


LEGEND

 Subject Site

UDP-V22003 - Police Headquarters

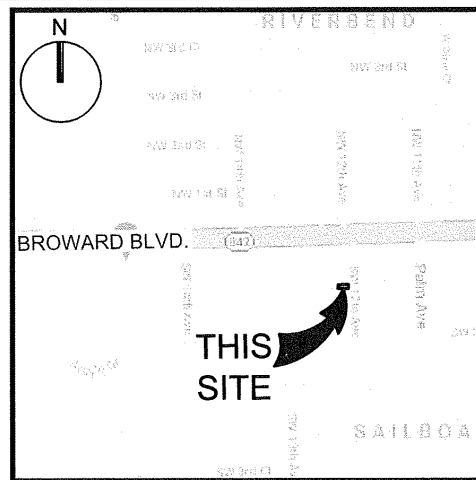


LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR S.W. 1st STREET (FLORIDA STREET PER PLAT) LYING BETWEEN LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 125, AND LOTS 25 THROUGH 28, INCLUSIVE, BLOCK 118, SUBDIVISION OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 125; THENCE SOUTH 02°02'58" EAST, 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 118; THENCE SOUTH 88°00'53" WEST ALONG THE NORTH LINE OF SAID BLOCK 118, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SW 1st STREET ALSO KNOWN AS ARPEIKA STREET (FLORIDA STREET PER PLAT), 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 25, BLOCK 118; THENCE NORTH 02°02'58" WEST, 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 125; THENCE NORTH 88°00'53" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 125, ALSO BEING THE NORTH RIGHT OF WAY LINE OF SW 1st STREET ALSO KNOWN AS ARPEIKA STREET (FLORIDA STREET PER PLAT), 100.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 4,000 SQUARE FEET OR 0.092 ACRES MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°01'11" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD 842).
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 100' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MARCH 10, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS



Digitally signed
by DONALD A
SPICER

Date:
2022.07.06
08:20:25-04'00'

DONALD A. SPICER, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4677

SKETCH & DESCRIPTION

A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR S.W. 1st STREET (FLORIDA STREET PER PLAT) LYING BETWEEN BLOCKS 118 & 125, BOTH OF SUBDIVISION OF WAVERLY PLACE P.B. 2, PG. 19, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH

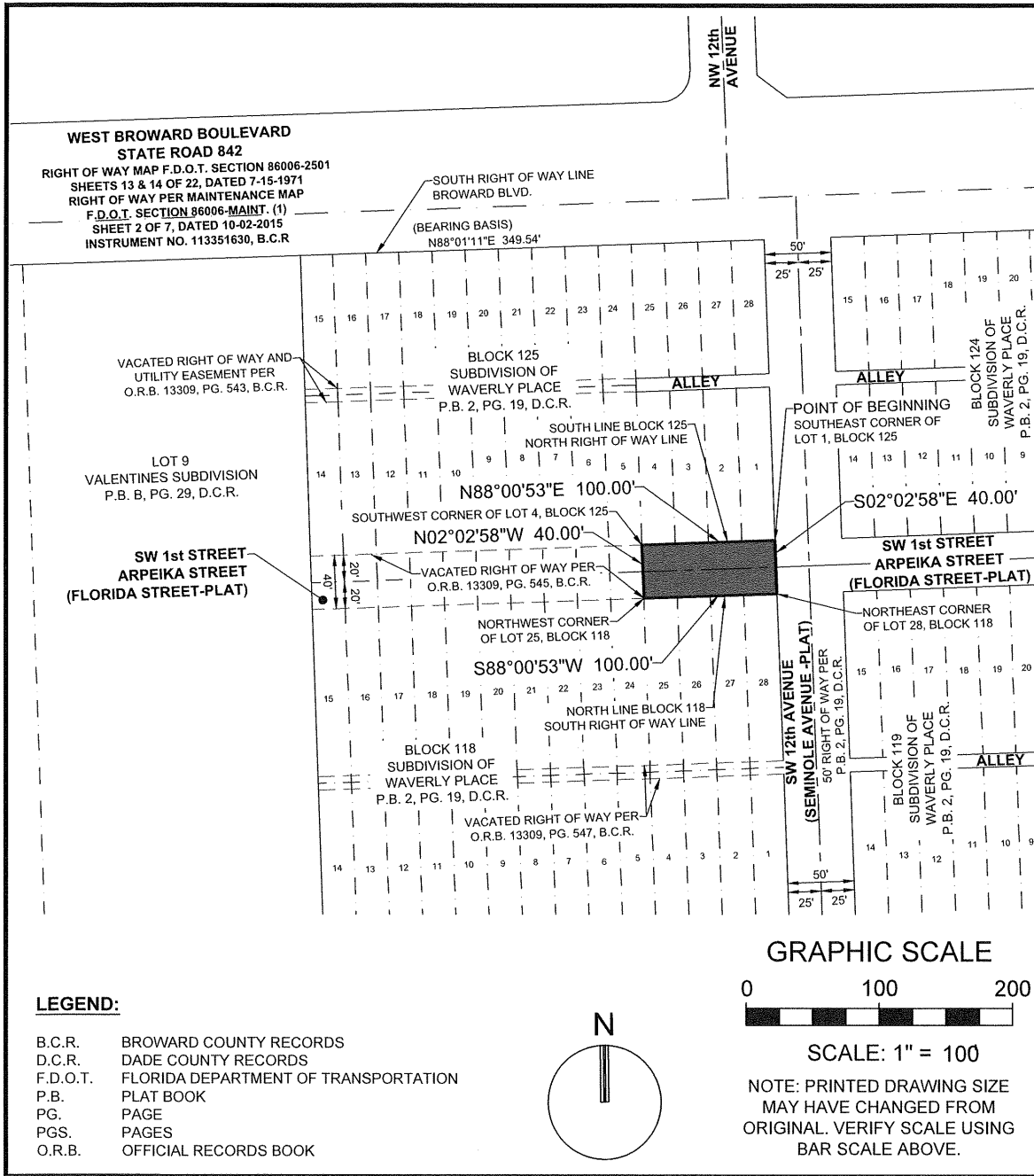
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 11112.00-SKETCH & DESCRIPTION-02.DWG

DATE	03/10/22
SCALE	AS SHOWN
FIELD BK.	N/A
DWNG. BY	DB
CHK. BY	DS

DATE	REVISIONS
3/17/22	ADD ALLEY
3/31/22	REMOVED
5/4/22	LEGAL REV.



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CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

KEYTH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

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