



A DIVISION OF CONTROL POINT ASSOCIATES FL, LLC  
LB 8137

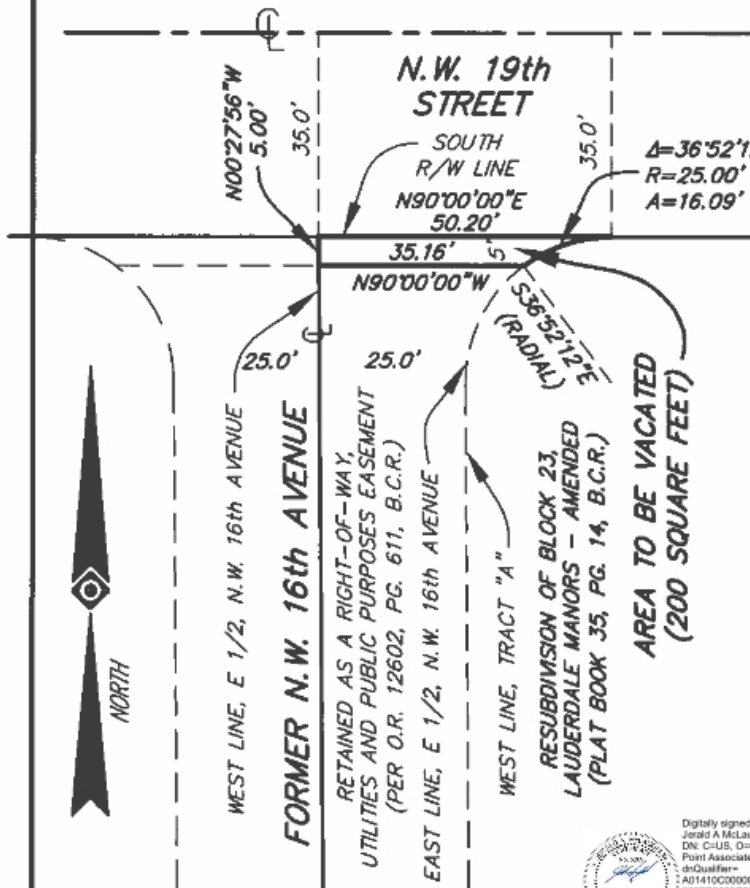
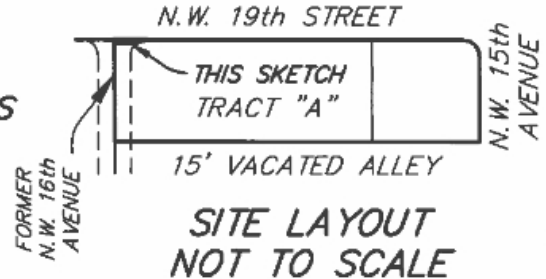
TRADITIONAL METHODS / MODERN APPROACHES  
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309  
PHONE: (954) 763-7611 \* EMAIL: DDONAHOE@CPASURVEY.COM

M D O.K.

SCALE 1" = 30'

EXHIBIT A

SKETCH AND DESCRIPTION  
A PORTION OF VACATED  
N.W. 16th AVENUE  
RETAINED AS A RIGHT-OF-WAY, UTILITIES  
AND PUBLIC PURPOSES EASEMENT  
(PER O.R. 12602, PG. 611, B.C.R.)  
DAJANI PLAZA



LEGAL DESCRIPTION:

The North 5.00 feet of the East one-half (E 1/2) of former N.W. 16th Avenue now vacated per Ordinance No. C-85-43, and recorded in Official Records Book 12602, Page 611, of the public records of Broward County, Florida, lying West of and adjacent to the West line of Tract "A", RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, 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 200 square feet or 0.0046 acres more or less.

LEGEND:

O.R. = OFFICIAL RECORDS  
P.B. = PLAT BOOK  
B.C.R. = BROWARD COUNTY RECORDS  
R/W = RIGHT-OF-WAY

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2025.

CONTROL POINT ASSOCIATES FL, LLC.

JERALD A. McLAUGHLIN  
Registered Land Surveyor No. LS5269  
State of Florida.

NOTES:

- 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.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South right-of-way line of N.W. 19th Street, as North 90°00'00" East.



Digitally signed by  
Jerald A. McLaughlin  
DN: C=US, O=Control  
Point Associates FL,  
ou=Qualifier,  
a01410C000019079  
000EB900C0D6E,  
cn=Jerald A.  
McLaughlin  
Date: 2025.05.20  
15:40:05-0400'

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. 15-230002 (V-6486)

CHECKED BY: \_\_\_\_\_

REF. DWG.: 11-3-023

C: \JMMjr\2025\15-230002-00 (V6486 EAS 1)