



McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION TO ACCOMPANY VACATION PETITION N.W. 10th PLACE UTILITY EASEMENT CIRCLE K SITE SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Northwest 10th Place (Now Vacated per Ordinance C-96-1 per O.R. 24508, Page 146, B.C.R.) as shown on the plat of RESUBDIVISION, TRACT B, LAUDERDALE MANORS ADDITION, according to the plat thereof as recorded in Plat Book 44, Page 41, of the public records of Broward County, Florida and as shown on the plat of RESUBDIVISION OF LOTS 1, 2, 10, 11 and 12, Block 155, CHATEAU PARK SECTION B, according to the plat thereof recorded in Plat Book 63, Page 36, of the public records of Broward County, Florida. More fully described as follows:

Beginning at the most Easterly, South corner of Tract "A", of said RESUBDIVISION, TRACT B, LAUDERDALE MANORS ADDITION; thence South 88°10'51" West, on the South line of said Tract "A", a distance of 201.20 feet, to a point on a curve; thence Southeasterly through Southwesterly on said curve to the right, whose radius point bears South 55°54'22" West, with a radius of 50.00 feet and a central angle of 92°16'27", an arc distance of 80.52 feet; thence South 01°32'41" East, on the Northerly extension of the West line of Lot 5, Block 155, CHATEAU PARK, according to the plat thereof, as recorded in Plat Book 9, Page 68, of the public records of Broward County, Florida, a distance of 24.88 feet to a point of cusp; thence Northerly and Easterly on the Northerly line of said Lot 5, being a curve to the right, whose radius point is perpendicular to the last described course, with a radius of 25.00 feet, a central angle of 89°43'32", an arc distance of 39.15 feet to a point of tangency; thence North 88°10'51" East on the South line of said vacated N.W. 10th Place, being the North line of Lots 5, 4 and 3, of said Block 155, CHATEAU PARK and on the North line of Parcels "B" and "A", of said RESUBDIVISION OF LOTS 1, 2, 10, 11 and 12, BLOCK 155, CHATEAU PARK SECTION B; a distance of 169.10 feet to a point of curve; thence Southeasterly on the said North line of Parcel "A", and on a curve to the right with a radius of 25.00 feet and a central angle of 89°41'44", an arc distance of 39.14 feet to a point of cusp; thence North 02°07'25" West, on the Northerly extension of the East line of said Parcel "A", a distance of 94.87 feet to the Point of Beginning.

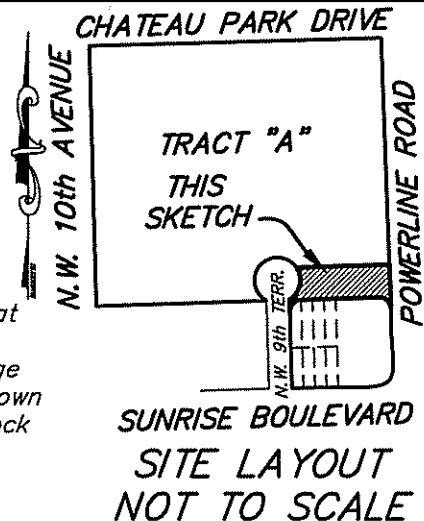
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 14,203 square feet or 0.3261 acres more or less.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
1st day of August, 2017.

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 embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South line of Tract "A", as South 88°10'51" West.



McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-2567 _____

CHECKED BY: _____

REF. DWG.: 16-3-075 & 96-3-087

C: \JMMjr\2017\V2567 (EASE)



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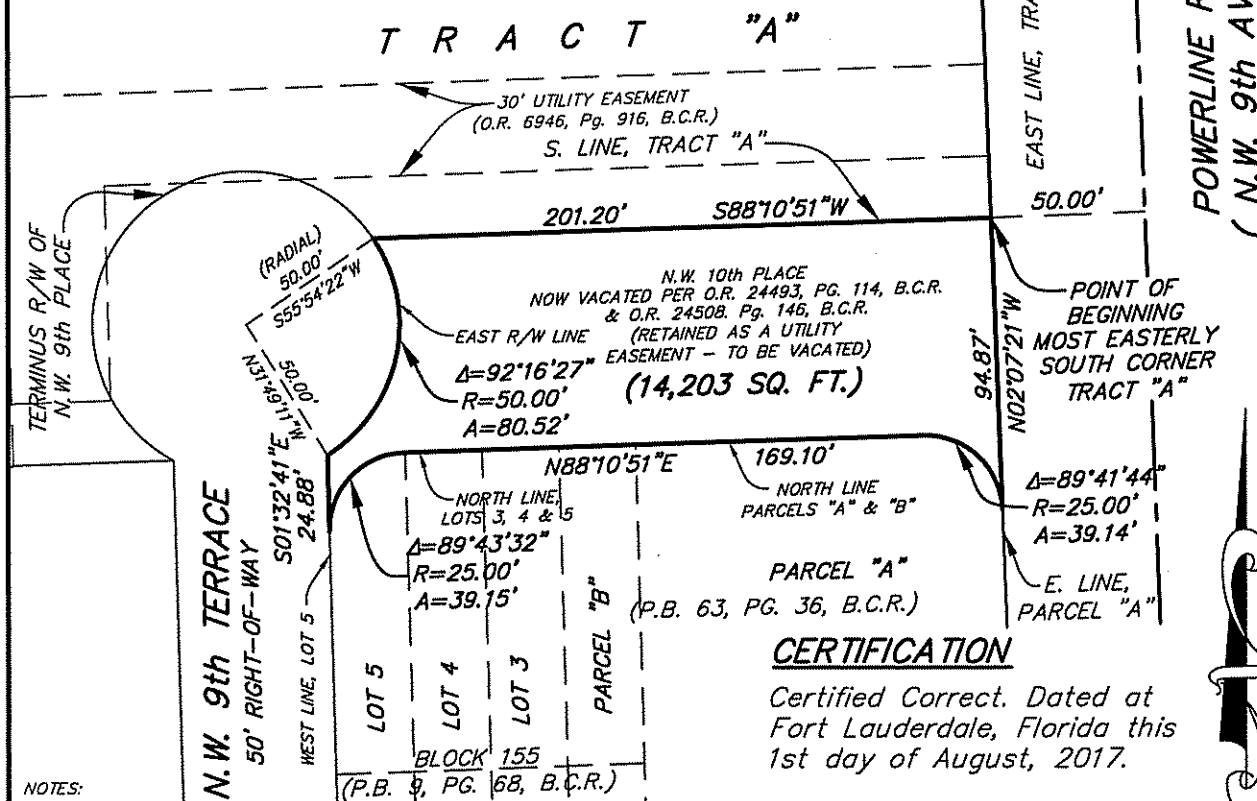
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SCALE 1" = 60' **SKETCH AND DESCRIPTION**
TO ACCOMPANY VACATION PETITION
N.W. 10th PLACE UTILITY EASEMENT
CIRCLE K SITE
SHEET 2 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Vacated N.W. 10th Place right-of-way (retained a Utility Easement) lying South of and adjacent to, Tract "A", RESUBDIVISION, TRACT B, LAUDERDALE MANORS ADDITION, according to the plat thereof, as recorded in Plat Book 44, Page 41, of the public records of Broward County, Florida, more fully described on Sheet 1 of 2 Sheets.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 14,203 square feet or 0.3261 acres more or less.



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