

UDP-PDD22004 - Bahia Mar - 801 Seabreeze Blvd





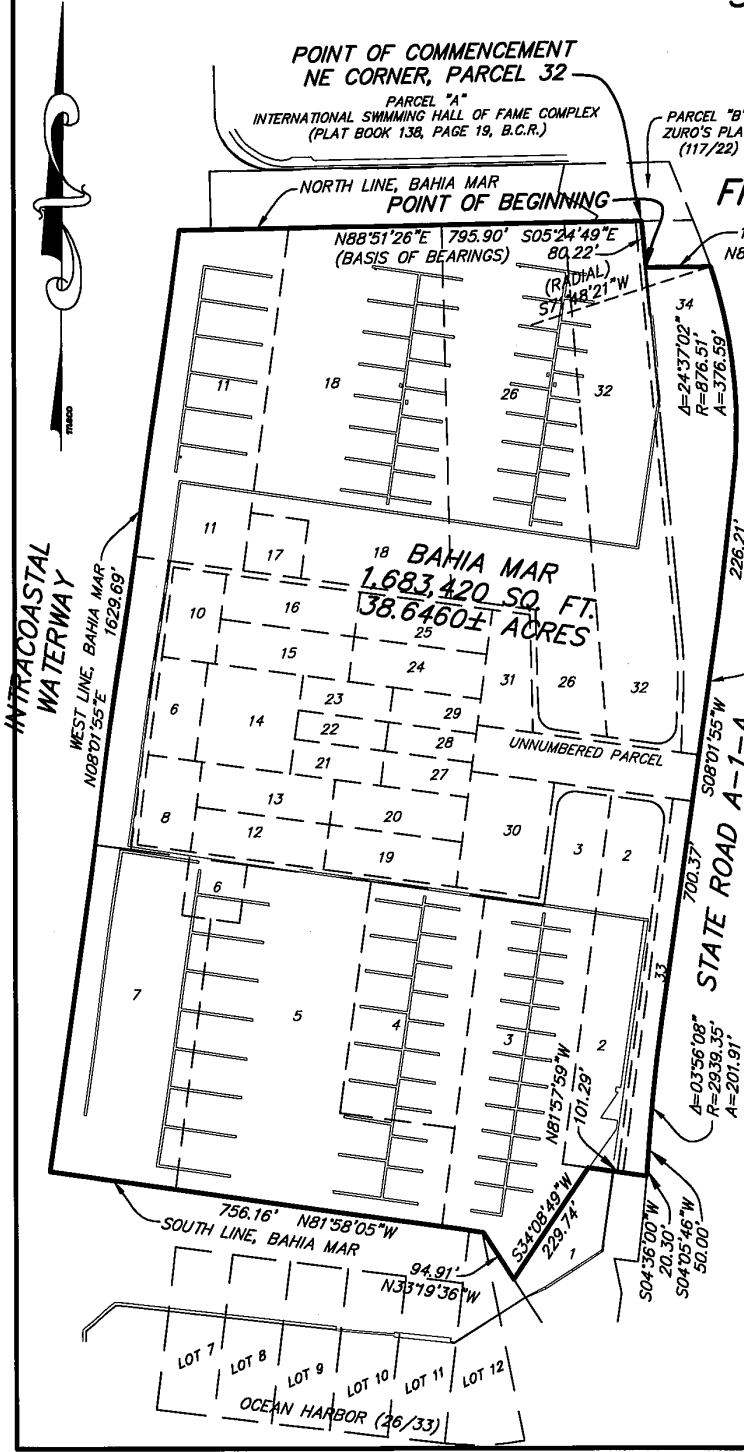
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: INFO@MECO400.COM

m.p.o.k.

SCALE 1" = 300'

**SKETCH AND DESCRIPTION
TO ACCOMPANY
REZONING PETITION
BAHIA MAR
WEST OF A-1-A
FROM: "SBMHA" TO: "PDD"**



LEGAL DESCRIPTION:
All that part of BAHIA MAR, according to the plat thereof, as recorded in Plat Book 35, Page 39, of the public records of Broward County, Florida, lying West of the West right-of-way line of State Road A-1-A and Seabreeze Boulevard. Less Parcel 1 thereof AND Less the North 80.00 feet of Parcel 34 thereof.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County Florida and containing 1,683,420 square feet or 38.6460 acres more or less.

- NOTES:**
- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - 2) Legal description prepared by McLaughlin Engineering Co.
 - 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
 - 4) THIS IS NOT A BOUNDARY SURVEY.
 - 5) Bearings shown assume the North line of plat (35/39), as North 81°51'26" East.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 10th day of May, 2023.
Revised this 11th day of May, 2023.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7780

CHECKED BY: _____

REF. DWG.: A-20(14), 97-3-134

C: \JMMjr\2023\V7780 (BAHIA MAR BOUNDARY)