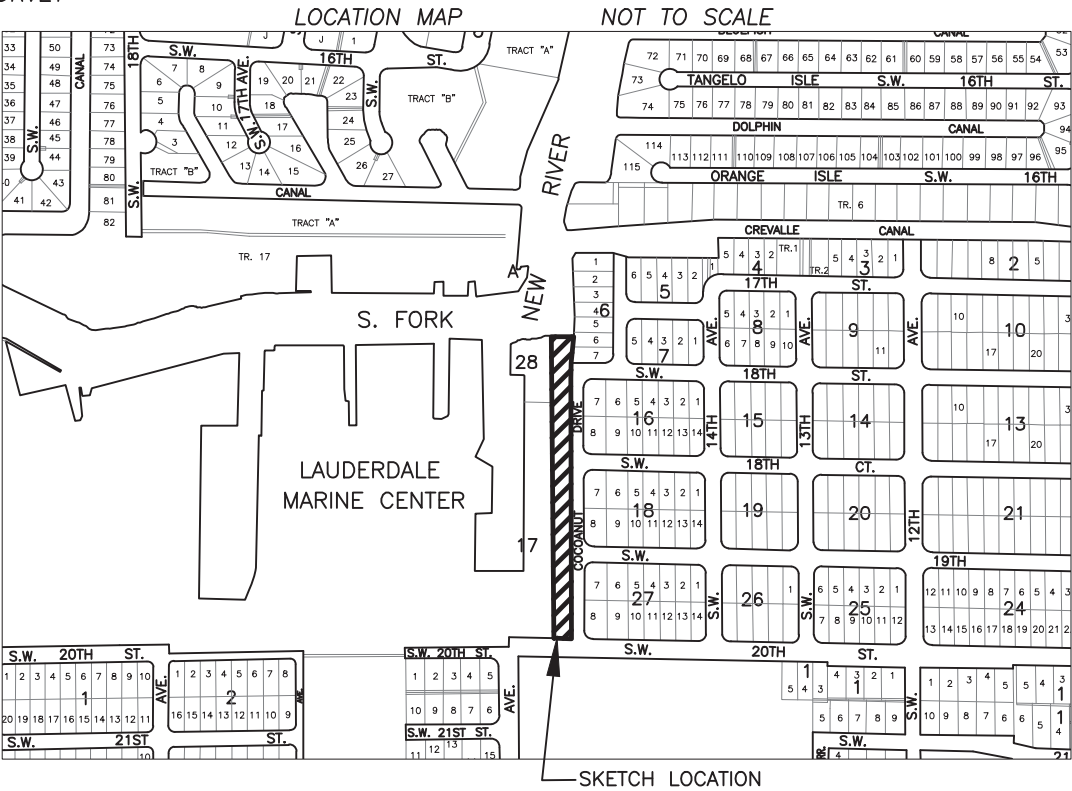


SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY



DESCRIPTION:

A PORTION OF THE 60.00 FOOT WIDE CANAL RESERVATION ADJACENT TO THE EAST LINE OF BLOCKS 17 AND 28, “RE-AMENDED PLAT OF YELLOWSTONE PARK”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING THE EAST 30.00 OF SAID CANAL RESERVATION; BOUNDED ON THE NORTH BY THE SOUTH FORK NEW RIVER; BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF COCONUT DRIVE AND THE WEST LINE OF BLOCK 6, “REVISED PLAT OF YELLOWSTONE PARK”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BOUNDED ON THE WEST BY A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID CANAL RESERVATION; BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 20 STREET.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 30,356 SQUARE FEET OR 0.6969 ACRES MORE OR LESS

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

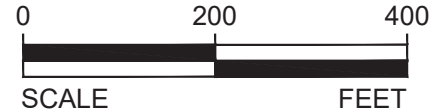
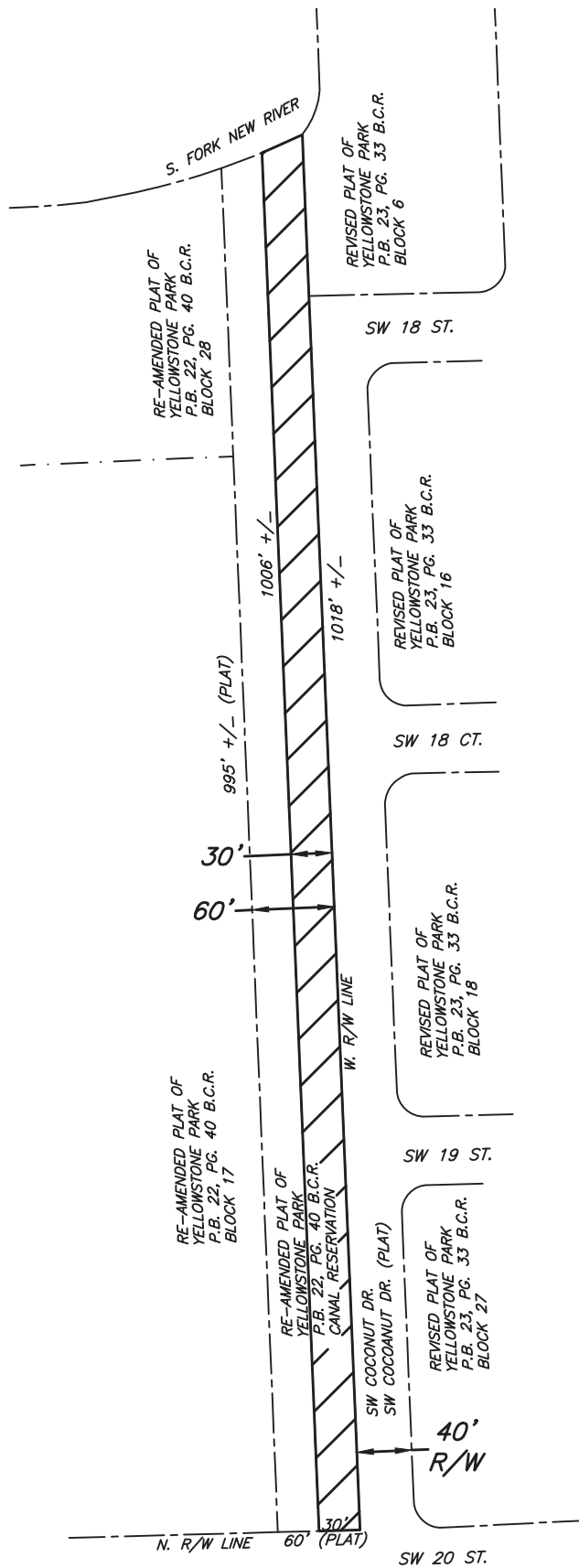
DATED: NOVEMBER 8th, 2024

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA CAM #25-0886
Exhibit 1
Page 1 of 2

Digitally signed by
Michael W Donaldson
Date: 2024.11.19
12:02:09 -05'00'
Adobe Acrobat
version: 2024.004.20272

SHEET 1 OF 2		
CITY OF FORT LAUDERDALE		
EXHIBIT 1		
30’ DRAINAGE EASEMENT		
CANAL RESERVATION P.B. 22, PG. 40		
BY: M.D.	ENGINEERING	DATE: 11/8/24
CHK'D E.R.	DIVISION	SCALE: N.T.S.

SKETCH AND DESCRIPTION



970' +/- (PLAT)

LEGEND:

P.B. = PLAT BOOK
P.G. = PAGE
R/W = RIGHT OF WAY
B.C.R. = BROWARD COUNTY RECORDS
N.T.S. = NOT TO SCALE

THIS IS NOT A SURVEY

SHEET 2 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1

30' DRAINAGE EASEMENT

CANAL RESERVATION P.B. 22, PG. 40

BY: M.D.	ENGINEERING	DATE: 11/8/24
CHK'D E.R.	DIVISION	SCALE: 1"=200'