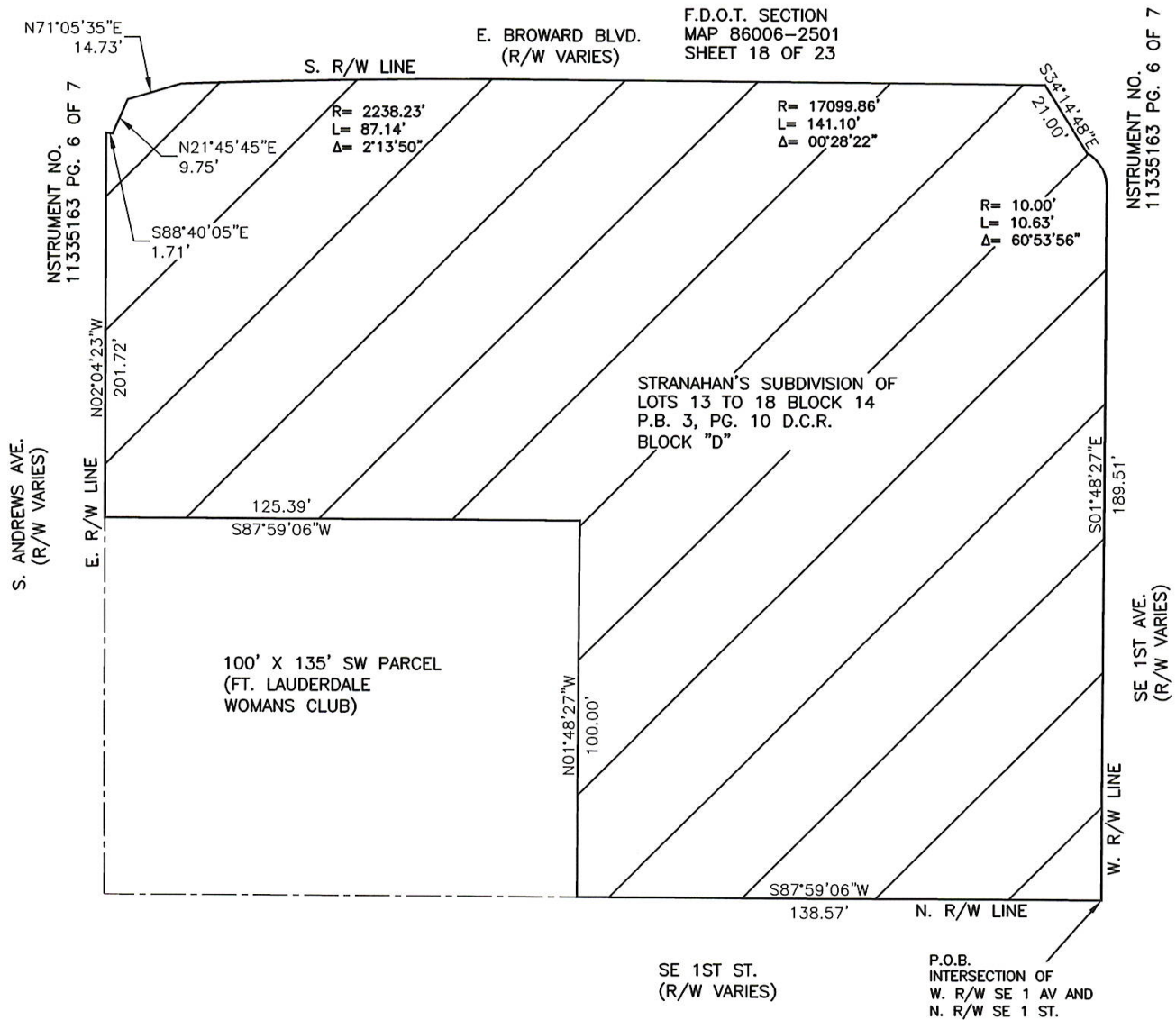
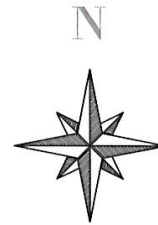
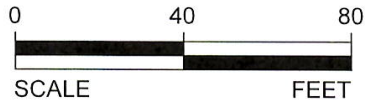


# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RAC-CC) TO (P)

THIS IS NOT A SURVEY



LEGEND:

P.O.B. POINT OF BEGINNING  
 P.B. PLAT BOOK  
 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  
 RAC-CC CITY CENTER DISTRICT  
 P PARKS, RECREATION AND OPEN SPACE  
 FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

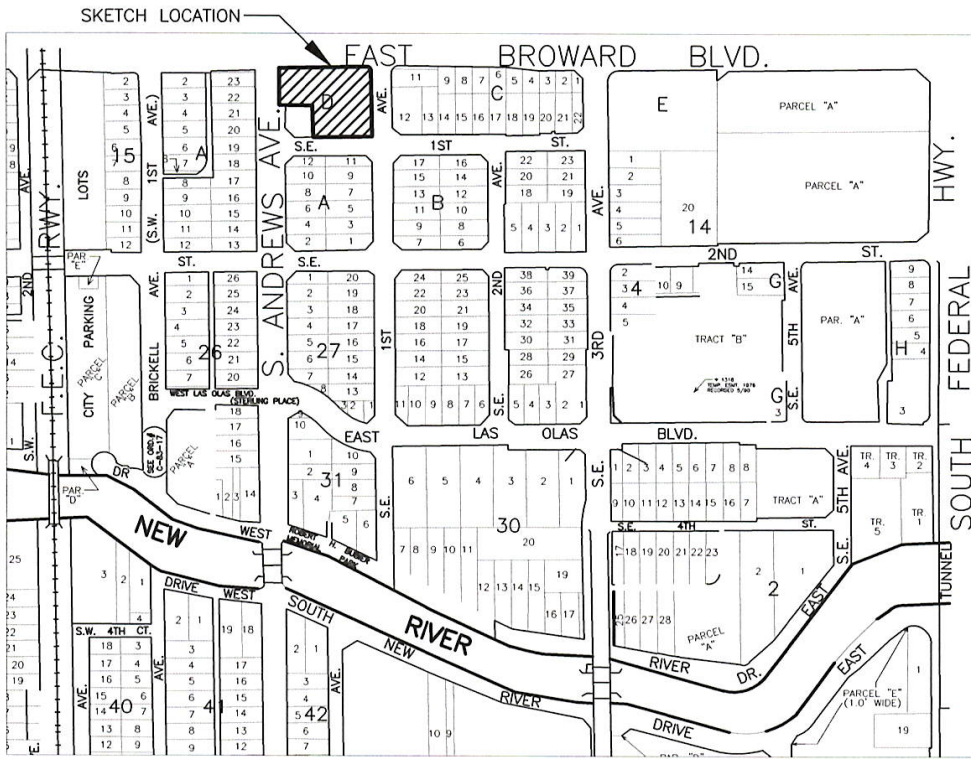
L ARC LENGTH  
 R RADIUS  
 Δ CENTRAL ANGLE

SHEET 2 OF 2

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

# SKETCH AND DESCRIPTION

REZONING PETITION FROM (RAC-CC) TO (P)



THIS IS NOT A SURVEY

**DESCRIPTION:**

LOCATION MAP N.T.S.

A PORTION OF BLOCK "D" "STRANAHAN'S SUBDIVISION OF LOTS 13 TO 18 BLOCK 14", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 10, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SOUTHEAST 1 AVENUE AND THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 1 STREET; THENCE S 87°59'06" E ALONG SAID SOUTH LINE OF BLOCK "D" AND ALSO BEING THE NORTH RIGHT OF WAY LINE OF SOUTHEAST 1 STREET, A DISTANCE OF 138.21 FEET TO THE EAST LINE OF A 100.00 BY 135.00 FOOT LOT IN THE SOUTHWEST CORNER OF SAID BLOCK "D"; THENCE N 01°48'27" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET; THENCE S 87°59'06" W ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 125.39 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH ANDREWS AVENUE; THENCE N 02°04'23" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 201.72 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST BROWARD BOULEVARD AS SHOWN ON SHEET 6 OF 7, RECORDED AT INSTRUMENT NUMBER 113351630 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE FOLLOWING SAID INSTRUMENT 113351630 THE FOLLOWING FOUR COURSES AND DISTANCES: S 88°40'05" E, A DISTANCE OF 1.71 FEET; THENCE N 21°45'45" E, A DISTANCE OF 9.75 FEET; THENCE N 71°05'35" E, A DISTANCE OF 14.73 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2238.23 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 02°13'50", FOR AN ARC DISTANCE OF 87.14 FEET TO A POINT OF COMPOUND CURVATURE; SAID CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 17,099.86 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°28'22", FOR AN ARC DISTANCE OF 141.10 FEET TO A NON-TANGENT POINT; THENCE FOLLOWING SAID INSTRUMENT 113351630 S 34°14'48" E, A DISTANCE OF 21.00 FEET TO NON-TANGENT POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 60°53'56", FOR AN ARC DISTANCE OF 10.63 FEET TO A POINT ON A NON-TANGENT LINE SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SOUTHEAST 1 AVENUE; THENCE S 01°48'27" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 189.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 44232 SQUARE FEET OR 1.015 ACRES MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED UPON AN ASSUMED BEARING OF S 87°59'06" E, ALONG THE N. R/W LINE OF SE 1ST 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		
STRANAHAN PARK		
REZONING FROM (RAC-CC) TO (P)		
BY: M.D.	ENGINEERING DIVISION	DATE: 10/11/22
CHK'D M.D.		SCALE: N.T.S.