

JOB ORDER NO. 15-230002-03

C: \JMMjr/2024/230002-03 (2.5 EASE VAC)

## CONTROL POINT ASSOCIATES, FL, LLC. LB #8137

TRADITIONAL METHODS | MODERN APPROACHES

1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
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MDOK.

1" = 80' N. 2.5' OF 10' UTILITY EASEMENT (O.R. 12602, PG. 611, B.C.R.) DAJANI PLAZA  STATE OF THE PURPOSE OF TH	SCALE SKETCH AND I	DESCRIPTION EXHIBIT "A"
SFORMER N.W. 16th AVENUE  35.01  THE PORTION OF THE EASEMENT SECRET SELECTED AND DESCRIBED BEING DEPICED AND DESCRIBED FLEROW IS FOR THE PURPOSE OF MERCON IS FOR THE PURPOSE OF THE PU	(O.R. 12602, PG	5. 611, B.C.R.)
LEGAL DESCRIPTION:  The South 2.50 feet of the North one—half (N 1/2), of that certain 15.00 foot Alley (now vacated) South of and adjacent to Tract "A", LESS the East 165.00 feet of RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS — AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, of the Public Records of Broward County, Florida.  Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 935 square feet or 0.0215 acres more or less.  WEST LINE,  E. 165', TRACT "A"  TRACT "A"  South 2.50 feet of the North one—half (N 1/2), of that certain 15.00 foot Alley (now vacated) South of and adjacent to Tract "A", LESS the East 165.00 feet of RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS — AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, of the Public Records of Broward County, Florida and containing 935 square feet or 0.0215 acres more or less.  CERTIFICATION  Certified Correct. Dated at Fort Lauderdale, Florida this 20th day of January, 2025. Revised this 27th day of March, 2025.  Revised this 27th day of March, 2025.  CONTROL POINT ASSOCIATES FL, LLC.  JAMES M. McLAUGHLIN JR. Registered Land Surveyor No. L54497 State of Florida.	25.25	THE PORTION OF THE EASEMENT BEING DEPICTED AND DESCRIBED HEREON IS FOR THE PURPOSE OF VACATING THE NORTHERLY 2.50 FEET OF THAT CERTAIN 10 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 611, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  N.W. 15th AVE.
WEST LINE, E. 165', TRACT "A"  JS.O'  NOTES:  TRACT "A"  JS.O'  Certified Correct. Dated at Fort Lauderdale, Florida this 20th day of January, 2025. Revised this 27th day of March, 2025. Revised this 27th day of March, 2025.  CONTROL POINT ASSOCIATES FL, LLC. JEGAL description prepared by Control Point Associates, FL, LLC. This drawing is not valid unless sealed with an appropriate surveyors seal. This IS NOT A BOUNDARY SURVEY. Bearings shown assume the West line of Tract "A", So North 90'00'00" East.	15' VACATED ALLEY  N90'00'0"  373.97' N90'00'00'  10' UTILITY EASEMENT  10' UTILITY EASE	The South 2.50 feet of the North one—half (N 1/2), of that certain 15.00 foot Alley (now vacated) South of and adjacent to Tract "A", LESS the East 165.00 feet of RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS — AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, of the Public Records of Broward County, Florida.  Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 935 square feet or
James M Digitally signed ORAWAL RY. JMM jr	NOTES:  IRACT "A"  35.0'  NOTES:  IRACT "A"  1) This sketch reflects all easements and rights—of—way shown on above referenced record plat(s). The subject was not obstracted for other easements, road reservights—of—way of record by Control Point Associates 2) Legal description prepared by Control Point Associates 3) This drawing is not valid unless sealed with an approximately surveyors seal.  4) THIS IS NOT A BOUNDARY SURVEY.  5) Bearings shown assume the West line of Tract "A", as North 90'00'00" East.	CERTIFICATION  Certified Correct. Dated at Fort Lauderdale, Florida this 20th day of January, 2025. Revised this 27th day of March, 2025.  CONTROL POINT ASSOCIATES FL, LLC.  JAMES M. McLAUGHLIN JR.  Registered Land Surveyor No. LS4497  State of Florida.

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Date: 2025.03.27 CHECKED BY: \_\_\_\_