

m. D. o.k.

SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

That platted Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the southwest corner of said Parcel A; thence N08°12'14"E, along the west line of said Parcel A, 111.31 feet to the POINT OF BEGINNING; thence continue N08°12'14"E, along said west line, 121.24 feet; thence S81°40'57"E, 250.43 feet; thence N07°19'14"E, 143.36 feet; thence N03°23'12"W, 64.27 feet to a point hereinafter referred to as POINT "A"; thence continue N03°23'12"W, 36.77 feet to a point hereinafter referred to as POINT "B"; thence continue N03°23'12"W, 164.71 feet; thence N80°12'33"W, 63.36 feet; thence N09°20'02"E, 12.50 feet to a point hereinafter referred to as POINT "C"; thence continue N09°20'02"E, 55.55 feet to a point hereinafter referred to as POINT "D"; thence continue N09°20'02"E, 60.75 feet to the north line of said Parcel A; thence N89°02'35"E, along said north line, 144.39 feet; thence S00°57'25"E, 100.00 feet to a southeasterly corner of said Parcel A; thence S03°40'23"E, along the east line of said Parcel A and along the west right-of-way line of Birch Road, 20.41 feet; thence S01°11'55"E, 315.11 feet; thence S07°46'24"W, 147.96 feet to the east line of said Parcel A; thence S20°35'29"W, along said east line, 8.88 feet; thence S00°57'25"E, along said east line, 20.00 feet; thence S89°02'35"W, along said east line, 2.33 feet; thence S00°57'25"E, along said east line, 6.19 feet; thence S07°35'35"W, 169.80 feet; thence S54°00'02"W, 31.57 feet to the south line of said Parcel A; thence N79°08'56"W, along said south line, 74.32 feet; thence N07°19'14"E, 151.14 feet; thence N68°51'04"W, 35.82 feet; thence N79°34'47"W, 35.76 feet; thence S86°31'26"W, 95.36 feet to a point hereinafter referred to as POINT "E"; thence continue S86°31'26"W, 89.69 feet to the POINT OF BEGINNING.

TOGETHER WITH:

That platted 10 foot Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida and being 5.00 feet on each side of the following described centerline:

BEGIN at the aforementioned POINT "A"; thence N81°39'41"W, 123.13 feet; thence S35°55'16"W, 95.00 to the POINT OF TERMINATION of said centerline.

Side lines of said 10 foot Utility Easement are to be shortened or lengthened to coincide with the adjoining platted Utility Easement.


TOGETHER WITH:

That platted 50 foot Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida and being 25.00 feet on each side of the following described centerline:

BEGIN at the aforementioned POINT "B"; thence N81°36'22"W, 112.97 feet; thence N70°34'16"W, 63.93 feet; thence N81°18'53"W, 52.25 feet to the west line of said Parcel A and to the POINT OF TERMINATION of said centerline.

Side lines of said 50 foot Utility Easement are to be shortened or lengthened to coincide with the adjoining platted Utility Easement and the west line of said Parcel A.

LAND DESCRIPTION continue on Sheet 2 of 5

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			SCALE:	N/A
			DATE:	07/11/2019
			BY:	M.M.K.
			CHECKED:	M.D.A.
			F.B.	N/A PG. N/A
			SHEET:	1 OF 5

h-o. o.k.

SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION continue from Sheet 1 of 5:

TOGETHER WITH:

That platted 25 foot Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida and being 12.50 feet on each side of the following described centerline:

BEGIN at the aforementioned POINT "C"; thence N80°12'33"W, 131.75 feet to the west line of said Parcel A and to the POINT OF TERMINATION of said centerline.

Side lines of said 25 foot Utility Easement are to be shortened or lengthened to coincide with the adjoining platted Utility Easement and the west line of said Parcel A.

TOGETHER WITH:

That platted 10 foot Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida and being 5.00 feet on each side of the following described centerline:

BEGIN at the aforementioned POINT "D", said point being on the arc of a curve concave to the southeast, a radial line to said point bears N00°27'48"W; thence southwesterly along the arc of said curve, having a radius of 90.00 feet and a central angle of 70°09'23", a distance of 110.20 feet; thence N81°56'28"W, 58.10 feet to the west line of said Parcel A and to the POINT OF TERMINATION of said centerline.

Side lines of said 10 foot Utility Easement are to be shortened or lengthened to coincide with the adjoining platted Utility Easement and the west line of said Parcel A.


TOGETHER WITH:

That platted 10 foot Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida and being 5.00 feet on each side of the following described centerline:

BEGIN at the aforementioned POINT "E"; thence S08°15'05"W, 133.53 feet to the south line of said Parcel A and to the POINT OF TERMINATION of said centerline.

Side lines of said 10 foot Utility Easement are to be shortened or lengthened to coincide with the adjoining platted Utility Easement and the south line of said Parcel A.

Said lands situate and being in the City of Fort Lauderdale, Broward County, Florida.

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			SCALE:	N/A
			DATE:	07/11/2019
			BY:	M.M.K.
			CHECKED:	M.D.A.
			F.B. N/A PG. N/A	
			SHEET:	2 OF 5

M.D. O.K.

SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

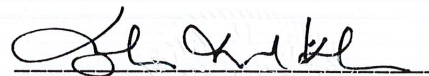
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, LAS OLAS DEL MAR I, based on the west line of Parcel A having a bearing of N08°12'14"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; CL = Centerline; L = Arc Length; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way; U.E. = Utility Easement.


CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 7/11/19



MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #: 9608-4A
		SURVEYING & MAPPING	SCALE: N/A
		50 S.W. 2nd AVENUE, SUITE 102	DATE: 07/11/2019
		BOCA RATON, FLORIDA 33432	BY: M.M.K.
		(561) 392-2594 / www.AVIROMSURVEY.com	CHECKED: M.D.A.
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		SHEET: 3 OF 5	

h.D.O.K.

SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT
 LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SEE SHEET
5 OF 5
 MATCHLINE



NEW RIVER SOUND
 (INTRACOASTAL WATERWAY)

P.O.B.

WEST LINE OF
 PARCEL A
 (BEARING BASIS)

P.O.C.

S.W. CORNER OF PARCEL A
 (P.B. 147/20, B.C.R.)

P.O.T.

(P.B. 147/20, B.C.R.)
 (TO BE ABANDONED)

PARCEL A
 LAS OLAS DEL MAR I
 (P.B. 147/20, B.C.R.)

S81°40'57"E 250.43'
U.E.
 (P.B. 147/20, B.C.R.)
 (TO BE ABANDONED)

POINT "E"

S86°31'26"W 89.69'
 S86°31'26"W 95.36'

10' U.E.
 (P.B. 147/20, B.C.R.)
 (TO BE ABANDONED)

S08°15'05"W 133.53'

P.O.T.

SOUTH LINE OF PARCEL A
 LAS OLAS BOULEVARD
 (STATE ROAD NO. 842)

EAST LINE
 OF PARCEL A

U.E.
 (P.B. 147/20, B.C.R.)
 (TO BE ABANDONED)

N79°08'56"W 74.32'

S01°11'55"E 315.11'

N07°19'14"E 143.36'

N79°34'47"W 35.76'

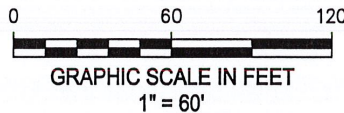
N68°51'04"W 35.82'

S07°46'24"W 147.96'

BIRCH ROAD

ROADWAY & U.E. (P.B. 147/20, B.C.R.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°35'29"W	8.88'
L2	S00°57'25"E	20.00'
L3	S89°02'35"W	2.33'
L4	S00°57'25"E	6.19'



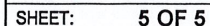
REVISIONS



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JOB #: **9608-4A**
 SCALE: **1" = 60'**
 DATE: **07/11/2019**
 BY: **M.M.K.**
 CHECKED: **M.D.A.**
 F.B. **N/A** PG. **N/A**
 SHEET: **4 OF 5**

M.D.O.K.



h.p. G.K.

SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

That platted 20 and 25 foot Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the southwest corner of said Parcel A; thence N08°12'14"E, along the west line of said Parcel A, 650.86 feet to a point of curvature of a curve concave to the southeast; thence northerly and northeasterly along said parcel line and along the arc of said curve, having a radius of 110.00 feet and a central angle of 80°50'21", a distance of 155.20 feet; thence N89°02'35"E, along the north line of said Parcel A, 42.08 feet to the east line of said platted 20 foot Utility Easement; thence S09°20'02"W, along said east line, 20.33 feet; thence S89°02'35"W, 38.44 feet to a point of curvature of a curve concave to the southeast; thence westerly and southwesterly along the arc of said curve, having a radius of 90.00 feet and a central angle of 80°50'21", a distance of 126.98 feet; thence S08°12'14"W, 626.75 feet; thence S79°08'56"E, 234.05 feet to the east line of said platted 25 foot Utility Easement; thence S07°19'14"W, along said east line, 25.05 feet to the south line of said Parcel A; thence N79°08'56"W, along said south line, 254.46 feet to the POINT OF BEGINNING.

Said lands situate and being in the City of Fort Lauderdale, Broward County, Florida.

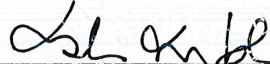
SURVEYOR'S NOTES:


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2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, LAS OLAS DEL MAR I, based on the west line of Parcel A having a bearing of N08°12'14"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; C = Centerline; L = Arc Length; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.O.B. = Point of Beginning; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way; U.E. = Utility Easement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

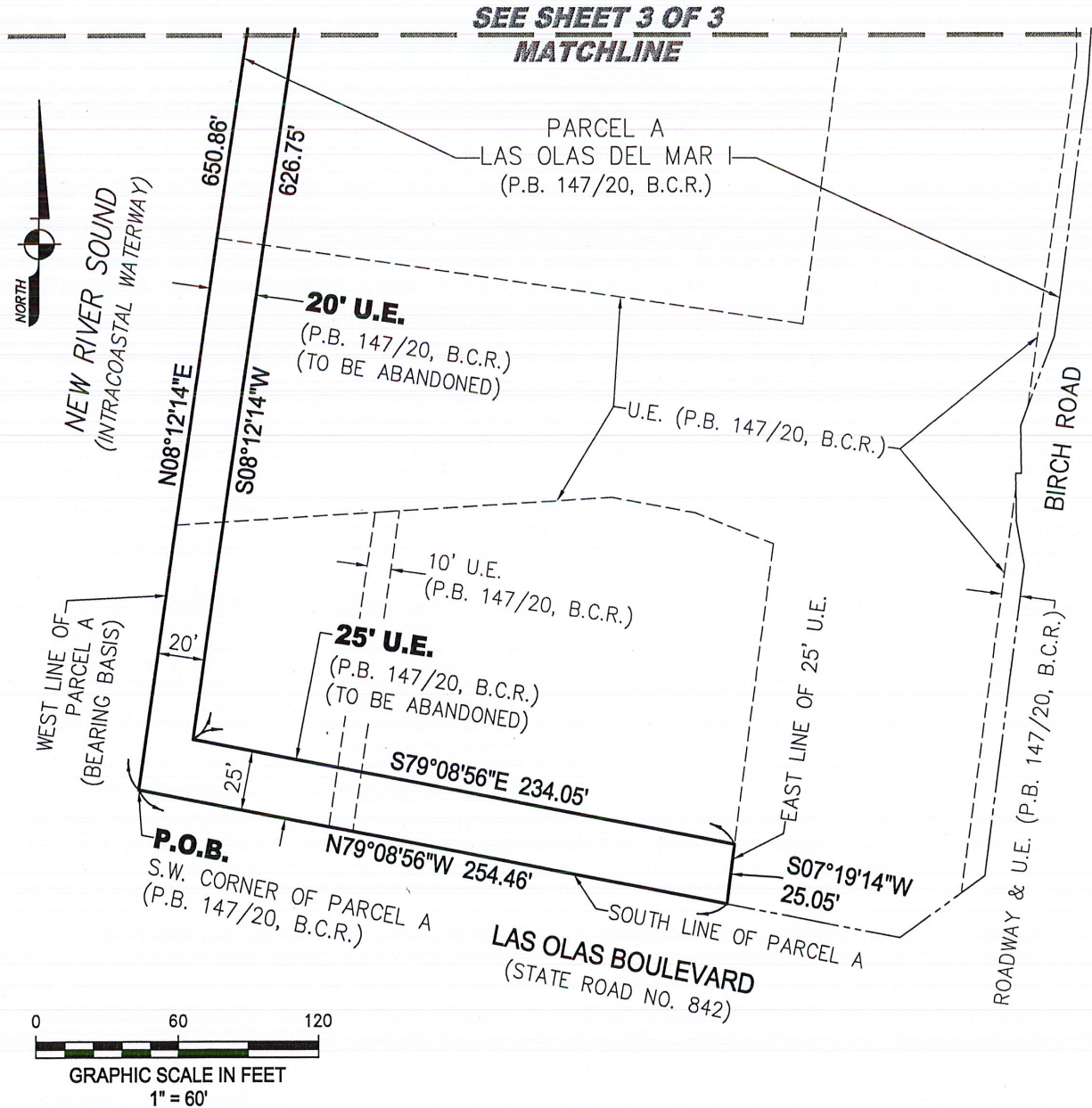
Date: 7/11/19


MARISHA M. KREITMAN, P.S.M.
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EMAIL: marisha@aviromsurvey.com

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			SCALE:	N/A
			DATE:	07/11/2019
			BY:	M.M.K.
			CHECKED:	M.D.A.
			F.B. N/A PG. N/A	
			SHEET:	1 OF 3

M.P.O.K

**SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT**
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



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JOB #: 9608-4B

SCALE: 1" = 60'

DATE: 07/11/2019

BY: M.M.K.

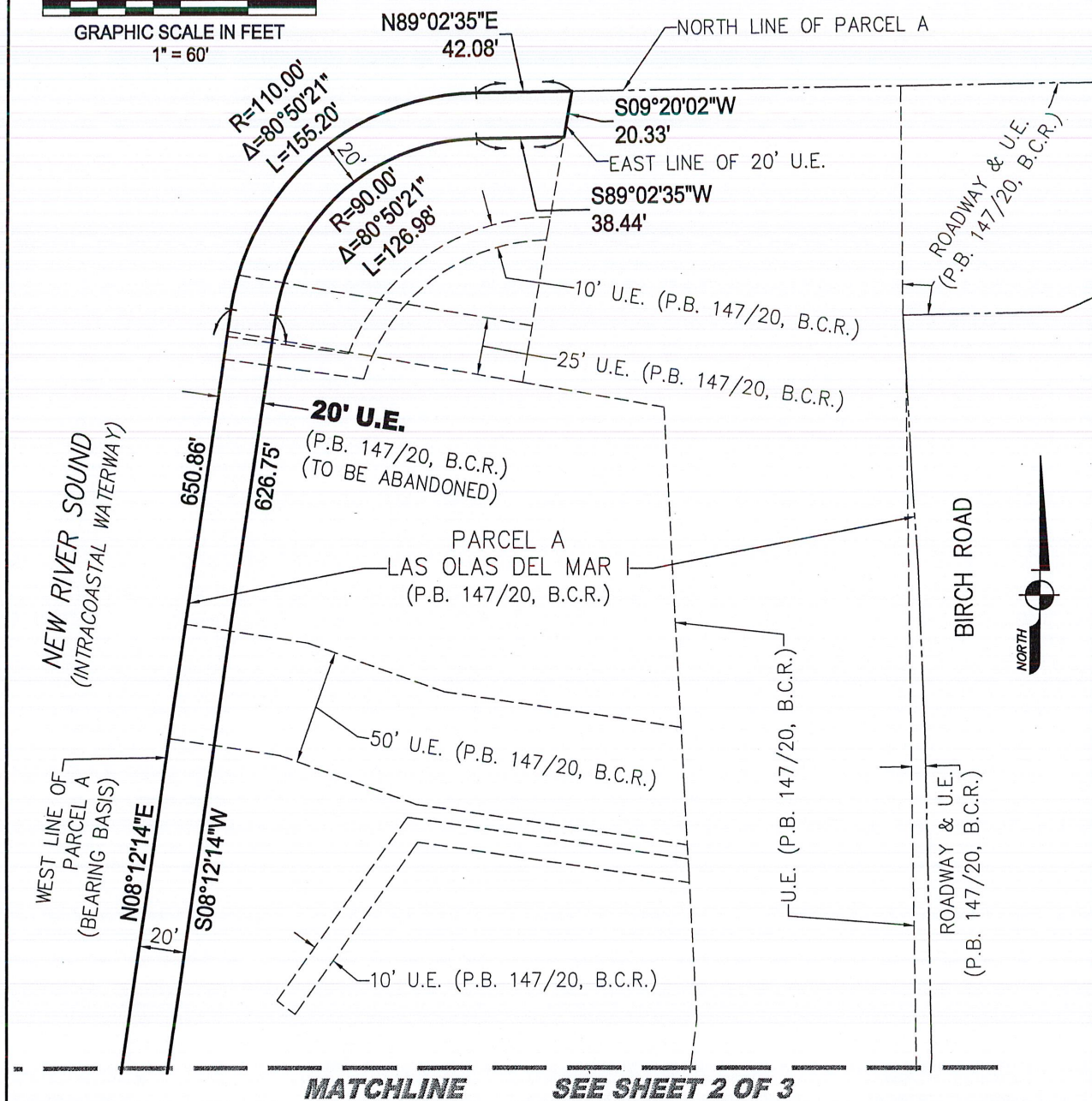
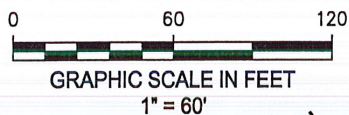
CHECKED: M.D.A.

F.B. N/A **PG.** N/A

SHEET: 2 OF 3

M.D. O.K.

**SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT**
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



MATCHLINE

SEE SHEET 2 OF 3

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JOB #: 9608-4B

SCALE: 1" = 60'

DATE: 07/11/2019

BY: M.M.K.

CHECKED: M.D.A.

F.B. N/A **PG.** N/A

SHEET: 3 OF 3

CAM # 19-0845

Exhibit 2

Page 8 of 15

M.D. OK

SKETCH & DESCRIPTION FOR:
ROADWAY & UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

That platted Roadway and Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the southwest corner of said Parcel A; thence S79°08'56"E, along the south line of said Parcel A and the north right-of-way of Las Olas Boulevard, 328.78 feet; thence N54°00'02"E, along the east line of said Parcel A and the west right-of-way of Birch Road, 31.57 feet to the POINT OF BEGINNING; thence N07°35'35"E, 169.80 feet to the east line of Parcel A and the west right-of-way of Birch Road; thence S00°57'25"E, along said east line and west right-of-way, 13.81 feet; thence S10°28'56"E, 18.62 feet; thence S07°09'00"W, 130.14 feet; thence S54°00'02"W, 12.20 feet to the POINT OF BEGINNING, the preceding four courses and distance being along the east line of Parcel A and west right-of-way of Birch Road.

Said lands situate and being in the City of Fort Lauderdale, Broward County, Florida.


SURVEYOR'S NOTES:

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3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, LAS OLAS DEL MAR I, based on the south line of Parcel A having a bearing of S79°08'56"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R/W = Right-of-Way; U.E. = Utility Easement.

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Date: 7/11/19


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Florida Registration No. 6555
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L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

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JOB #: **9608-4C**

SCALE: **N/A**

DATE: **07/11/2019**

BY: **M.M.K.**

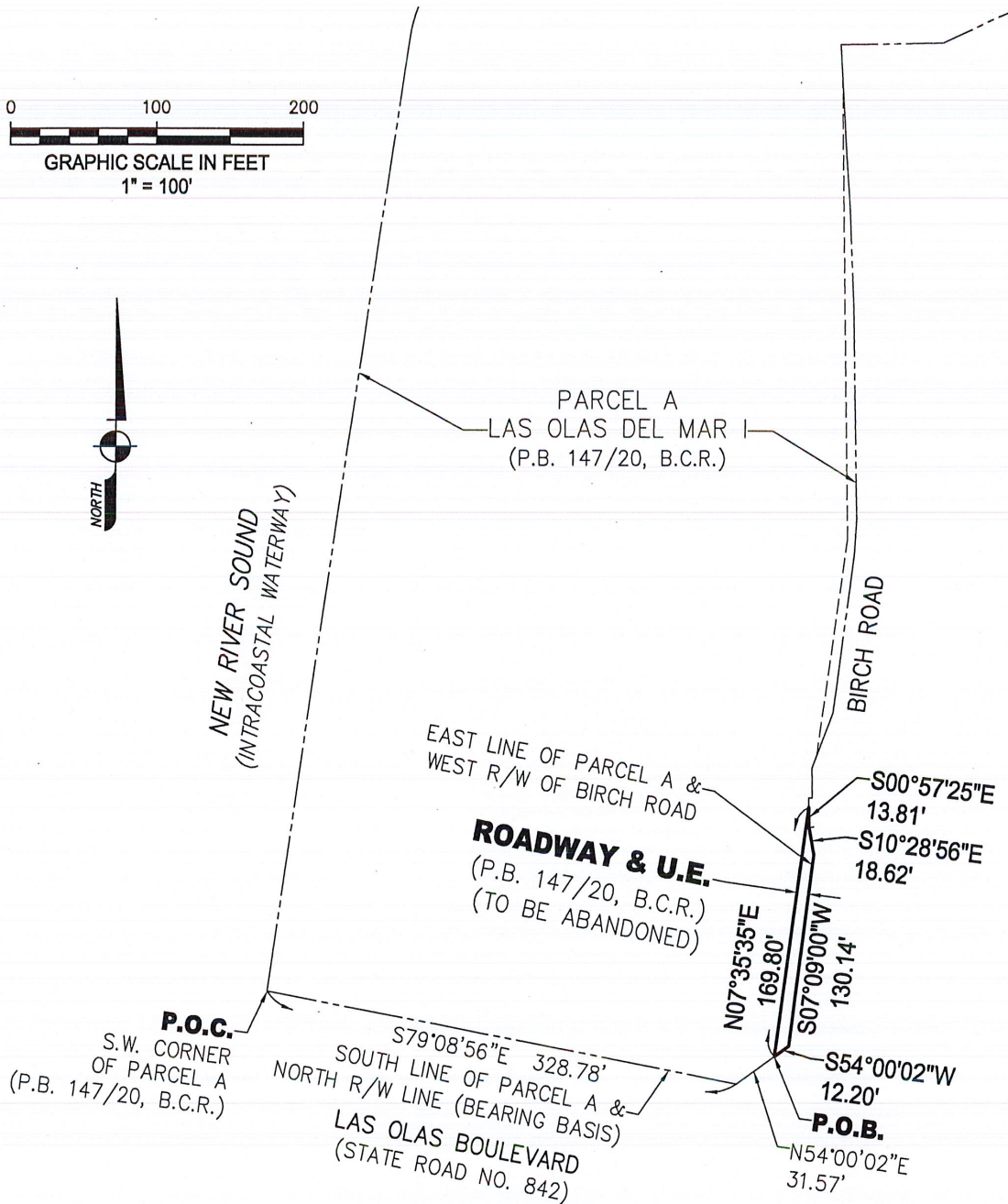
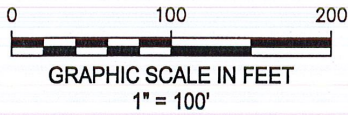
CHECKED: **M.D.A.**

F.B. **N/A** PG. **N/A**

SHEET: **1 OF 2**

M.D.O.K.

SKETCH & DESCRIPTION FOR:
ROADWAY & UTILITY EASEMENT ABANDONMENT
 LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



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JOB #: **9608-4C**

SCALE: **1" = 100'**

DATE: **07/11/2019**

BY: **M.M.K.**

CHECKED: **M.D.A.**

F.B. **N/A** PG. **N/A**

SHEET: **2 OF 2**

M.D. 6/15

SKETCH & DESCRIPTION FOR:
ROADWAY & UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

That platted Roadway and Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida, described as follows:


COMMENCE at the southwest corner of said Parcel A; thence S79°08'56"E, along the south line of said Parcel A and the north right-of-way of Las Olas Boulevard, 328.78 feet; thence N54°00'02"E, along the east line of said Parcel A and the west right-of-way of Birch Road, 43.77 feet; thence N07°09'00"E, 130.14 feet; thence N10°28'56"W, 18.62 feet; thence N00°57'25"W, 20.00 feet; thence N89°02'35"E, 2.33 feet; thence N00°57'25"W, 20.00 feet; thence N20°35'29"E, 8.90 feet to the POINT OF BEGINNING (the preceding four courses and distance being along said east line of Parcel A and west right-of-way of Birch Road); thence N07°46'24"E, 147.96 feet; thence N01°11'55"W, 315.11 feet to the east line of said Parcel A and west right-of-way of Birch Road; thence S03°40'23"E, along said east line and west right-of-way, 49.94 feet; thence S04°21'52"E, 39.45 feet; thence S02°37'01"E, 70.63 feet; thence S01°21'24"E, 142.53 feet; thence S03°26'42"W, 23.79 feet; thence S07°23'32"W, 91.60 feet; thence S07°36'31"W, 15.96 feet; thence S20°35'29"W, 30.98 feet to the POINT OF BEGINNING, the preceding eight courses and distance being along the east line of said Parcel A and west right-of-way of Birch Road.

Said lands situate and being in the City of Fort Lauderdale, Broward County, Florida.


CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 7/11/19



MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com ©2019 AVIROM & ASSOCIATES, INC. all rights reserved. <i>This sketch is the property of AVIROM & ASSOCIATES, INC.</i> <i>and should not be reproduced or copied without written permission.</i>	JOB #:	9608-4D
			SCALE:	N/A
			DATE:	07/11/2019
			BY:	M.M.K.
			CHECKED:	M.D.A.
			F.B.	N/A PG. N/A
			SHEET:	1 OF 3


M.M.K.

SKETCH & DESCRIPTION FOR:
ROADWAY & UTILITY EASEMENT ABANDONMENT
 LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, LAS OLAS DEL MAR I, based on the south line of Parcel A having a bearing of S79°08'56"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R/W = Right-of-Way; U.E. = Utility Easement.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°28'56"W	18.62'
L2	N00°57'25"W	20.00'
L3	N89°02'35"E	2.33'
L4	N00°57'25"W	20.00'
L5	N20°35'29"E	8.90'
L6	S03°40'23"E	49.94'
L7	S04°21'52"E	39.45'
L8	S02°37'01"E	70.63'
L9	S01°21'24"E	142.53'
L10	S03°26'42"W	23.79'
L11	S07°23'32"W	91.60'
L12	S07°36'31"W	15.96'
L13	S20°35'29"W	30.98'

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #: 9608-4D
		SURVEYING & MAPPING	SCALE: N/A
		50 S.W. 2nd AVENUE, SUITE 102	DATE: 07/11/2019
		BOCA RATON, FLORIDA 33432	BY: M.M.K.
		(561) 392-2594 / www.AVIROMSURVEY.com	CHECKED: M.D.A.
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		SHEET: 2 OF 3	

m.d.o.k.

SKETCH & DESCRIPTION FOR:
ROADWAY & UTILITY EASEMENT ABANDONMENT
 LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

0 100 200
 GRAPHIC SCALE IN FEET
 1" = 100'



NOTE:
 SEE SHEET 2 OF 3
 FOR LINE TABLE

P.O.C.
 S.W. CORNER
 OF PARCEL A
 (P.B. 147/20, B.C.R.)

NEW RIVER SOUND
 (INTRACOASTAL WATERWAY)

EAST LINE OF PARCEL A &
 WEST R/W LINE OF BIRCH ROAD

ROADWAY & U.E.
 (P.B. 147/20, B.C.R.)
 (TO BE ABANDONED)

PARCEL A
 LAS OLAS DEL MAR I
 (P.B. 147/20, B.C.R.)

EAST LINE OF PARCEL A &
 WEST R/W LINE OF BIRCH ROAD

S79°08'56"E 328.78'
 SOUTH LINE OF PARCEL A &
 NORTH R/W LINE (BEARING BASIS)
 LAS OLAS BOULEVARD
 (STATE ROAD NO. 842)

BIRCH ROAD
 L6
 L7
 L8
 L9
 L10
 L11
 L12
 L13
P.O.B.
 L5
 L4
 L3
 L2
 L1
 N01°11'55"W 315.11'
 N07°46'24"E 147.96'
 N07°09'00"E 130.14'
 N54°00'02"E 43.77'

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

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JOB #: 9608-4D

SCALE: 1" = 100'

DATE: 07/11/2019

BY: M.M.K.

CHECKED: M.D.A.

F.B. N/A PG. N/A

SHEET: 3 OF 3

A.O.O.K.

SKETCH & DESCRIPTION FOR:
ROADWAY & UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

That platted Roadway and Utility Easement being a portion of Parcel A, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the southwest corner of said Parcel A; thence N08°12'14"E, along the west line of said Parcel A, 650.86 feet to a point of curvature of a curve concave to the southeast; thence northerly and northeasterly along said parcel line and along the arc of said curve, having a radius of 110.00 feet and a central angle of 80°50'21", a distance of 155.20 feet; thence N89°02'35"E, along the north line of said Parcel A, 186.47 feet to the POINT OF BEGINNING; thence continue N89°02'35"E, along said north line, 206.94 feet to the northeast corner of said Parcel A; thence S25°02'35"W, along the east line of said Parcel A and the right-of-way of Birch Road, 55.63 feet; thence S65°08'52"W, along said parcel line and right-of-way line, 123.44 feet; thence S89°02'35"W, along said parcel line and right-of-way line, 69.69 feet to a southeast corner of said Parcel A; thence N00°57'25"W, 100.00 feet to the POINT OF BEGINNING.

Said lands situate and being in the City of Fort Lauderdale, Broward County, Florida.

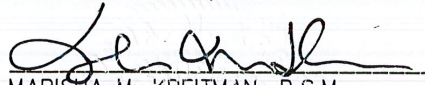
SURVEYOR'S NOTES:


1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, LAS OLAS DEL MAR I, based on the west line of Parcel A having a bearing of N08°12'14"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; L = Arc Length; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way; U.E. = Utility Easement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

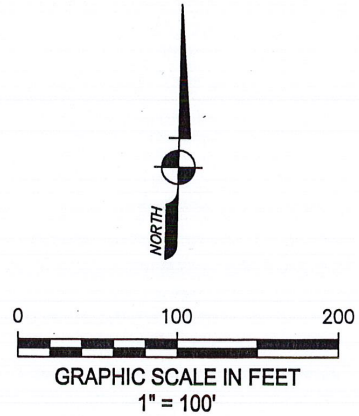
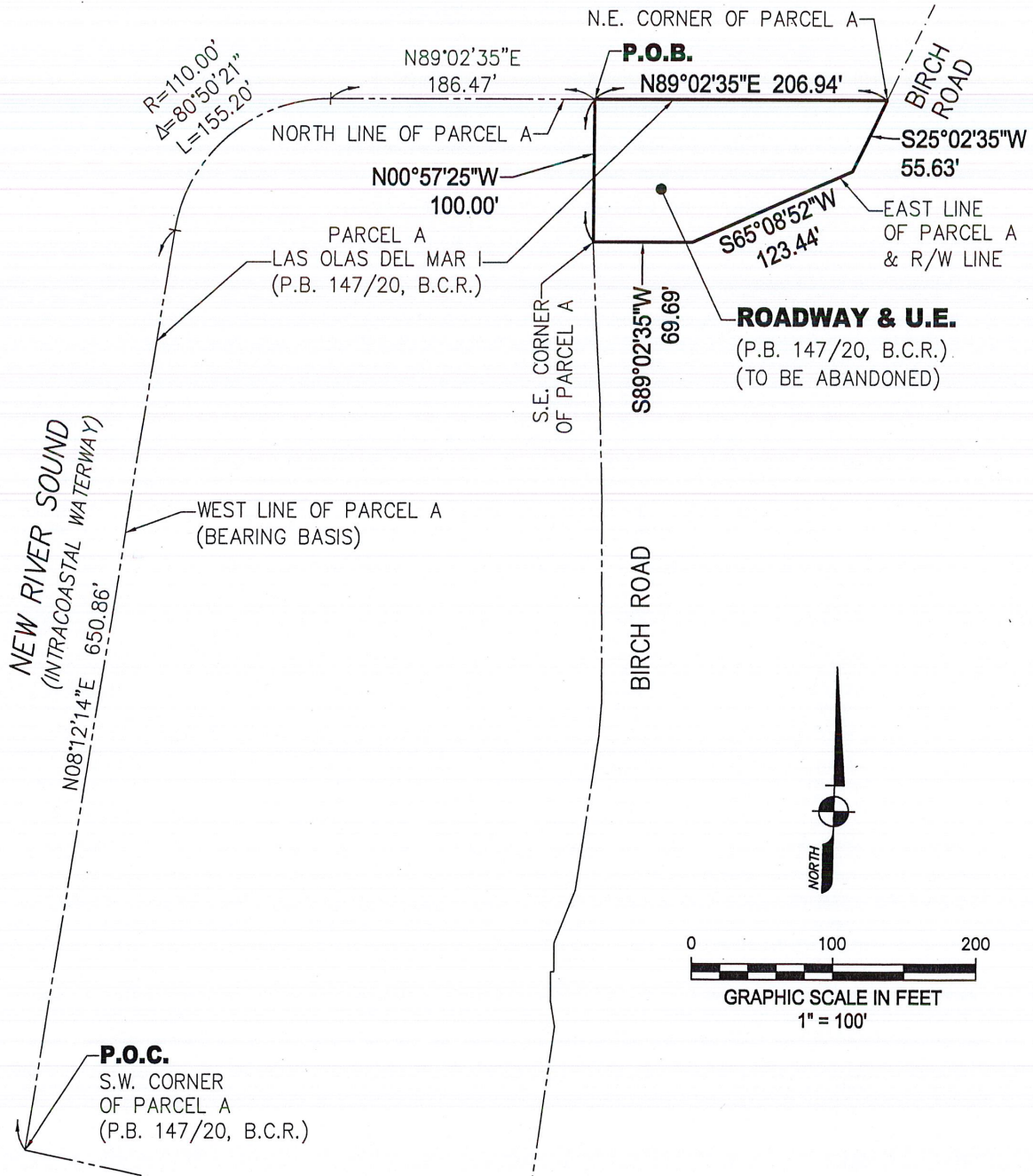
Date: 7/15/19


MARISHA M. KREITMAN, P.S.M.
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			SCALE:	N/A
			DATE:	07/15/2019
			BY:	M.M.K.
			CHECKED:	M.D.A.
			F.B.	N/A PG. N/A
			SHEET:	1 OF 2

M.D. O.K.

SKETCH & DESCRIPTION FOR:
ROADWAY & UTILITY EASEMENT ABANDONMENT
 LYING WITHIN PARCEL A - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



REVISIONS



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JOB #:	9608-4E
SCALE:	1" = 100'
DATE:	07/15/2019
BY:	M.M.K.
CHECKED:	M.D.A.
F.B.	N/A
PG.	N/A
SHEET:	2 OF 2