



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

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CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION (RIGHT-OF-WAY VACATION):**

A PORTION OF TRACTS 8 AND 9, BLOCK 96, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", AS SHOWN IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY PUBLIC RECORDS, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF TRACT "C", PALM AIRE VILLAGE 4TH SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 89°16'32" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "C" 47.50 FEET TO **POINT OF BEGINNING 1**; THENCE SOUTH 00°51'00" EAST ALONG THE EAST LINE OF TRACTS 8 AND 9, BLOCK 96, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", AS SHOWN IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY PUBLIC RECORDS, 2131.78 FEET; THENCE NORTH 89°06'44" WEST 22.51 FEET TO A POINT ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF TRACTS 8 AND 9; THENCE NORTH 00°51'00" WEST ALONG SAID PARALLEL LINE 2131.15 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°16'32" EAST 22.50 FEET TO **POINT OF BEGINNING 1**.

TOGETHER WITH

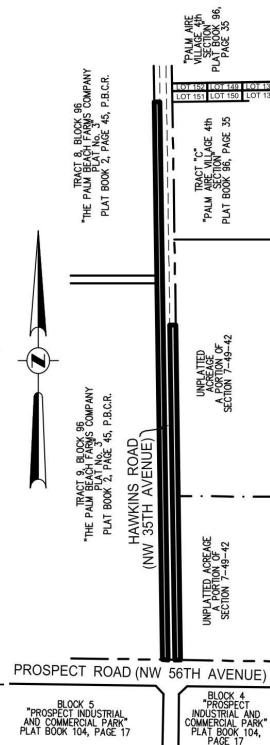
A PORTION OF HAWKINS ROAD (NW 35TH AVENUE) RIGHT-OF-WAY IN THE NORTH HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF TRACT "C", PALM AIRE VILLAGE 4TH SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 00°51'00" EAST ALONG THE EAST LINE OF SAID TRACT "C" AND THE SOUTHERLY EXTENSION THEREOF 853.46 FEET TO **POINT OF BEGINNING 2**; THENCE CONTINUE SOUTH 00°51'00" EAST ALONG SAID SOUTHERLY EXTENSION 1279.66 FEET; THENCE NORTH 89°06'44" WEST 22.51 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 96; THENCE NORTH 00°51'00" WEST ALONG SAID EAST BLOCK LINE 2131.15 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE SOUTHEAST ONE QUARTER (1/4) OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°54'28" EAST ALONG SAID SOUTH SECTION LINE 22.50 TO **POINT OF BEGINNING 2**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 76,747 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF TRACT "C" BEING S00°51'00"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.



**VICINITY MAP**  
NOT TO SCALE

CLIENT: KIEWIT WATER FACILITIES FLORIDA CO.

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 71772A

DATE: 08/21/23

RIGHT-OF-WAY VACATION

FORT LAUDERDALE

BROWARD COUNTY, FLORIDA

SHEET 1 OF 2

**John F  
Pulice**

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by John  
F Pulice

Date: 2023.08.22

15:04:25 -04'00'

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
STATE OF FLORIDA

