

m.d.v.k.

LEGAL DESCRIPTION:

A portion of a 10 foot Alley, lying adjacent to Lots 34, 35, 36, 37, 38 and 39, Block 19, BRYAN'S SUBDIVISION OF BLOCKS 5, 8 & 19, according to the Plat thereof, as recorded in Plat Book 1 at Page 18 of the Public Records of Dade County, Florida, said 10 foot Alley vacated, and retained as a 10 foot Utility Easement by Ordinance No. C-83-60 as recorded in Official Records Book 10903 at Page 821 of the Public Records of Broward County, Florida and being more particularly described as follows:

Begin at the Southwest corner of said Lot 39; thence N 00°07'12" W along the West line of said Lots 37, 38 and 39, also being the East line of said 10 foot Utility Easement for 135.00 feet; thence N 89°59'02" W along the South right of way line of West Broward Boulevard for 10.00 feet; thence S 00°07'12" E along the East line of said Lots 34, 35 and 36, also being the West line of said 10 foot Utility Easement for 135.00 feet to the Southeast corner of said Lot 34; thence S 89°59'02" E along the Easterly extension of the South line of said Lot 34, also being the Westerly extension of the South line of said Lot 39 for 10.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 10, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 00°07'12" W for the East right of way line of S.W. 6th Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2021-080-1.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on July 11, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By:

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.



Drawn By	MAP
Cad. No.	210969
Ref. Dwg.	2021-080-1
Plotted:	10/22/22 10:55a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

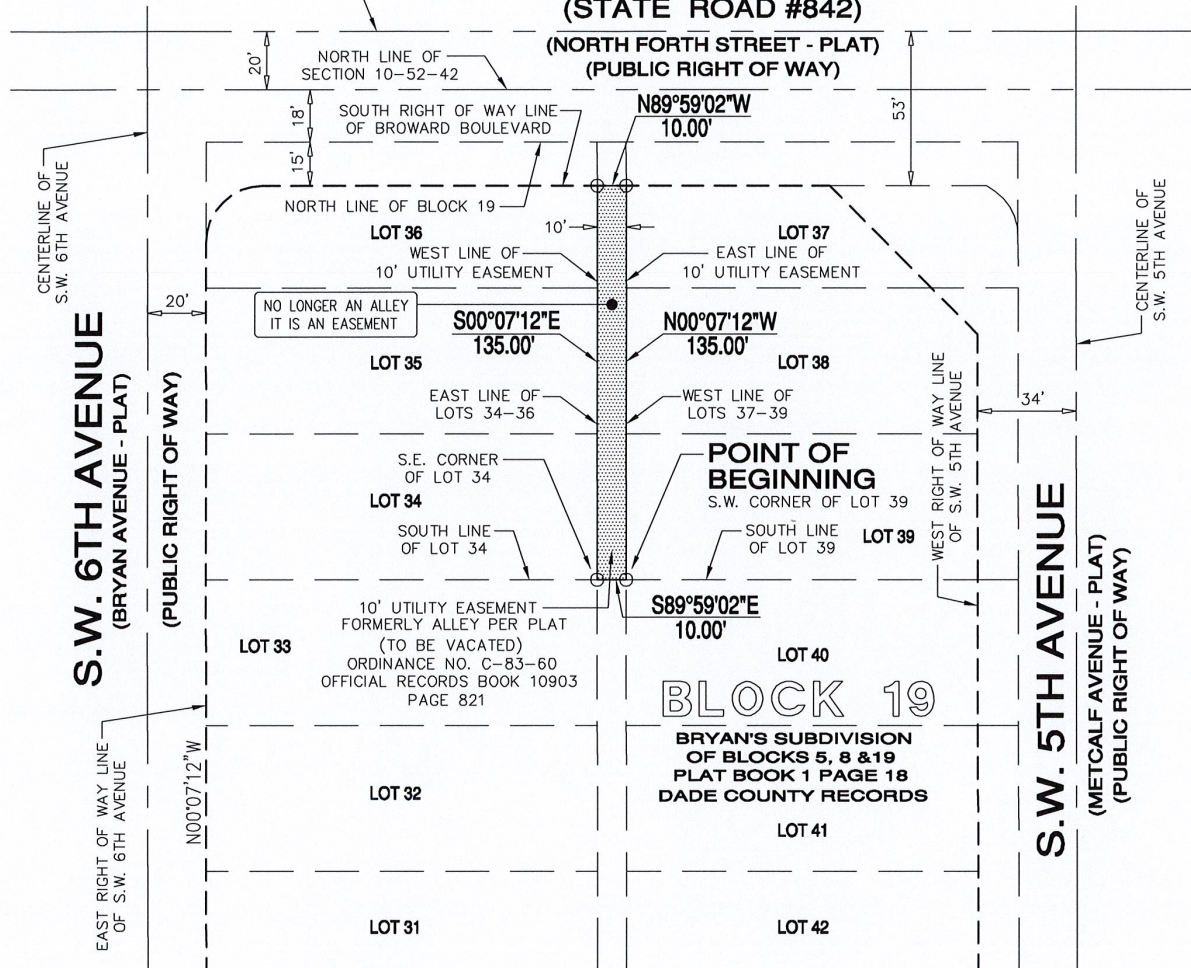
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	7/11/22
Scale	NOT TO SCALE
Job. No.	220537
Dwg. No.	1021-068-1
Sheet	1 of 3

M. J. V. K.

CENTERLINE OF CONSTRUCTION
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
SECTION 86006-2501
(SHEET 16 OF 22)
DATED 12/14/17

WEST BROWARD BOULEVARD (STATE ROAD #842)



[Handwritten signature]

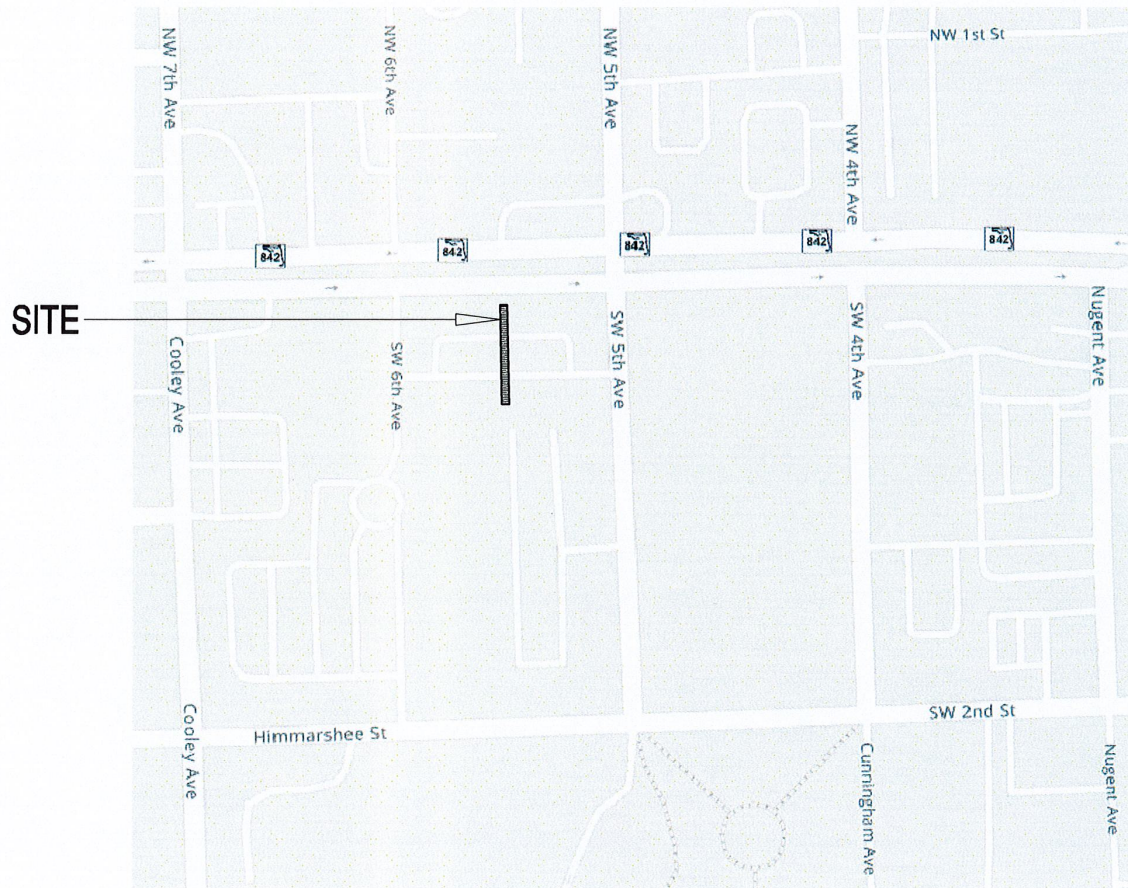
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SKETCH OF DESCRIPTION

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180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	7/11/22
Scale	1"=60'
Job. No.	220537
Dwg. No.	1021-068-1
Sheet	2 of 3

m. d. k.



[Handwritten signature]

Drawn By	MAP
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LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
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