

M D O.K.

SKETCH AND LEGAL DESCRIPTION

GENERAL NOTES:

1. The legal description shown hereon was prepared by the surveyor.
2. 3TCI, Inc. License Business Number is LB No.7799.
3. This Sketch to Accompany Legal Description or copies thereof are not valid without the original signature and seal of a Florida Licensed Surveyor And Mapper - 5J-17.051(3)(e).
4. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this Sketch To Accompany Legal Description without the express prior written consent of the surveyor. Additions and deletions made to the face of this sketch to accompany legal description will make this document invalid.
5. Bearings are based on the center line of S.E. 30th St. with an assumed bearing of S89°10'39"W.
6. The parcel geometry and location shown hereon were provided by the client.
7. Lot information was obtained from the Public Records of Broward County Property Appraiser's website.
8. All dimensions are calculated (THIS IS NOT A SURVEY).
9. All documents referenced hereon are recorded in the Public Records of Broward County, Florida.
10. This Sketch to Accompany Legal Description does not constitute a Boundary Survey.
11. This Sketch to Accompany Legal Description meets the intent of the applicable provisions of the Standards of practice for Land Surveying in the State of Florida", pursuant to Rule (5J17.050 through 5J-17.052) of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

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This document consists of two (2) sheets and will not be considered valid, full or complete without sheet 2 of 2

Felix E. Suarez Jr. (FOR THE FIRM)
Professional Surveyor And Mapper
Registration No. 7235
State of Florida

THIS IS NOT A SURVEY

ALLEY VACATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PREPARED BY:

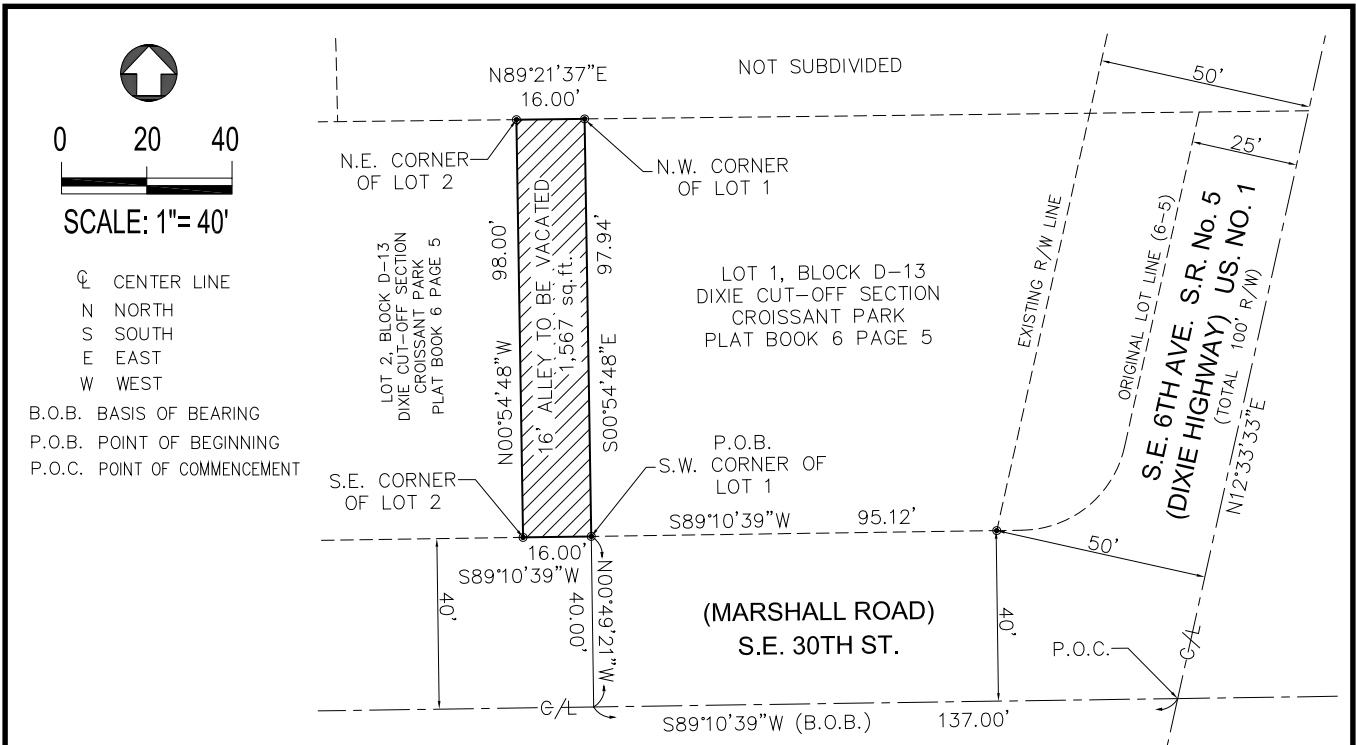
3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tci.com

475 SE 30 ST FORT LAUDERDALE FL 33316

	BY	DATE	SECTION 22, TOWNSHIP 50 S., RANGE 42 E.
DRAWN	FS	03-09-2023	SURVEY NOTES
CHECKED	FES	03-09-2023	
PARCEL: 504222070810		BROWARD COUNTY, FLORIDA	SHEET 1 OF 2

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Commence at the intersection of S.E. 30th Street with S.E. 6th Avenue, also known as Dixie Highway or US No. 1, Thence S89°10'39"W along said center line of S.E. 30th Street for a distance of 137.00 feet to a point, thence N00°49'21"W for a distance of 40.00 feet perpendicular to a point located on the North Right-of-Way line of said S.E. 30th Street, this point also known as the S.W. corner of lot 1, Block D-13 of DIXIE CUT-OFF SECTION CROISSANT PARK, according to the plat thereof, as recorded in Plat Book 6, Page 5 of the Public Records of Broward County, Florida, this point also known as the Point of Beginning, thence S89°10'39"W for a distance of 16.00 feet to the S.E. corner of Lot 2, thence N00°54'48"W for a distance of 98.00 feet to the N.E. corner of said Lot 2, thence N89°21'37"E for a distance of 16.00 feet to the N.W. corner of said Lot 1, thence S00°54'48"E for a distance of 97.94 feet to the Point of Beginning.

Said lands lying in Broward County, Florida and containing 1,567 square feet, more or less.

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THIS IS NOT A SURVEY

ALLEY VACATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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