

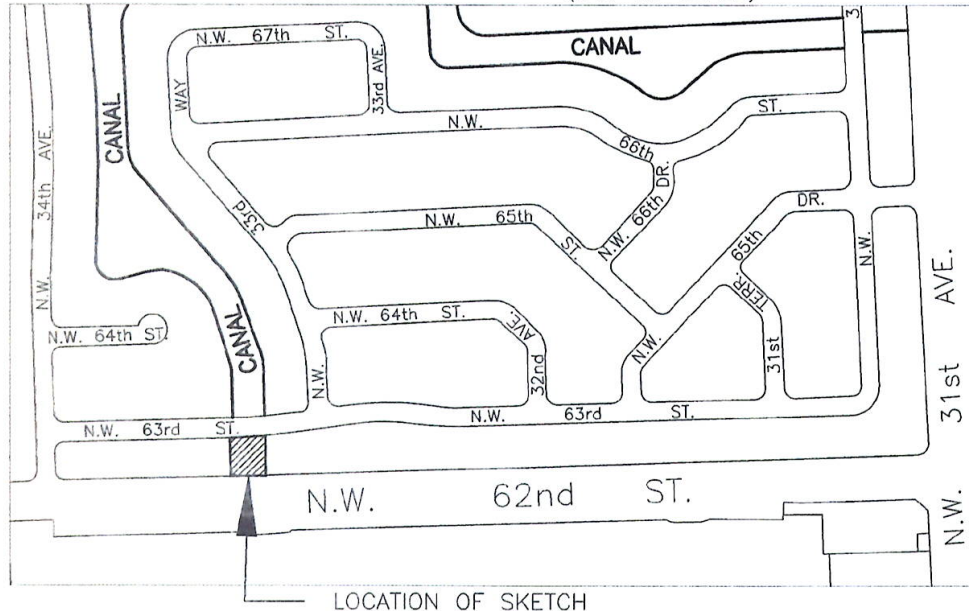
THIS IS NOT A FIELD SURVEY

SKETCH AND DESCRIPTION

PALM AIRE PARK
ZONE (RS-5) TO (P)



LOCATION MAP (NOT TO SCALE)



DESCRIPTION: PALM AIRE PARK

A PARCEL OF LAND BEING A PORTION OF CANAL RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "PALM AIRE VILLAGE 2ND SECTION ADD'N. 3" AS RECORDED IN PLAT BOOK 78 PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 18 OF SAID PALM AIRE VILLAGE 2ND SECTION ADD'N. 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID CANAL RIGHT-OF-WAY; THENCE N 00°22'41" W ALONG THE EAST LINE OF SAID LOT 7 ALSO BEING THE WEST LINE OF SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 63RD STREET. THENCE N 89°37'19" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 33.63 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°00'00" AND A RADIUS OF 450.00 FEET FOR AN ARC DISTANCE OF 47.12 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING THE NORTHWEST CORNER OF LOT 33, BLOCK 14 OF PALM AIRE VILLAGE 2ND SECTION - ADD'N. 2, AS RECORDED IN PLAT BOOK 74 PAGE 25 OF THE PUBLIC RECORDS OF BROWARD, COUNTY FLORIDA; THENCE S 00°22'41" E ALONG THE WEST LINE OF SAID LOT 33, ALSO BEING THE EAST LINE OF SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 102.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 33, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE ON NORTHWEST 62ND STREET; THENCE S 89°37'19" W ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 8,038 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BASIS OF BEARING IS SOUTH RIGHT-OF WAY LINE OF NORTHWEST 63RD STREET N 89°37'19" E.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 4) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.

SHEET 1 OF 2

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: NOVEMBER 4th, 2022

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

Michael W. Donaldson
11/9/22

CITY OF FORT LAUDERDALE

EXHIBIT 1
PALM AIRE PARK
(RS-5) TO (P)

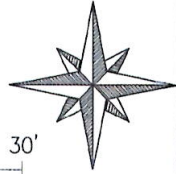
BY: SP	ENGINEERING DIVISION	DATE: 11/4/22
CHK'D SP		SCALE: NTS

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SKETCH AND DESCRIPTION

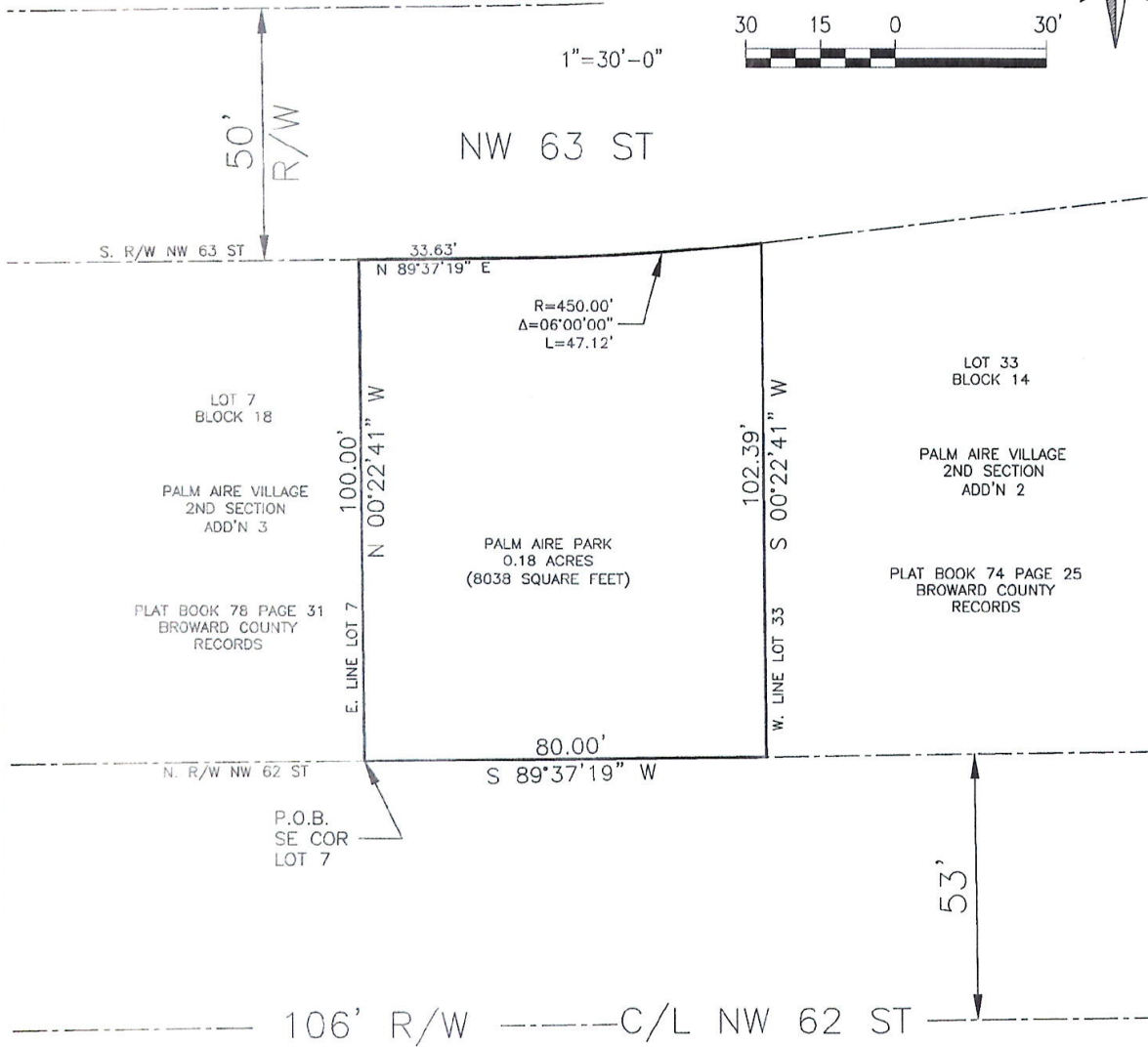
PALM AIRE PARK
ZONE: (RS-5) TO (P)

N



THIS IS NOT A FIELD SURVEY

1"=30'-0"



LEGEND:

P.O.B. DENOTES: POINT OF BEGINNING
R/W DENOTES: RIGHT OF WAY
C/L DENOTES: CENTERLINE
R DENOTES: RADIUS
Δ DENOTES: ANGLE
L DENOTES: LENGTH
RS-5 DENOTES: ONE-FAMILY DETACHED DWELLING DISTRICT
P DENOTES: PARK

SHEET 2 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1
PALM AIRE PARK
RS-5 TO P

BY: SP	ENGINEERING	DATE: 11/4/22
CHK'D SP	DIVISION	SCALE: 1"=30'