

m.d. o.k.

SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT
A PORTION OF EVA A. OLIVER'S SUBDIVISION
(P.B. 1, PG. 37, D.C.R.)
CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of a 10 foot Alley, EVA A. OLIVER'S SUBDIVISION OF BLOCK 28, according to the Plat thereof as recorded in Plat Book 1, Page 37, of the Public Records of Dade County, Florida and vacated per Official Records 7569, Page 516 and Official Records Book 10545, Page 941, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the southeast corner of Lot 5 of said Plat; thence N88°00'07"E along the south line of Lots 2, 3 and 4 of said Plat, 150.00 feet to the east line of Lot 2 of said Plat; thence N02°07'24"W along the east line of Lot 2 of said Plat, 140.00 feet to the north line of Lot 2 of said Plat; thence S88°00'07"W along the north line of Lot 2 of said Plat, 50.00 feet to the east line of an abandoned 10' alley as recorded in Official Records Book 10545, Page 941 of the Public Records Of Broward County, Florida, also being the **Point Of Beginning**; thence N01°59'53"W along said east line of an abandoned 10 foot alley, 10.00 feet to the south line of Lot 27 of said Plat; thence S88°00'07"W along the south line of Lot 27 of said Plat, 15.00 feet to the west line of Lot 27 of said Plat; thence N02°07'24"W along the west line of Lots 27, 28 and 31 of said Plat, 103.47 feet to the North line of the south 3.47 feet of Lots 30 and 31 of said Plat; thence S88°00'07"W along the north line of the south 3.47 feet of Lots 30 and 31 of said Plat to the east line of Lot 30 of said Plat; thence S02°07'24"E along the east line of Lots 26, 29 and 30 of said Plat, 103.47 feet to the south line of Lot 26 of said Plat; thence S88°00'07"W along the south line of Lot 26 of said Plat, 115.00 feet to the east right-of-way line of S.E. 2nd Avenue, as recorded in Official Records Book 8508, Page 725 of the Public Records of Broward County, Florida; thence S02°08'33"E along the said east right-of-way line, 10.00 feet to the north line of Lot 5 of said Plat; thence N88°00'07"E along the north line of Lots 2, 3, 4 and 5 of said Plat, 140.00 feet to the said east line of an abandoned 10 foot alley, also being the **Point Of Beginning**.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida.

SURVEYOR'S NOTES:

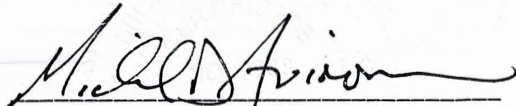
1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Lot 5 having a bearing of N88°00'07"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; D.C.R. = Dade County Records; F.B. = Field Book; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 7/20/18

NOT VALID WITHOUT SHEETS 1 AND 2



MICHAEL D. AVIOM, P.L.S.
Florida Registration No. 3268
AVIOM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS		
REVISED	W.R.E.	03/06/2018
REVISED	W.R.E.	06/08/18
REVISED	W.R.E.	07/20/18



AVIOM & ASSOCIATES, INC.
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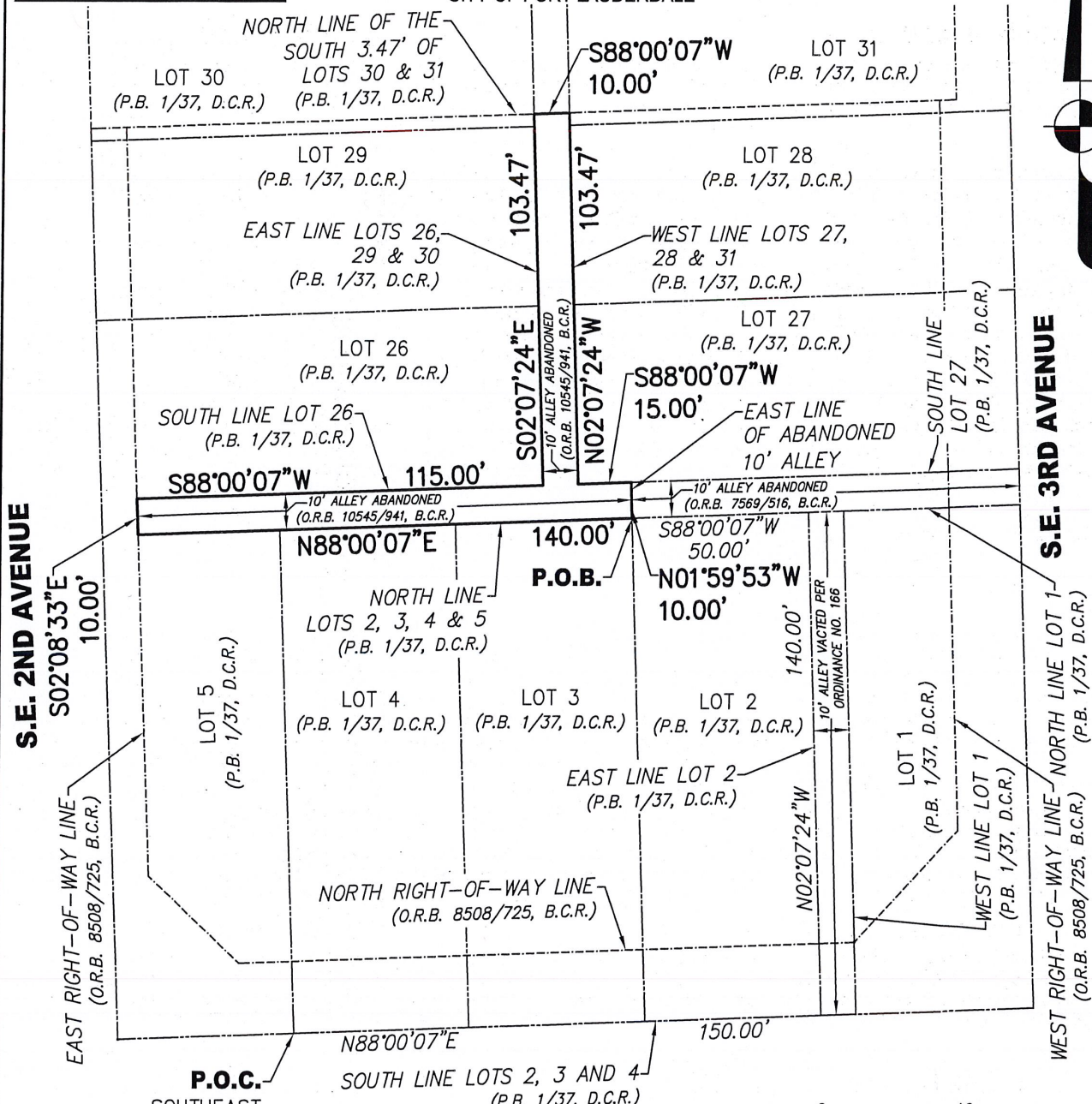
JOB #:	10400-3_UE
SCALE:	--
DATE:	12/19/2017
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.	-- PG. --
SHEET:	1 OF 2

M.D.O.K.

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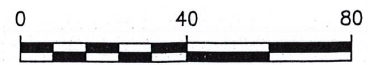
**NOT VALID WITHOUT
SHEETS 1 AND 2**



S.E. 2ND AVENUE

S.E. 3RD AVENUE

EAST LAS OLAS BOULEVARD



GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

REVISIONS		
REVISED	W.R.E.	03/06/2018
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SCALE:	1" = 40'
DATE:	12/19/2017
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.:	- PG. -
SHEET:	2 OF 2