



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FL 33309
PHONE (954) 763-7611 * FAX (954) 763-7613

Michael
Donaldson

Digitally signed
by Michael
Donaldson

Date: 2020.06.24

12:26:41 -04'00'

**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM "B-3" TO "UUV-NL"
SHEET 1 OF 4 SHEETS**

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

PARCEL 1:

BUILDING SITES 1 & 2; ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCEL "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, N.E. 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET; THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 139.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 121.29 FEET; THENCE SOUTH 31°05'15" WEST, A DISTANCE OF 60.31 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 18.29 FEET; THENCE NORTH 31°05'15" EAST, A DISTANCE OF 60.31 FEET THENCE NORTH 89°47'30" EAST; A DISTANCE OF 96.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN UNDIVIDED 70 PERCENT INTEREST AS TENANT-IN-COMMON IN THE FOLLOWING COMMON AREAS: THAT PORTION OF PARCEL "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THAT CERTAIN 155 FOOT CANAL, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY (N.E. 1ST WAY), NOW VACATED, LYING WEST OF THE LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE 95, AND THAT PORTION OF PARCEL "G", OF SAID PINE CREST ISLES, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 1ST WAY, NOW VACATED; THENCE SOUTH 59°03'29" WEST, ALONG THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 81.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 61°06'44" WEST, A DISTANCE OF 370.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED LINE;

LESS:

BUILDING SITES 1 & 2; ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, N.E. 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED ON SHEET 2

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
13th day of May, 2020.

General revisions made this 2nd day
of June, 2020.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East right-of-way line of Andrews Avenue, as South 43°15'05" West.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-5245 _____

CHECKED BY: _____

REF. DWG.: 19-3-013

C: \JMMjr/2020/V5245 (REZONE)



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LB#285

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**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM "B-3" TO "UUV-NE"
SHEET 2 OF 4 SHEETS**

LEGAL DESCRIPTION (CONTINUED):

COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED, THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET; THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET, THENCE NORTH 00°12'30" WEST, A DISTANCE OF 139.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 121.29 FEET; THENCE SOUTH 31°05'15" WEST, A DISTANCE OF 60.31 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 18.29 FEET, THENCE NORTH 31°05'15" EAST, A DISTANCE OF 60.31 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE 96.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

BUILDING SITE 3, ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, NE., 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 26.00 FEET THENCE NORTH 89°47'30" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET, THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING. ALSO LESS AND EXCEPT THE FEE SIMPLE RIGHT OF WAY DESCRIBED IN THE AGREED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 20320, PAGE 502, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

ALL THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING SOUTHEAST OF THE RIGHT-OF-WAY OF ORIGINAL ANDREWS AVENUE EXTENSION AS SHOWN ON THE STATE RIGHT-OF-WAY MAP #86070-2413 DATED FEBRUARY 27, 1973.

LESS

THEREFROM THAT PORTION OF A FIVE FOOT WIDE STRIP OF LAND DEEDED TO BROWARD COUNTY FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN OFFICIAL RECORDS BOOK 8019, PAGE 278, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

BUILDING SITE 3, ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND

THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, NE., 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 26.00 FEET THENCE NORTH 89°47'30" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET, THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON SHEET 3

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5245

CHECKED BY: _____

REF. DWG.: 19-3-013

C: \JMMjr\2020\V5245 (REZONE)



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**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM "B-3" TO "UUV-NE"
SHEET 3 OF 4 SHEETS**

LEGAL DESCRIPTION (CONTINUED):

PARCEL 5:

AN UNDIVIDED 30 PERCENT INTEREST AS TENANT-IN-COMMON IN THE FOLLOWING COMMON AREAS: THAT PORTION OF PARCEL "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THAT CERTAIN 155 FOOT CANAL, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY (N.E. 1ST WAY), NOW VACATED, LYING WEST OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 95, AND THAT PORTION OF PARCEL "G", OF SAID PINE CREST ISLES, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 1ST WAY, NOW VACATED; THENCE SOUTH 59°03'29" WEST, ALONG THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 81.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 61°06'44" WEST, A DISTANCE OF 370.94 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED LINE;

LESS:

BUILDING SITES 1 & 2; ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, N.E. 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED, THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET; THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET, THENCE NORTH 00°12'30" WEST, A DISTANCE OF 139.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 14.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 121.29 FEET; THENCE SOUTH 31°05'15" WEST, A DISTANCE OF 60.31 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 18.29 FEET, THENCE NORTH 31°05'15" EAST, A DISTANCE OF 60.31 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE 96.00 FEET TO THE POINT OF BEGINNING.

AND LESS:

BUILDING SITE 3, ALL AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: PORTIONS OF PARCELS "G" AND "H", PINE CREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PORTION OF THAT CERTAIN 60 FOOT ROAD RIGHT-OF-WAY, N.E., 1ST WAY, NOW VACATED, LYING BETWEEN SAID PARCELS "G" AND "H", ALL MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF I-95 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 1ST WAY, NOW VACATED; THENCE NORTH 44°49'32" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET THENCE NORTH 45°10'28" WEST, A DISTANCE OF 56.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 82.00 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET; THENCE SOUTH 89°47'30" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 26.00 FEET THENCE NORTH 89°47'30" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°12'30" WEST, A DISTANCE OF 40.50 FEET, THENCE NORTH 89°47'30" EAST, A DISTANCE OF 82.00 FEET THENCE SOUTH 00°12'30" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FEE SIMPLE RIGHT OF WAY DESCRIBED IN THE AGREED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 20320, PAGE 502, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 187,924 SQUARE FEET OR 4.3141 ACRES MORE OR LESS.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5245

CHECKED BY: _____

REF. DWG.: 19-3-013

C: \JMMjr\2020\V5245 (REZONE)



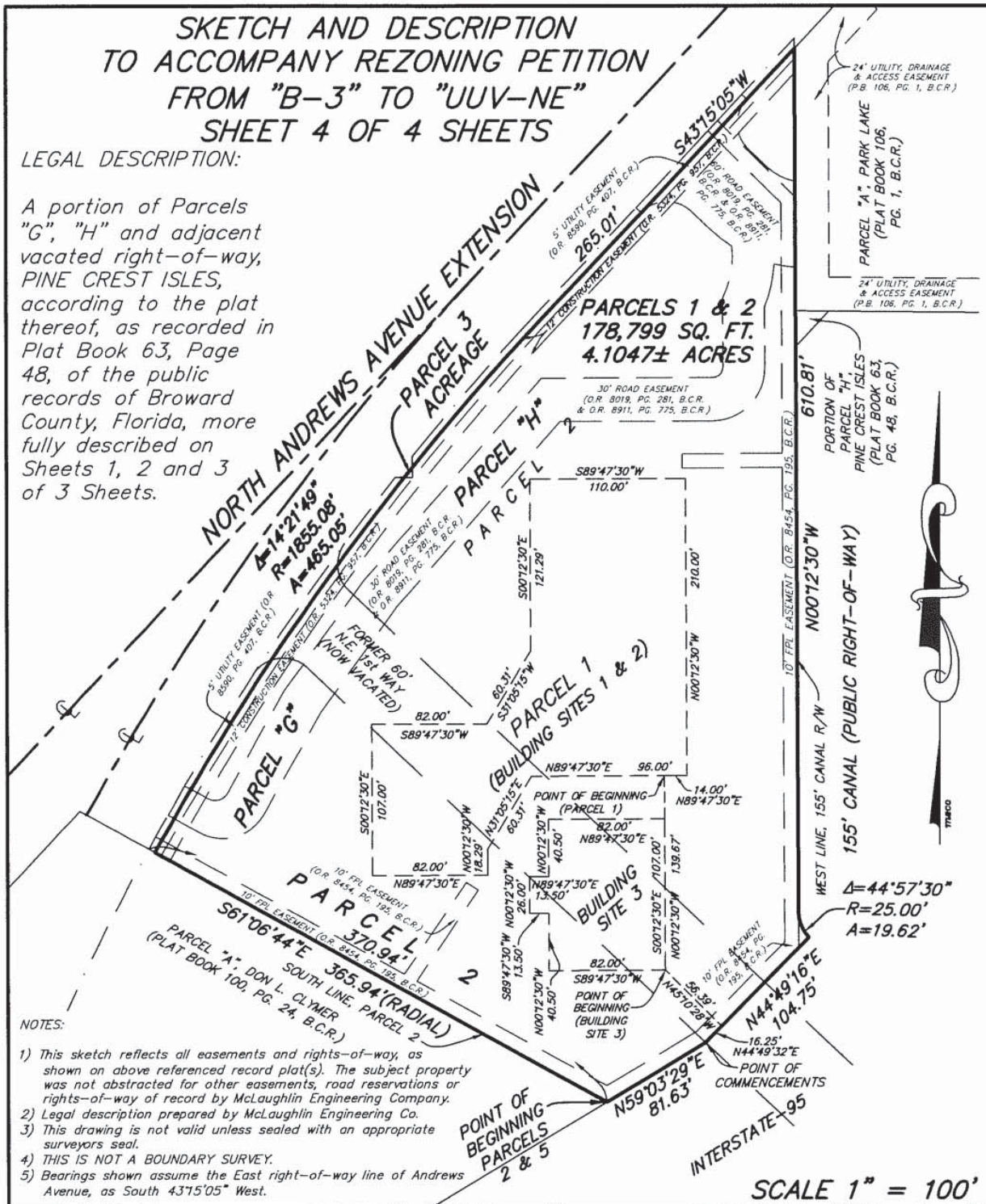
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**SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM "B-3" TO "UUV-NE"
SHEET 4 OF 4 SHEETS**

LEGAL DESCRIPTION:

A portion of Parcels
"G", "H" and adjacent
vacated right-of-way,
PINE CREST ISLES,
according to the plat
thereof, as recorded in
Plat Book 63, Page
48, of the public
records of Broward
County, Florida, more
fully described on
Sheets 1, 2 and 3
of 3 Sheets.



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East right-of-way line of Andrews Avenue, as South 43°15'05" West.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5245

CHECKED BY: _____

REF. DWG.: 19-3-013

C: \JMMjr\2020\V5245 (REZONE)

CAM # 20-0575

Exhibit 3

Page 4 of 4