## SKETCH AND DESCRIPTION

PORTION OF LOTS 9 AND 10

THIS IS NOT A SURVEY

## **DESCRIPTION:**

ALL THAT PORTION OF LOT 9 AND THE NORTH 27 FEET OF LOT 10, BLOCK 2, LYING EAST OF SEABREEZE BOULEVARD, OF THE "RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS THE EAST 10 FEET THEREOF, AND LESS THE WEST 33 FEET THEREOF, AND ALSO LESS THAT PORTION THAT LIES EAST OF THE F.D.O.T. MAINTENANCE MAP LINE SHOWN IN SECTION 86180-MAINT. (3), AS RECORDED IN INSTRUMENT NUMBER 112819207, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 88°21'36" WEST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 20.45 FEET TO THE POINT OF BEGINNING AND A POINT ON SAID F.D.O.T. MAINTENANCE MAP LINE; THENCE SOUTHERLY ALONG SAID F.D.O.T. MAINTENANCE MAP LINE THE FOLLOWING (3) COURSES AND DISTANCES; (1) SOUTH 03°39'15" EAST, A DISTANCE OF 23.05 FEET; (2) SOUTH 00°42'18" EAST, A DISTANCE OF 28.10 FEET; (3) SOUTH 01°31'26" WEST, A DISTANCE OF 25.83 FEET; THENCE SOUTH 88°20'31" WEST ALONG A LINE 27 FEET SOUTH OF AND PARALLEL TO, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 253.91 FEET TO THE EAST RIGHT OF WAY OF LINE OF SEABREEZE BOULEVARD AS IT NOW EXISTS; THENCE NORTH 01°41'24" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 77.00 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE NORTH 88°21'36" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 253.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 19529 SQUARE FEET OR 0.4483 ACRES MORE OR LESS.

## NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF LOT 9 WITH A GRID BEARING BEING N 88°21'36" E.
- 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.

CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED: OCTOBER 11TH, 2017; REVISED FEBRUARY 19, 2018

SHEET 1 OF 2

CITY OF FORT LAUDERDALE

SKETCH & DESCRIPTION

PORTION OF LOTS 9 AND 10

BLOCK 2, PB 1 PG 16

BY: CH ENGINEERING DATE: 2/19/18
CHK'D MD DIVISION SCALE:1"=40'

MICHAEL W. DONALDSON PROFESSIONAL SURVEYOR AND MAPPER NO.6490 STATE OF FLORIDA

> CAM #18-0064 Exhibit 1

## SKETCH AND DESCRIPTION PORTION OF LOTS 9 AND 10 <sup>€</sup> S.R. A-1-A (S FORT LAUDERDALE BEACH BLVD.) P.O.C. NE CORNER LOT 9, SE CORNER LOT 8 PLAT LIMIT 35 S 88°21'36" W 20.45 <u>o</u> P.O.B. -W R/W LINE— S.R. A-1-A F.D.O.T. R/W MAP SECTION 8619-2177 ≥ MAINTENANCE LINE PER F.D.O.T. MAP 86180-MAINT. (3) 00.42,18" 01.31,26" 03.39'15" 25.83 28.10 23.05 80 40 S S **SCALE FEET** SECTION 27' PORTION OF LOT 8 BLOCK 2 PLAT OF "LAS OLAS BY THE SEA" BOOK 1, PAGE 16, B.C.R. THE SEA" SEA, PORTION OF LOT 10 BLOCK 2 PLAT OF "LAS OLAS BY THE BOOK 1, PAGE 16, B.C.R. 253.58 253.91 PORTION OF LOT 9 BLOCK 2 PLAT OF "LAS OLAS BY TI BOOK 1, PAGE 16, B.C.R. ≥ B.C.R. DENOTES BROWARD COUNTY RECORDS ,3e<u>,</u> 88.20,31" DENOTES FLORIDA POWER AND LIGHT DENOTES FLORIDA DEPARTMENT OF FPL 88\*21 F.D.O.T. AMENDED 1 AMENDED | PLAT | AMENDED I TRANSPORTATION 0.R.B. DENOTES OFFICIAL RECORDS BOOK PG. **DENOTES** PAGE 臣 Z -된 吊 S P.O.B. **DENOTES** POINT OF BEGINNING L AERIAL EASEMENT 19187, PG. 16, B.C.R. DENOTES POINT OF COMMENCEMENT P.O.C. P.B. DENOTES PLAT BOOK ပူထ R/WDENOTES RIGHT OF WAY S LINE LOT N LINE LOT 1 99 'E R/W LINE SEABREEZE BLVD FP. 4. 15° 0.R. N\_01'41'24" 77.00 THIS IS NOT A SURVEY 2' SIDEWALK EASEMENT P.B. 138 PG. 19, B.C.R. SHEET 2 OF 2 CITY OF FORT LAUDERDALE SEABREEZE BLVD. SKETCH & DESCRIPTION SEABREEZE BLVD. PORTION OF LOT 9 AND 10 25, 25' R/W P.B. 1 PG. 16 BLOCK 2, PB 1 PG 16 ENGINEERING DATE: 2/19/18 BY: CH CAM #18-0064 DIVISION CHK'D MD SCALE: 1"=40" Exhibit 1 Page 2 of 2