

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 10545, Page 941 and Official Records Book 10545, Page 941, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the northwest corner of Lot 38 of said Plat; thence N88°00'00"E along the north line of Lot 38 of said Plat, 125.00 feet to the east line of Lot 38 of said Plat; thence S02°07'24"E along the east line of Lot 38 of said Plat, 5.00 feet to the south line of the north 5.00 feet of Lots 38 & 39 of said Plat as recorded in Deed Book 286, Page 457 of the Public Records of Broward County, Florida, also being the **Point Of Beginning**; thence continue S02°07'24"E along the east line of Lots 30, 32, 34, 36 and 38 of said Plat, 241.53 feet to the north line of the south 3.47 feet of Lots 30 & 31 of said Plat; thence N88°00'07"E along the said north line of the south 3.47 feet of Lots 30 and 31, a distance of 10.00 feet to the west line of Lot 31 of said Plat; thence N02°07'24"W along the west line of Lots 31, 33, 35, 37 and 39 of said Plat, 241.53 feet to the said south line of the north 5.00 feet of Lots 38 and 39; thence S88°00'07"W along the said south line of the north 5.00 feet of Lots 38 and 39, a distance of 10.00 feet to 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.B. = Deed Book; 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: 6/19/18



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

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS

REVISED	W.R.E.	03/06/18
REVISED	W.R.E.	06/08/18
REVISED	W.R.E.	06/19/2018



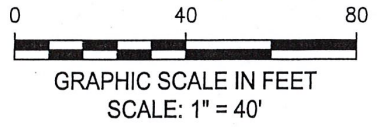
AVIOM & ASSOCIATES, INC.
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(561) 392-2594 / www.AVIOMSURVEY.com
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JOB #:	10400-3_UE1
SCALE:	--
DATE:	12/19/2017
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.	-- PG. --
SHEET:	1 OF 2

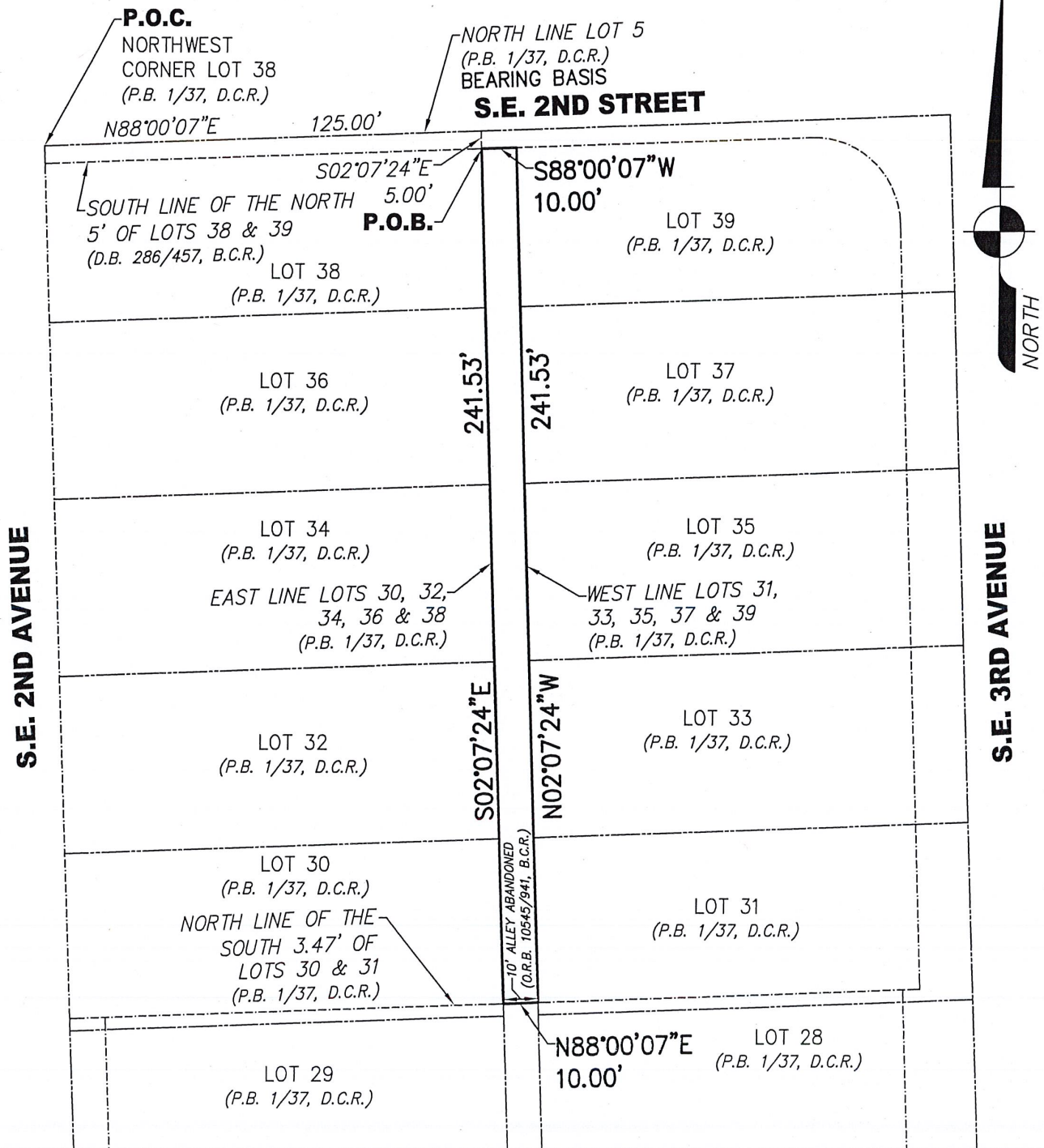
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JOB #:	10400-3_UE1
SCALE:	1" = 40'
DATE:	12/19/2017
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.	-- PG. --
SHEET:	2 OF 2