

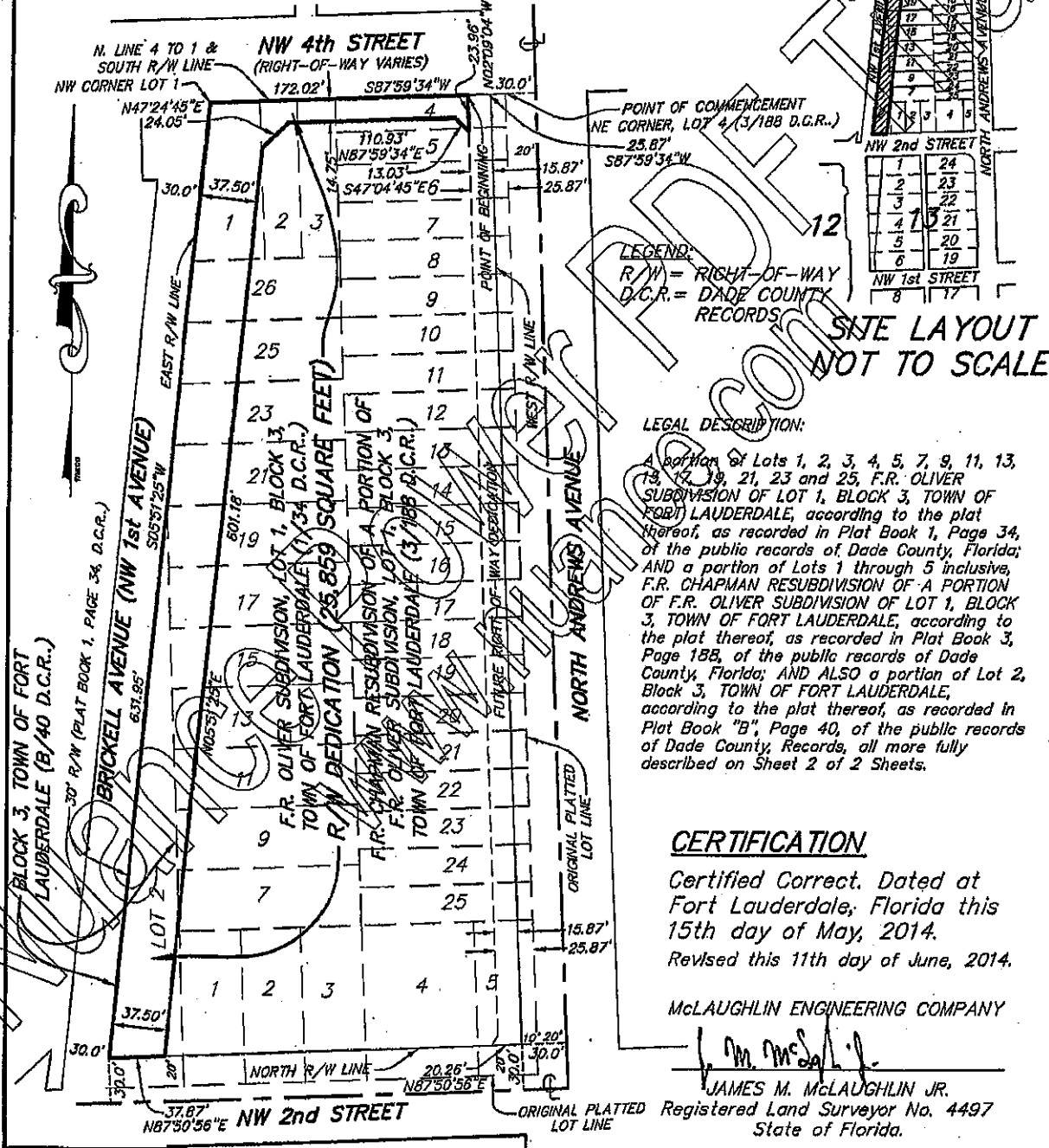


McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 100'

SKETCH AND DESCRIPTION RIGHT-OF-WAY DEDICATION F.R. OLIVERS SUBDIVISION AND RESUBDIVISION SHEET 1 OF 2 SHEETS



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-9240 - U-9244

CHECKED BY: _____

REF. DWG.: HDR ENG.-211425

C: \JMMjr\2014\U9240 TO U9244



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SKETCH AND DESCRIPTION
RIGHT-OF-WAY DEDICATION
F.R. OLIVERS SUBDIVISION AND RESUBDIVISION
SHEET 2 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Lots 1, 2, 3, 4, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 and 25, F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 34, of the public records of Dade County, Florida; AND a portion of Lots 1 through 26 inclusive, F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 3, Page 188, of the public records of Dade County, Florida; AND ALSO a portion of Lot 2, Block 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Records, all more fully described as follows:

Commencing at the Northeast corner of Lot 4 of said F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE; thence South 87°59'34" West, on the North line of said Lot 4, being the South right-of-way line of N.W. 4th Street, a distance of 25.87 feet to the Point of Beginning; thence continuing South 87°59'34" West, on the North line of Lots 4, 3, 2 and 1 of said F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE and on said South right-of-way line, a distance of 172.02 feet to the Northwest corner of said Lot 1; thence South 05°51'25" West, on the East right-of-way line of Brickell Avenue (S.W. 1st Avenue - 30 feet right-of-way), a distance of 631.95 feet; thence North 87°50'56" East, on the North right-of-way line of N.W. 2nd Street (60 foot right-of-way), being a line 20.00 feet North of and parallel with the South line of said Lot 2, Block 3, TOWN OF FORT LAUDERDALE, a distance of 37.50 feet; thence North 05°51'25" East, on a line 37.50 feet East of and parallel with the said East right-of-way line of Brickell Avenue, a distance of 601.18 feet; thence North 47°24'45" East, a distance of 24.05 feet; thence North 87°59'34" East, on a line 14.75 feet South of and parallel with the said South line of Lots 3 and 4 of F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE and said South right-of-way line of N.W. 4th Street, a distance of 110.93 feet; thence South 47°04'45" East, a distance of 13.03 feet; thence North 02°09'04" West, on a line 15.87 feet West of and parallel with the West right-of-way line of North Andrews Avenue, being a line 25.87 feet West of and parallel with the East line of Lots 5 and 4 of said F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, a distance of 23.96 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 25,659 square feet or 0.5218 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 North Andrews Avenue North 02°09'04" West.
- 6) Parcel information shown hereon from South Florida Regional Transportation Authority - Work drawing prepared by HDR Engineering, Inc. - Project No. 211425 and is not based on Survey information obtained by McLaughlin Engineering Company.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
15th day of May, 2014.

Revised this 11th day of June, 2014.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-9240 - U-9244

CHECKED BY: _____

REF. DWG.: HDR ENG.-211425

C: JMMjr/2014/U9240 TO U9244



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**SKETCH AND DESCRIPTION
RIGHT-OF-WAY DEDICATION
IN THE WEST ONE-HALF OF BLOCK 13,
TOWN OF FORT LAUDERDALE
SHEET 1 OF 2 SHEETS**

LEGAL DESCRIPTION:

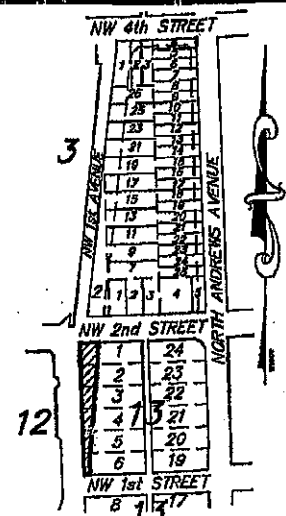
A portion of Lots 1, 2, 3, 4, 5 and 6, Block 13, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Records, more fully described as follows:

Commencing at the Southeast corner of said Lot 6; thence South 87°50'56" West, on the South line of said Lot 6, being the North right-of-way line of N.W. 1st Street, a distance of 131.28 feet to the Point of Beginning; thence continuing South 87°50'56" West, on the said South line and North right-of-way line, a distance of 13.72 feet to the Southwest corner of said Lot 6; thence North 02°09'04" West, on the West line of said Lots 6 to 1, being the West right-of-way line of Brickell Avenue (N.W. 1st Avenue), a distance of 300.00 feet to the Northwest corner of said Lot 1; thence North 87°50'56" East, on the North line of said Lot 1, being the South right-of-way line of N.W. 2nd Street, a distance of 43.89 feet; thence South 04°32'18" West, a distance of 259.01 feet; thence South 02°09'04" East, on a line 13.72 feet East of and parallel with the West line of said Lot 6, a distance of 42.75 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 7,996 square feet or 0.1836 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 North Andrews Avenue North 02°09'04" West.
- 6) Parcel information shown hereon from South Florida Regional Transportation Authority - Work drawing prepared by HDR Engineering, Inc. - Project No. 211425 and is not based on Survey information obtained by McLaughlin Engineering Company.



**SITE LAYOUT
NOT TO SCALE**

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
15th day of May, 2014.
Revised this 30th day of May, 2014.

McLAUGHLIN ENGINEERING COMPANY

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

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-9240 - U-9244

CHECKED BY: _____

REF. DWG.: HDR ENG.-211425

C: JMMjr/2014/U9240 TO U9244



McLAUGHLIN ENGINEERING COMPANY
LB#285

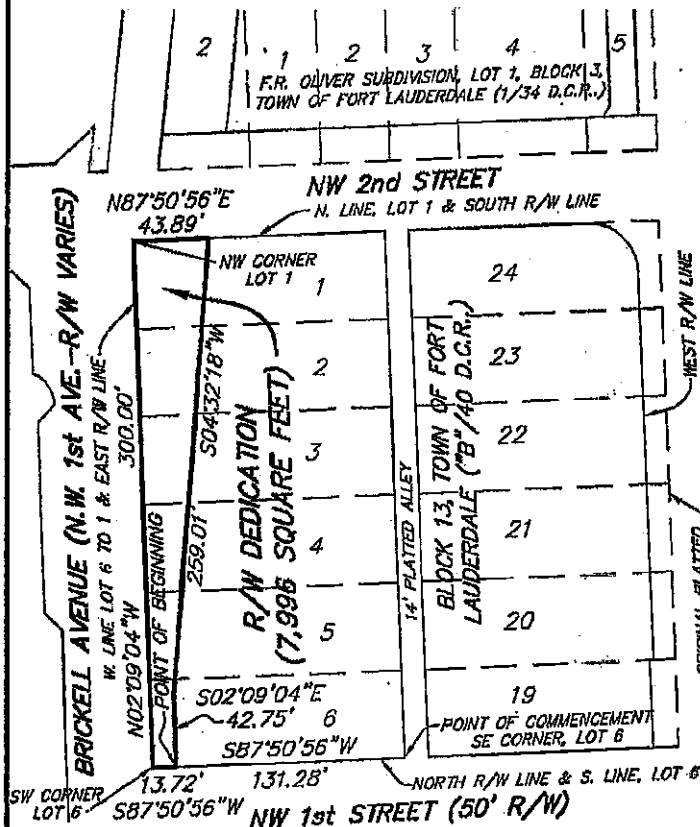
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SCALE 1" = 100'

**SKETCH AND DESCRIPTION
RIGHT-OF-WAY DEDICATION
IN THE WEST ONE-HALF OF BLOCK 13,
TOWN OF FORT LAUDERDALE
SHEET 2 OF 2 SHEETS**

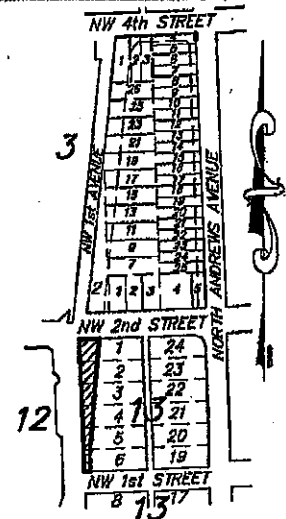
LEGEND:

R/W = RIGHT-OF-WAY
D.C.R. = DADE COUNTY
RECORDS



NOTES:

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- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
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- 6) Parcel information shown hereon from South Florida Regional Transportation Authority - Wave drawing prepared by HDR Engineering, Inc. - Project No. 211425 and is not based on Survey information obtained by McLaughlin Engineering Company.



**SITE LAYOUT
NOT TO SCALE**

LEGAL DESCRIPTION:

A portion of Lots 1, 2, 3, 4, 5 and 6, Block 13, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Records, 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 7,995 square feet or 0.1836 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2014.
Revised this 30th day of May, 2014.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
GERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

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