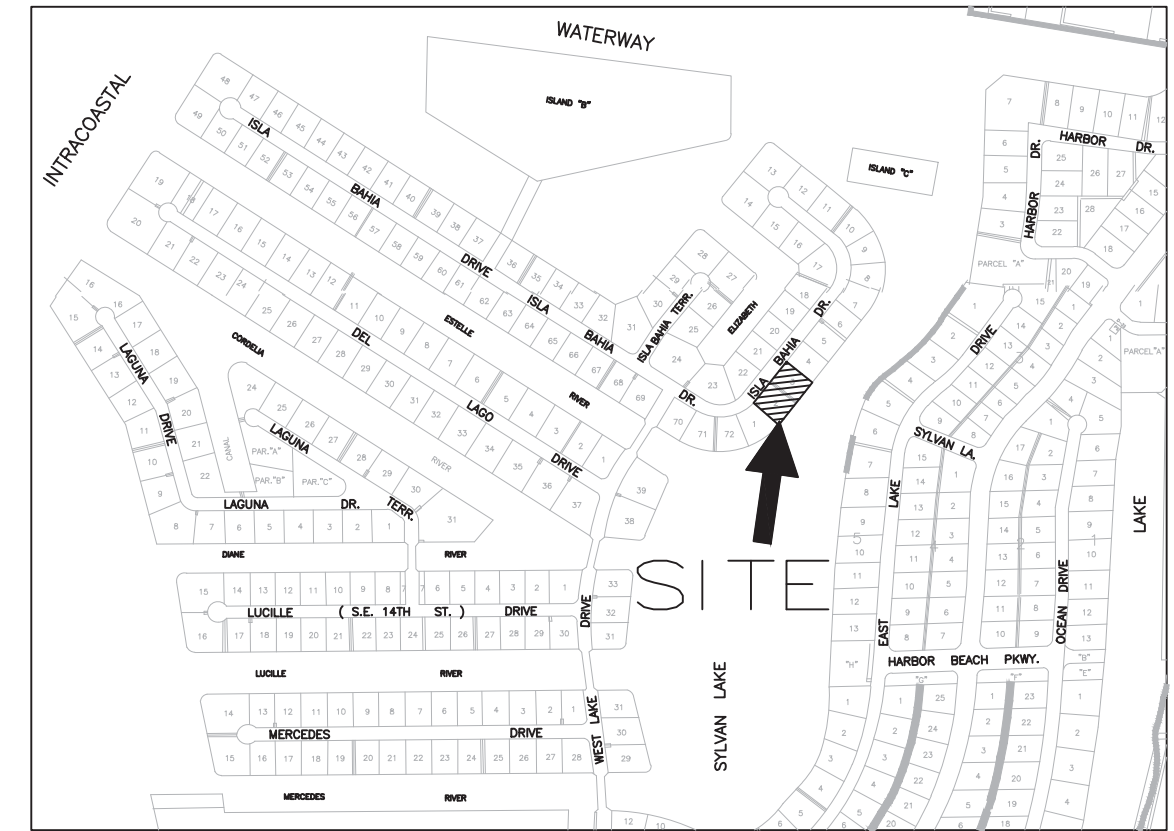
No.	Description	Date

Phase:  
 PERMIT  
 DOCUMENTS

**Shane H Grabski**

Digitally signed by Shane H Grabski  
 DN: cn=US, o=Flynn Engineering  
 Services P.A.,  
 email=ShaneH@FlynnEngineering.com,  
 ou=Shane H Grabski  
 Date: 2022.03.24 14:48:11 -0400

Scale:	Date
1"=10'	XX/XX/21
Job No.	Plt Date
22-1680.00	03/01/22
Drawn by	Sheet No.
MRB	<b>C0</b>
Proj. Mgr.	SG
Appr. by	1 of 1

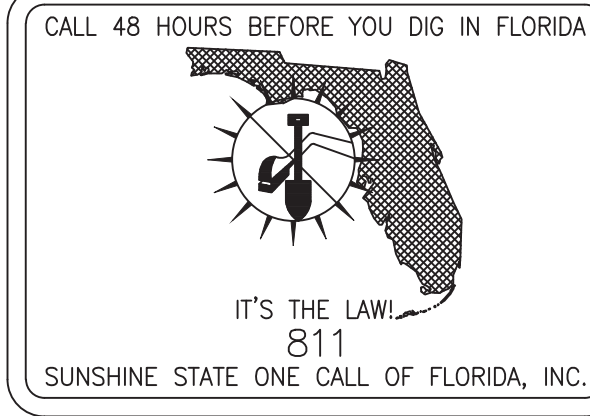
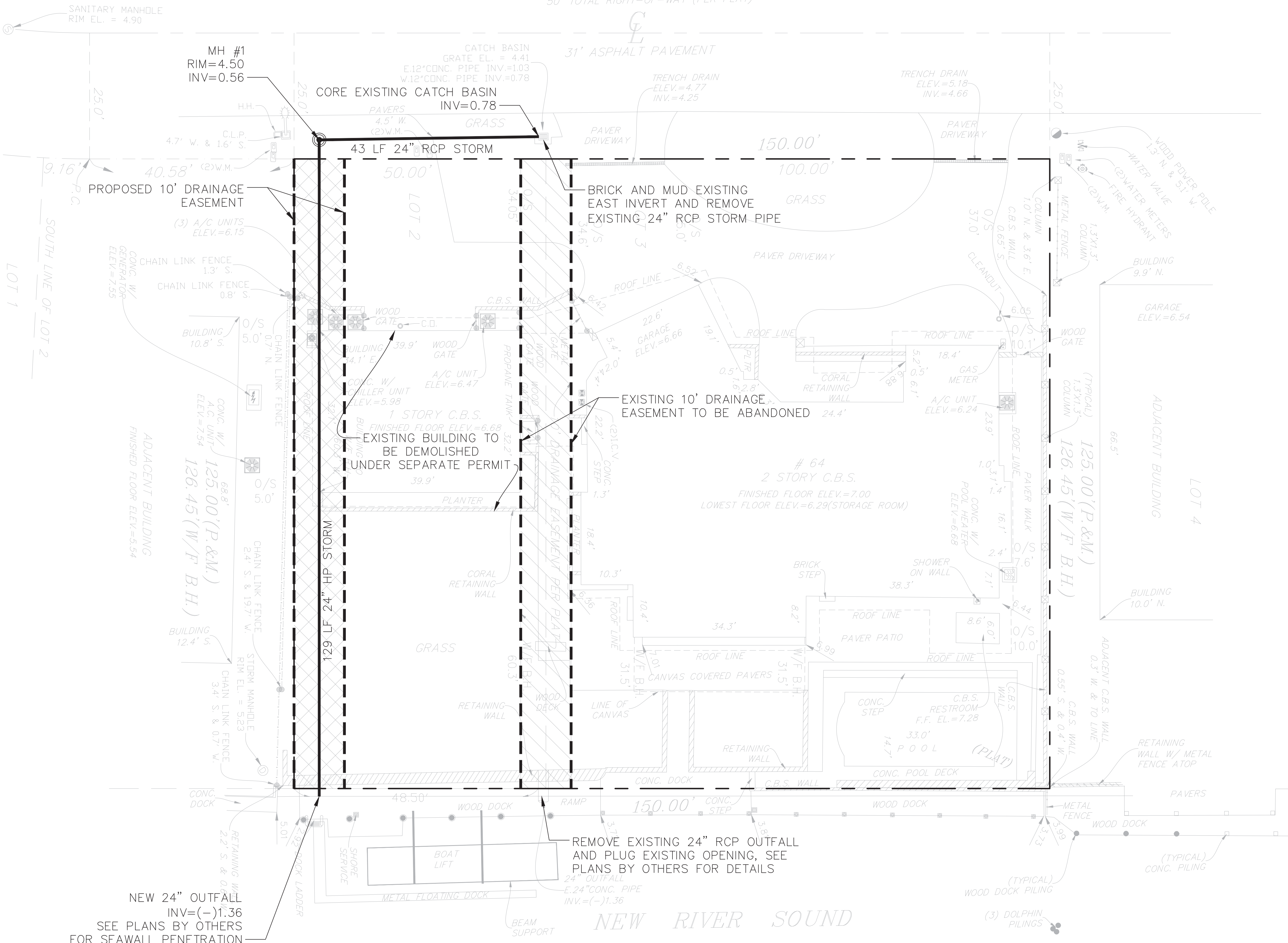


**LOCATION MAP**  
 NTS

- LEGEND:**
- PROPOSED ELEVATION (NAVD)
  - EXISTING ELEVATION (NAVD)
  - ▣ PROPOSED CATCH BASIN
  - ┌ PROPOSED PLUG
  - └ TEE
  - ⊕ WATER METER
  - ⊗ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
  - ⊘ REDUCED PRESSURE BACKFLOW PREVENTOR
  - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
  - PROPOSED MANHOLE
  - W - WATER MAIN
  - FM - SANITARY FORCE MAIN
  - ⊕ VALVE
  - ⊗ FIRE HYDRANT
  - ⊘ SIAMOSE CONNECTION
  - CLEANOUT
  - ▬ EDGE OF PROPOSED PAVEMENT (ASPHALT)
  - DIRECTION OF SURFACE DRAINAGE
  - SAMPLE POINT
  - W - EXIST. WATER MAIN
  - W - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

**EASEMENT LEGEND**

- ▣ EXISTING DRAINAGE EASEMENT TO BE ABANDONED
- ▣ LIMITS OF PROPOSED DRAINAGE EASEMENT



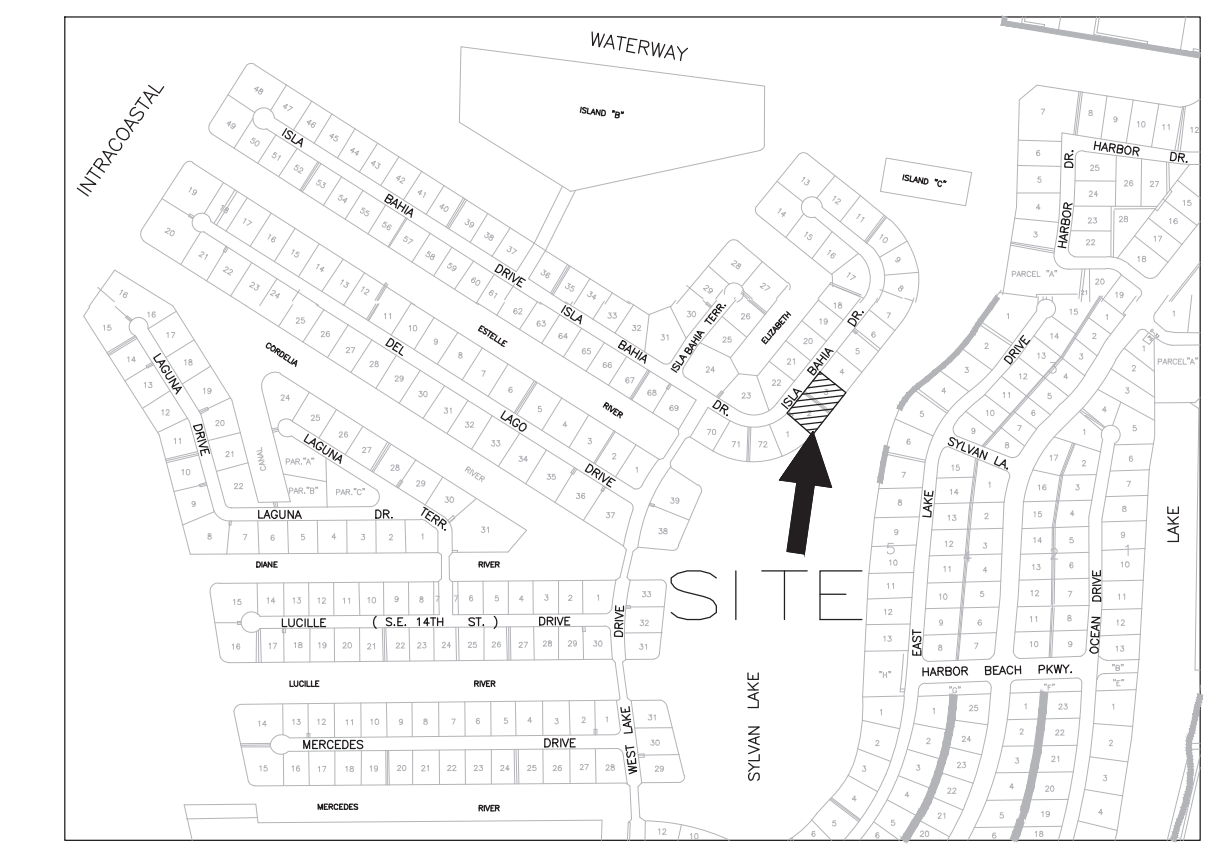
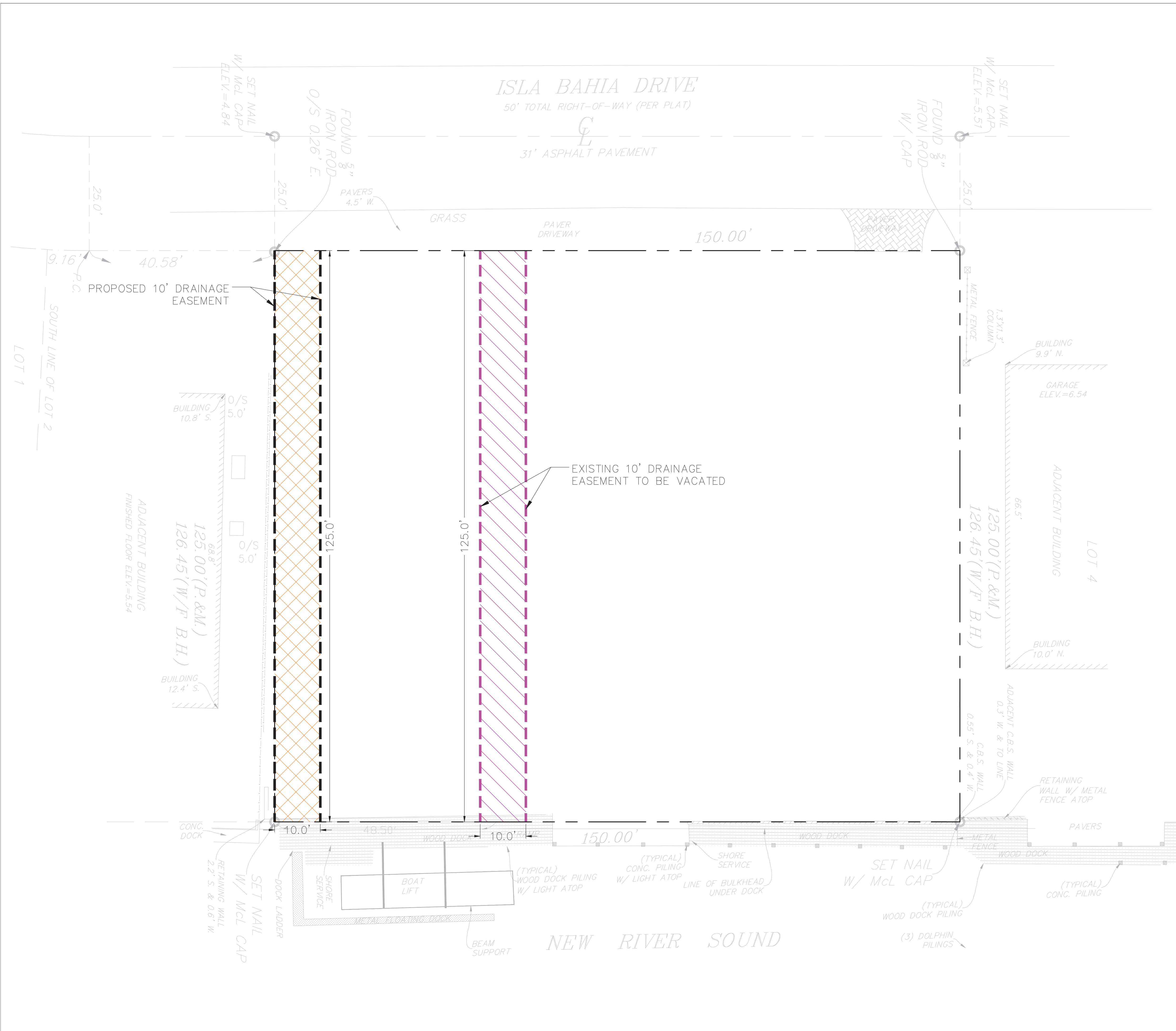
**VERTICAL DATUM CONVERSION**  
 GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29	
NA.V.D. 88	
N.A.V.D. 88 = N.G.V.D. 29 - 1.5'	
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'	







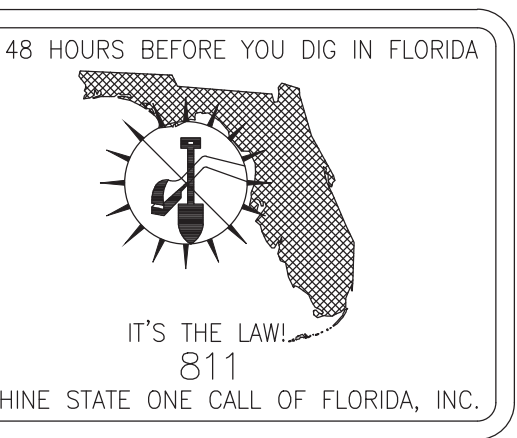


- LEGEND:**
- PROPOSED ELEVATION (NAVD)
  - EXISTING ELEVATION (NAVD)
  - ▣ PROPOSED CATCH BASIN
  - PROPOSED PLUG
  - ⊕ TEE
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  - ⊕ SAMPLE POINT
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  - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

- EASEMENT LEGEND**
- ▣ EXISTING DRAINAGE EASEMENT TO BE VACATED
  - ▣ LIMITS OF PROPOSED DRAINAGE EASEMENT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SHANE H. GRABSKI, P.E. ON May 31, 2022

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



**VERTICAL DATUM CONVERSION**

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29	N.A.V.D. 88
N.A.V.D. 88 = N.G.V.D. 29 - 1.5'	N.G.V.D. 29 = N.A.V.D. 88 + 1.5'



Revisions

No.	Description	Date

Phase:  
 PERMIT DOCUMENTS

**Shane H. Grabski**

Digitally signed by Shane H. Grabski  
 DN: c=US, o=Flynn Engineering Services P.A.,  
 #Qualifier=AD1410D0000017844  
 #15154700004C, cn=Shane H. Grabski  
 Date: 2022.05.31 17:39:09 -0400'

Scale:	Date
1"=10'	05/25/21
Job No.	Plot Date
22-1690.00	05/25/22
Drawn by	Sheet No.
JGK	<b>X1</b>
Proj. Mgr.	
SHG	
Appr. by	1 of 1
SHG	