

ORDINANCE NO. C-14-02

AN ORDINANCE CHANGING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, SO AS TO REZONE FROM "CB" TO "B-1", A PORTION OF PARCELS "B" AND "C", "AMENDED PLAT OF BLOCKS 4, 5, 6, 7 AND 14 OF WOODLAND PARK-UNIT 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; FROM "RMM" TO "B-1", A PORTION OF PARCELS "B" AND "C", AMENDED PLAT OF BLOCKS 4, 5, 6, 7 AND 14 OF WOODLAND PARK-UNIT 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; FROM "MHP" TO "B-1", ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, 21, 22, 23 AND 24, BLOCK 15, "WOODLAND PARK (UNIT ONE)", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE ADJACENT RIGHT OF WAY SHOWN ON SAID PLAT AND A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; AND FROM "B-2" TO "B-1", ALL OF LOTS 10, 11, 12, 13, 14 AND 15, BLOCK 15 "WOODLAND PARK (UNIT ONE)", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE ADJACENT RIGHT OF WAY SHOWN ON SAID PLAT AND A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, GENERALLY LOCATED WEST OF SOUTHWEST 24<sup>TH</sup>

AVENUE, SOUTH OF WEST BROWARD BOULEVARD, EAST OF SOUTHWEST 27<sup>TH</sup> AVENUE AND NORTH OF SOUTHWEST 3<sup>RD</sup> STREET, IN FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND AMENDING THE OFFICIAL ZONING MAP AND SCHEDULE "A" ATTACHED THERETO TO INCLUDE SUCH LANDS.

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WHEREAS, the applicant, The Ernest-Jones Group, applied for the rezoning of certain property as described in Section 1 herein, associated with the development known as Riverbend Marketplace; and

WHEREAS, the Planning and Zoning Board at its meeting of August 21, 2013 (PZ Case No. 4-Z-13) did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned in the respects mentioned and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, January 7, 2014, and Wednesday, January 22, 2014, at 6:00 o'clock P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearing was duly held at the time and place designated after notice of same was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for amending the zoning regulations;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Unified Land Development Regulations ("ULDR") of the City of Fort Lauderdale together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each Zoning District, as approved on June 18,

1997, and described in Section 47-1.6 of the ULDR, be amended by rezoning in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM CB TO B-1:

See Exhibit "A" attached hereto  
and made a part hereof

Location: East of S.W. 26<sup>th</sup> Avenue, south of West Broward Boulevard, west of S.W. 24<sup>th</sup> Avenue and north of S.W. 3<sup>rd</sup> Street;

and

REZONE FROM RMM-25 TO B-1:

See Exhibit "B" attached hereto  
and made a part hereof

Location: East of S.W. 26<sup>th</sup> Avenue, south of West Broward Boulevard, west of S.W. 24<sup>th</sup> Avenue and north of S.W. 3<sup>rd</sup> Street;

and

REZONE FROM MHP TO B-1:

See Exhibits "C" and "D" attached hereto  
and made a part hereof

Location: West of S.W. 26<sup>th</sup> Avenue and the southerly extension thereof, south of S.W. 2<sup>nd</sup> Street, east of S.W. 27<sup>th</sup> Avenue and north of the westerly extension of S.W. 3<sup>rd</sup> Street;

and

REZONE FROM B-2 TO B-1:

See Exhibits "E" and "F" attached hereto  
and made a part hereof

Location: West of S.W. 26<sup>th</sup> Avenue and the southerly extension thereof, south of S.W. 2<sup>nd</sup> Street, east of S.W. 27<sup>th</sup> Avenue and north of the westerly extension of S.W. 3<sup>rd</sup> Street;

SECTION 2. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance and date of passage.

SECTION 3. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 4. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 5. That this Ordinance shall be in full force and effect upon an associated ordinance adopting a future land use plan amendment for the same parcel becoming effective in accordance with Section 163.3184(12), Florida Statutes.

SECTION 6. That this Ordinance shall become void if the associated future land use plan amendment does not become effective within one (1) year of the adoption of this ordinance.

SECTION 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant

fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

PASSED FIRST READING this the 7th day of January, 2014.

PASSED SECOND READING this the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JONDA K. JOSEPH

L:\COMM 2014\Ordinances\January 22\dms rezoning case 4-Z-13.docx

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**

BEING A PORTION OF WOODLAND PARK - UNIT #1, PLAT BOOK 30, PAGE 45,  
AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

M.D.  
OK

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF PARCEL "B AND PARCEL "C", "AMENDED PLAT OF WOODLAND PARK - UNIT 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 159.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°15'07" WEST, ALONG SAID WEST LINE, A DISTANCE OF 595.05 FEET; THENCE NORTH 87°47'47" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 326.27 FEET; THENCE SOUTH 01°13'21" EAST, A DISTANCE OF 109.24 FEET; THENCE NORTH 87°47'47" EAST, A DISTANCE OF 310.39 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID PARCEL "C", "AMENDED PLAT OF WOODLAND PARK - UNIT 1", ALSO BEING THE WEST RIGHT OF WAY LINE OF S.W. 24TH AVENUE; THENCE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF PARCEL "C" AND IT'S SOUTHERLY EXTENSION, AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 678.32 FEET TO A POINT LYING 379.29 FEET NORTHERLY OF THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF BLOCK "A", "AMENDED PLAT OF WOODLAND PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°02'57" WEST, DEPARTING SAID SOUTHERLY EXTENSION OF PARCEL "C" AND WEST RIGHT OF WAY LINE, ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, A DISTANCE OF 285.51 FEET; THENCE NORTH 01°13'21" WEST, A DISTANCE OF 191.24 FEET; THENCE SOUTH 87°47'47" WEST, A DISTANCE OF 350.48 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID PARCEL "B", "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AND THE POINT OF BEGINNING.


CONTAINING 399,525 SQUARE FEET, OR 9.17182 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), BASED UPON THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 87°47'47" EAST.

  
STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 6841

5/14/2013  
DATE OF SIGNATURE

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

CREECH ENGINEERS, INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**THIS IS NOT A SURVEY**

**CREECH**  
ENGINEERS, INC.

CIVILIZATION ENGINEERED  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34907 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE, AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 8119  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-000703

**PARCEL 1**  
**REZONING FROM CB TO B-1**

**BROWARD COUNTY**

**FLORIDA**

PROJECT NO. 12016.00 (11) DATE: MAY 6, 2013  
CADD FILE: 12016\_SKT\_DESC\_ZONING\_2 SCALE: N/A SHEET 1 OF 2

**SKETCH OF DESCRIPTION**

BEING A PORTION OF WOODLAND PARK - UNIT #1, PLAT BOOK 30, PAGE 45,  
AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

W.D.  
OK

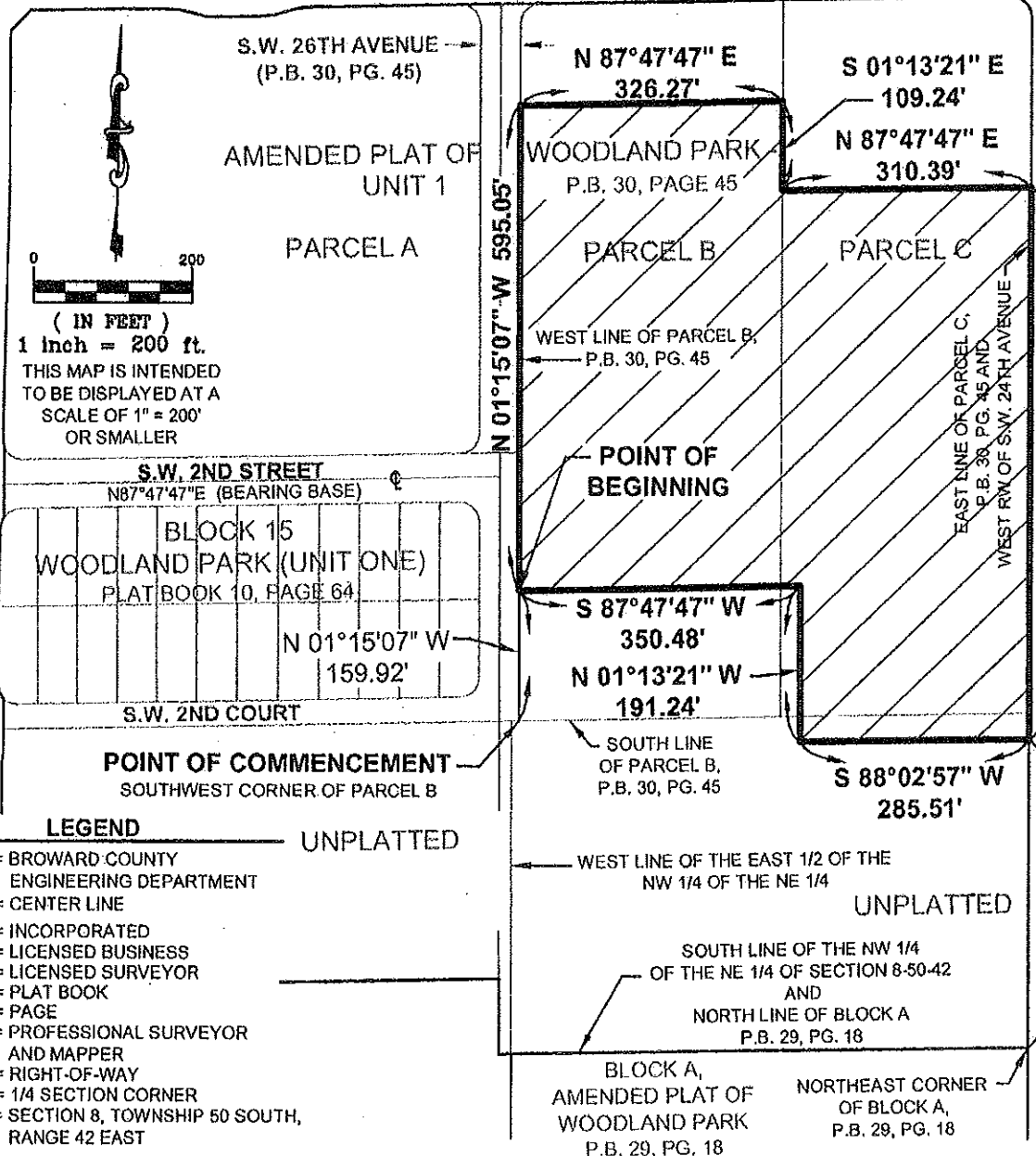
NW. CORNER OF NW. 1/4 OF NE. 1/4 OF SECTION 8-50-42, B.C.E.D. "D29"

**W. BROWARD BOULEVARD**

NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8

50.0'

S.W. 27TH AVENUE (RIVERLAND ROAD)



**LEGEND**

- B.C.E.D. = BROWARD COUNTY ENGINEERING DEPARTMENT
- CL = CENTER LINE
- INC. = INCORPORATED
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- P.B. = PLAT BOOK
- PG. = PAGE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- RW = RIGHT-OF-WAY
- X = 1/4 SECTION CORNER
- 8-50-42 = SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST

UNPLATTED

UNPLATTED

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

**CREECH ENGINEERS, INC.**  
CIVILIZATION ENGINEERED  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0008705

**PARCEL 1**  
**REZONING FROM CB TO B-1**

<b>BROWARD COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 12016.00 (11)	DATE: MAY 6, 2013	SHEET 2 OF 2	
CADD FILE: 12016 SKT DESC ZONING 2	SCALE: 1" = 200'		

M.D.  
OK

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**

BEING A PORTION OF WOODLAND PARK - UNIT #1, PLAT BOOK 30, PAGE 45,  
AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

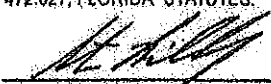
A PARCEL OF LAND BEING A PORTION OF PARCEL "B" AND PARCEL "C", "AMENDED PLAT OF WOODLAND PARK - UNIT 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 169.92 FEET; THENCE NORTH 87°47'47" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 350.48 FEET; THENCE SOUTH 01°13'21" EAST, A DISTANCE OF 191.24 FEET; THENCE NORTH 88°02'57" EAST, A DISTANCE OF 285.51 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF S.W. 24TH AVENUE; THENCE SOUTH 01°11'36" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 379.29 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, ALSO BEING THE NORTH LINE OF BLOCK "A", AMENDED PLAT OF WOODLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°02'57" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG SAID SOUTH LINE AND SAID NORTH LINE OF BLOCK "A", A DISTANCE OF 646.18 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, ALSO BEING THE NORTHWEST CORNER OF SAID BLOCK "A"; THENCE NORTH 01°13'33" WEST, ALONG SAID WEST LINE, A DISTANCE OF 409.01 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL "B", "AMENDED PLAT OF WOODLAND PARK - UNIT 1"; THENCE NORTH 87°47'47" EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 9.52 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID PARCEL "B", AND THE POINT OF BEGINNING.

CONTAINING 311,749 SQUARE FEET OR 7.15676 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. 15 - 6841

5/14/2013  
DATE OF SIGNATURE

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1980 ADJUSTMENT), BASED UPON THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 87°47'47" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

CREECH ENGINEERS, INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CREECH**  
ENGINEERS, INC.

CIVILIZATION ENGINEERS  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AGENCIES CERTIFICATE NO. LB-0006705

**PARCEL 2**  
**REZONING FROM RMM-25 TO B-1**

**BROWARD COUNTY**

**FLORIDA**

PROJECT NO. 12016.00 (11)

DATE: MAY 6, 2013

CADD FILE: 12016\_SKT\_DESO\_ZONING\_2

SCALE: N/A

SHEET 1 OF 2



M.D.  
OK

**SKETCH OF DESCRIPTION**

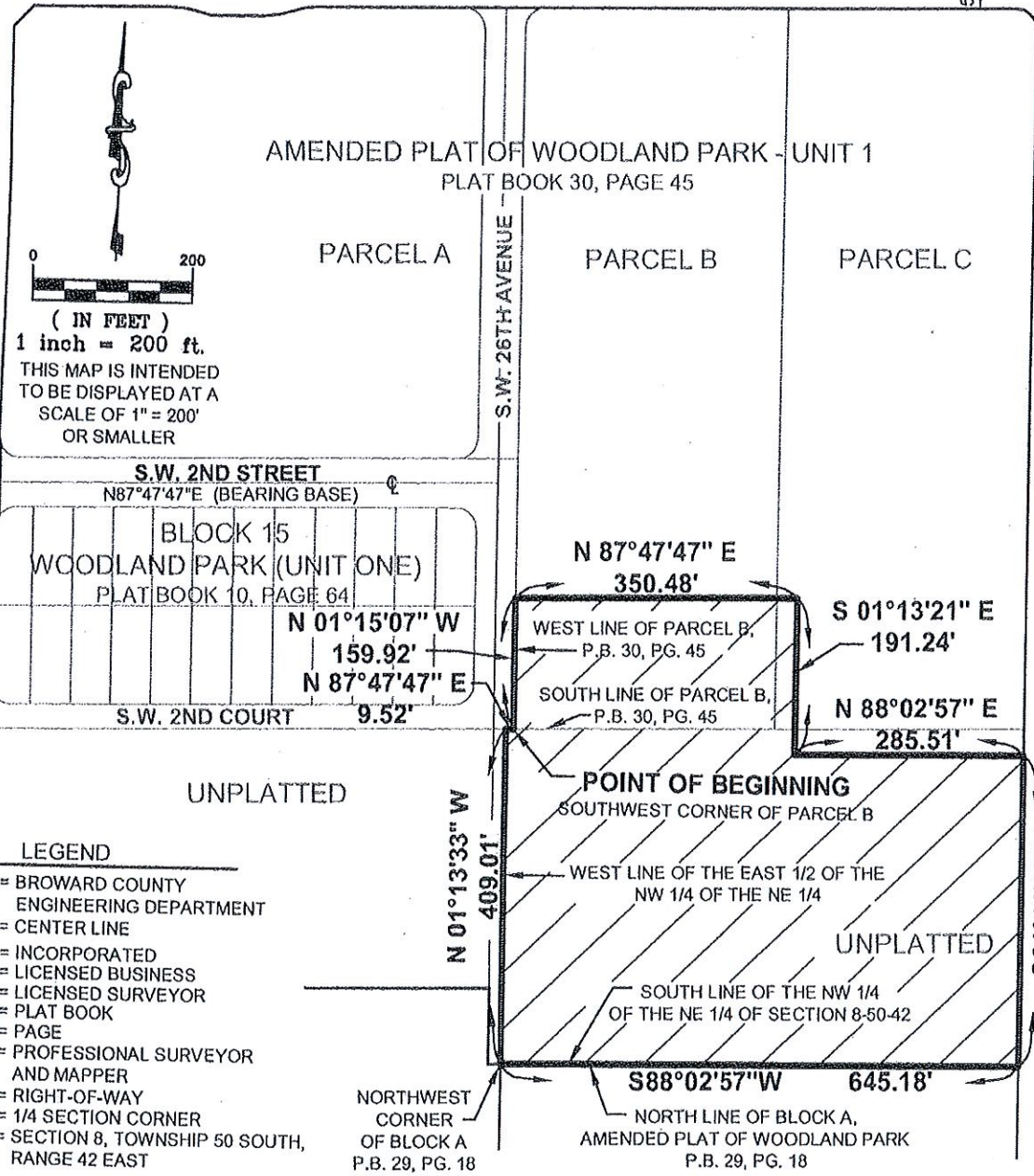
BEING A PORTION OF WOODLAND PARK - UNIT #1, PLAT BOOK 30, PAGE 45,  
AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF  
SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

NW CORNER OF NW 1/4 OF NE 1/4 OF  
SECTION 8-50-42, B.C.E.D. "D29"

**W. BROWARD BOULEVARD**

NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8

S.W. 27TH AVENUE (RIVERLAND ROAD)



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

**CREECH**  
ENGINEERS, INC.

CIVILIZATION ENGINEERED  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AJEENED CERTIFICATE NO. LB-0005705

**PARCEL 2**  
**REZONING FROM RMM-25 TO B-1**

**BROWARD COUNTY**

**FLORIDA**

PROJECT NO. 12016.00 (11)

DATE: MAY 6, 2013

CADD FILE: 12016 SKT DESC ZONING 2

SCALE: 1" = 200'

SHEET 2 of 2

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
A PORTION OF WOODLAND PARK (UNIT ONE), PLAT BOOK 10, PAGE 64  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MLP  
OK

**LEGAL DESCRIPTION:**

LOTS 1 THROUGH 9 AND LOTS 16 THROUGH 24, BLOCK 15, WOODLAND PARK (UNIT ONE),  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64 OF THE  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH THE ADJACENT RIGHTS-OF-WAY SHOWN ON SAID PLAT THEREOF.

CONTAINING 149,986 SQUARE FEET OR 3.44319 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES**


1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), BASED UPON THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 87°47'47" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF  
DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT  
THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN  
ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR  
SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY  
THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN  
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION  
472.027, FLORIDA STATUTES.

  
STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 6841

5/14/2013  
DATE OF SIGNATURE

CREECH ENGINEERS, INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CREECH**  
ENGINEERS, INC.

CIVILIZATION ENGINEERED  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0008705

**PARCEL 3**  
**REZONING FROM MHP TO B-1**

**BROWARD COUNTY**

**FLORIDA**

PROJECT NO. 12016.00 (11)	DATE: MAY 6, 2013
CADD FILE: 12016 SKT DESC ZONING 3	SCALE: N/A SHEET 1 OF 2

**SKETCH OF DESCRIPTION**

A PORTION OF WOODLAND PARK (UNIT ONE), PLAT BOOK 10, PAGE 64  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



THIS MAP IS INTENDED TO BE  
DISPLAYED AT A SCALE  
OF 1" = 100' OR SMALLER

**PARCEL A**  
AMENDED PLAT OF WOODLAND PARK - UNIT 1  
PLAT BOOK 30, PAGE 45

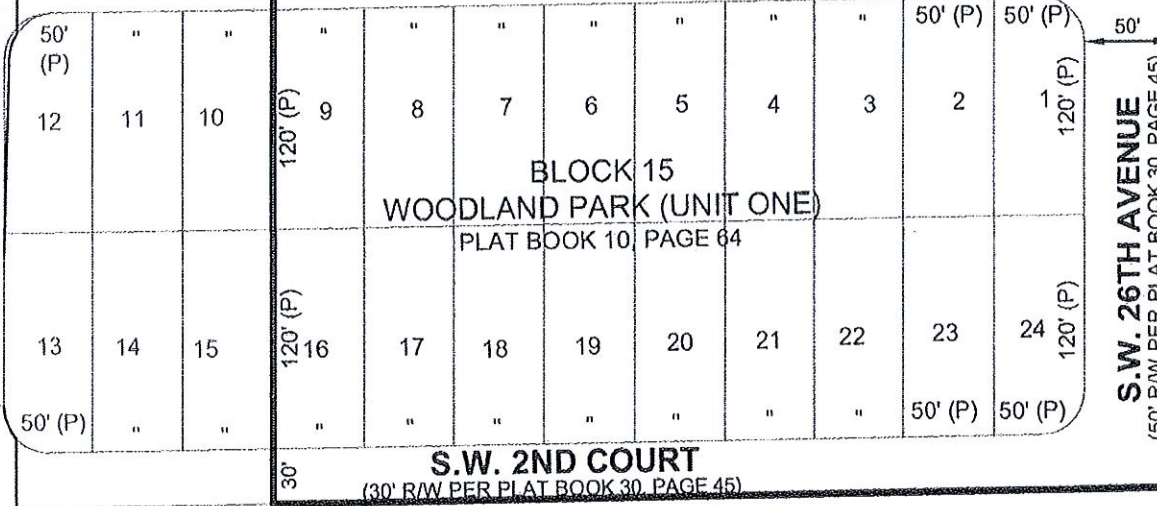
**S.W. 27TH AVENUE (RIVERLAND ROAD)**  
RW PER BROWARD COUNTY TRANSPORTATION  
DEPARTMENT RIGHT-OF-WAY MAP, MISC. BOOK 5, PAGE 2

**PARCEL B**  
AMENDED PLAT OF WOODLAND PARK - UNIT 1  
PLAT BOOK 30, PAGE 45

**S.W. 2ND STREET**

(60' R/W PER PLAT BOOK 30, PAGE 45)

N87°47'47"E  
(BEARING BASE)



UNPLATTED

**LEGEND**

- = CENTER LINE
- INC. = INCORPORATED
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MISC. = MISCELLANEOUS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- (P) = PLAT DATA

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

**CREECH**  
ENGINEERS, INC.

CIVILIZATION ENGINEERED  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0008705

**PARCEL 3**  
REZONING FROM MHP TO B-1

**BROWARD COUNTY**

**FLORIDA**

PROJECT NO. 12016.00 (11)

DATE: MAY 6, 2013

GADD FILE: 12016 SKT DESC ZONING 3

SCALE: 1" = 100'

SHEET 2 OF 2

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**

BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

M.D.  
OK

**LEGAL DESCRIPTION:**

THE SOUTH 316.67 FEET OF THE NORTH 1,246.67 FEET (AS MEASURED ALONG THE EAST AND WEST LINES) OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; LESS THE WEST 155 FEET THEREOF (AS MEASURED ALONG THE NORTH AND SOUTH LINES); THE NORTH LINE OF THE ABOVE-DESCRIBED PARCEL BEING THE SAME AS THE SOUTH LINE OF WOODLAND PARK UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.


**TOGETHER WITH:**

THE WEST 1/2, OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, EXCEPTING THEREFROM THAT PART THEREOF PLATTED AS WOODLAND PARK UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND EXCEPTING THE WEST 655 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 8, LYING SOUTH OF SAID WOODLAND PARK UNIT 1.

CONTAINING 164,602 SQUARE FEET OR 3.77874 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 6841

12/9/2013  
DATE OF SIGNATURE

**SURVEYOR'S NOTES**

- 1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), BASED UPON THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 87°47'47" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

CREECH ENGINEERS, INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CREECH ENGINEERS, INC.**  
CIVILIZATION ENGINEERS

7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 0139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

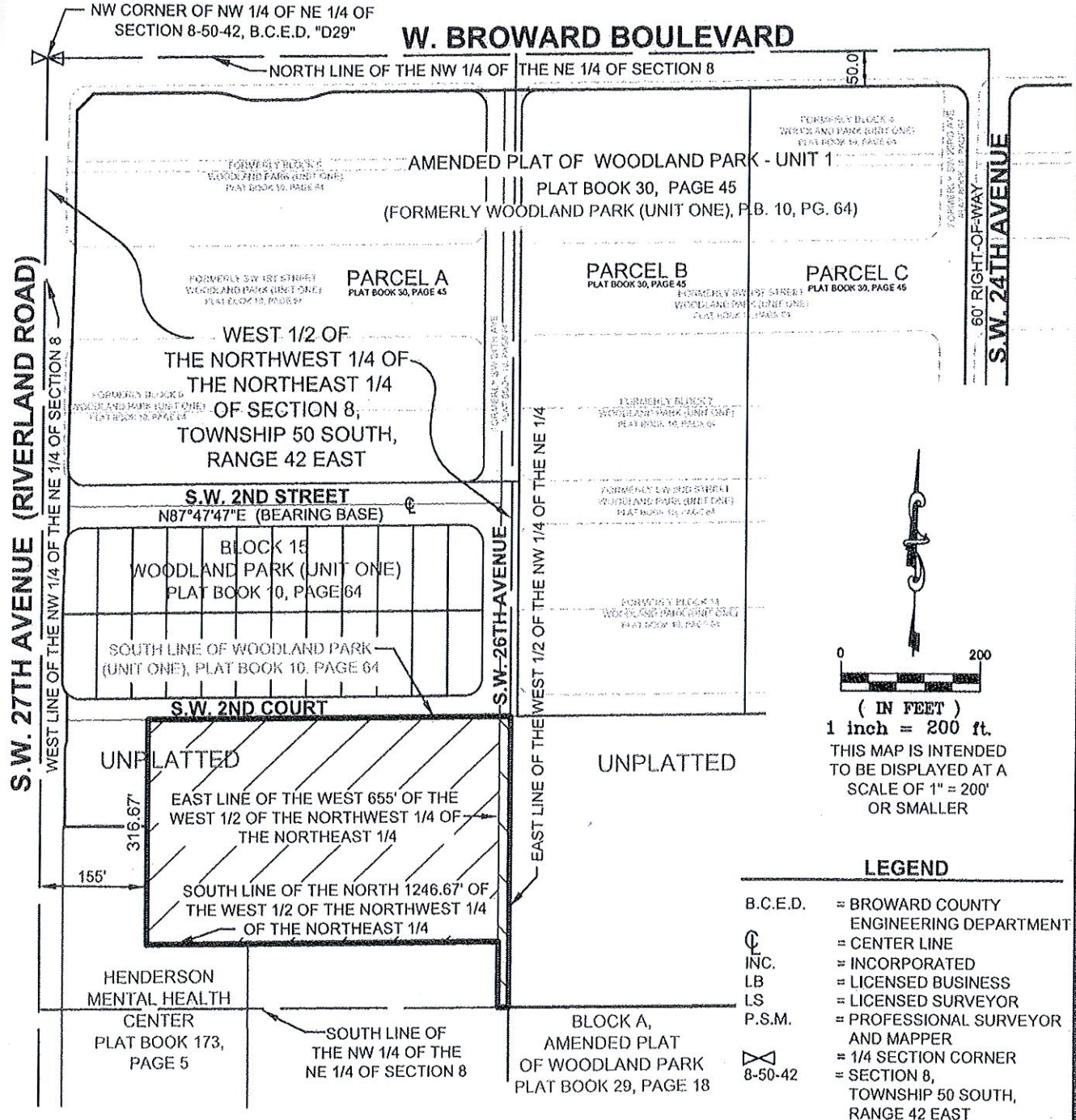
**PARCEL 4  
REZONING FROM MHP TO B-1**

<b>BROWARD COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 12016.00 (11)	DATE: MAY 6, 2013		
CADD FILE: 12016 SKT DESC ZONING 4	SCALE: N/A	SHEET 1 OF 2	

M.D.  
OK

**SKETCH OF DESCRIPTION**

BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



( IN FEET )  
1 inch = 200 ft.  
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 200' OR SMALLER

**LEGEND**

- B.C.E.D. = BROWARD COUNTY ENGINEERING DEPARTMENT
- ⊕ = CENTER LINE
- INC. = INCORPORATED
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- ⊗ 8-50-42 = 1/4 SECTION CORNER = SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

**CREECH ENGINEERS, INC.**  
CIVILIZATION ENGINEERED  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34907 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0008705

**PARCEL 4  
REZONING FROM MHP TO B-1**

<b>BROWARD COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 12018.00 (11)	DATE MAY 6, 2013		
CADD FILE: 12018 SKT DESC ZONING 4	SCALE: 1" = 200'	SHEET 1	OF 2

**SKETCH OF DESCRIPTION**


LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 40 EAST  
BROWARD COUNTY, FLORIDA

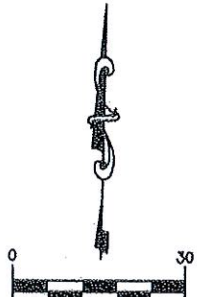
M.D.  
OK

**POINT OF COMMENCEMENT**

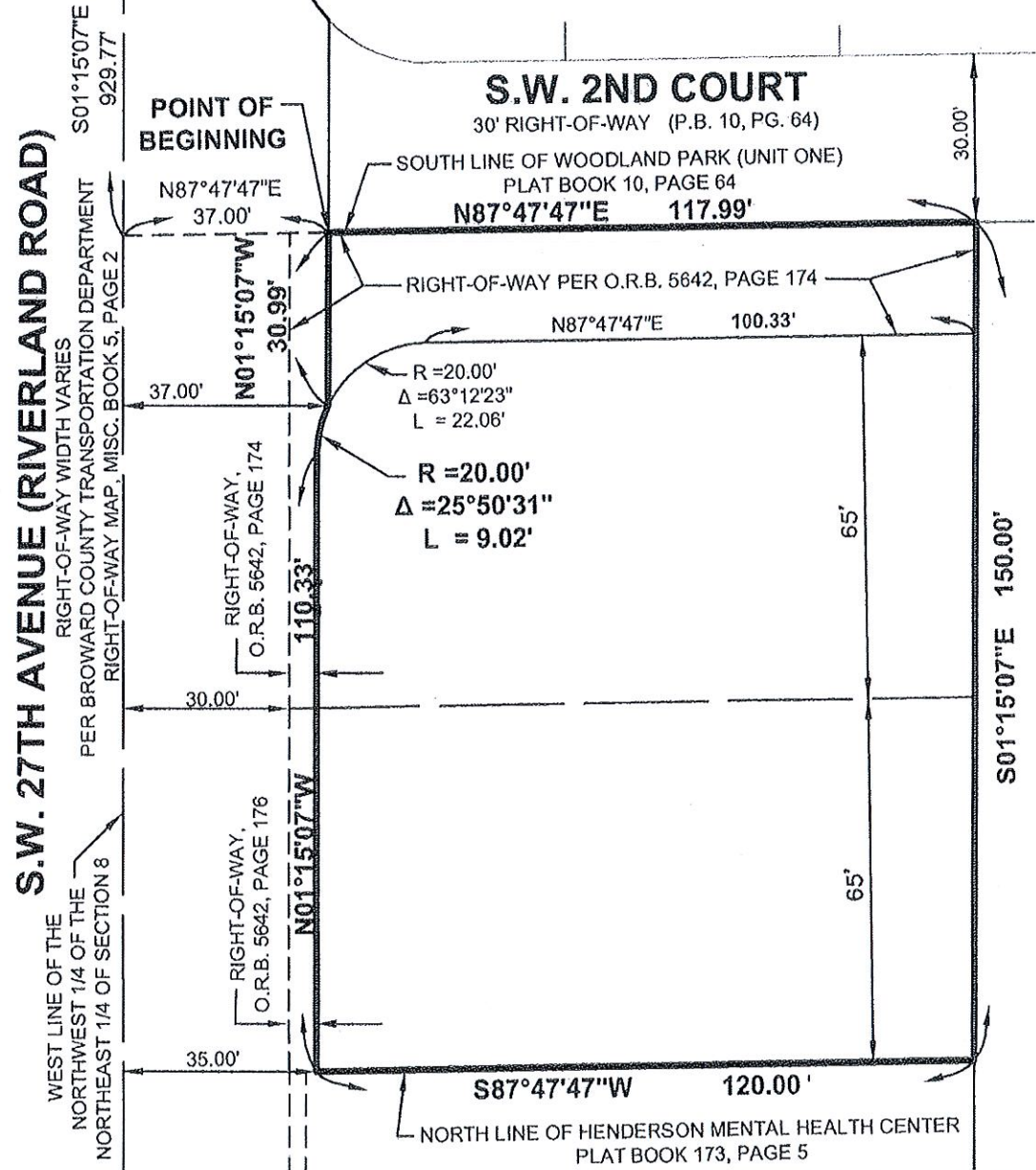
NW CORNER OF NW 1/4 OF NE 1/4 OF SECTION 8-50-42, B.C.E.D. "D29"

**LEGEND**

- |          |   |  |   |
|----------|---|--|---|
| B.C.E.D. | = BROWARD COUNTY ENGINEERING DEPARTMENT | P.S.M.   | = PROFESSIONAL SURVEYOR AND MAPPER            |
| INC.     | = INCORPORATED                          | MISC.  | = MISCELLANEOUS                               |
| LB       | = LICENSED BUSINESS                     |  | = 1/4 SECTION CORNER                          |
| LS       | = LICENSED SURVEYOR                     | 8-50-42  | = SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST |
| O.R.B.   | = OFFICIAL RECORDS BOOK                 |  |   |



( IN FEET )  
1 inch = 30 ft.  
THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 30' OR SMALLER



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION. THIS IS NOT A SURVEY

**CREECH ENGINEERS, INC.**  
 CIVILIZATION REZONING  
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

**PARCEL 5  
REZONING FROM B-2 TO B-1**

**BROWARD COUNTY FLORIDA**

PROJECT NO. 12016.00 (11)	DATE: MAY 6, 2013
CADD FILE: 12016 SKT DESC ZONING 5	SCALE: 1" = 30' SHEET 2 OF 2

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 40 EAST  
 BROWARD COUNTY, FLORIDA

**LEGAL DESCRIPTION:**


A PARCEL OF LAND LYING IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER ON THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE SOUTH 01°15'07" EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 8, A DISTANCE OF 929.77 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF "WOODLAND PARK (UNIT ONE)", AS RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°47'47" EAST, DEPARTING SAID SECTION LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°47'47" EAST, ALONG SAID SOUTH LINE, ALSO BEING THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 174, A DISTANCE OF 117.99 FEET; THENCE SOUTH 01°15'07" EAST, DEPARTING SAID SOUTH LINE OF WOODLAND PARK (UNIT ONE) AND PARALLEL TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, A DISTANCE OF 150.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF "HENDERSON MENTAL HEALTH CENTER", AS RECORDED IN PLAT BOOK 173, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°47'47" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 120.00 FEET TO AN INTERSECTION WITH A LINE LYING 35.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, THENCE NORTH 01°15'07" WEST, DEPARTING SAID NORTH LINE OF "HENDERSON MENTAL HEALTH CENTER", ALONG SAID EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 176 AND OFFICIAL RECORD BOOK 5642, PAGE 174, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 110.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 25°50'31", A DISTANCE OF 9.02 FEET TO THE END OF SAID CURVE AND TO AN INTERSECTION WITH A LINE LYING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 30.99 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID "WOODLAND PARK (UNIT ONE)", THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 174, AND THE POINT OF BEGINNING.

CONTAINING 17,929 SQUARE FEET OR 0.41160 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
 STEVEN N. BRICKLEY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE No. LS - 0841

5/14/2013

DATE OF SIGNATURE

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), BASED UPON THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 87°47'47" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

CREECH ENGINEERS, INC.  
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CREECH**  
**ENGINEERS, INC.**

CIVILIZATION ENGINEERED  
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

**PARCEL 5**  
**REZONING FROM B-2 TO B-1**

**BROWARD COUNTY**

**FLORIDA**

PROJECT NO. 12018.00 (11)

DATE: MAY 6, 2013

CADD FILE 12018\_SKT\_DESC\_ZONING 5

SCALE: N/A

SHEET 1 OF 2

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
A PORTION OF WOODLAND PARK (UNIT ONE), PLAT BOOK 10, PAGE 64  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

M.S.  
O.K.

**LEGAL DESCRIPTION:**

LOTS 10 THROUGH 15, BLOCK 15, WOODLAND PARK (UNIT ONE), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 64 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH THE SOUTH 1/2 OF ADJACENT RIGHT-OF-WAY OF S.W. 2ND STREET AND THE ADJACENT RIGHT-OF-WAY OF S.W. 2ND COURT AS SHOWN ON SAID PLAT THEREOF.

CONTAINING 44,995 SQUARE FEET OR 1.03294 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES**


1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), BASED UPON THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 07°47'47" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**SURVEYOR'S CERTIFICATION:**

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STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 6841

12/9/2013  
DATE OF SIGNATURE

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ENGINEERS, INC.

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PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

**PARCEL 6**  
**REZONING FROM B-2 TO B-1**

**BROWARD COUNTY**

**FLORIDA**

PROJECT NO. 12016.00 (11)

DATE: MAY 6, 2013

CADD FILE 12016\_SKT\_DESC\_ZONING 3

SCALE: N/A

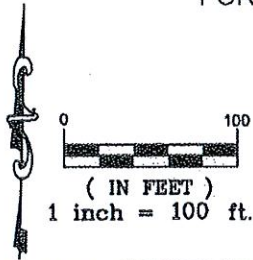
SHEET 1 OF 2



U.D.  
OK

**SKETCH OF DESCRIPTION**

A PORTION OF WOODLAND PARK (UNIT ONE), PLAT BOOK 10, PAGE 64  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



THIS MAP IS INTENDED TO BE  
DISPLAYED AT A SCALE  
OF 1" = 100' OR SMALLER

PARCEL A  
AMENDED PLAT OF WOODLAND PARK - UNIT 1  
PLAT BOOK 30, PAGE 45

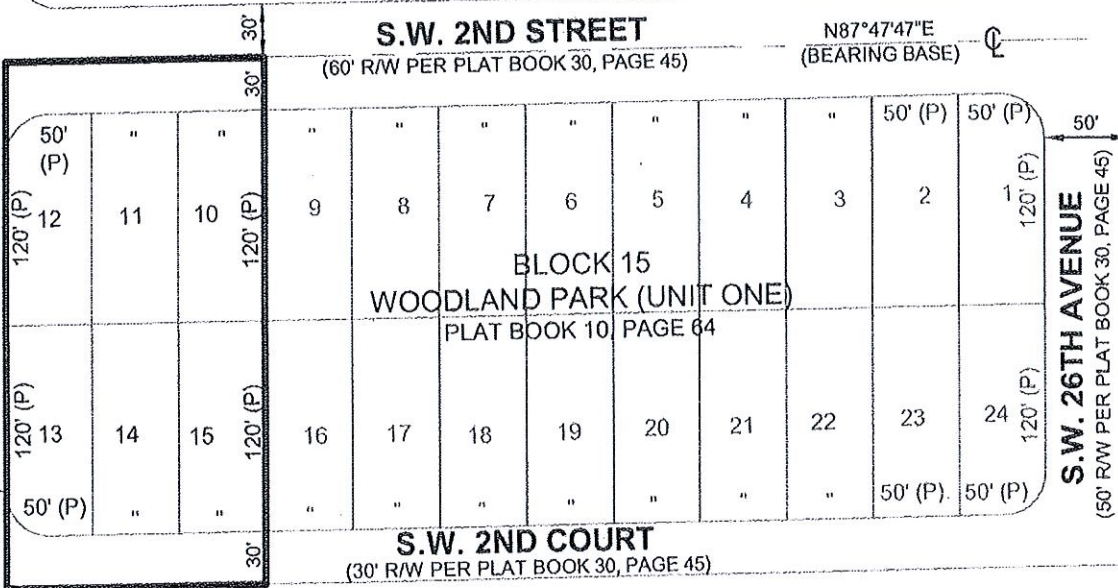
S.W. 27TH AVENUE (RIVERLAND ROAD)

R/W PER BROWARD COUNTY TRANSPORTATION  
DEPARTMENT RIGHT-OF-WAY MAP, MISC. BOOK 5, PAGE 2

**S.W. 2ND STREET**

(60' R/W PER PLAT BOOK 30, PAGE 45)

N87°47'47"E  
(BEARING BASE)  $\odot$



**S.W. 2ND COURT**

(30' R/W PER PLAT BOOK 30, PAGE 45)

PARCEL B  
AMENDED PLAT OF WOODLAND PARK - UNIT 1  
PLAT BOOK 30, PAGE 45

UNPLATTED

**LEGEND**

- $\odot$  = CENTER LINE
- INC. = INCORPORATED
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MISC. = MISCELLANEOUS
- (P) = PLAT DATA
- P.S.M. = PROFESSIONAL SURVEYOR  
AND MAPPER
- R/W = RIGHT OF WAY

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

**CREECH**  
ENGINEERS, INC.

CIVILIZATION ENGINEERED  
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**PARCEL 6**  
**REZONING FROM B-2 TO B-1**

**BROWARD COUNTY**

**FLORIDA**

PROJECT NO. 12016.00 (11)

DATE: MAY 6, 2013

CADD FILE: 12016 SKT DESC ZONING 3

SCALE: 1" = 100'

SHEET 2 OF 2