

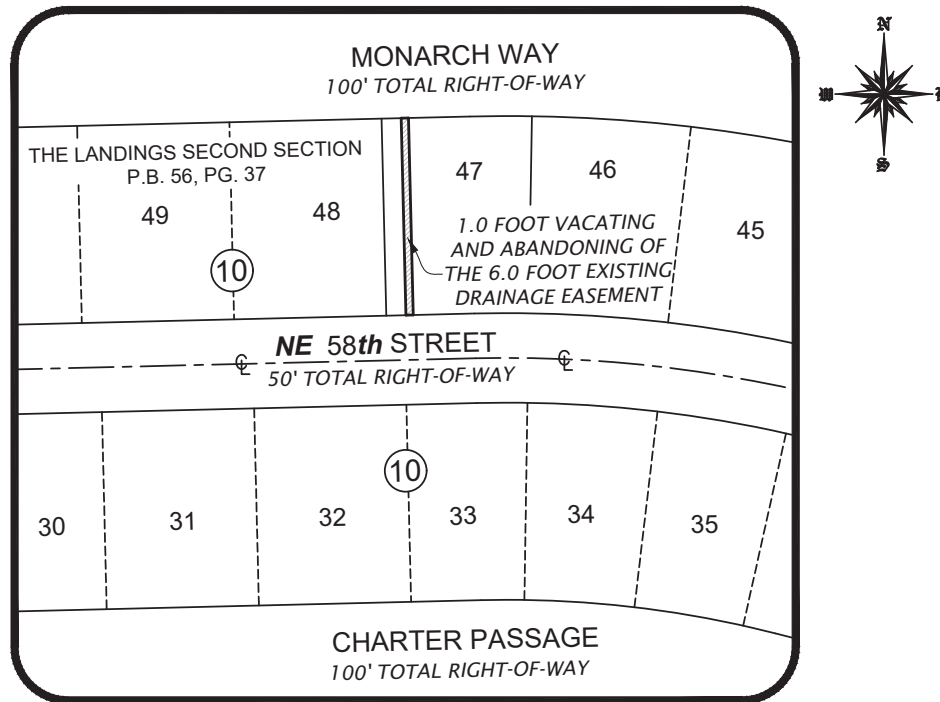
SKETCH AND LEGAL DESCRIPTION
1.0 FOOT VACATING AND ABANDONING OF THE 6.0 FOOT
EXISTING DRAINAGE EASEMENT

THIS IS NOT A BOUNDARY SURVEY

SECTION 7, TOWNSHIP 49 SOUTH, RANGE 43 EAST
LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS: 3201 NE 58TH STREET, FORT LAUDERDALE, FL 33308

PROPERTY FOLIO # : 4943 07 07 0780



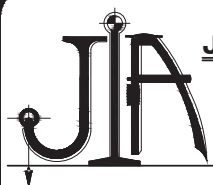
LOCATION SKETCH
SCALE = N.T.S.

SURVEYOR'S NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF NE 58TH STREET, AS SHOWN IN PLAT BOOK 56, PAGE 37, BROWARD COUNTY, FLORIDA, WHICH BEARS N88°37'09"E.

SHEET 1 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	YNV
DATE :	11/15/2024
SCALE:	NONE
SURVEY NO:	17-001513-4
SHEET:	1 OF 3



JOHN IBARRA & ASSOCIATES, INC.
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 WWW.IBARRALANDSURVEYORS.COM

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 FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.
 SUITE B
 CAPE CORAL, FL 33904
 PH: (239) 540-2660
 FAX: (239) 540-2664

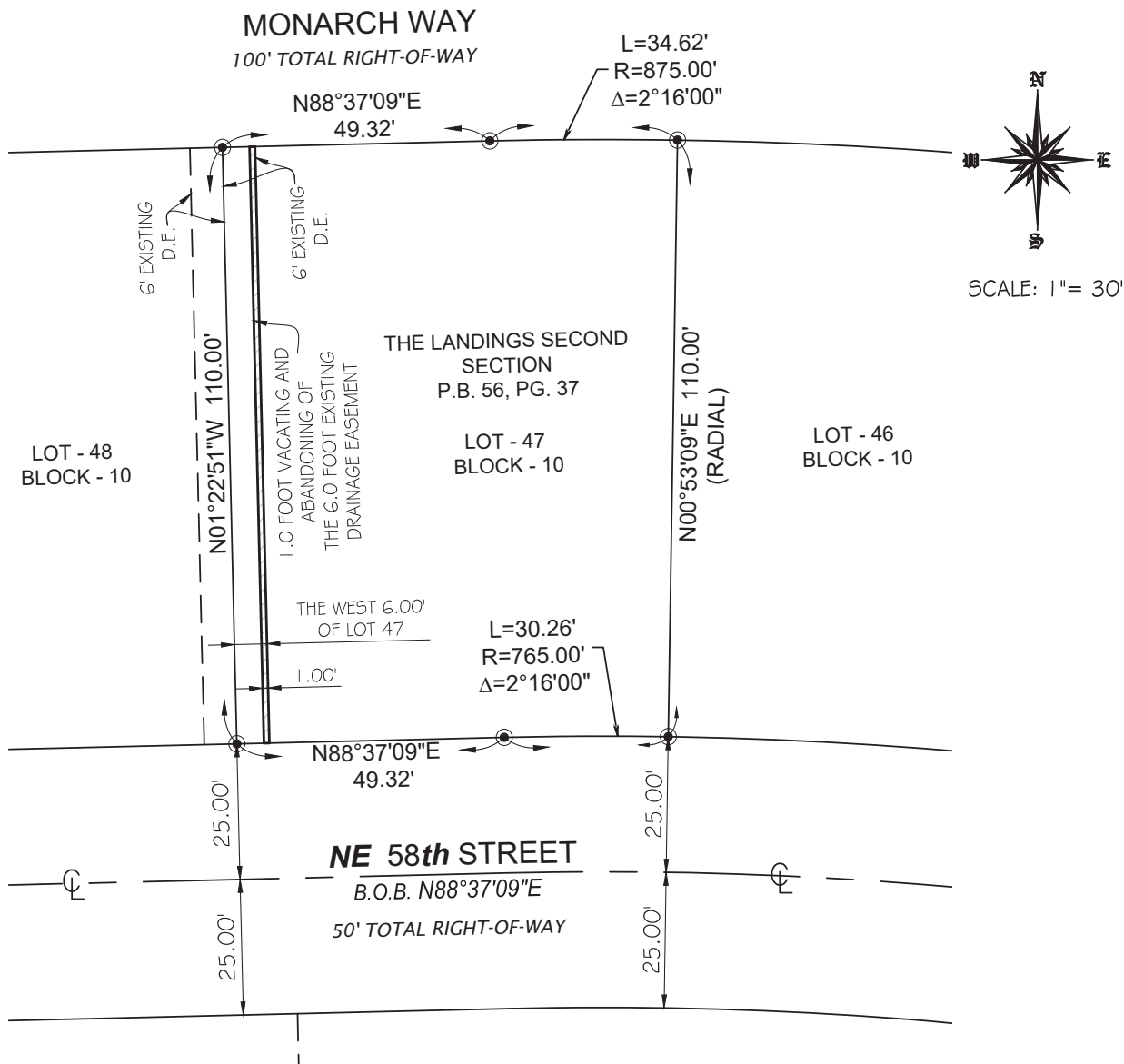


Digitally signed by
 JOHN A IBARRA
 Date: 2024.11.18
 08:26:49 -05'00'
L.B.# 7806

SKETCH AND LEGAL DESCRIPTION
1.0 FOOT VACATING AND ABANDONING OF THE 6.0 FOOT
EXISTING DRAINAGE EASEMENT

THIS IS NOT A BOUNDARY SURVEY

SECTION 7, TOWNSHIP 49 SOUTH, RANGE 43 EAST
LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



SHEET 2 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	YNV
DATE :	11/15/2024
SCALE:	1"=30'
SURVEY NO:	17-001513-4
SHEET:	2 OF 2



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Digitally signed by
 JOHN A IBARRA
 Date: 2024.11.18
 08:27:12 -05'00'

L.B.# 7806

SKETCH AND LEGAL DESCRIPTION
1.0 FOOT VACATING AND ABANDONING OF THE 6.0 FOOT
EXISTING DRAINAGE EASEMENT

THIS IS NOT A BOUNDARY SURVEY

SECTION 7, TOWNSHIP 49 SOUTH, RANGE 43 EAST
LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF LOT 47, BLOCK 10, OF THE LANDINGS SECOND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1.00 FOOT OF THE WEST 6.00 FEET OF SAID LOT 47.

ALL OF THE ABOVE CONTAINING APPROXIMATELY 110 SQUARE FEET.

ABBREVIATIONS:

C	= CENTER LINE
M	= MONUMENT LINE
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
SQ. FT.	= SQUARE FEET
SEC.	= SECTION
TWP	= TOWNSHIP
RGE.	= RANGE
L.B.	= LICENCED BUSINESS
R/W	= RIGHT OF WAY
B.B.L.	= BASE BUILDING LINE
Δ	= CENTRAL ANGLE
L	= ARC DISTANCE
R	= RADIUS
D.E.	= DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
JOHN A IBARRA
 Date: 2024.11.18
 08:27:27 -05'00' 11/15/2024

BY: **JOHN IBARRA** (DATE)
 PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
 (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER).

SHEET 3 OF 3. NOT VALID WITHOUT SHEETS 1 THRU 3.

DRAWN BY:	YNV
DATE :	11/15/2024
SCALE:	1"=30'
SURVEY NO:	17-001513-4
SHEET:	2 OF 2



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 08:27:47 -05'00'

L.B.# 7806