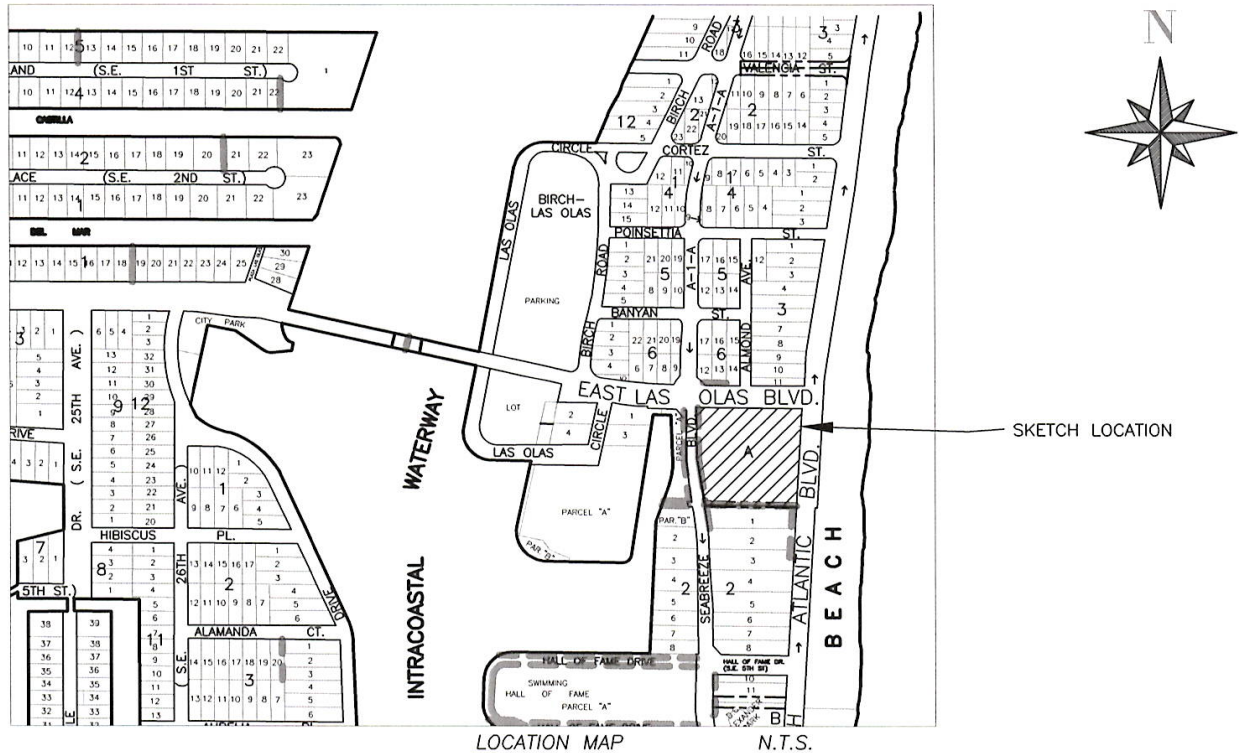


SKETCH AND DESCRIPTION

REZONING PETITION FROM (ABA) TO (P)

THIS IS NOT A SURVEY



DESCRIPTION: LAS OLAS OCEANSIDE PARK

A PORTION OF BLOCK "A", "RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH A PORTION OF VACATED PALM DRIVE (PLATTED) RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 12194, PAGE 448, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF EAST LAS OLAS BOULEVARD AND THE WEST RIGHT OF WAY LINE OF SOUTH ATLANTIC BOULEVARD; THENCE S 01°35'31" W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 349.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10.00 FEET OF THE VACATED PALM DRIVE (PLATTED); THENCE S 88°24'41" W ALONG SAID SOUTH LINE A DISTANCE OF 310.84 TO THE EAST LINE OF A RIGHT OF WAY PARCEL RECORDED AT INSTRUMENT NUMBER 115830268, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG SAID EAST LINE OF THE RIGHT OF WAY PARCEL, THE FOLLOWING SEVEN COURSES AND DISTANCES: N 09°44'52" W, A DISTANCE OF 126.13; FEET THENCE N 05°33'11" W, A DISTANCE OF 61.36 FEET; THENCE N 05°35'14" W, A DISTANCE OF 47.20 FEET; THENCE N 07°36'19" W, A DISTANCE OF 43.93 FEET; THENCE N 06°38'57" W, A DISTANCE OF 37.35 FEET; THENCE N 07°58'46" W, A DISTANCE OF 18.82 FEET; THENCE N 43°50'53" E, A DISTANCE OF 28.46 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST LAS OLAS BOULEVARD; THENCE N 88°58'53" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 345.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 119,503 SQUARE FEET OR 2.7434 ACRES MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON A BEARING OF S 01°35'31" W, ALONG THE W. R/W LINE OF S. ATLANTIC BOULEVARD PER INSTRUMENT NO. 112819207.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 5) THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: OCTOBER 4, 2022

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

Michael W. Donaldson
10/19/22

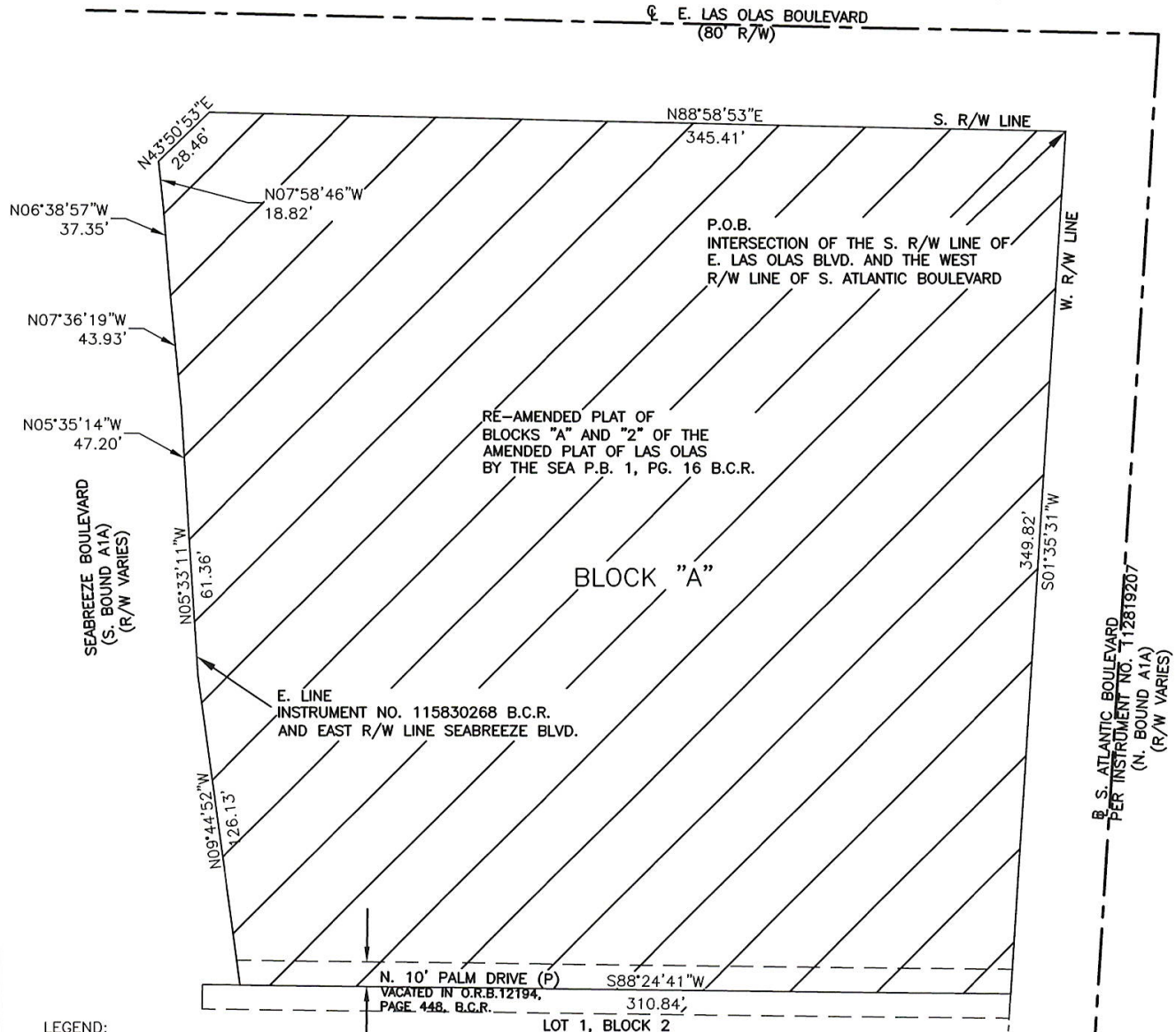
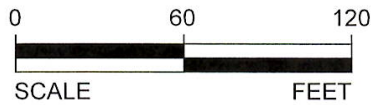
SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
LAS OLAS OCEANSIDE PARK		
REZONING FROM (ABA) TO (P)		
BY: M.D.	ENGINEERING	DATE: 10/4/22
CHK'D M.D.	DIVISION	SCALE: N.T.S.

SKETCH AND DESCRIPTION

REZONING PETITION FROM (ABA) TO (P)

THIS IS NOT A SURVEY



LEGEND:

P.O.B. POINT OF BEGINNING
 P.B. PLAT BOOK
 PG. PAGE
 B.C.R. BROWARD COUNTY RECORDS
 R/W RIGHT OF WAY
 N.T.S. NOT TO SCALE
 ABA A-1-A BEACHFRONT AREA DISTRICT
 P PARKS, RECREATION AND OPEN SPACE
 O.R.B. OFFICIAL RECORDS BOOK
 FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
 FPL FLORIDA POWER AND LIGHT
 CL CENTERLINE

(P) PLATTED
 CL BASELINE

SHEET 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
LAS OLAS OCEANSIDE PARK		
REZONING FROM (ABA) TO (P)		
BY: M.D.	ENGINEERING	DATE: 10/4/22
CHK'D M.D.	DIVISION	SCALE: 1"=60'