

## McLAUGHLIN ENGINEERING COMPANY LB#285

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2020.07.30

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309

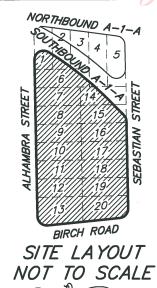
PHONE (954) 763-7611 \* FAX (954) 763-7615

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
- THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Los 20 and 13, as North 05°42'46" west.

## CERTIFICATION

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

Revised this 29th day of July, 2020.

MCLAUGHEIN ENGINEERING COMPANY
JERALD A. McJAUGHLIN Registered Land Surveyor No. 5269 State of Florida.

FIELD BOOK NO.		DRAWN BY:	JMM jr
IOB ORDER NO.		CHECKED BY:	
OB ONDER NO.	RFF. DWG: 17-3-037	ONE ONED DI	C: \JMM ir/2020/V5383(REZONE)



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TY		(A:			LEGEND	
A=122.00'11" LOT	7 4=53.23° 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6	A	1 32.		R/W- 1 O.R C PG P. SQ. FT.	RIGHT-OF-WAY OFFICIAL RECORDS 7
<u>EĒ</u> 1	— <del>_</del>	_ — —	TINE THE THE	1		BIRCH ROAD
STREE 429.52'			N THE STATE OF THE	15.9		SITE LAYOUT
429	0 45-	97 		25.0	<u> </u> 	NOT TO SCALE
N.	0	7 16	P. I. RES 23'11 00'-		-	1000
2 3	UDER PAGE	107	ACRES ACRES 1=44*23*71 R=25.00'-		Sk	KETCH AND DESCRIPTION
ALHAMBRA 57'10"E	5 3 g	71	S H	W_01.		TO ACCOMPANY REZONING PETITION
1,10 KH	77		697	588.57.1	STREE	FROM ABA TO PDD
3 8 1	200	11	2 % 2 % 5 % 6 % 6 % 6 % 6 % 6 % 6 % 6 % 6 % 6	288	S	SHEET 2 OF 2 SHEETS
NOWT OF BEGINNING	BL CA	LOT 13   LOT 12   LOT 1 	A=85'20'04"  R=25.00' SOUTH L A=37/23' LOTS 15 7 (0.R. 19820, PG.	578, B.C.R.)	©   \( \frac{1}{2} \) = \( -\frac{1}{2} \) SEBASTIAN	LEGAL DESCRIPTION: A portion of Block 5, LAUDERDALEL 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 on Sheet 1 of 2 Sheets.
بلي ا			'46"W / 'ol		Ì	<u>CERTIFICATION</u>
-4	OI WEST II	0.66' N05'42 NE, LOTS 20 BIRCH ROA	<u> </u>		رمو	Certified Correct. Dated at Fort Lauderdale, Florida this 24th day of July, 2020.
NOTES:			SCALE 1	= 2	30	Revised this 29th day of July, 2020.
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surveyors se 4) THIS IS NOT	al. A BOUNDARY SUR wn assume the We	VEY.				JERALD A. McLAUGHLIN Registered Land Surveyor No. 5269 State of Florida.
FIELD BOOK NO DRAWN BY:						
JOB ORDER NO. V-5383 CHECKED BY:						

REF. DWG.: 17-3-037

C: \JMMjr/2020/V5383(REZONE)