## CONTROL POINT ASSOCIATES, FL, LLC. LB #8137

TRADITIONAL METHODS | MODERN APPROACHES

1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 \* EMAIL: DDONAHOE@CPASURVEY.COM

M D O.K. SCALE 1" = 40' N.W. 7th STREET SKETCH AND DESCRIPTION 29 TO ACCOMPANY REZONING PETITION 37 27 32 FROM RM-15 TO NWRAC MUW 26 33 LOTS 9 & 10. 25 34 24 35 BLOCK 1, LINCOLN PARK, 23 36 (PLAT BOOK 5, PG. 2, B.C.R.) 37 A VENUE 21 38 LEGEND: 20 19 B.C.R.= BROWARD COUNTY RECORDS 39 P.B., PG. = PLAT BOOK AND PAGE 40 R/W= RIGHT-OF-WAY 18 41 14th 42 LOT 11 16 LOT 48 43 19.0' 100.00 N89'35'15"W 15 44 ₹. ₹. 14 45 LINCOLN PARK (P.B. 5, PG. 2, B.C.R.) 13 46 **LOT 10** LOT 49 12 00,00,005 5,000 SQ. FT. 11 48 49 50 LOT 9 LOT 50 BLOCK 1 ∧iდin, 19.0" 589'35'15"E 100,00 N.W. 6th STREET SITE LAYOUT NOT TO SCALE 107 0 0 LEGAL DESCRIPTION: ×. ₹ Lots 9 and 10, Block 1, Lincoln Park, according to the corrected plat thereof, as recorded in Plat Book 5, Page 2, of the public records of ø Broward County, Florida. 8 FORMER, R/W LINE -21 35.0 Said lands situate, lying and being in, 80 155 Broward County, Florida and containing 5,000 square feet or - S. LINE, NE 1/4, SECTION 4-50-42 0.1148 acres more or less. CERTIFICATION Certified Correct. Dated at Fort N.W. 6th STREET (SISTRUNK BLVD.) Lauderdale, Florida this 14th day of June, 2024. NOTES: Revised Title this 21st day of April, 1) This sketch reflects all easements and rights-of-way, as 2025. 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 Control Point Associates, FL, LLC. CONTROL POINT ASSOCIATES FL, LLC. 2) Legal description prepared by Control Point Associates, FL, LLC. 3) This drawing is not valid unless sealed with an appropriate surveyors seal. JAMES M. MCLAUGHLIN JR. 4) THIS IS NOT A BOUNDARY SURVEY.

FIELD BOOK NO.		James M	McLaughin 3/ DN: C=US. SERALNUMBER= MAS2025930441603. S=Floriga, L=Fort Lauderdale, OID 2.5 4.97="NTRUS+FL- L1600096682", O="CONTROL	DRAWN	ВҮ:	JMM jr
JOB ORDER NO.	15-240265-00	McLaug	POINT ASSOCIATES FL, LLC*, CN=James M McLaughin Jr, E= jmmclaughin@cpasurvey.com Reason: I am the author of this	CHECKED	BY:	
		hlin Jr	Goodners: Location: Date: 2025.04.21 09.29.36-04'00' Foot PDF Editor Version: 2024.4.1			/2024/15-240265-00 (SKETCH)

 Bearings shown assume the West line of Lots 9 and 10, as North 00'00"00" East. Registered Land Surveyor No. LS4497

State of Florida.