

SKETCH AND DESCRIPTION

REZONING PETITION FROM (RS-8) TO (P)



THIS IS NOT A SURVEY

DESCRIPTION: VIRGINIA YOUNG PARK

ALL OF PARCEL "PARK" LYING NORTH OF BLOCK 28 AND SOUTH OF BLOCK 27, "RIO VISTA ISLES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 28; THENCE N 00°00'00" E, A DISTANCE OF 85.71 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL AND BEING THE POINT OF BEGINNING; THENCE CONTINUE N 00°00'00" E ALONG SAID WEST LINE AND BEING THE EAST RIGHT OF WAY LINE OF SOUTHEAST 9 AVENUE, A DISTANCE OF 49.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N 90°00'00" E ALONG THE NORTHERLY LINE OF SAID PARCEL AND BEING THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHEAST 10 STREET, A DISTANCE OF 166.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 163°24'30" AND AN ARC DISTANCE OF 71.30 FEET TO THE POINT OF TANGENCY; THENCE S 73°24'30" W, A DISTANCE OF 174.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 106°35'30" AND AN ARC DISTANCE OF 46.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 15,879 SQUARE FEET OR 0.3645 ACRES, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON AN ASSUMED BEARING OF S 73°24'30" W, ALONG THE N. R/W LINE OF S. RIO VISTA BLVD.
- 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 11, 2022

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 5490
STATE OF FLORIDA

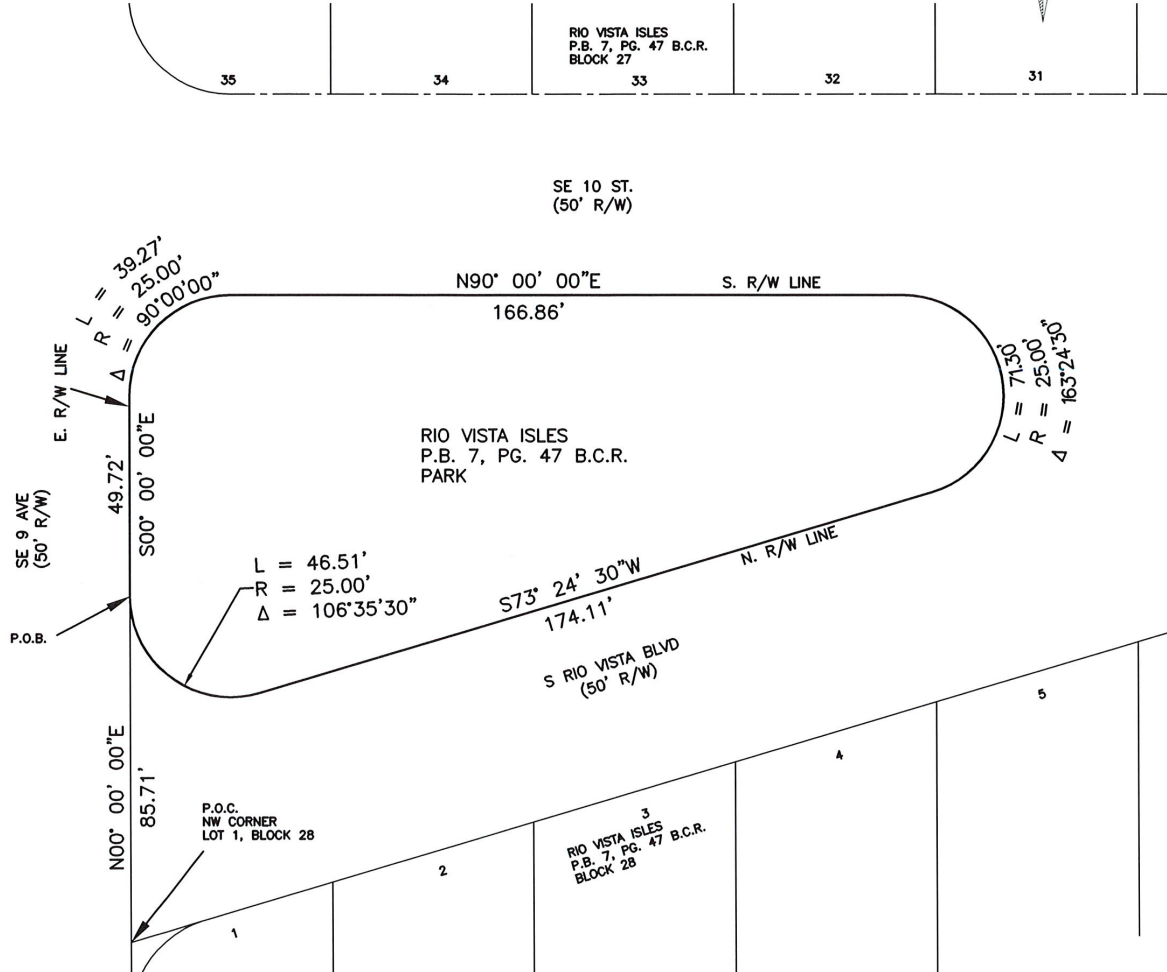
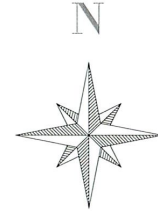
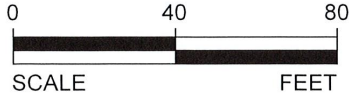
SHEET 1 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
VIRGINIA YOUNG PARK		
REZONING FROM (RS-8) TO (P)		
BY: M.D.	ENGINEERING DIVISION	DATE: 10/11/22
CHK'D M.D.		SCALE: N.T.S.

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LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. DADE COUNTY RECORDS
- R/W RIGHT OF WAY
- N.T.S. NOT TO SCALE
- RS-8 RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY
- P PARKS, RECREATION AND OPEN SPACE

- L ARC LENGTH
- R RADIUS
- Δ CENTRAL ANGLE

SHEET 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
VIRGINIA YOUNG PARK		
REZONING FROM (RS-8) TO (P)		
BY: M.D.	ENGINEERING DIVISION	DATE: 10/11/22
CHK'D M.D.		SCALE: 1"=40'