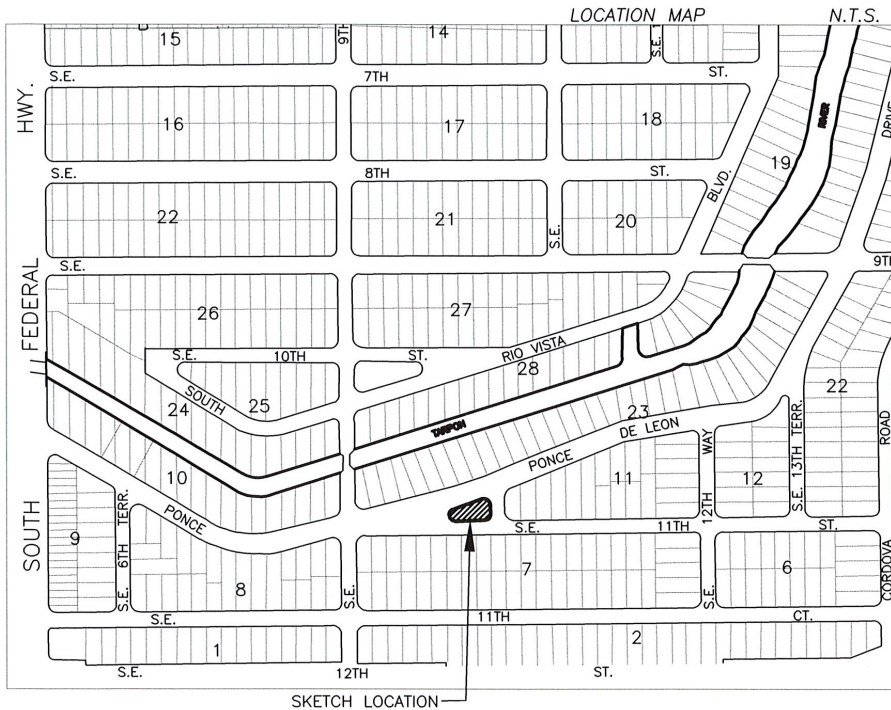


# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RS-8) TO (P)



THIS IS NOT A SURVEY

**DESCRIPTION: HECTOR PARK**

ALL OF PARCEL "PARK" LYING NORTH OF BLOCK 7, WEST OF BLOCK 11 AND SOUTH OF BLOCK 23, "RIO VISTA ISLES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 11; THENCE N 90°00'00" W, A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND BEING THE POINT OF BEGINNING; THENCE CONTINUE N 90°00'00" W ALONG SAID SOUTH LINE AND BEING THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 11 STREET, A DISTANCE OF 128.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 158°14'07" AND AN ARC DISTANCE OF 27.62 FEET TO THE POINT OF TANGENCY; THENCE N 68°14'07" E ALONG THE NORTHERLY LINE OF SAID PARCEL AND BEING THE SOUTHERLY RIGHT OF WAY LINE OF PONCE DE LEON DRIVE, A DISTANCE OF 134.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 111°45'53" AND AN ARC DISTANCE OF 39.01 FEET TO THE POINT OF TANGENCY; THENCE S 00°00'00" E, A DISTANCE OF 30.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 7,354 SQUARE FEET OR 0.1688 ACRES, MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED UPON AN ASSUMED BEARING OF N 90°00'00" W, ALONG THE N. R/W LINE OF SE 11ST ST.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 5) THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: OCTOBER 11, 2022

MICHAEL W. DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490  
STATE OF FLORIDA

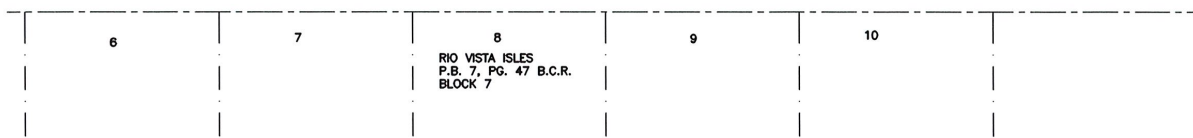
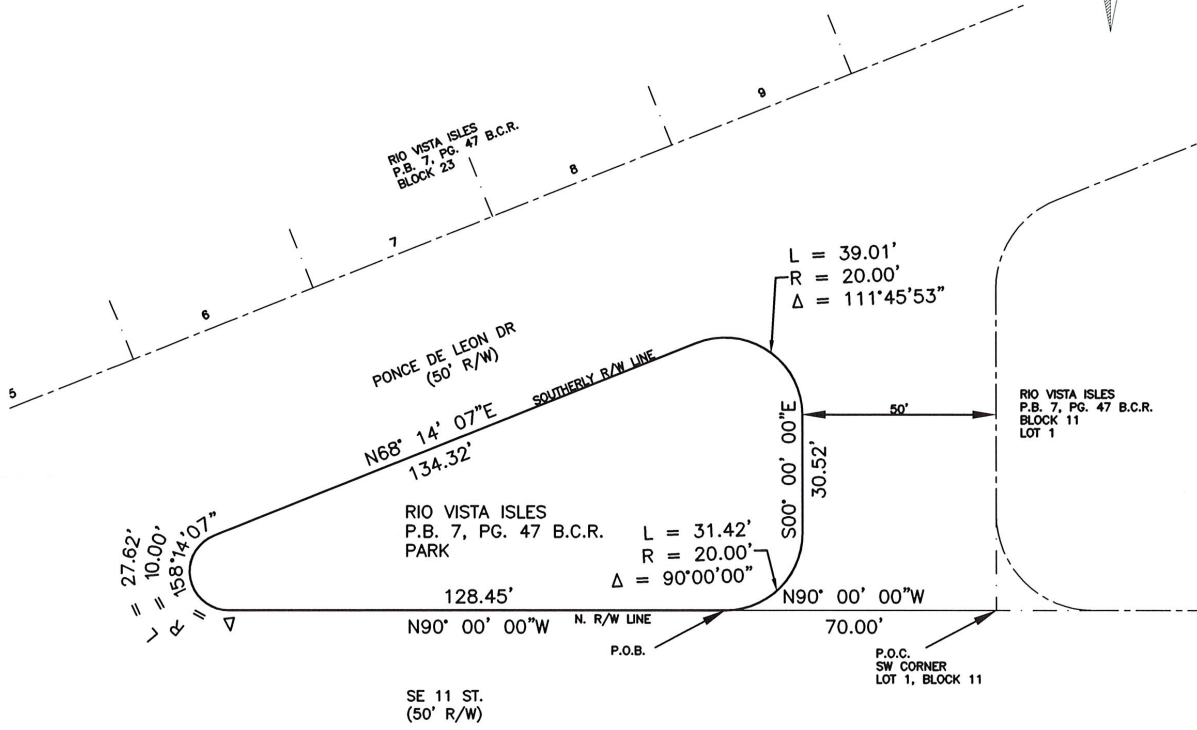
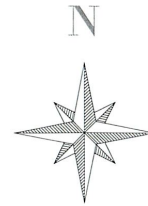
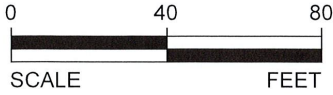
SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
HECTOR PARK		
REZONING FROM (RS-8) TO (P)		
BY: M.D.	ENGINEERING	DATE: 10/11/22
CHK'D M.D.	DIVISION	SCALE: N.T.S.

# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RS-8) TO (P)

THIS IS NOT A SURVEY



LEGEND:

- |        |  |   |               |
|--------|--|---|---------------|
| P.O.B. | POINT OF BEGINNING                           | L | ARC LENGTH    |
| P.O.C. | POINT OF COMMENCEMENT                        | R | RADIUS        |
| P.B.   | PLAT BOOK                                    | Δ | CENTRAL ANGLE |
| PG.    | PAGE   |   |               |
| B.C.R. | BROWARD COUNTY RECORDS                       |   |               |
| D.C.R. | DADE COUNTY RECORDS                          |   |               |
| R/W    | RIGHT OF WAY                                 |   |               |
| N.T.S. | NOT TO SCALE                                 |   |               |
| RS-8   | RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY |   |               |
| P      | PARKS, RECREATION AND OPEN SPACE             |   |               |

SHEET 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
HECTOR PARK		
REZONING FROM (RS-8) TO (P)		
BY: M.D.	ENGINEERING	DATE: 10/11/22
CHK'D M.D.	DIVISION	SCALE: 1"=40'