

85-193504

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSED by my hand and official seal of the City of Fort Lauderdale, Florida, this

the 5 day of May, 1985

City Clerk

ORDINANCE NO. C-85-43

AN ORDINANCE VACATING, ABANDONING AND CLOSING A PORTION OF N.W. 16TH AVENUE AND AN ALLEY ABUTTING TRACT "A", "RESUBDIVISION OF BLOCK 23 - LAUDERDALE MANORS - AMENDED", RECORDED IN PLAT BOOK 35, AT PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, the Planning and Zoning Board, at its meeting of April 21, 1982 (Case No. 12-P-82), recommended the vacation, abandonment and closing of the below-described street and alley, subject to certain conditions; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on Tuesday, May 7, 1985, at 10 o'clock A.M. in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any objections which might be made with respect to the vacation, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law and the City Commission has determined that there were no persuasive objections to the conditional vacation, abandonment and closing as aforementioned; and

WHEREAS, the City Commission has determined that it is no longer necessary for the City to retain fee simple ownership of such right-of-way, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the portions of the below-described street and alley are, subject to the conditions expressed in Sections 2, 3 and 7 of this Ordinance, hereby vacated, abandoned and closed and shall no longer constitute a public right-of-way:

N. W. 16th Avenue, from N. W. 19th Street, South to N. W. 18th Court, more fully described as follows:

Beginning at the Northwest corner of Lot 1, "RESUBDIVISION OF BLOCK 23 - LAUDERDALE MANORS - AMENDED", as recorded in Plat Book 35, Page 14, of the public records of Broward County, Florida; thence due North, along the Southerly extension of the West line of Tract "A" of said "RESUBDIVISION OF BLOCK 23 - LAUDERDALE MANORS - AMENDED", and along the said West line, a distance of 139.80 feet to a point of curve; thence Northeasterly along the said Westerly line of Tract "A", and along a curve to the right, with a radius of 25.00 feet and a central angle of 90° 27' 56", an arc distance of 39.47 feet to a point of tangency and a point on the South right-of-way line of said N. W. 19th Street; thence North 89° 32' 04" West, along the said South right-of-way line, a distance of 100.00 feet to a point on a curve; thence Southerly along the East line of Block 2, of "LAUDERDALE MANORS 19TH STREET", as recorded in Plat Book 47, Page 8, of the Public Records of Broward County, Florida, the following four courses and distances: Southeasterly along a curve to the

RELATION TO
CITY CLERK
P. O. BOX 14250
FT. LAUDERDALE, FLA.
33302

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right, whose tangent bears South 89° 32' 04" East, with a radius of 25.00 feet and a central angle of 89° 32' 04", an arc distance of 39.07 feet to a point of tangency; thence due South, a distance of 185.89 feet to a point of curve; thence Southeasterly along a curve to the left, with a radius of 150.00 feet and a central angle of 36° 47' 12", an arc distance of 96.31 feet to a point of reverse curve; thence Southerly along a curve to the right, with a radius of 25.00 feet and a central angle of 81° 47' 12", an arc distance of 35.69 feet to a point of tangency and the Point of Termination of the said four courses and distances; thence North 45° 00' 00" East, a distance of 73.21 feet to a point of curve; thence Northeasterly along a curve to the right, with a radius of 52.71 feet and a central angle of 45° 27' 56", an arc distance of 41.83 feet to a point of tangency; thence Westerly and Northerly along the boundary line of Lot 1 of said "RESUBDIVISION OF BLOCK 23 - LAUDERDALE MANORS - AMENDED", the following three courses and distances: North 89° 32' 04" West, a distance of 17.40 feet to a point of curve; thence Northwesterly along a curve to the right, with a radius of 50.00 feet and a central angle of 89° 32' 04", an arc distance of 78.13 feet to a point of tangency; thence due North, a distance of 50.41 feet to the Point of Termination of the said three courses and distances and the Point of Beginning, and

TOGETHER WITH the 15 foot alley lying between TRACT "A" and Lots 1 thru 8 inclusive, "RESUBDIVISION OF BLOCK 23 - LAUDERDALE MANORS - AMENDED" according to the plat thereof, as recorded in Plat Book 35 at page 14 of the Public Records of Broward County, Florida.

SECTION 2. That utility easements are hereby retained by the City with respect to property being vacated, abandoned and closed, as described in Section 1, such easement areas being more fully described as follows:

Beginning at the Northeast corner of Lot 13, Block 2, LAUDERDALE MANORS 19TH STREET, as recorded in Plat Book 47, Page 8, of the Public Records of Broward County, Florida; thence Northerly along the East line of Parcel "A", of said LAUDERDALE MANORS 19TH STREET, and along a curve to the right, whose tangent bears North 11° 38' 07" West, with a radius of 150.00 feet and a central angle of 11° 38' 07", an arc distance of 30.46 feet to a point of tangency; thence due North along the said East line of Parcel "A", a distance of 1.51 feet; thence South 45° 00' 00" East, a distance of 107.13 feet; thence South 45° 00' 00" West, a distance of 30.00 feet; thence North 45° 00' 00" West, a distance of 65.38 feet to a point on the East line of said Lot 13, Block 2 and a point on a curve; thence Northwesterly along the said East line and along a curve to the right, whose

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tangent bears North 19° 09' 29" West, with a radius of 150.00 feet and a central angle of 7° 31' 22", an arc distance of 19.69 feet to the Point of Beginning,

TOGETHER WITH that portion of the Westerly 5 feet of N. W. 16th Avenue, from N. W. 19th Street, South to N. W. 18th Court not previously described, and

TOGETHER WITH the South 10 feet of the aforementioned 15 foot alley.

SECTION 3. That a right-of-way, utilities and public purposes easement is also hereby retained by the City with respect to the North 5 feet of the N.W. 16th Avenue portion of the property being vacated, abandoned and closed, as described in Section 1 above.

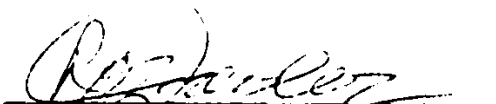
SECTION 4. That a copy of this Ordinance shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

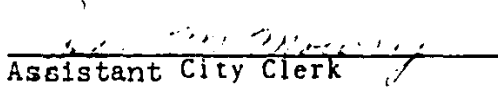
SECTION 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten days from the date of final passage; provided, however, that the failure of the abutting property owner, Riley-Field Co., or its successor, to timely and properly reconstruct such portions of the vacated lands and the intersection of N.W. 16th Avenue and N.W. 18th Court to the Standards and Specifications of the City Engineering Department within ninety (90) days from the effective date of this Ordinance (unless extended by written consent of such Department), shall render the aforementioned vacation null and void.

PASSED FIRST READING this the 7th day of May, 1985.
PASSED SECOND READING this the 21st day of May, 1985.


Mayor
Robert A. Dressler

ATTEST:

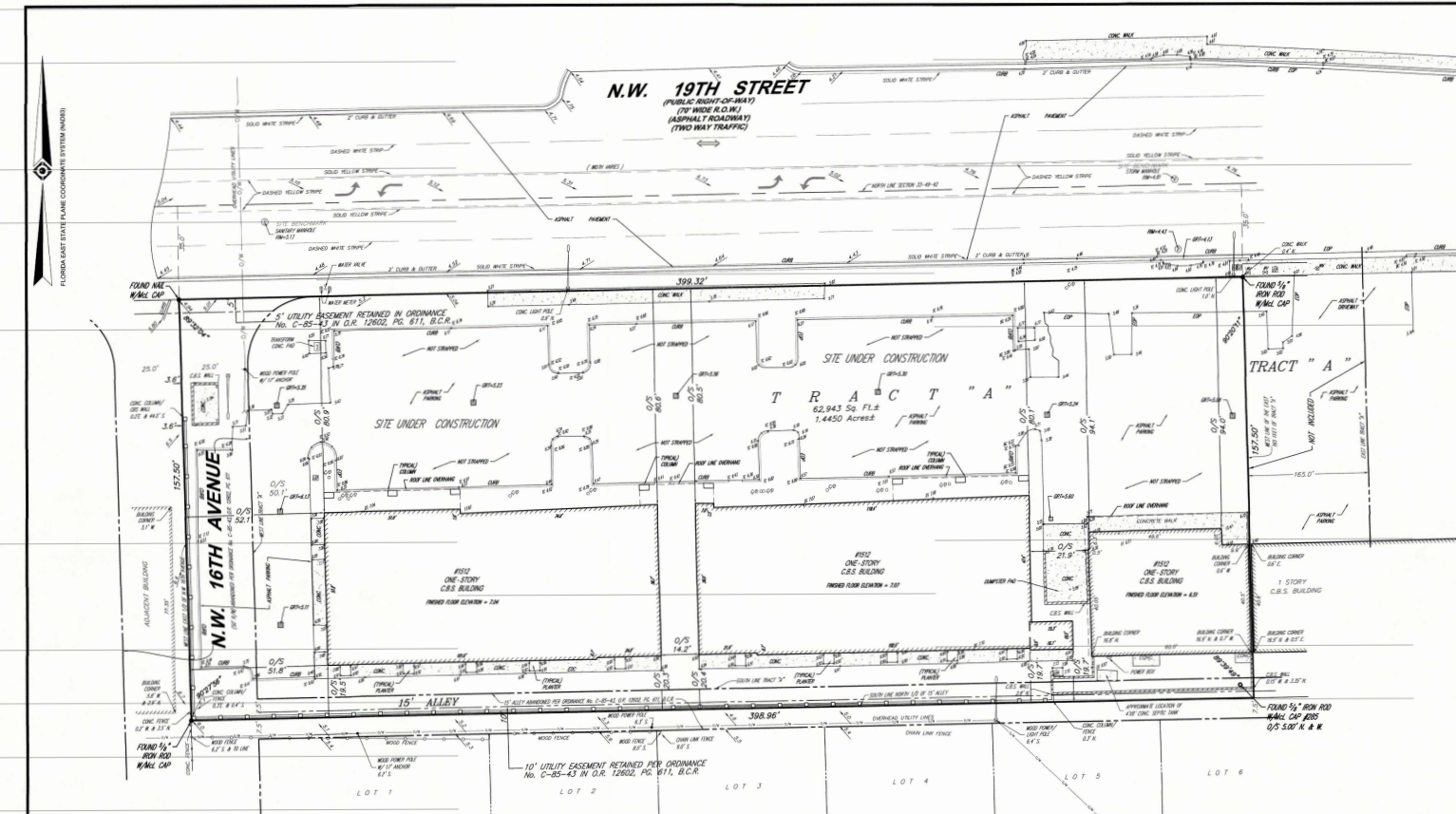

Assistant City Clerk
Jean M. Mowry

5841g

RECORDED BY THE COUNTY RECORDS CLERK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

C-85-43

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VICINITY MAP
©2024 DeLorme, Street Atlas USA
NOT TO SCALE

SURVEY DESCRIPTION:

TRACT "A", LESS THE EAST 165 FEET OF RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE NORTH ONE-HALF (1/2) OF THAT CERTAIN 16 ALLEY LYING SOUTH OF AND ADJACENT THEREON, AND BOUNDED BY THE SOUTHERLY PROJECTION OF THE EAST AND WEST LINES OF THE ABOVE DESCRIBED PROPERTY, ABANDONED PER ORDINANCE NO. C-85-43, AND RECORDED IN OFFICIAL RECORDS BOOK 12812, PAGE 611, BROWARD COUNTY, FLORIDA.

AND TOGETHER WITH THE EAST ONE-HALF (1/2) OF NW 16TH AVENUE LYING WESTERLY OF AND ADJACENT THEREON, AND BOUNDED ON THE NORTH BY THE WESTERLY PROJECTION OF THE NORTH LINE OF TRACT "A", AND BOUNDED ON THE SOUTH BY THE WESTERLY PROJECTION OF THE SOUTH LINE OF THE NORTH ONE-HALF (1/2) OF THE ALLEY LYING SOUTH OF TRACT "A", ABANDONED PER ORDINANCE NO. C-85-43, AND RECORDED IN OFFICIAL RECORDS BOOK 12812, PAGE 611, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 62,943 SQUARE FEET OR 1.440 ACRES MORE OR LESS.

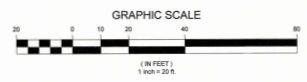
NOTES:

1. PROPERTY KNOWN AS A PORTION OF TRACT "A", RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, PLAT BOOK 35, PAGE 14, BROWARD COUNTY, FLORIDA.
2. AREA 62,943 SQUARE FEET OR 1.440 ACRES MORE OR LESS.
3. UNDERGROUND UTILITIES HAVE NOT BEEN BROWN BEFORE ANY SITE EVALUATION. PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPERTY OWNERS.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES FL, LLC, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. THIS PROPERTY LIES IN FLOOD ZONE "X". ELEVATION 8.5' TO 12.5' ANNUAL CHANCE OF FLOOD HAZARD PER PER FLOOD INSURANCE RATE MAP NO. 12012000A, DATED JULY 31, 2024, COMMUNITY PANEL NO. 120105.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) BASED ON CITY OF FORT LAUDERDALE BENCH MARK #16, ELEVATION 4.705 MARSHE. NAD83 IN BRASS DISC, STAMPED CITY OF FT LAUD, BM 16, NAV 325, TOP OF CURB N SIDE OF NW 19 ST 4.705 MARSHE, 4.705 MARSHE, 4.705 MARSHE.
9. BEARINGS SHOWN HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA EAST ZONE (961), STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION.
10. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE RAISED IMPRESSION OR TOP OF DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAP PER ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REFERENCES:

1. MAP ENTITLED "PLAT OF LAUDERDALE MANORS - AMENDED", PLAT BOOK 35, PG. 14, BROWARD COUNTY RECORDS.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP NO. 12012000A, DATED JULY 31, 2024, COMMUNITY PANEL NO. 120105."
3. MAP ENTITLED "RECORD LAND SURVEY PREPARED BY McLAUGHLIN ENGINEERING COMPANY FILE NUMBER 9-389, DATED JULY 19TH, 2018."

LEGEND	
	EXIST. CONTOUR
	EXIST. SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. BOTTOM OF CURB ELEVATION
	EXIST. TOP OF WALL ELEVATION
	EXIST. BOTTOM OF WALL ELEVATION
	EXIST. FINISHED FLOOR ELEVATION
	OVERHEAD WIRES
	HYDRANT
	WATER VALVE
	ELECTRIC METER
	IRRIGATION VALVE
	SANITARY/SEWER MANHOLE
	CATCH BASINS
	CLEAN OUT
	UTILITY POLE
	STREET LIGHT
	BOLLARD
	PARKING SPACE COUNT
	BUILDING
	CHAIN LINK FENCE
	DOUBLE YELLOW LINE
	EDGE OF CONC.
	EDGE OF PAVEMENT
	LANDSCAPED AREA
	STOP BAR
	SOLID WHITE LINE
	TYPICAL
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	EVIDENCE FOUND
	PLAT
	STATE PLANE COORDINATE
	BROWARD COUNTY RECORDS
	CHAIN LINK FENCE
	ELEV. OF S.L.
	OFFSET
	WITH CONTROL POINT ASSOCIATES
	GRATE
	CENTER LINE



I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

Digitally signed by Jerald A McLaughlin
Date: 2024.09.19 08:20:09 -0400

JERALD A. McLAUGHLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #153289
FLORIDA CERTIFICATE OF AUTHORIZATION LB-8812

FIELD DATE: 08-13-2024
FIELD BOOK NO: 12012000A
FIELD BOOK PG: 11-12
FIELD SHEET: D.J.
DRAWN: J.T.
CHECKED: B.E.
DATE: 08-22-2024

BOUNDARY & TOPOGRAPHIC SURVEY
VE MANAGEMENT
1512 NW 19TH STREET
A PORTION OF TRACT "A", RESUBDIVISION OF BLOCK 23,
CITY OF FORT LAUDERDALE, BROWARD COUNTY
STATE OF FLORIDA

CONTROL POINT ASSOCIATES FL, LLC
1700 NW 19TH STREET, SUITE 400
FT. LAUDERDALE, FL 33304
WWW.CPAFL.COM

FILE NO.: 15-230002-00
SHEET NO.: 1 OF 1