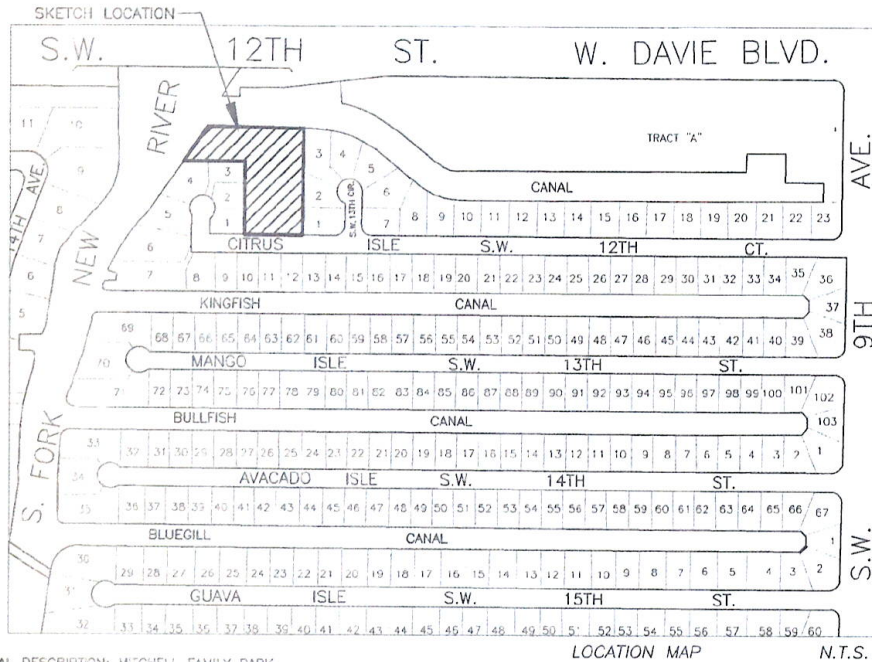


SKETCH AND DESCRIPTION

REZONING PETITION FROM (RD-15) TO (P)



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: MITCHELL FAMILY PARK

ALL OF LOT 1, "REVISED PLAT OF MRS. E. F. MARSHALL'S SUBDIVISION OF GOV'T LOTS 1, 2, 3 & 4 ALSO E 1/4 OF N/E 1/4 & NW 1/4 OF NW 1/4 SEC. 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXCEPTING THEREFROM THE EAST 1,487 FEET THEREOF; AND ALSO EXCEPTING THEREFROM THE NORTH 187 FEET.

TOGETHER WITH:

THE NORTH 6 FEET OF THAT CERTAIN ROAD RIGHT OF WAY RUNNING IN AN EAST-WEST DIRECTION AND LYING BETWEEN SAID LOT 1 AND THE UNNUMBERED LOT MARKED "SOLD" ON SAID PLAT LYING SOUTH OF SAID LOT 1; ALSO, THE EAST 8 FEET OF THAT CERTAIN ROAD RIGHT OF WAY RUNNING IN AN NORTH-SOUTH DIRECTION AND LYING BETWEEN SAID LOT 1 AND THE UNNUMBERED LOT MARKED "SOLD" ON SAID PLAT LYING WEST OF SAID LOT 1.

MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, "SOUTH NEW RIVER ISLES SECTION 'A'", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N 88°12'51" E ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 12 COURT, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°04'56" W ALONG THE WEST LINE OF THE EAST HALF OF SAID VACATED ROAD RIGHT OF WAY, A DISTANCE OF 209.49 FEET; THENCE S 88°12'14" W ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID VACATED ROAD RIGHT OF WAY, A DISTANCE OF 172.55 FEET; THENCE N 32°58'51" E ALONG THE EAST LINE OF THE SOUTH FORK NEW RIVER, A DISTANCE OF 97.40 FEET TO A POINT THAT IS 187.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, PLAT BOOK 1, PAGE 2; THENCE N 88°12'15" E ALONG SAID LINE, A DISTANCE OF 276.00 FEET TO A POINT THAT IS 1,487.00 FEET WEST OF THE EAST LINE OF SAID LOT 1, PLAT BOOK 1, PAGE 2; THENCE S 01°04'56" E ALONG SAID LINE, A DISTANCE OF 289.53 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 12 COURT; THENCE S 88°12'51" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 158.01 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS LYING AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 57,367 SQUARE FEET (1.3170 ACRES), MORE OR LESS.

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 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 DOCUMENT CONSISTS OF 2 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.
- 5) BASIS OF BEARING IS NORTH RIGHT-OF WAY LINE OF SOUTHWEST 12TH COURT, BEING N 88°12'51" E.

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 402.202.

DATED: NOVEMBER 9, 2022

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

SHEET 1 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1

MITCHELL FAMILY PARK

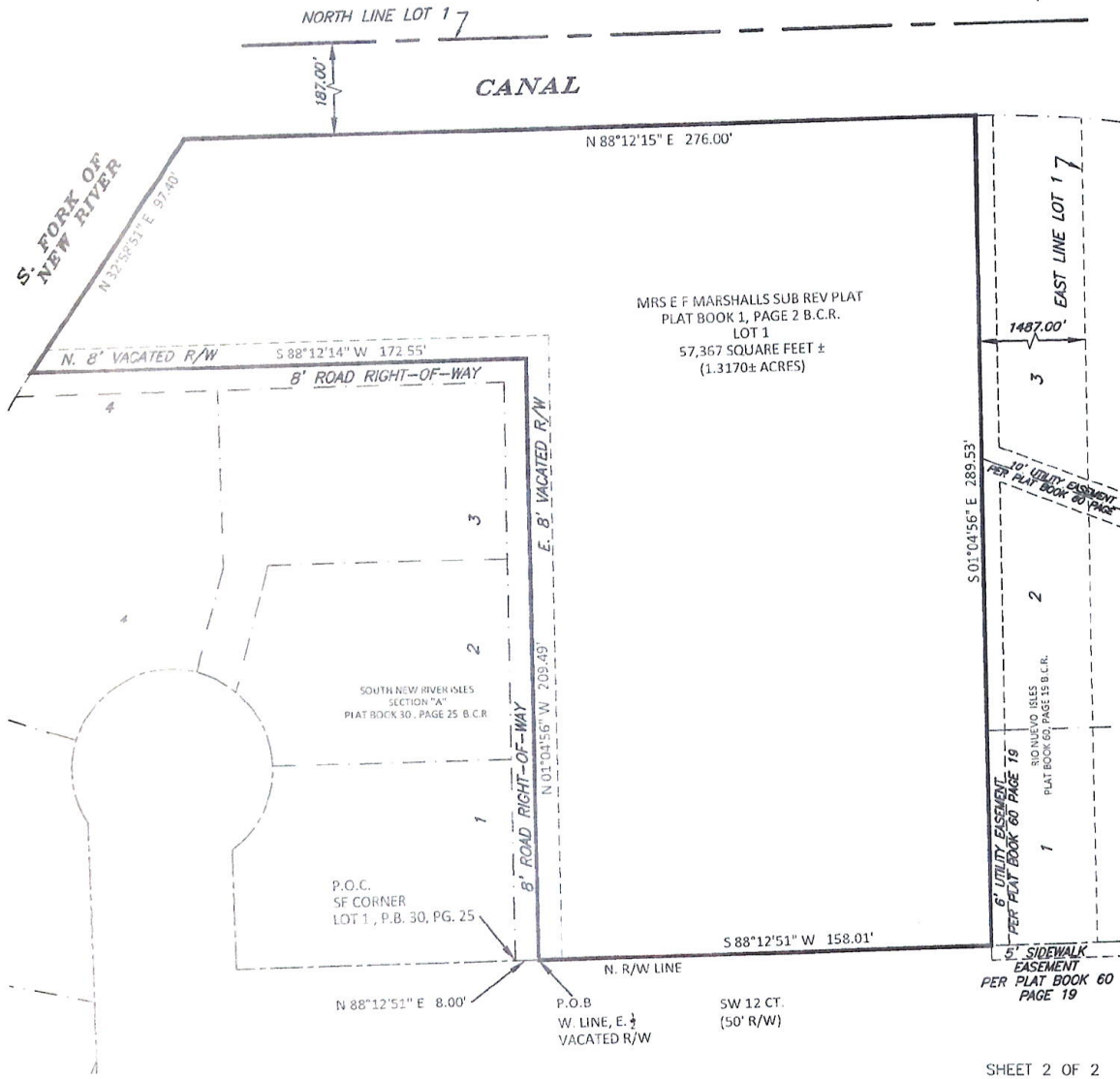
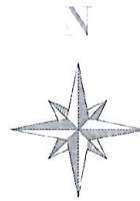
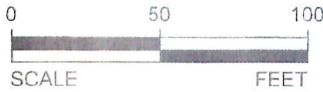
REZONING FROM (RD-15) TO (P)

BY: M.D.	ENGINEERING	DATE: 11/9/22
CHK'D M.D.	DIVISION	SCALE: N.T.S.

SKETCH AND DESCRIPTION

REZONING PETITION FROM (RD-15) TO (P)

THIS IS NOT A SURVEY



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
R/W RIGHT OF WAY
N.T.S. NOT TO SCALE
RD-15 RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY
P PARKS, RECREATION AND OPEN SPACE
P.B. PLAT BOOK
PG. PAGE

SHEET 2 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1

MITCHELL FAMILY PARK

REZONING FROM (RD-15) TO (P)

BY: M.D.

ENGINEERING
DIVISION

DATE: 11/9/22

CHK'D M.D.

SCALE: 1"=60'