

HARBOR PARK – Vacation and Easement Dedications

Harbor Park Warehouse, LLC/ Mariani LLC are the owners of the above referenced project located east of Federal Highway, south of SE 17th Street in the City of Fort Lauderdale. The applicant proposes to vacate a portion of SE 10th Avenue separating the two parcels and dedicating back a right of way easement to the City of Fort Lauderdale. A 5-foot alley easement located on the west limits of the property is also being dedicated to the City. This will facilitate the proposed mixed use project and provide better circulation and access to the site and surrounding area. The project is being developed with the LA Fitness on the eastern portion of the site and a mix of 310 luxury rental apartments with companion commercial use on the ground floor on the western portion of the site fronting S.E. 10th Avenue. The project site is 6.34 acres. A site plan and a rezoning request are also being processed for the site.

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X:\Cad\Survey\1013A00 LAUDERDALE FIRST ADD\SE 10TH AVE ABANDONMENT\SE 10TH AVE ABAND.DWG, SE 10TH AVENUE ABANDONMENT, 6/18/2013 11:26:41 AM, \SDA-SBS\RICOH Aficio MP C2550.RP

DESCRIPTION

SE 10TH AVENUE ABANDONMENT

MARIANI ASPHALT PLAT (PB 135, PG 47, BCR)
AND

RESUBDIVISION OF BLOCKS 21, 24, 25, 28
LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL

A PORTION OF SOUTHEAST 10TH AVENUE LYING SOUTH OF SOUTHEAST 19TH STREET AND NORTH OF SOUTHEAST 20TH STREET, EAST OF AND ADJACENT TO BLOCK 24 OF THE RESUBDIVISION OF BLOCKS 21, 24, 25, 28 LAUDERDALE FIRST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LYING WEST OF AND ADJACENT TO PARCEL "A", MARIANI ASPHALT PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 47 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A", MARIANI ASPHALT PLAT;

THENCE SOUTH 01°42'12" EAST, ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST RIGHT-OF-WAY LINE OF SAID SOUTHEAST 10TH AVENUE, 287.64 FEET;

THENCE CONTINUE ALONG SAID WEST LINE OF PARCEL "A", 35.41 FEET;

THENCE SOUTH 01°56'41" EAST, 22.50 FEET;

THENCE SOUTH 88°03'19" WEST, 55.19 FEET;

THENCE NORTH 01°42'12" WEST, 6.05 FEET;

THENCE SOUTH 88°18'06" WEST, 50.00 FEET TO A POINT OF CUSP OF CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'18", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 01°42'12" WEST, 240.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

SHEET 1 OF 5 SHEETS

PROJECT NO: 13-1013

FILE NAME: X:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SE 10TH AVE ABANDONMENT\SE 10TH AVE ABAND.DWG

SDA **SHAH**
DROTOS

ENGINEERING
SURVEYING
PLANNING

& ASSOCIATES

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Exit • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

SKETCH OF DESCRIPTION	MDR	08/17/13		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

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DESCRIPTION

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MARIANI ASPHALT PLAT (PB 135, PG 47, BCR)

AND

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LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'41", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP IN THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 19TH STREET;

THENCE NORTH 88°18'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY EXTENDED EASTERLY, 50.00 FEET;

THENCE NORTH 01°42'12" WEST, 38.58 FEET;

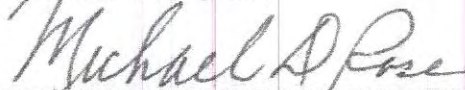
THENCE NORTH 88°03'19" EAST, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 18,467 SQUARE FEET (0.424 ACRE), MORE OR LESS.

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 90 ADJUSTMENT.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR THE FIRM, BY:



MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

PROJECT NO: 13-1013

FILE NAME: X:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SE 10TH AVE ABANDONMENT\SE 10TH AVE ABAND.DWG

SHEET 2 OF 5 SHEETS

SKETCH OF DESCRIPTION	MDR	06/17/13		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

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& ASSOCIATES

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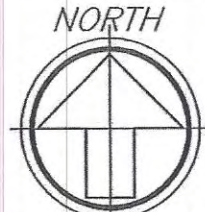
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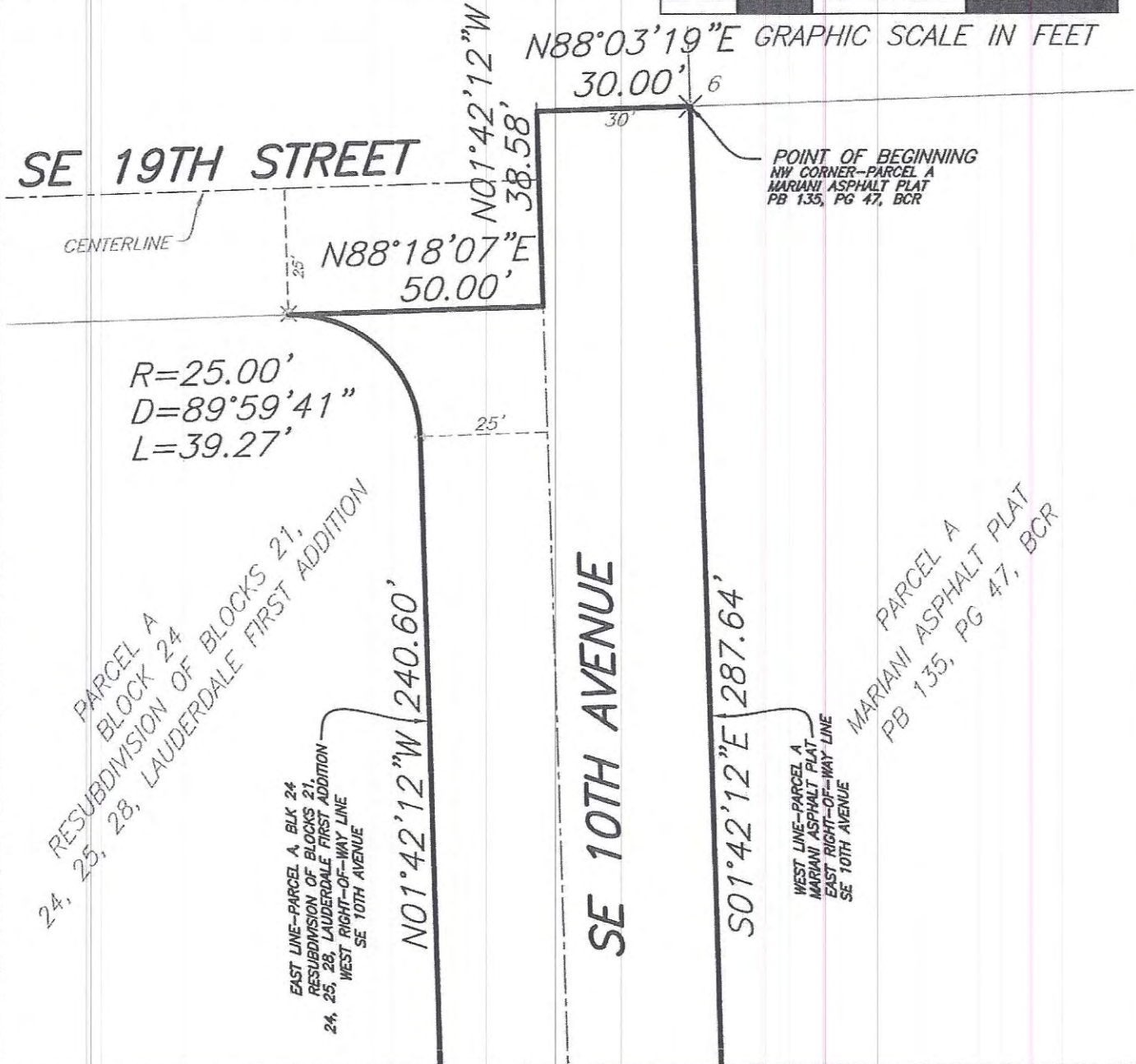
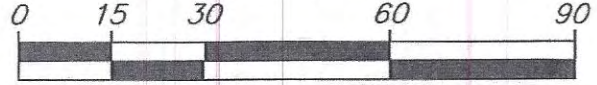
MARIANI ASPHALT PLAT (PB 135, PG 47, BCR)

AND

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CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL



SCALE: 1"=30'



PROJECT NO: 13-1013 MATCHLINE- SEE SHEET 4 OF 5 SHEETS SHEET 3 OF 5 SHEETS
FILE NAME: X:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SE 10TH AVE ABANDONMENT\SE 10TH AVE ABAND.DWG

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REVISIONS	DWN	DATE	FB/PG	CHKD

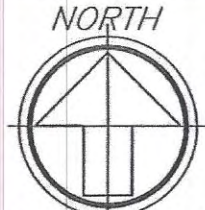
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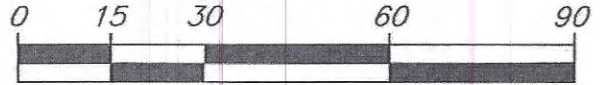
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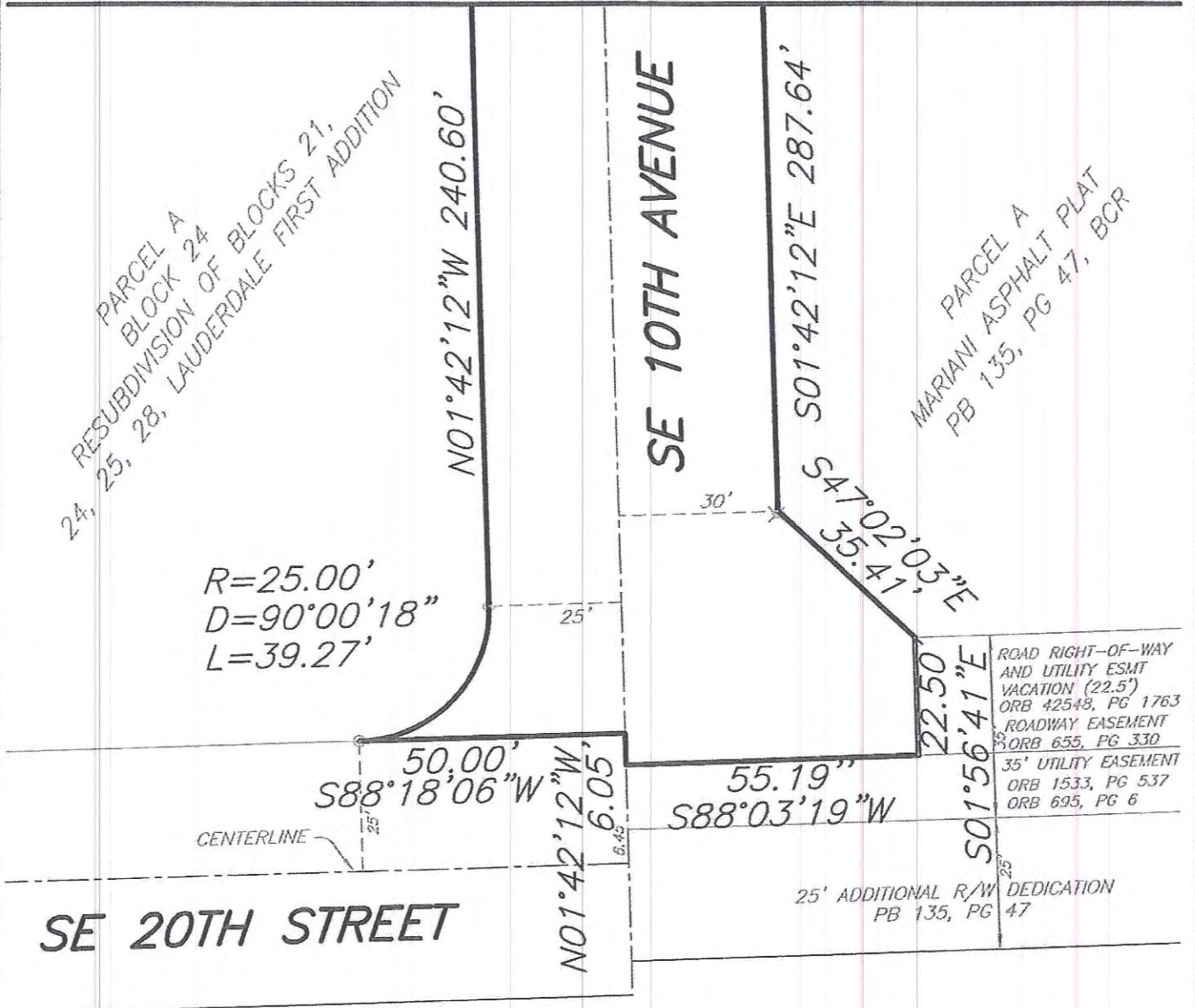


SCALE: 1"=30'



MATCHLINE— SEE SHEET 3 OF 5 SHEETS

GRAPHIC SCALE IN FEET



PROJECT NO: 13-1013

FILE NAME: X:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SE 10TH AVE ABANDONMENT\SE 10TH AVE ABAND.DWG

SHEET 4 OF 5 SHEETS

SKETCH OF DESCRIPTION	MDR	06/17/13		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD

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LOCATION MAP

SE 10TH AVENUE ABANDONMENT

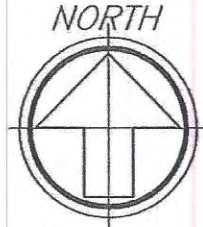
MARIANI ASPHALT PLAT (PB 135, PG 47, BCR)

AND

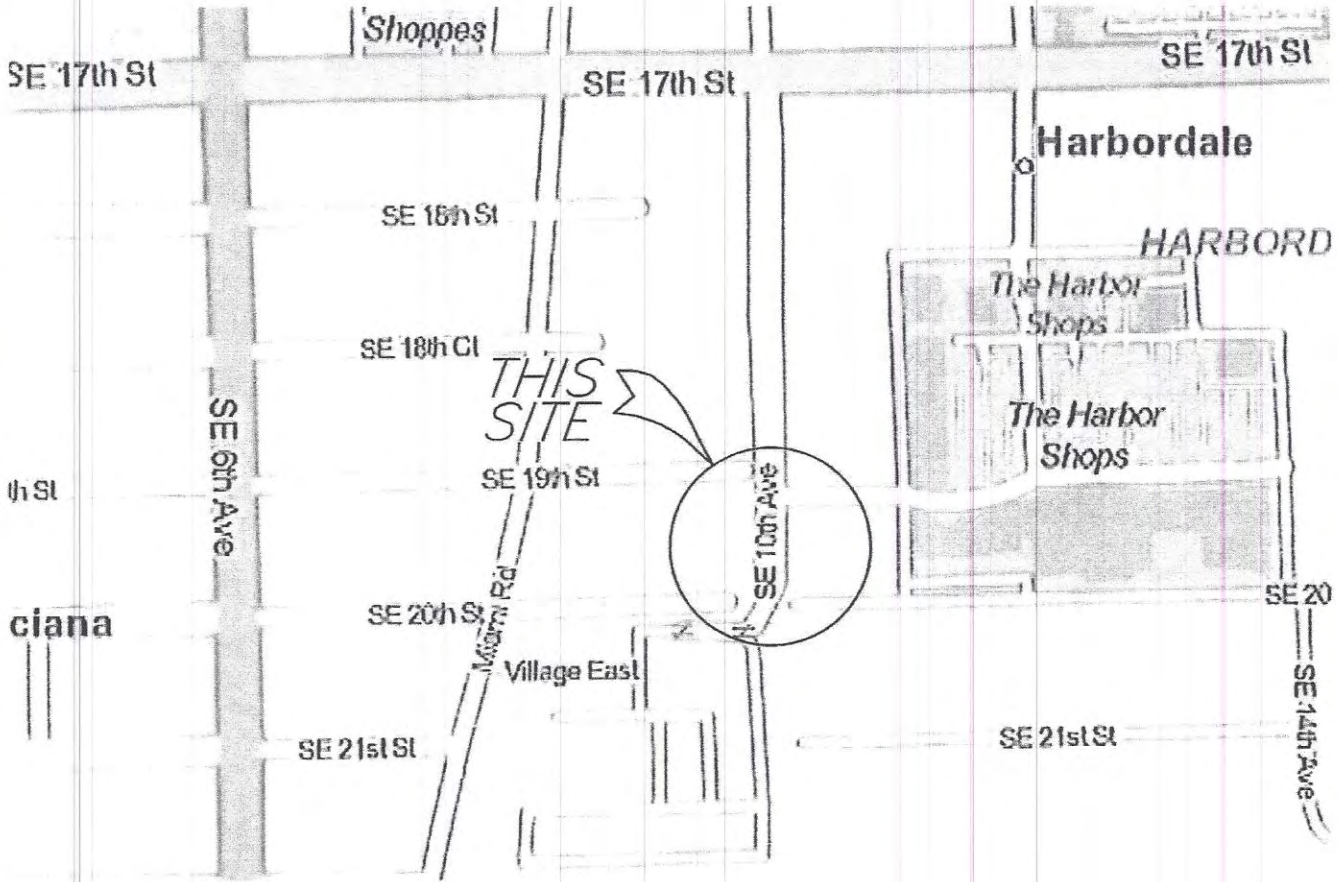
RESUBDIVISION OF BLOCKS 21, 24, 25, 28

LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL



NOT TO SCALE



PROJECT NO: 13-1013

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SHEET 5 OF 5 SHEETS

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SKETCH OF DESCRIPTION	MDR	06/17/13	MDR
REVISIONS	DWN	DATE	FB/PG

DESCRIPTION ALLEY EASEMENT

RESUBDIVISION OF BLOCKS 21, 24, 25, 28, LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

A PORTION OF PARCEL "A", BLOCK 24, RESUBDIVISION OF BLOCKS 21, 24, 25, 28, LAUDERDALE FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE NORTH 12° 41' 46" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", SAME BEING THE EAST RIGHT-OF-WAY LINE OF A PLATTED 15.00 FOOT ALLEY AS SHOWN ON THE CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 188.98 FEET TO A POINT OF CUSP OF A CURVE CONCAVE TO THE EAST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 77°18'41" EAST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 09° 08' 48", AN ARC DISTANCE OF 15.96 FEET THE POINT OF TANGENCY;

THENCE SOUTH 03° 32' 58" WEST, 19.46 FEET TO A THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 09° 08' 48", AN ARC DISTANCE OF 7.98 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 12°41'46" WEST, 130.24 TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 25°12'13", AN ARC DISTANCE OF 14.08 FEET TO THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 20TH STREET;

THENCE SOUTH 88°18'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 20TH STREET, 8.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 840 SQUARE FEET (0.02 ACRES), MORE OR LESS.

PROJECT NO: 13-1013

SHEET 1 OF 3 SHEETS

FILE NAME: X:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SKETCH OF DESCRIPTION FOR ALLEY\SKETCH OF DESCRIPT.DWG

SKETCH OF DESCRIPTION	MDR	10/28/13		MDR
REVISIONS	DWN	DATE	FB/PG	CHKD



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DESCRIPTION ALLEY EASEMENT

RESUBDIVISION OF BLOCKS 21, 24, 25, 28, LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83, 90 ADJUSTMENT.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND

BCR BROWARD COUNTY RECORDS
 DCR (MIAMI-)DADE COUNTY RECORDS
 ESMT EASEMENT
 ORB OFFICIAL RECORD BOOK
 PB PLAT BOOK
 PG PAGE

FOR THE FIRM, BY:



MICHAEL D. ROSE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 3998

PROJECT NO: 13-1013

SHEET 2 OF 3 SHEETS

FILE NAME: X:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SKETCH OF DESCRIPTION FOR ALLEY\SKETCH OF DESCRIPT.DWG

SDA SHAH
SDA DROTOS
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REVISIONS	DWN	DATE	FB/PG	CHKD

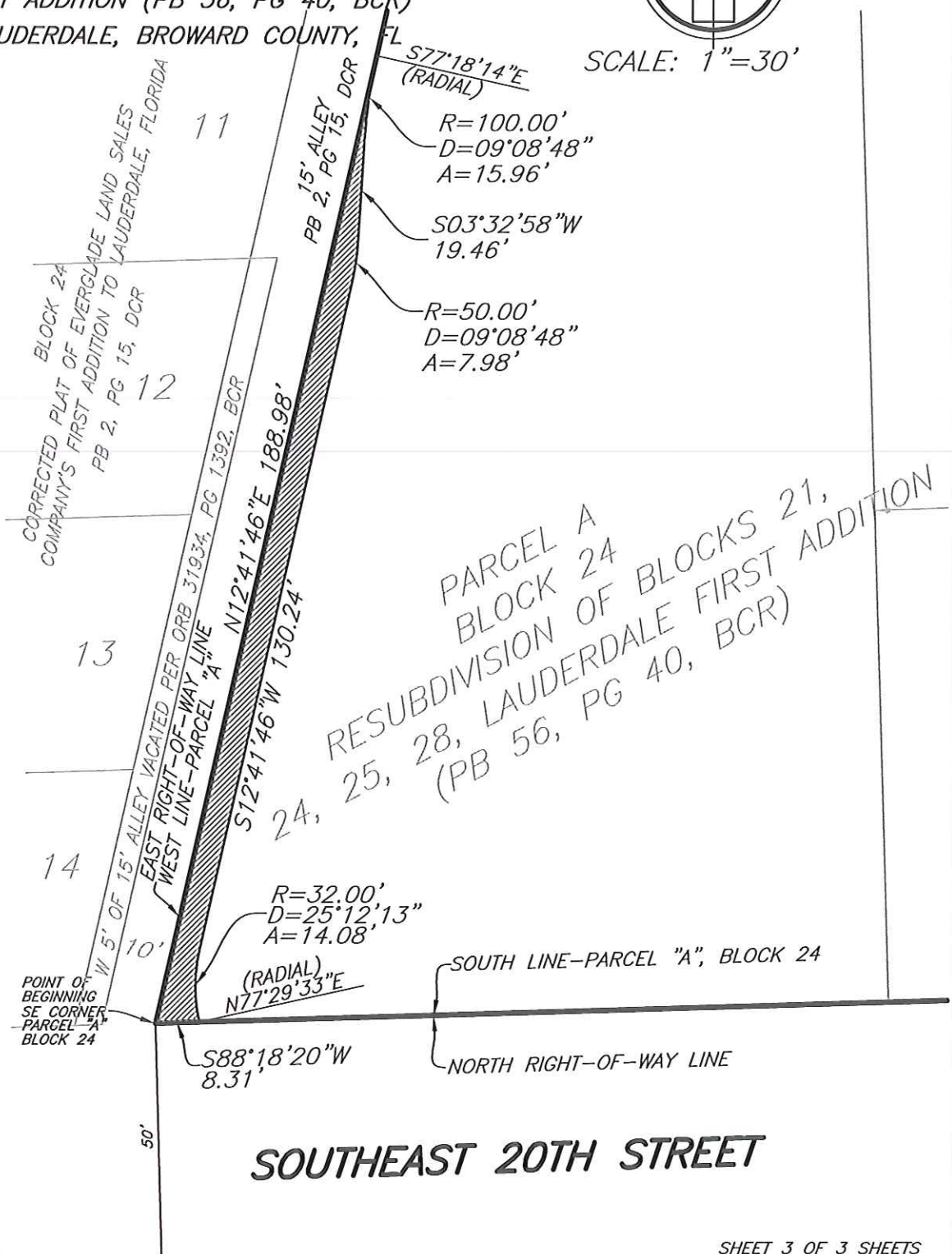
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SKETCH OF DESCRIPTION ALLEY EASEMENT

RESUBDIVISION OF BLOCKS 21, 24, 25, 28
LAUDERDALE FIRST ADDITION (PB 56, PG 40, BCR)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL



SCALE: 1"=30'



SOUTHEAST 20TH STREET

PROJECT NO: 13-1013

SHEET 3 OF 3 SHEETS

FILE NAME: X:\CAD\SURVEY\1013A00 LAUDERDALE FIRST ADD\SKETCH OF DESCRIPTION FOR ALLEY\SKETCH OF DESCRIPT.DWG

REVISIONS	DWN	DATE	FB/PG	CHKD
SKETCH OF DESCRIPTION	MDR	10/28/13		MDR

SDA SHAH DROTOS & ASSOCIATES

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X:\Cad\Survey\1013A00 LAUDERDALE FIRST ADD\SKETCH AND DESCRIPTION FOR ALLEY\SKETCH OF DESCRIPT.DWG. ADD'L ALLEY RW, 10/28/2013 11:25:54 AM, RICOH AF160 MP C25550 RPC5.pcs