

M D O.K.



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

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

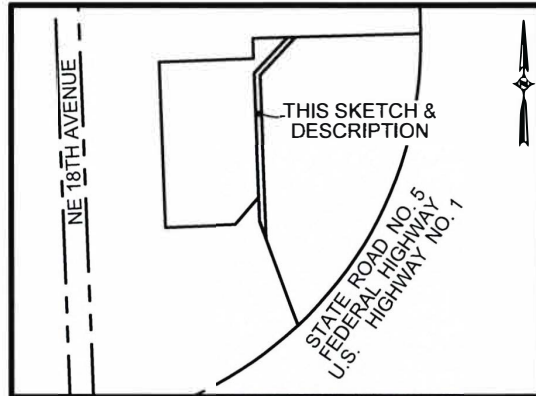


**LEGAL DESCRIPTION: (SANITARY SEWER EASEMENT VACATION)**

ALL OF THAT CERTAIN SANITARY SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3493, PAGE 212 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT 1, 'LAKE PARK-UNIT 1', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHEAST CORNER OF PARCEL "A", "VILLAGE SHOPPES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 27 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 88°26'53" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" 214.88 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 43°13'36" WEST 90.28 FEET TO A POINT ON A LINE LYING 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 1, ALSO BEING THE EAST LINE OF TRACT 2 AS SHOWN ON SAID PLAT BOOK 23, PAGE 36; THENCE SOUTH 01°59'42" EAST ALONG SAID PARALLEL LINE 281.96 FEET; THENCE NORTH 20°01'05" WEST 32.32 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 1; THENCE NORTH 01°59'42" WEST ALONG SAID WEST LINE AND ALONG THE EAST LINE OF SAID TRACT 2 FOR 255.39 FEET; THENCE NORTH 43°13'36" EAST 84.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 88°26'53" EAST ALONG SAID SOUTH LINE 14.08 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 3,561 SQUARE FEET, MORE OR LESS.



LOCATION SKETCH  
(NOT TO SCALE)

**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 THE S.W. 1/4 OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING S01°22'27"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: 1055 N FEDERAL LLC

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73458

DATE: 10/17/24; REV. 2/27/25

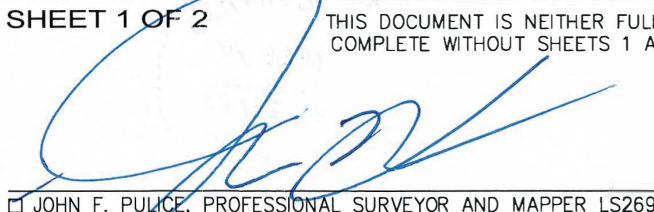
SANITARY SEWER EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1055 N. FEDERAL HIGHWAY

SHEET 1 OF 2

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



JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
 STATE OF FLORIDA

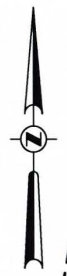
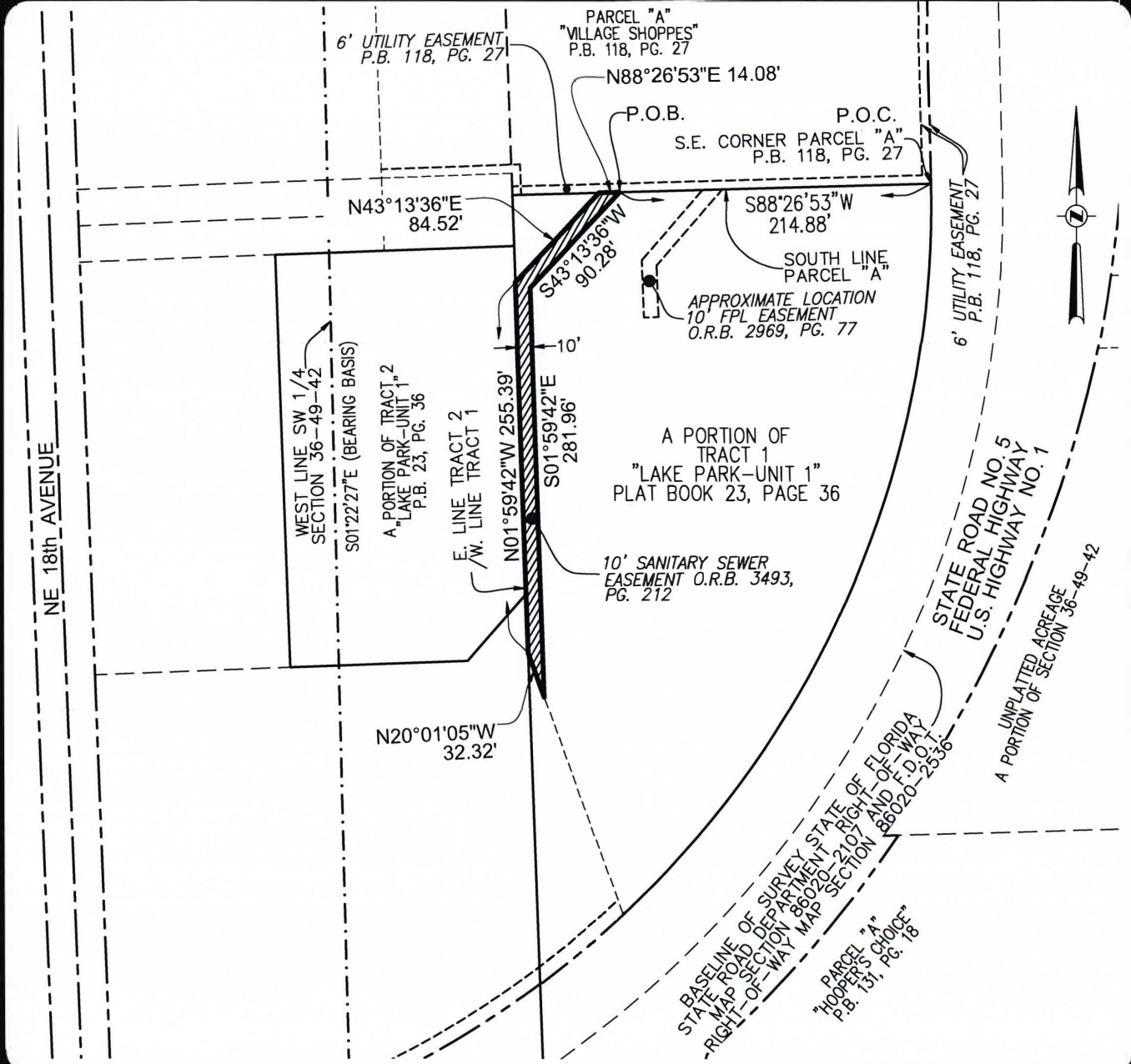
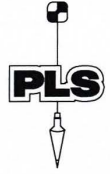
M.D.O.K.



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

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: 1055 N FEDERAL LLC	
SCALE: 1"=100'	DRAWN: M.M.M.
ORDER NO.: 73458	
DATE: 10/17/24; REV. 2/27/25	
SANITARY SEWER EASEMENT VACATION	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: 1055 N. FEDERAL HIGHWAY	

SHEET 2 OF 2		THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2
LEGEND & ABBREVIATIONS:		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	
O.R.B.	OFFICIAL RECORDS BOOK	
P.B.	PLAT BOOK	
PG.	PAGE	
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	