



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

Michael Donaldson
Digitally signed by Michael Donaldson
Date: 2020.07.30 08:41:03 -04'00'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM ABA TO PDD
SHEET 1 OF 2 SHEETS**

LEGAL DESCRIPTION:

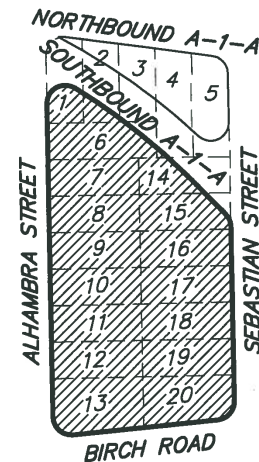
All of Lots 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19, 20 and a portion of Lots 1, 2, 3, 4, 6, 14 and 15, Block 5, LAUDERDALE MAR, according to the plat thereof, as recorded in Plat Book 7, Page 30, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the most East Northwest corner of said Lot 13; thence North 88°57'10" East, on the North line of said Lots 13 to 6 and Lot 1, a distance of 429.52 feet to a point of curve; thence Easterly and Southerly on said curve to the right, with a radius 25.00 feet a central angle of 122°00'11", an arc distance of 53.23 feet to a point of compound curve; thence Southwesterly on the West right-of-way line of Southbound A-1-A Alignment (50 foot right-of-way, per Right-of-Way Map Book 12, Page 9, of the public records of Broward County, Florida and on said curve to the right, with a radius of 800.00 feet, a central angle of 13°36'38", an arc distance of 190.04 feet to a point of compound curve; thence Southwesterly and Westerly on said curve to the right, with a radius of 25.00 feet, a central angle of 44°23'11", an arc distance of 19.37 feet to a point of tangency; thence South 88°57'10" West, on the South line of said Lots 15 to 20, a distance of 239.98 feet to a point of curve; thence Westerly and Northerly on said curve to the right, with a radius of 25.00 feet, a central angle of 85°20'04", an arc distance of 37.23 feet to a point of tangency; thence North 05°42'46" West, on the West line of said Lots 20 and 13, a distance of 200.66 feet to a point of curve; thence Northerly and Easterly on said curve to the right, with a radius of 25.00 feet, a central angle of 94°39'56", an arc distance of 41.31 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 98,858 square feet or 2.2695 acres more or less.

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 McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Los 20 and 13, as North 05°42'46" west.



**SITE LAYOUT
NOT TO SCALE**

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 24th day of July, 2020.

Revised this 29th day of July, 2020.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5383

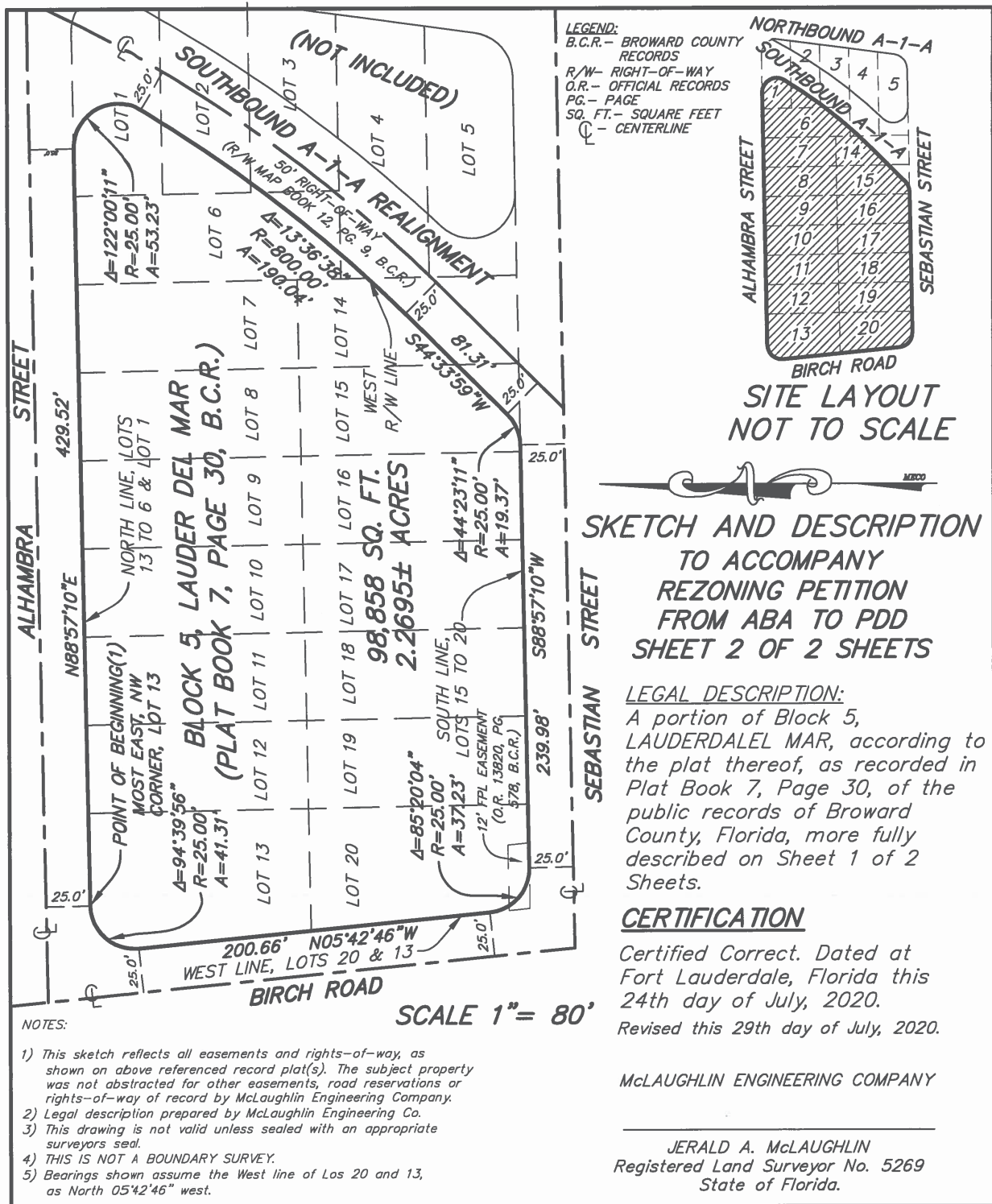
CHECKED BY: _____

REF. DWG.: 17-3-037

C: \JMMjr\2020\V5383(REZONE)

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