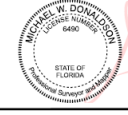


- LEGEND:
 P.O.B = POINT OF BEGINNING
 F.E.C = FLORIDA EAST COAST RAILROAD
 R.O.W = RIGHT OF WAY
 I-95 = INTERSTATE 95
- NOTES:
 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION:
 LANDS LYING IN SECTION 9 AND 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MCNAB ROAD AND THE WEST RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD (SEASIDE COAST LINE RAILROAD); THENCE NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF CYPRESS CREEK CANAL (C-14); THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST BOUNDARY OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTHERLY ALONG SAID EAST BOUNDARY TO THE WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NINETY-FIVE (I-95); THE FOLLOWING COURSES BEING ALONG SAID WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NINETY-FIVE (I-95) AND ALSO BEING THE CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LIMITS;
 THENCE SOUTHERLY, WESTERLY, SOUTHERLY AND SOUTHERLY ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF THE NOW VACATED, I.E. 1ST WAY LING BETWEEN PARCELS 37 AND PARCEL 14 OF THE PLAT "THE GREAT IDEAS" (PLAT BOOK 83, PAGE 48, BROWARD COUNTY RECORDS); THENCE CONTINUE SOUTHERLY, WESTERLY, SOUTHERLY, WESTERLY AND WEST ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE TO THE NORTH RIGHT OF WAY LINE OF E. CYPRESS CREEK ROAD; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE EXTENSION; THENCE SOUTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF THE PLAT LIMITS OF "CYPRESS CREEK CENTER" (PLAT BOOK 104, PAGE 13, BROWARD COUNTY RECORDS); THENCE NORTHEASTERLY AND EAST ALONG THE NORTH LINE OF PARCEL "A" OF SAID PLAT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH, SOUTHEASTERLY AND SOUTH ALONG SAID PARCEL "A" AND SAID PLAT LIMITS AND SOUTHERLY PROLONGATION TO THE NON-VEHICULAR ACCESS LINE OF INTERSTATE 95 AND BEING THE MOST EASTERLY SOUTH CORNER OF PARCEL "A" OF THE PLAT "CYPRESS FINANCIAL CENTER" (PLAT BOOK 125, PAGE 42, BROWARD COUNTY RECORDS); THENCE SOUTHWESTERLY AND NORTHEASTERLY ALONG THE EASTERLY AND WESTERLY LINE OF SAID PARCEL "A" AND CONTINUE WEST AND SOUTHWESTERLY ALONG SAID NON-VEHICULAR ACCESS LINE OF INTERSTATE 95 AND ALSO BEING THE EAST LINE OF NORTH ANDREWS WAY TO THE SOUTH BOUNDARY LINE OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE WEST ALONG SAID SOUTH BOUNDARY, BEHAVING SAID WEST LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NINETY-FIVE (I-95) AND SAID CITY OF FORT LAUDERDALE MUNICIPAL BOUNDARY LIMITS, TO THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (SEASIDE COAST LINE RAILROAD); THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE PLAT "CYPRESS FINANCIAL CENTER" (PLAT BOOK 125, PAGE 42, BROWARD COUNTY RECORDS); THENCE SOUTHWESTERLY AND WESTERLY ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTH LINE OF THE PLAT "CYPRESS CREEK OFFICE & INDUSTRIAL PARK" (PLAT BOOK 115, PAGE 2, BROWARD COUNTY RECORDS); THENCE WEST ON SAID WESTERLY PROLONGATION OF SAID SOUTH LINE OF SAID PLAT TO THE EAST RIGHT OF WAY LINE OF NW 10TH TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE NORTHERLY PROLONGATION THEREOF TO THE SOUTHWEST CORNER OF PARCEL "A" OF THE PLAT "MADIGAN PLAT" (PLAT BOOK 126, PAGE 13, BROWARD COUNTY RECORDS); THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT "A" TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT "A" AND THE EASTERLY PROLONGATION THEREOF TO THE CENTERLINE OF POWERLINE ROAD (NW 9TH AVE); THENCE NORTH ALONG SAID CENTERLINE OF POWERLINE ROAD TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF TRACT 3 OF THE PLAT "E PLAT" (PLAT BOOK 119, PAGE 4, BROWARD COUNTY RECORDS); THENCE EAST ALONG SAID NORTH LINE OF TRACT 3 TO THE WEST RIGHT OF WAY LINE OF SAID FLORIDA EAST COAST RAILROAD; THENCE NORTHEAST ALONG SAID WEST RIGHT OF WAY LINE OF SAID FLORIDA EAST COAST RAILROAD TO THE POINT OF BEGINNING.

DATE: JULY 27, 2018
 CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 34-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL W. DONALDSON
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
 STATE OF FLORIDA



Digitally signed by Michael W Donaldson
 Date: 2024.03.14
 14:28:20 -04'00'

DATE:	JULY 2018
SCALE:	1" = 300'
PROJECT:	88888-PLAN
DATE:	2024.03.14
SCALE:	1" = 300'
PROJECT:	88888-PLAN

CITY OF FORT LAUDERDALE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING & ARCHITECTURE
 100 North Andrews Avenue, Fort Lauderdale, Florida 33301

NO.	DATE	BY	DESCRIPTION
1	1/30/24	M.D.	UPDATE NOTE #3
2	3/14/24	M.D.	UPDATE BOUNDARY MAP

PROJECT # 88888
 UPTOWN LUPA
 CITY BOUNDARY MAP
 WITHIN CORPORATE BOUNDARY LIMIT
 DEVELOPMENT

SHEET NO.	1	OF	1
TOTAL:	1		
CAD FILE:	88888-PLAN		
DRAWING FILE NO.	4-141-27		