

CONTROL POINT ASSOCIATES, FL, LLC.

LB #8137

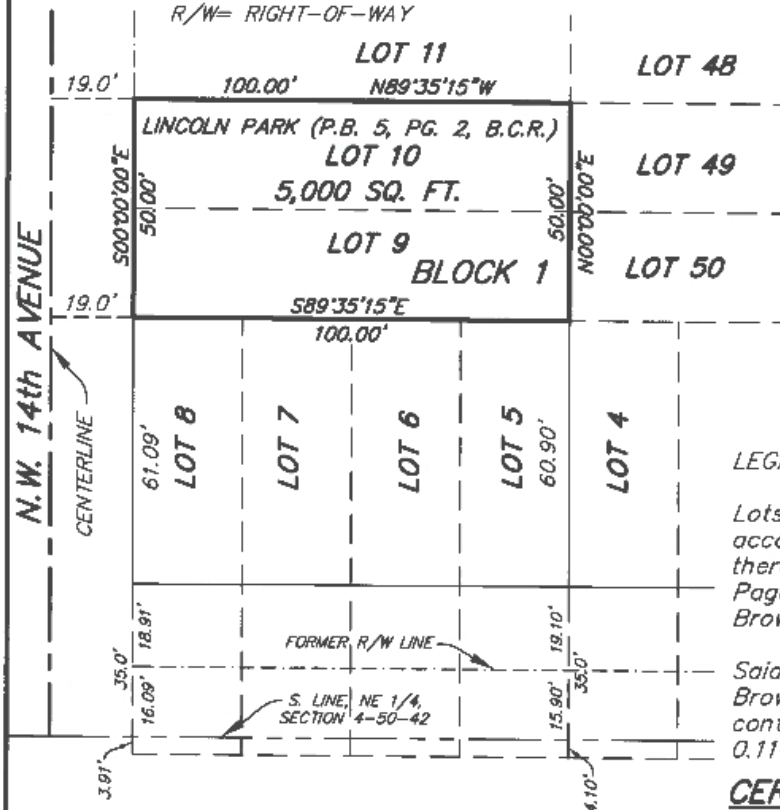
TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

M.D.O.K.

SCALE 1" = 40'

SKETCH AND DESCRIPTION TO ACCOMPANY REZONING PETITION FROM RM-15 TO NWRAC MUw LOTS 9 & 10, BLOCK 1, LINCOLN PARK, (PLAT BOOK 5, PG. 2, B.C.R.)

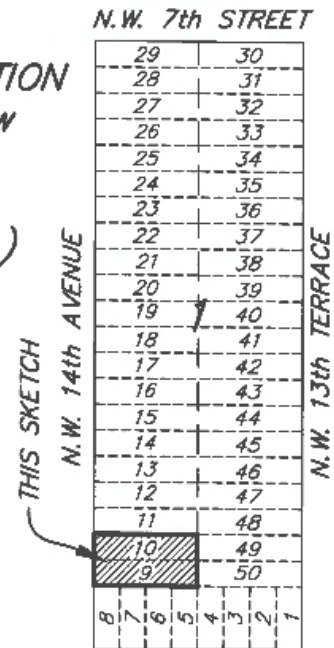
LEGEND:
B.C.R. = BROWARD COUNTY RECORDS
P.B., PG. = PLAT BOOK AND PAGE
R/W = RIGHT-OF-WAY



N.W. 6th STREET (SISTRUNK BLVD.)

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 Control Point Associates, FL, LLC.
- 2) Legal description prepared by Control Point Associates, FL, LLC.
- 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 Lots 9 and 10, as North 00°00'00" East.



N.W. 6th STREET
SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

Lots 9 and 10, Block 1, Lincoln Park, according to the corrected plat thereof, as recorded in Plat Book 5, Page 2, of the public records of Broward County, Florida.

Said lands situate, lying and being in, Broward County, Florida and containing 5,000 square feet or 0.1148 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 14th day of June, 2024.
Revised Title this 21st day of April, 2025.

CONTROL POINT ASSOCIATES FL, LLC.

James M. McLaughlin Jr.

JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. LS4497
State of Florida.

FIELD BOOK NO. _____

JOB ORDER NO. 15-240265-00

James
M
McLaughlin Jr

Digitally signed by James M. McLaughlin Jr.
DN: cn=JAMES M. McLAUGHLIN JR., o=CONTROL POINT ASSOCIATES FL, LLC, ou=Fort Lauderdale, c=US
Date: 2025.04.21 09:28:40-0400
Email: jmmjr@cpasurvey.com
Reason: I am the author of this document.

DRAWN BY: JMMjr

CHECKED BY: _____

C: \JMMjr\2024\15-240265-00 (SKETCH)