

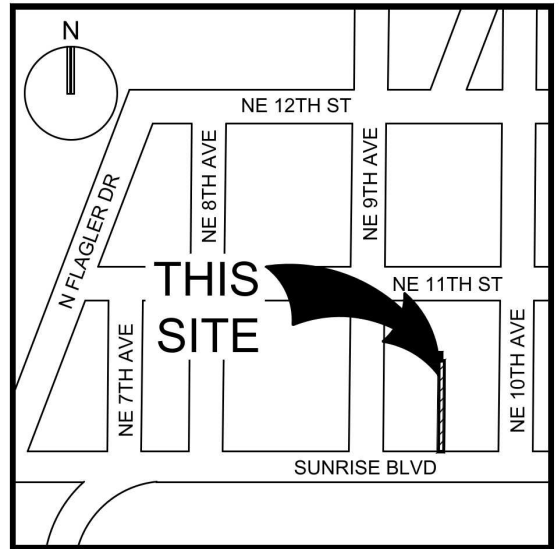
M.D.O.K.

LEGAL DESCRIPTION:

A PORTION OF THAT CERTAIN 15 FOOT ALLEY NOW VACATED AND RETAINED AS A UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 10827, PAGE 842 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 36, BLOCK 177, PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTH 87°54'23" EAST, ALONG THE NORTH LINE OF SAID LOT 36, 127.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°54'23" EAST ALONG SAID NORTH LINE, 7.50 FEET; THENCE SOUTH 02°05'37" EAST, 25.00 FEET; THENCE NORTH 87°54'23" EAST, 7.50 FEET TO A POINT ON THE EAST LINE OF SAID UTILITY EASEMENT; THENCE SOUTH 02°05'37" EAST ALONG SAID EAST LINE, 260.00 FEET TO A POINT ON LINE LYING 15.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 177; THENCE SOUTH 87°54'23" WEST, ALONG SAID PARALLEL LINE 15.00 FEET TO A POINT ON THE WEST LINE OF SAID UTILITY EASEMENT; THENCE NORTH 02°05'37" WEST ALONG SAID WEST LINE, 285.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 4,088 SQUARE FEET (0.094 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

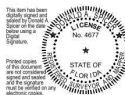
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB #6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°54'23" EAST ALONG THE NORTH LINE OF LOT 36, BLOCK 177, PROGRESSO, AS RECORDED IN PLAT BOOK 2, ON PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 50' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON OCTOBER 11, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)



Digitally signed
by DONALD A
SPICER
Date:
2024.12.10
09:13:46-05'00'

SKETCH & DESCRIPTION

A PORTION OF THAT
ALLEY IN BLOCK 177
VACATED & RETAINED
AS UTILITY EASEMENT PER
O.R.B. 10827, PG. 842, B.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



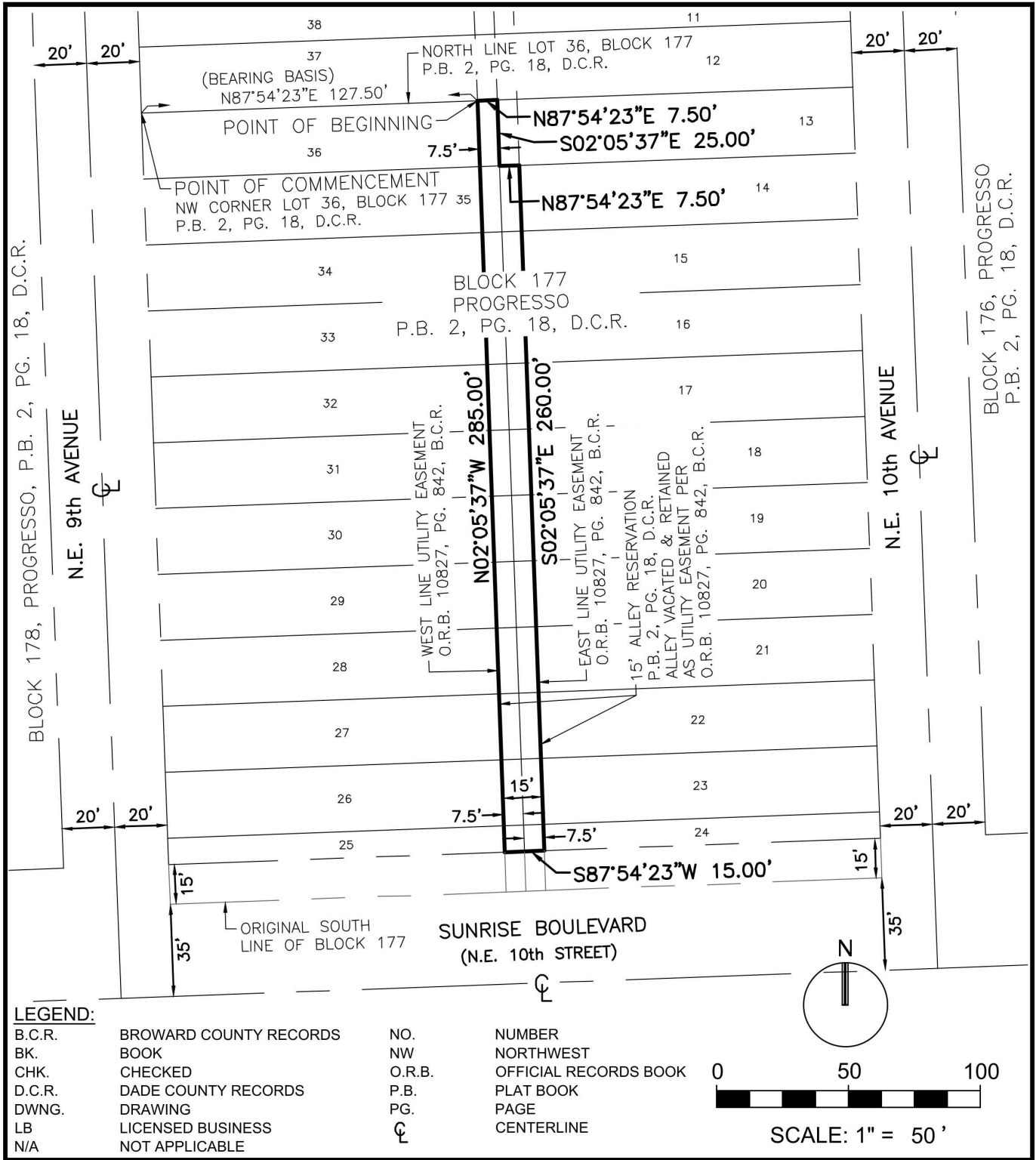
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 13435.00 SK&D (EASEMENT VACATION).dwg

DATE 10/11/24
SCALE AS SHOWN
FIELD BK. N/A
DWNG. BY DDB
CHK. BY DAS

DATE	REVISIONS
12/10/24	PER COMMENTS



SKETCH & DESCRIPTION

A PORTION OF THAT ALLEY IN BLOCK 177 VACATED & RETAINED AS UTILITY EASEMENT PER O.R.B. 10827, PG. 842, B.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 13435.00 SK&D (EASEMENT VACATION).dwg

DATE 10/11/24
 SCALE AS SHOWN
 FIELD BK. N/A
 DWNG. BY DDB
 CHK. BY DAS

DATE	REVISIONS
12/10/24	PER COMMENTS