

J.K. 3/22/22

**LEGAL DESCRIPTION:**

(RMM-25 PARCEL)  
 LOTS 1 THROUGH 4, BLOCK 125, SUBDIVISION OF WAVERLY PLACE,  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19  
 OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH  
 ONE-HALF (S. ½) OF THE NOW VACATED ALLEY RIGHT OF WAY AS DESCRIBED  
 IN OFFICAL RECORDS BOOK 13309, PAGE 543 OF THE PUBLIC RECORDS OF  
 BROWARD COUNTY, FLORIDA, ADJACENT TO SAID LOTS 1 THROUGH 4.

SAID LAND SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE,  
 BROWARD COUNTY, FLORIDA, AND CONTAINING 12,000 SQUARE FEET OR 0.275  
 ACRES MORE OR LESS.

(B-1 PARCEL)  
 LOTS 15 THROUGH 28, BLOCK 125, SUBDIVISION OF WAVERLY PLACE,  
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19  
 OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, AND THE NORTH  
 ONE-HALF (N. ½) OF THE NOW VACATED ALLEY RIGHT OF WAY AS DESCRIBED IN  
 OFFICAL RECORDS BOOK 13309, PAGE 543 OF THE PUBLIC RECORDS OF  
 BROWARD COUNTY, FLORIDA, ADJACENT TO SAID LOTS 1 THROUGH 4, AND  
 LESS THE RIGHT OF WAY FOR BROWARD BOULEVARD AS SHOWN ON FLORIDA  
 DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY MAP SECTION  
 86006-2501 SHEETS 13 & 14 OF 22, DATED 7-15-1972.

SAID LAND SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE,  
 BROWARD COUNTY, FLORIDA, AND CONTAINING 36,846 SQUARE FEET OR 0.846  
 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 L.B.#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 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 88°01'11" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF WEST BROWARD BOULVERAD (STATE ROAD 842).
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"= 100' OR SMALLER.

**CERTIFICATION:**

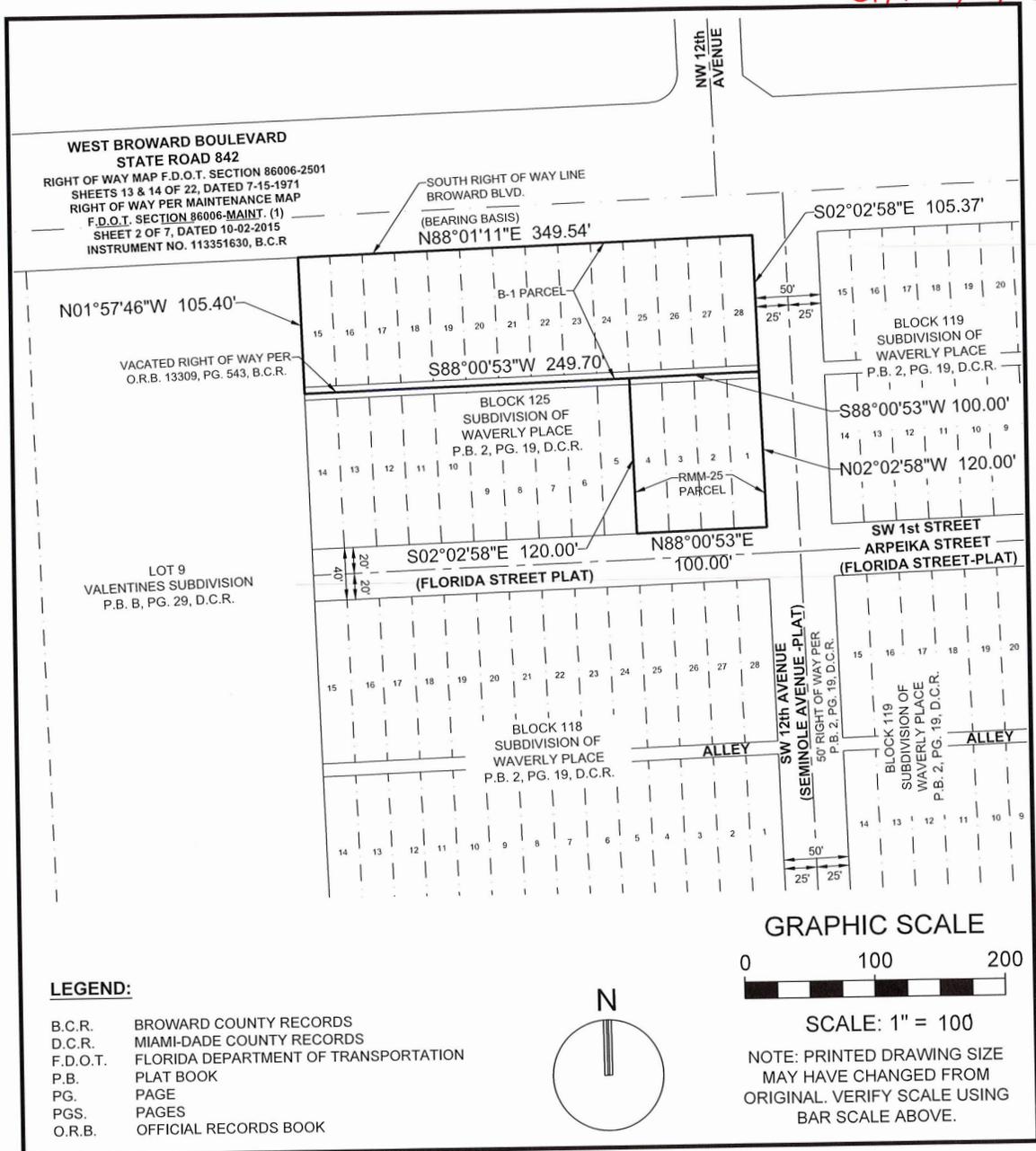
I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON SEPTEMBER 08, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
 CONSULTING ENGINEERS

DONALD A. SPICER, PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 4677

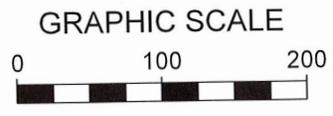
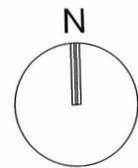
<b>SKETCH &amp; DESCRIPTION</b>  PETITION TO REZONE FROM "B-1" AND "RMM-25" TO "CF" A PORTION OF BLOCK 125 SUBDIVISION OF WAVERLY PLACE P.B. 2, PG. 19, D.C.R.  CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA	 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860	DATE 09/08/21	DATE	REVISIONS
		SCALE N/A		
		FIELD BK. N/A		
		DWNG. BY DB		
		CHK. BY DS		
	SHEET 1 OF 2 DRAWING NO. 11112.00-SKETCH & DESCRIPTION.DWG			

S.P. 3/22/22



**LEGEND:**

- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. MIAMI-DADE COUNTY RECORDS
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- O.R.B. OFFICIAL RECORDS BOOK



SCALE: 1" = 100  
 NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

<p><b>SKETCH &amp; DESCRIPTION</b></p> <p>PETITION TO REZONE FROM "B-1" AND "RMM-25" TO "CF" A PORTION OF BLOCK 125 SUBDIVISION OF WAVERLY PLACE P.B. 2, PG. 19, D.C.R.</p> <p>CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA</p>	<p>301 EAST ATLANTIC BOULEVARD                  POMPANO BEACH, FLORIDA 33060-6643                  (954) 788-3400 FAX (954) 788-3500                  EMAIL: mail@KEITHteam.com LB NO. 6860</p> <p>SHEET <u>2</u> OF <u>2</u></p> <p>DRAWING NO. <u>11112.00-SKETCH &amp; DESCRIPTION.DWG</u></p>	<p>DATE <u>09/08/21</u></p> <p>SCALE <u>1"=100'</u></p> <p>FIELD BK. <u>N/A</u></p> <p>DWNG. BY <u>DB</u></p> <p>CHK. BY <u>DS</u></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS														
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