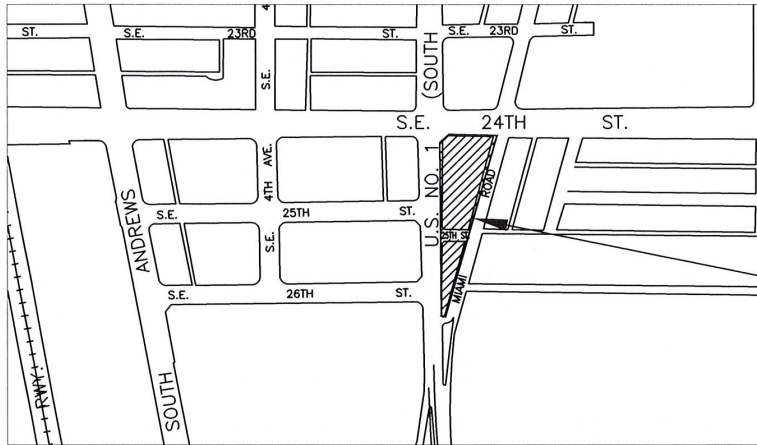


# SKETCH AND DESCRIPTION



THIS IS NOT A FIELD SURVEY

WELCOME PARK  
REZONING PETITION FROM (B-3) TO (P)



LOCATION OF SKETCH

LOCATION MAP (NOT TO SCALE)

**DESCRIPTION:**

BLOCK 1 OF "A RESUBDIVISION IN BLOCK "J" LAKEVIEW" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH: LOTS 14-A, 14-B, 16-A AND 16-B "HARBOR VIEW" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THAT PORTION OF SAID LOT 16-B WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY AN ARC OF RADIUS 12.00 FEET, TANGENT TO THE SOUTH LINE OF SAID LOT 16-B AND TANGENT TO THE WEST LINE OF SAID LOT 16-B;

TOGETHER WITH; THAT PORTION OF THE SOUTH HALF OF LOT 2 AND LOTS 4, 6, 8, 10 AND 12 "LAKEVIEW", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (STATE ROAD NO.5) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86010-2-1102; LESS THAT PART OF LOTS 2 AND 4, INCLUDED IN THE EXTERNAL AREA OF AN ARC OF RADIUS 32.00 FEET, TANGENT TO THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY AND TANGENT TO THE SOUTH RIGHT OF WAY LINE OF SOUTHEAST 24 STREET (SPANGLER BLVD) AND LESS THAT PORTION OF LOTS 2, 4 AND 6 LYING EASTERLY OF THE COMPOUND CURVE TANGENT OF THE SOUTH RIGHT OF WAY LINE OF SOUTHEAST 24 STREET WITH A RADIUS OF 25.00 FEET AND TANGENT TO THE EAST LINE OF LOT 6 WITH THE RADIUS OF 275.00 FEET; AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86010-2546 SHEET 2 OF 4.

TOGETHER WITH: THAT PORTION OF THE RIGHT OF WAY FOR SOUTHEAST 25 STREET BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF FEDERAL HIGHWAY (STATE ROAD NO. 5) AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86010-2502 AND BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY FOR MIAMI ROAD.

LESS: THAT PORTION OF THE NORTHWEST CORNER AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86010-MAIN.(3) RECORDED IN INSTRUMENT NUMBER 117467185 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND ALL DESCRIBED MORE PARTICULARLY BELOW:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°27'16" EAST ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 84.12 FEET; THENCE NORTH 88°32'44" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY AND THE POINT OF BEGINNING; THENCE NORTH 47°58'36" EAST, A DISTANCE OF 52.96 FEET; THENCE NORTH 88°20'24" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SPANGLER BOULEVARD, A DISTANCE OF 121.91 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°39'17" AND ARC LENGTH OF 40.43 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 12°00'04" AND ARC LENGTH OF 57.60 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°59'47" WEST ALONG THE WEST RIGHT OF WAY LINE OF MIAMI ROAD, A DISTANCE OF 672.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.50 FEET, A CENTRAL ANGLE OF 165°32'57" AND ARC LENGTH OF 18.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°27'16" WEST ALONG THE EAST RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY, A DISTANCE OF 698.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 76,273 SQUARE FEET OR 1.7510 ACRES MORE OR LESS.

**NOTES:**

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 4) BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY N01°27'16"W

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: MARCH 13th, 2023

MICHAEL W. DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490  
STATE OF FLORIDA

*Michael W. Donaldson*  
3/24/23

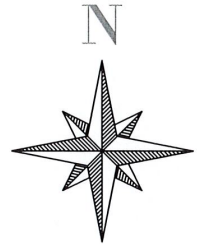
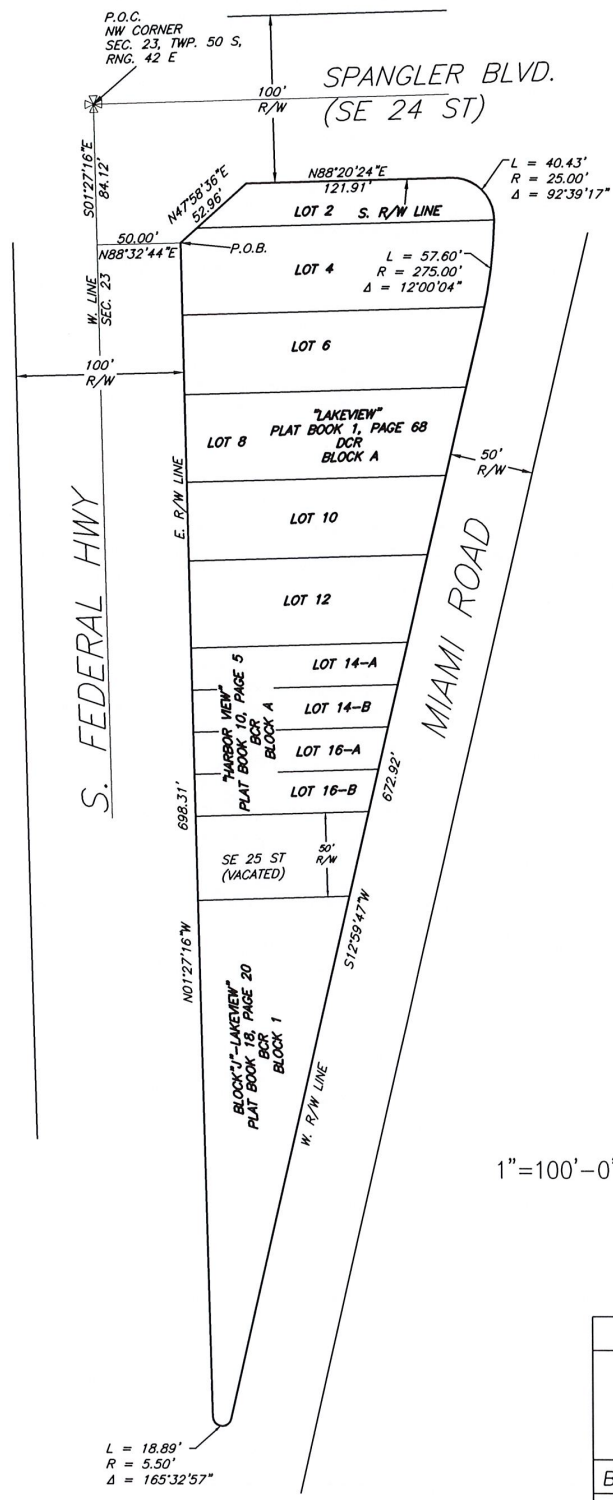
SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
WELCOME PARK		
REZONING FROM (B-3) TO (P)		
BY: SP	ENGINEERING	DATE: 3/13/23
CHK'D SP	DIVISION	SCALE: NTS

# SKETCH AND DESCRIPTION

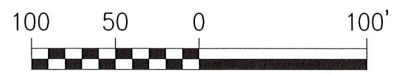
## WELCOME PARK

### REZONING PETITION FROM (B-3) TO (P)



**LEGEND:**

P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
N.T.S	NOT TO SCALE
Δ	ANGLE
R	RADIUS
L	LENGTH
NTS	NOT TO SCALE
R/W	RIGHT OF WAY
BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
SEC	SECTION
TWP	TOWNSHIP
RNG	RANGE
B-3	HEAVY COMMERCIAL/ LIGHT INDUSTRIAL BUSINESS
P	PARKS, RECREATION AND OPEN SPACE



THIS IS NOT A FIELD SURVEY

SHEET 2 OF 3

CITY OF FORT LAUDERDALE		
EXHIBIT A		
WELCOME PARK		
REZONING FROM (B-3) TO (P)		
BY: SP	ENGINEERING	DATE: 3/13/23
CHK'D SP	DIVISION	SCALE: 1"=100'

L = 18.89'  
R = 5.50'  
Δ = 165°32'57"