

Refer to land copy for official description

PARCEL DESCRIPTION

A PORTION OF THE SOUTH 100 FEET OF NORTH 106 FEET OF THE WEST 322.7 FEET OF THE EAST 372.7 FEET OF TRACT 36 OF F.A. BARRETT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
REZONING FROM RD-15 TO RM-15 WITH AN EXISTING FUTURE LAND USE OF MEDIUM-15.

LEGAL DESCRIPTION PARCEL "A" (EAST SIDE):

A PORTION OF THE SOUTH 100.00 FEET OF THE NORTH 106.00 FEET OF THE WEST 322.7 FEET OF THE EAST 372.7 FEET OF TRACT 36, OF F.A. BARRETT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, AT PAGE 46 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 36, THENCE RUN S 00° 59' 39" E FOR A DISTANCE OF 6.00 FEET; THENCE RUN S 88° 48' 50" W A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SW 15th. AVENUE AND THE SOUTH RIGHT OF WAY LINE OF SW 32nd. PLACE SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN S 00° 59' 39" E ALONG SAID WEST RIGHT OF WAY LINE OF SW 15th. AVENUE A DISTANCE OF 100.00 FEET; THENCE RUN S 88° 48' 50" W ALONG A LINE 106.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID TRACT 36 FOR A DISTANCE OF 71.29 FEET; THENCE RUN N 01° 37' 28" W A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID SW 32nd. PLACE SAID LINE ALSO BEING 6.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID TRACT 36: THENCE RUN N 88° 48' 50" E ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID SW 32nd. PLACE A DISTANCE OF 72.37 FEET TO THE POINT OF BEGINNING
CONTAINING 7182.6 SQUARE FEET MORE OR LESS

NOT VALID WITHOUT SHEET 1 AND 3 OF 3.

PARCEL NUMBER: 5042 21 01 0710

LEGAL DESCRIPTION

Project No.: 2011-0127 PARCEL "A" (EAST SIDE)

Drawn by: M.G. SKETCH

Approved by: AM SHEET 2 OF 3

Date: 06-30-2021 Scale: N/A



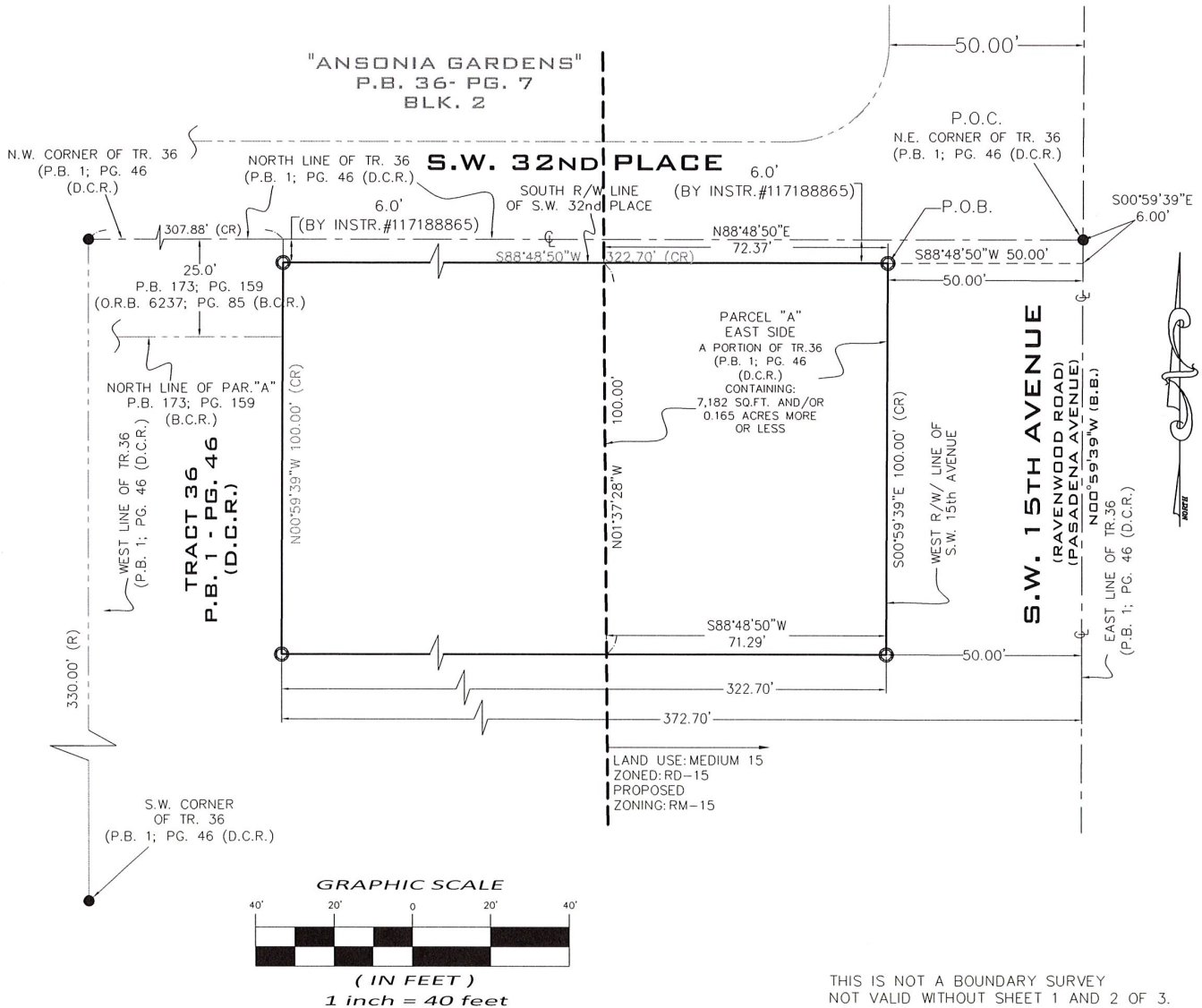
1435 S.W. 87th AVENUE
SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002
FAX: (305) 556-4003
EMAIL:
JFEE@LMSURVEYING.COM

Refer to hand copy for official map

SKETCH TO ACCOMPANY REZONING PETITION

A PORTION OF THE SOUTH 100 FEET OF NORTH 106 FEET OF THE WEST 322.7 FEET OF THE EAST 372.7 FEET OF TRACT 36 OF F.A. BARRETT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

REZONING FROM RD-15 TO RM-15 WITH AN EXISTING FUTURE LAND USE OF MEDIUM-15.



PARCEL NUMBER: 5042 21 01 0710

EXHIBIT "A"

Project No.: 2105-0126 PARCEL "A" (EAST SIDE)

Drawn by: M.G. **SKETCH**

Approved by: AM **SHEET 3 OF 3**

Date: 06-30-2021 **Scale: 1" - 40'**



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SUITE "201"
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CAM# 22-0170

Exhibit 2

Page 2 of 3

Refer to land use for official sign off

SKETCH AND LEGAL

A PORTION OF THE SOUTH 100 FEET OF NORTH 106 FEET OF THE WEST 322.7 FEET OF THE EAST 372.7 FEET OF TRACT 36 OF F.A. BARRETT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 46, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
REZONING FROM RD-15 TO RM-15 WITH AN EXISTING FUTURE LAND USE OF MEDIUM-15.

SURVEYOR'S NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 2.) BEARINGS AND COORDINATES SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON THE FLORIDA STATE PLANES COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990.
- 3.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT.
- 4.) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON ASSUME VALUE OF N 00°59'39" W, ALONG THE CENTER LINE OF S.W. 15th AVENUE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND ALL OTHER ARE RELATIVE THERETO.
- 5.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 6.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 7.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 8.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS SKETCH AND LEGAL IS "F.A. BARRET'S SUBDIVISION" RECORDED IN PLAT BOOK 1, AT PAGE 46, OF THE PUBLIC RECORD OF DADE COUNTY FLORIDA, NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LEGEND

ABBREVIATION	DEFINITION
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING
CR.	CALCULATED BY RECORDS
B.B.	BASIS OF BEARING
B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	DADE COUNTY RECORDS
C/L	CENTER LINE


PROPERTY ADDRESS:

FOLIO NO. 5042 21 01 0710

3303 SW 15 AVENUE,
FORT LAUDERDALE, FL 33315

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "SKETCH AND LEGAL"
MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF
FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS

SIGNED  Digitally signed by Arturo Mendigutia
Date: 2021.11.23 10:26:41 -05'00' FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844--STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT
AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

NOT VALID WITHOUT SHEET 2 AND 3 OF 3.

PARCEL NUMBER: 5042 21 01 0710

LOCATION MAP, SURVEYORS NOTES, PROPERTY ADDRESS

Project No.: 2105-0126 PARCEL "A" (EAST SIDE)

Drawn by: M.G.	SKETCH
Approved by: AM	SHEET 1 OF 3
DATE: 06-30-2021	Scale: AS SHOWN



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