



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

M.D.O.K.

**SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
INGRESS/EGRESS EASEMENT
IN BLOCK 46, TOWN OF FORT LAUDERDALE
(PLAT BOOK "B", PAGE 40, D.C.R.)
SHEET 1 OF 2 SHEETS**

LEGAL DESCRIPTION:

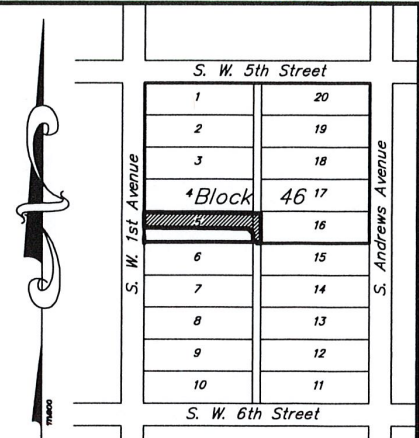
Lot 5 and a portion of that certain 14.00 foot Vacated Alley lying East of and adjacent to said Lot 5; Block 46, TOWN OF FORT LAUDERDALE, according to the plat thereof as recorded in Plat Book "B", Page 40, of the public records of Dade County, Florida, more full described as follows:

Commencing at the Southwest corner of said Lot 5; thence North 00°00'00" East, on the West line of said Lot 5, a distance of 23.00 feet to the Point of Beginning; thence continuing North 00°00'00" East, on said West line, a distance of 24.00 feet; thence South 89°34'00" East, a distance of 158.97 feet to the West line of Lot 16 of said Block 46; thence South 00°00'00" East, on said West line, being the East line of said 14.00 foot Vacated Alley, a distance of 47.00 feet; thence North 89°34'00" West, on the Westerly extension of the South line of said Lot 16, a distance of 7.00 feet; thence North 00°00'00" East, a distance of 3.00 feet; thence North 89°34'00" West, on the Easterly extension of the South line of the North 47.00 feet, of said Lot 5, a distance of 7.00 feet; thence North 00°00'00" East, on the East line of said Lot 5, a distance of 12.00 feet; thence North 44°47'00" West, a distance of 11.36 feet; thence North 89°34'00" West, a distance of 136.98 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing, 4,148 square feet or 0.0952 acres, more or less.

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 West right-of-way line of South Andrews Avenue, as South 00°00'00" East.
- 6) It is the intent of this description to described all that certain Ingress/Egress Easement in O.R. 24050, PG. 803, B.C.R.



**BLOCK PLAN
NOT TO SCALE**

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 14th day of March, 2018.

Revised Legal Description per City Surveyors request, this 9th day of May, 2018

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-3135

CHECKED BY: JST

REF. DWG.: T-86

C: \JMMjr\2018\V3135 (EASE)

