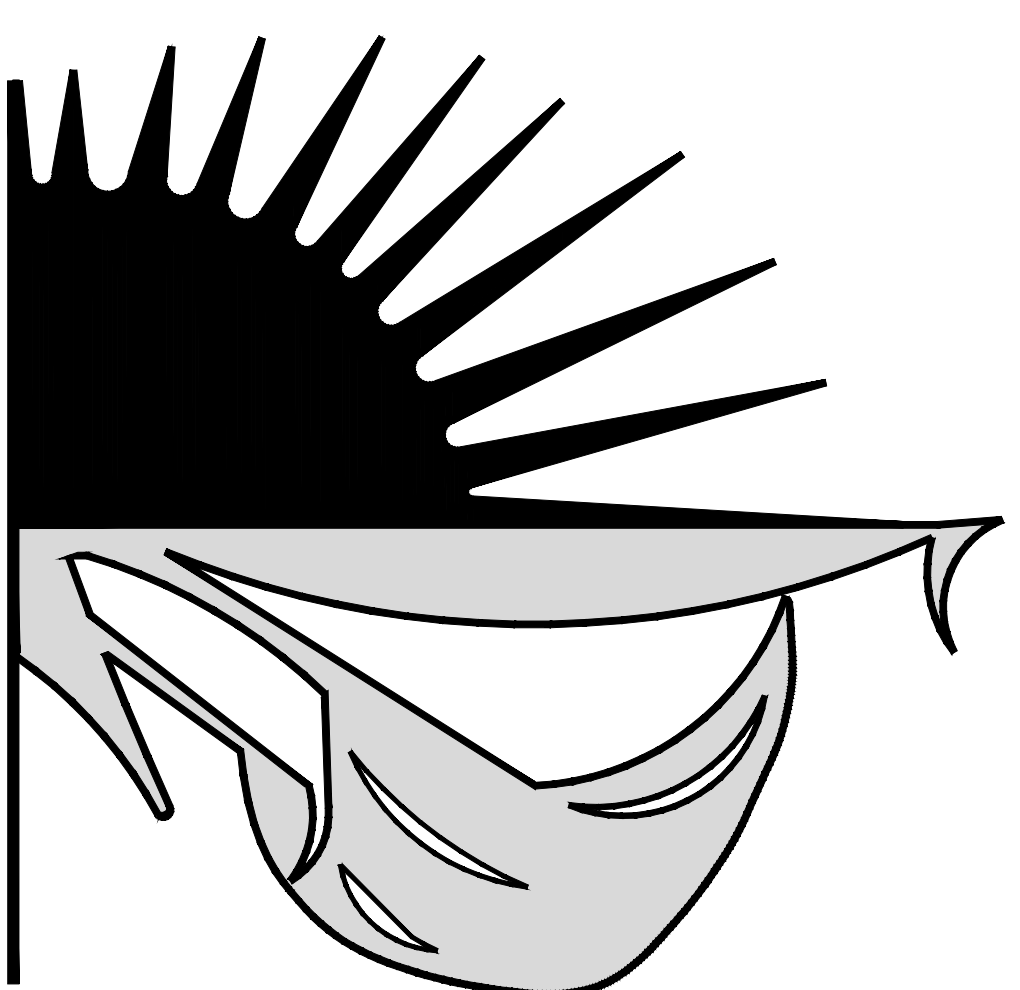


<b>DRAWING INDEX</b>	
V-1	COVER SHEET
V-2	BOUNDARY SURVEY



# CITY OF FORT LAUDERDALE

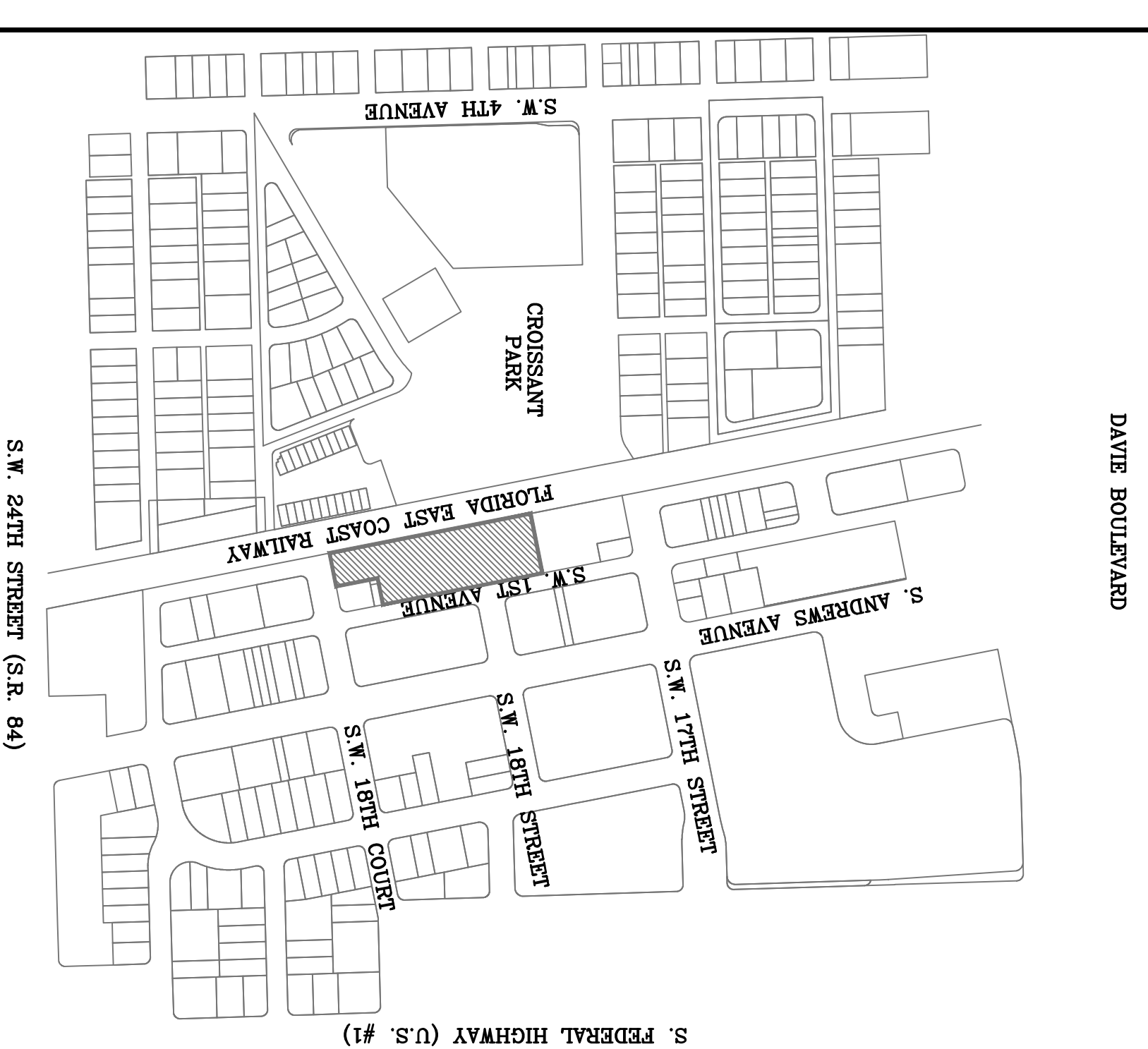
PROJECT #PP151294

LAND SWAP - SITE K

BOUNDARY SURVEY

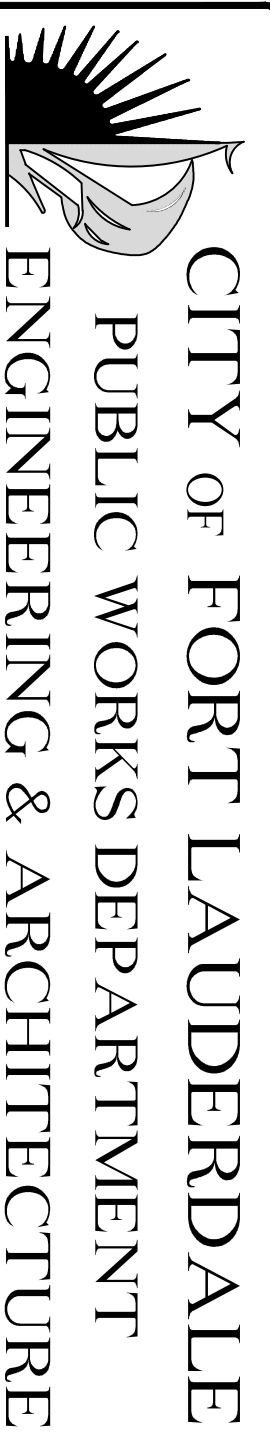
1801 S.W. 1st AVENUE

FORT LAUDERDALE, FLORIDA



**LOCATION SKETCH**

**PROJECT #PP151294**  
**LAND SWAP - SITE K**  
**2.268 ACRE PARCEL**  
 1801 S.W. 1st AVENUE



100 North Andrews Avenue, Fort Lauderdale, Florida 33301

**FORT LAUDERDALE CITY COMMISSION**

JOHN P. "JACK" SELLER	MAYOR
BRUCE G. ROBERTS	COMMISSIONER - DISTRICT I
DEAN J. TRANTALIS	COMMISSIONER - DISTRICT II
ROBERT L. MCKINZIE	COMMISSIONER - DISTRICT III
ROMNEY ROGERS	COMMISSIONER - DISTRICT IV

Thomas C. Shahan Survey Project Manager 954-799-6400 x 344

DATE: 05/06/15  
 CAD FILE: PP151294-2.268  
 DRAWING FILE No.: 4-138-84  
**NOT FOR CONSTRUCTION**



**CRAVEN, THOMPSON AND ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309  
TEL.: (954) 739-6400  
FAX: (954) 739-6409

- SURVEYOR'S NOTES:**
- 1) THE BOUNDARY DESCRIPTION SHOWN HEREON IS BASED ON SKETCH & DESCRIPTIONS PROVIDED BY THE CLIENT AND PREPARED BY MCDONOUGH ENGINEERING COMPANY, JOB ORDER NO. 116389, DATED JUNE 30, 2014.
  - 2) THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) AND REFERENCED TO THE CENTERLINE OF S.W. 1st AVENUE, SAID LINE BEARS SOUTH 11°08'16" EAST.
  - 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE ONLY THOSE EASEMENTS ON THE RECORD PLAT ARE SHOWN UNLESS OTHERWISE NOTED. INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WAS NOT PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP ARE SHOWN AS SHOWN ON THE RECORD PLAT.
  - 4) THIS SURVEY MEETS AND EXCEEDS THE LINEAR OBSERVED OF 1 IN 10,000 FEET FOR COMMERCIAL/HIGH RISK SURVEYS AS DEFINED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (54-17.05 AND 54-052, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
  - 5) THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY LIMITS OF THE PROPERTY DESCRIBED HEREON. EXISTING SITE IMPROVEMENTS WERE NOT LOCATED PER THE CLIENT'S REQUEST. ONLY IMPROVEMENTS ALONG THE BOUNDARY LINES WERE LOCATED IN ORDER TO VERIFY OWNERSHIP LINES.
  - 6) THE CLARITY OF CONTRAST BETWEEN DATA WAS BEING OBTAINED BY REDUCING DISTANCE MEASUREMENTS OF TRAVELER'S CLASSIC. SPECTRA PRECISION SURVEY PRO DATA COLLECTION SOFTWARE.
  - 7) THIS SURVEY DRAWING WAS PREPARED IN THE CONTRACT WITH THE APPROVED CLIENT FOR THIS PROJECT. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE EXPRESS PURPOSES OF THE SURVEY.
  - 8) SHEET V-OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
  - 9) ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE UNDERSIGNED. THIS DOCUMENT CONSISTS OF 2 SHEETS, EACH SHEET SHALL NOT BE CONSIDERED TULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
  - 10) ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

**TITLE NOTES:**

- 1) THE TITLE INFORMATION SHOWN HEREON IS BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 1525448, DATED JUNE 30, 2014, AND APPEARING IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- 2) SUBJECT TO ITEM 9-PROVISIONS OF THE PLAT "A. RESUBDIVISION OF BLOCKS 47 AND 48, CROISSANT PARK", RECORDED IN PLAT BOOK 56, PAGE 18. (NOT PLOTTED-BLANKET IN NATURE)
- 3) SUBJECT TO ITEM 10-SANITARY SEWER EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 303, PAGE 21. (PLOTTED ON SURVEY)
- 4) SUBJECT TO ITEM 11-TRAIL EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 303, PAGE 21. (NOT PLOTTED ON SURVEY)
- 5) NOT SUBJECT TO ITEM 13-TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 208445, PAGE 469. (PLOTTED ON SURVEY, AFFECTS FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY ADJACENT TO SITE)
- 6) ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

**ABBREVIATION LEGEND**

- B.C.R. BROWARD COUNTY RECORDS  
(C) CALCULATED  
C.L.F. CHAIN LINK FENCE  
CONC. CONCRETE  
(F) FIELD  
FND FOUND  
ID IDENTIFICATION  
LB LICENSED BUSINESS  
O.R.B. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
P.C. PAGE  
STR. STORY

**DESCRIPTION:**

A PORTION OF PARCEL "X", A RESUBDIVISION OF PART OF BLOCKS 47 AND 48, CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, DESCRIBED AS FOLLOWS: BOOK 56, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "X"; THENCE NORTH 78°51'44" EAST, ALONG THE NORTH LINE OF SAID PARCEL "X" A DISTANCE OF 250.00 FEET; THENCE SOUTH 11°08'16" EAST, ALONG THE EAST LINE OF SAID PARCEL "X" A DISTANCE OF 54.78 FEET; THENCE SOUTH 11°08'16" EAST, ALONG THE EAST LINE OF SAID PARCEL "X" AND THE WEST RIGHT OF WAY LINE OF SOUTHWEST 1ST AVENUE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 11°08'16" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 480.00 FEET; THENCE SOUTH 78°51'44" WEST, ALONG A "X" A DISTANCE OF 125.00 FEET; THENCE SOUTH 78°51'44" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "X" AND THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 18TH COURT, A DISTANCE OF 100.00 FEET; THENCE NORTH 11°08'16" WEST, ALONG THE WEST LINE OF SAID PARCEL "X" AND THE EAST LINE PARALLEL WITH, AND 27.5100 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 173.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 98,795 SQUARE FEET (2.268 ACRES) MORE OR LESS.

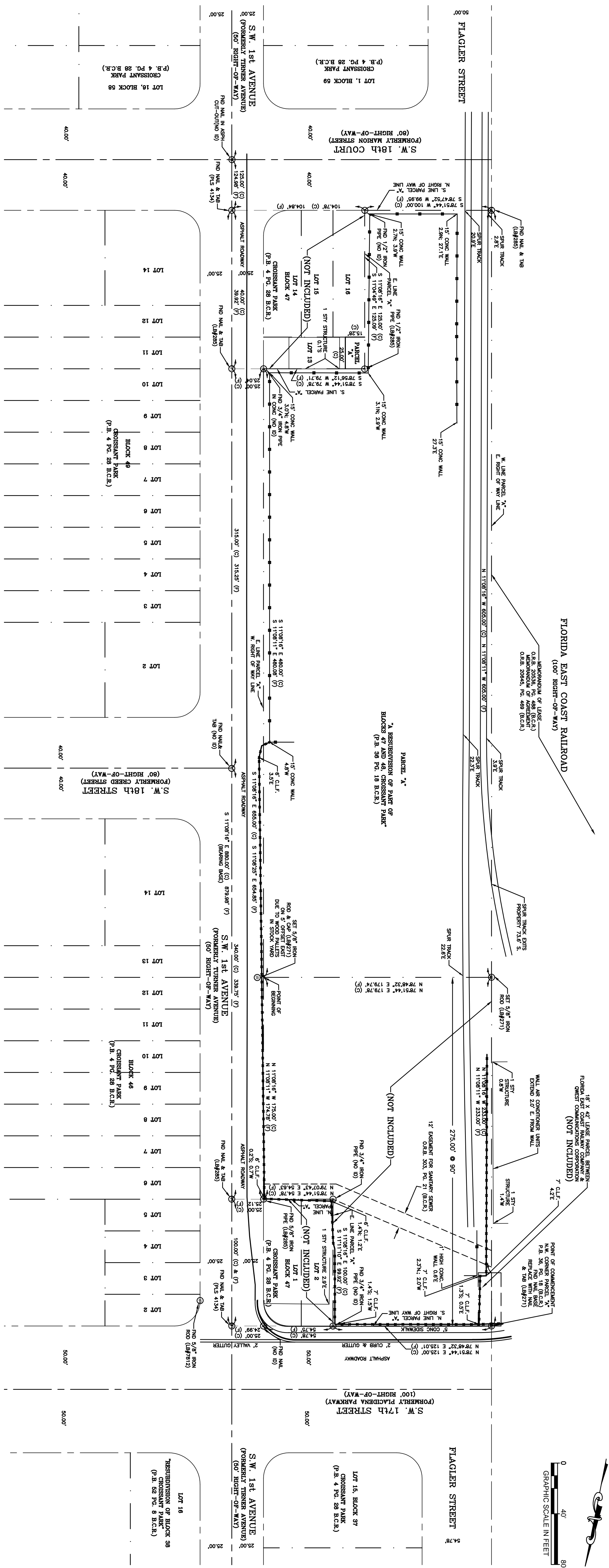
**SURVEYOR'S CERTIFICATE:**

WE HEREBY CERTIFY TO FLORIDA EAST COAST RAILWAY, L.L.C.; CITY OF FORT LAUDERDALE AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THE SURVEY AND REPORT ON COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 54-17.061 & 54-17.082 FLORIDA ADMINISTRATIVE CODE.

LAST DATE OF FIELD WORK: May 26, 2015  
CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB271

THOMAS C. SHAMM-FOR THE FIRM  
PROFESSIONAL SURVEYOR & MAPPER NO. 4387  
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 54-17.061 & 54-17.082 FLORIDA ADMINISTRATIVE CODE.



DRAWN BY: T.S.  
DATE: MAY 6, 2015  
DESIGNED BY: SCALE: 1" = 40'  
CHECKED BY: R.Y.  
FIELD BOOK: 2680 PGS. 63-65

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

REVISIONS				
NO.	DATE	BY	CHK'D	DESCRIPTION
1	05-26-15	T.S.	T.S.	UPDATE TRACK LOCATION
2	05-28-15	T.S.	T.S.	REVISIONS PER COMMENTS

PROJECT # PP151294  
LAND SWAP - SITE K  
2.268 ACRE PARCEL  
BOUNDARY SURVEY  
1801 S.W. 1st AVENUE FORT LAUDERDALE

SHEET NO. OF  
**VO2** 2  
TOTAL: 2  
CADD TITLE: PP151294SURV-2.268  
DRAWING TITLE NO. 4-138-94