


**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

2301 SE 17TH ST, FORT LAUDERDALE, FL 33316

**EXISTING HOTEL
TOWER PARCEL**

 BISCAYNE ENGINEERING	SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •	529 W. FLAGLER ST, MIAMI, FL 33130	ORDER #	DATE:	SHEET
		TEL. (305) 324-7671	03-87335	03/25/24	1 OF 5
E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WWW.BISCAYNEENGINEERING.COM					

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SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN (NOT PLAT BOOK 130 PAGE 1) AND ARE REFERENCED TO THE NORTH LINE OF S.E. 17TH STREET CAUSEWAY, HAVING A BEARING OF S88°07'30"W.
2. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR EASEMENTS OR OTHER MATTERS OF RECORD.
3. THE SUBJECT PROPERTY DOES NOT HAVE DIRECT VEHICULAR ACCESS TO A PUBLIC ROAD. ACCESS MUST BE GAINED THROUGH THE REMAINDER OF TRACT "A" (P.B. 130, PG. 1)
4. SITE PLAN PREPARED BY EDSA AND PROVIDED BY CLIENT.
5. THIS MAP IS NOT A SURVEY.

SYMBOLS AND ABBREVIATIONS:

- B.E.C. = BISCAYNE ENGINEERING COMPANY
- (C) = CALCULATED
- LXX = LINE NUMBER
- CXX = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- PC = POINT OF CURVATURE
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PL = PROPERTY LINE
- R/W = RIGHT-OF-WAY
- T.O.S. = PROPOSED TOP OF SLAB (PER PLANS PROVIDED)
- ⊙ = CENTER LINE
- ⊔ = BASE LINE
- ⊥ = MONUMENT LINE
- = NON-VEHICULAR ACCESS LINE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

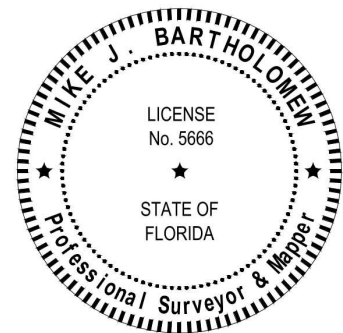



Michael J Bartholomew
2024.03.25 13:21:34 -04'00'

ON THE DATE ADJACENT TO THE SEAL.

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

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
CERTIFICATE OF AUTHORIZATION LB-0000129
SURVEYOR OF RECORD:
MIKE J. BARTHOLOMEW, PRESIDENT, PSM FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5666
STATE OF FLORIDA



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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
FORT LAUDERDALE, FLORIDA
EXISTING HOTEL TOWER PARCEL
PARCEL DETAIL**

EXISTING HOTEL TOWER PARCEL

AN AIRSPACE PARCEL BEING A PORTION OF TRACT "A", KIMBERLY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING AS ITS UPPER BOUNDARY A HORIZONTAL PLANE AT ELEVATION 259.58 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), HAVING AS ITS LOWER BOUNDARY A HORIZONTAL PLANE AT ELEVATION 6.00 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), THE PERIMETRICAL BOUNDARIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 88°07'30" EAST (AS A BASIS OF BEARINGS), ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 1071.73 FEET; THENCE NORTH 01°52'30" WEST, A DISTANCE OF 102.40 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 46°52'17" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 43°07'12" EAST, A DISTANCE OF 5.66 FEET; THENCE NORTH 46°51'42" WEST, A DISTANCE OF 18.34 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 32.50 FEET AND A CENTRAL ANGLE OF 06°13'55"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 3.53 FEET; THENCE NORTH 01°52'48" WEST, A DISTANCE OF 126.42 FEET; THENCE NORTH 88°07'12" EAST, A DISTANCE OF 117.13 FEET; THENCE SOUTH 01°52'48" EAST, A DISTANCE OF 154.77 FEET; THENCE SOUTH 88°07'12" WEST, A DISTANCE OF 96.52 FEET TO THE POINT OF BEGINNING.



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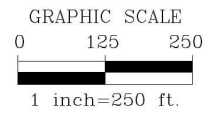
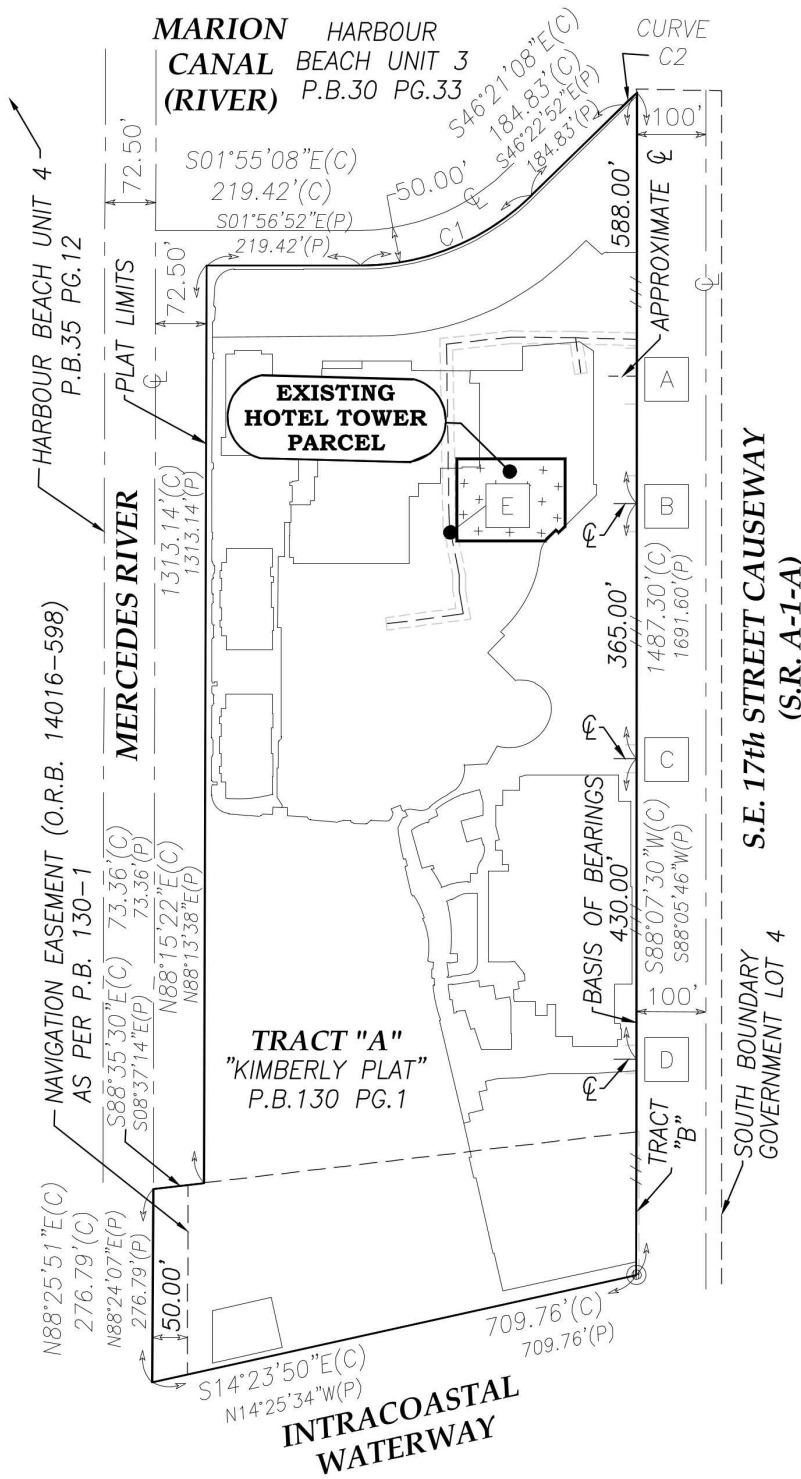
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION



FORT LAUDERDALE, FLORIDA

EXISTING HOTEL TOWER PARCEL PARCEL KEY MAP

CURVE TABLE			
NAME	LENGTH	RADIUS	DELTA
C1	271.43'	350.00'	44°26'00"
C2	25.77'	250.00'	5°54'22"

LEGEND:

- 80' ACCESS OPENING
RIGHT TURNS ONLY
- 80' ACCESS OPENING
- 40' ACCESS OPENING
- 40' ACCESS OPENING
- 18' F.P.&L. UTILITY
EASEMENT (O.R.B. 10595
PG. 262)

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN (NOT ON PLAT BOOK 130, PAGE 1) AND ARE REFERENCED TO THE NORTH LINE OF S.E. 17TH STREET CAUSEWAY, HAVING A BEARING OF S88°07'30"W, UNLESS OTHERWISE SPECIFIED.
2. ITEMS A-E ARE AS SHOWN ON PLAT 130, PAGE 1.



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ORDER # 03-87335	DATE: 03/25/24	SHEET 4 OF 5
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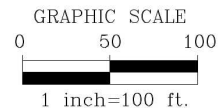
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FORT LAUDERDALE, FLORIDA

EXISTING HOTEL TOWER PARCEL PARCEL DETAIL



VERTICAL LIMITS:
6.00' - 259.58' NAVD88



EXISTING HOTEL TOWER PARCEL LINE TABLE		
NO.	LENGTH	BEARING
L1	12.75'	N46°52'17"W
L2	5.66'	N43°07'12"E
L3	18.34'	N46°51'42"W
L4	126.42'	N01°52'48"W
L5	117.13'	N88°07'12"E
L6	154.77'	S01°52'48"E
L7	96.52'	S88°07'12"W

EXISTING HOTEL TOWER PARCEL CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C1	3.53'	32.50'	06°13'55"

