



UDP-V20003

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m. D. o. k.



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: VALENCIA STREET RIGHT-OF-WAY VACATION

ALL THAT PORTION OF VALENCIA STREET RIGHT-OF-WAY (AVENUE VALENCIA), AS DEDICATED BY "LAUDER DEL MAR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUND ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF NORTH BIRCH ROAD AND BOUND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY (NEW RIVER SOUND), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY SOUTHEAST CORNER OF LOT 11, BLOCK 11 OF SAID "LAUDER DEL MAR", SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH BIRCH ROAD; THENCE SOUTH 24°59'15" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 111.24 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, AT THE EASTERLY NORTHEAST CORNER OF LOT 1, BLOCK 12 OF SAID "LAUDER DEL MAR"; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VALENCIA STREET, ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, BLOCK 12, THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 115°59'00", FOR AN ARC LENGTH OF 50.61 FEET TO A POINT OF TANGENCY; 2) SOUTH 89°00'15" WEST 85.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY (NEW RIVER SOUND), SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 24°59'15" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF VALENCIA STREET 55.62 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 11, BLOCK 11, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VALENCIA STREET; THENCE ALONG SAID SOUTHERLY LINE OF SAID LOT 11 AND SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOW TWO COURSES AND DISTANCES; 1) NORTH 89°00'15" EAST 109.37 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; 2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°01'00", FOR AN ARC LENGTH OF 27.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 6,659 SQUARE FEET (0.1529 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1929, WITH 1990 ADJUSTMENT, FL-E, FROM FIELD OBSERVATION USING GLOBAL POSITIONING SYSTEM EQUIPMENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH BIRCH ROAD BEING SOUTH 24°59'15" WEST.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY.

FILE: LAS OLAS HARBOR CLUB LLC

SCALE: N/A

DRAWN: BB

ORDER NO.: 67803

DATE: 11/5/20

VALENCIA STREET RIGHT-OF-WAY VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: ONE BIRCH

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290 STATE OF FLORIDA

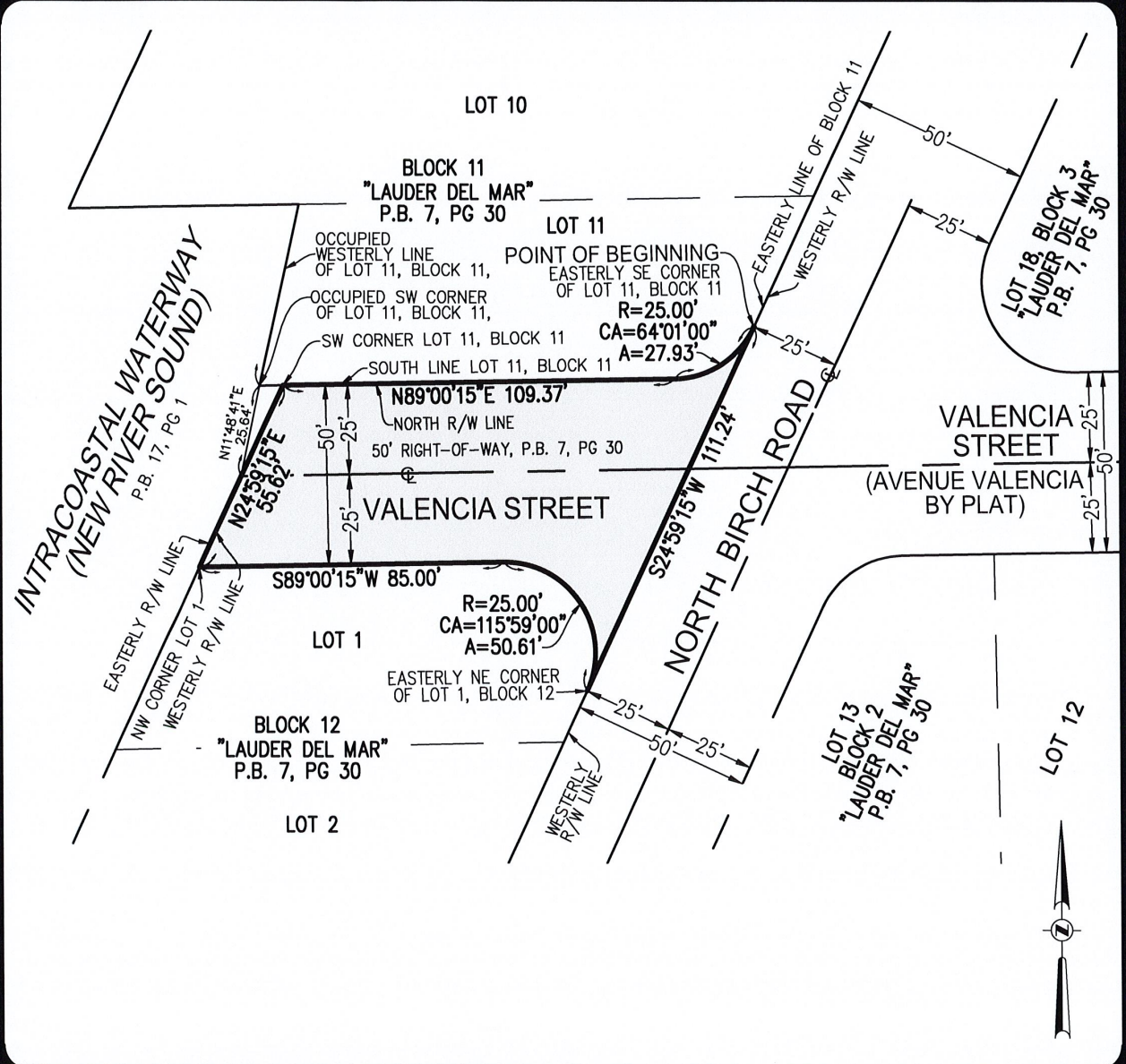
m.D.O.K.



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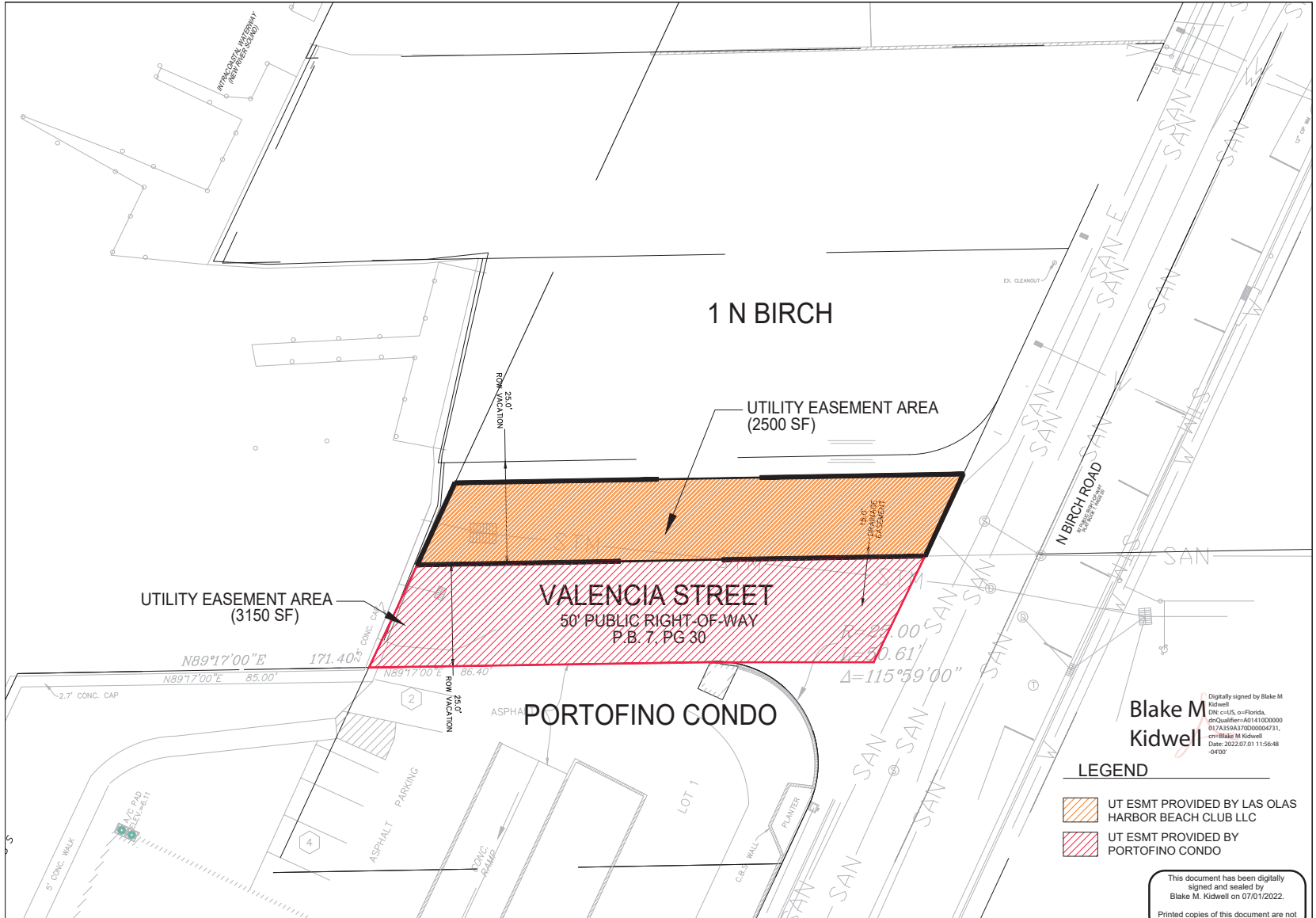
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CERTIFICATE OF AUTHORIZATION LB#3870



FILE: LAS OLAS HARBOR CLUB LLC	
SCALE: 1" = 40'	DRAWN: BB
ORDER NO.: 67803	
DATE: 11/5/20	
VALENCIA STREET RIGHT-OF-WAY VACATION	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: ONE BIRCH	

SHEET 2 OF 2		THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2	
LEGEND:			
⊙	CENTERLINE		
O.R.B.	OFFICIAL RECORDS BOOK		
R/W	RIGHT-OF-WAY		
R=	RADIUS	P.B.	PLAT BOOK
CA=	CENTRAL ANGLE	PG	PAGE
A=	ARC LENGTH		



Digitally signed by Blake M Kidwell
 DN: cn=US, o=Florida, dnQualifier=4014100000
 017A359A37000004731, c=Blake M Kidwell
 Date: 2022.07.01 11:56:48 -0400

- LEGEND**
- UT ESMT PROVIDED BY LAS OLAS HARBOR BEACH CLUB LLC
 - UT ESMT PROVIDED BY PORTOFINO CONDO

This document has been digitally signed and sealed by Blake M. Kidwell on 07/01/2022.
 Printed copies of this document are not considered signed and sealed.



Sheet Title
UTILITY EASEMENT EXHIBIT

JOB Title
1 N BIRCH ROW VACATION
 FORT LAUDERDALE, FLORIDA



Revisions

No.	Description

Phase:
 DRG DOCUMENTS



Scale:	Scale:
1"=10'	50'/7/21
Job No. 05-257202	Rev No. 00/7/21
Drawn by: SRCD	Sheet No. V3
Proj. Mgr: SRCD	
Appr. by: AMF	3 of 3

