

UDP-Z22002 - Dollar General - 2525 NW 19 St



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**SKETCH AND LEGAL DESCRIPTION OF A PORTION OF BLOCK 2, PLAT OF NORTH WEST LAUDERALE, PB 25, PG 25, FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

**REZONING PETITION FROM COMMERCIAL WAREHOUSE DISTRICT (C-1) TO COMMUNITY BUSINESS (CB)**

**LEGAL DESCRIPTION:**

LOTS 40, 41, 42, AND THE EAST 5.80 FEET OF LOT 39, LESS THE SOUTH 5 FEET THEREOF, TOGETHER WITH THE SOUTH 65 FEET OF LOTS 11, 12, 13, AND THE SOUTH 65 FEET OF THE EAST 5.80 FEET OF LOT 14, ALL OF BLOCK 2, PLAT OF NORTH WEST LAUDERDALE, PLAT BOOK 25, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF LOT 42, BLOCK 2, A 70' WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT OF NORTH WEST LAUDERDALE,

THENCE RUN N01°26'39"W ALONG THE EAST LINE OF LOT 42 FOR A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**;

THENCE RUN S87°59'43"W ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 155.80 FEET TO A POINT;

THENCE RUN N01°26'39"W ALONG A LINE 5.80 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 39 AND LOT 14 FOR A DISTANCE OF 245.00 FEET TO A POINT;

THENCE RUN N87°59'43"E ALONG A LINE 65.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOTS 14, 13, 12, AND 11, FOR A DISTANCE OF 155.80 FEET TO A POINT ON THE EAST LINE OF LOT 11;


THENCE RUN S01°26'39"E ALONG THE EAST LINE OF LOT 11 AND LOT 42 FOR A DISTANCE OF 245.00 FEET TO THE **POINT OF BEGINNING**.

**SURVEYOR'S NOTES:**

1. ~~THIS IS NOT A SURVEY~~. PHYSICAL FEATURES ARE NOT SHOWN HEREON.
2. BEARINGS SHOWN ARE ASSUMED, REFERENCED TO NORTH R/W LINE OF NW 19TH ST HAVING AN ASSUMED BEARING OF S87°59'43"W. ALL OTHER BEARINGS ARE RELATIVE THEREUNTO.
3. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM
4. ALL COORDINATES AND DIMENSIONS ARE U.S. SURVEY FEET (12 METERS = 39.37 FEET)
5. THIS EXHIBIT CONSISTS OF 2 PAGES. SURVEY IS NOT VALID WITHOUT ALL PAGES.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS EXHIBIT OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
WILLIAM J. WRIGHT, P.S.M.  
LICENSE NO. 6868, STATE OF FLORIDA  
ELECTRONIC VERSION SIGNED AND SEALED BY  
WILLIAM J. WRIGHT, P.S.M., ON DATE SHOWN, USING AN  
SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE  
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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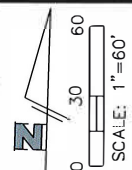


*WrightPSM, LLC*  
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CERTIFICATE OF AUTHORIZATION NO. L.B.8186

SCALE: 1"=60' DATE: 07/26/2022

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(P) = PLAT DATA  
(L) = LEGAL DATA  
UE = UTILITY EASEMENT  
R/W = RIGHT OF WAY  
C/L OR  $\mathbb{C}$  = CENTERLINE  
PL OR  $\mathbb{P}$  = PROPERTY LINE

PB =PLAT BOOK  
OR =OFFICIAL RECORDS BOOK  
PG =PAGE  
LB =LICENSED BUSINESS  
PSM=PROFESSIONAL  
SURVEYOR & MAPPER

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