

m.D. o.k.

# SKETCH AND DESCRIPTION

## LEGAL DESCRIPTION:

THAT 10.00 FOOT UTILITY EASEMENT LYING WITHIN THE NORTH 10.00 FEET OF PARCEL "B", "FEDERAL HIGHWAY AND 2ND STREET CBD PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 1,250 SQUARE FEET MORE OR LESS.

## NOTES:

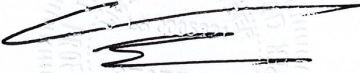
- 1) Bearings shown hereon are based on the North line of Parcel "B" with an assumed bearing of North 90°00'00" West.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) The undersigned and David & Gerchar, Inc., make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for rights-of-way and/or easements of record.
- 4) This Sketch and Description consists of two (2) sheets and is not complete without all sheets.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

**VACATED  
U.E.**

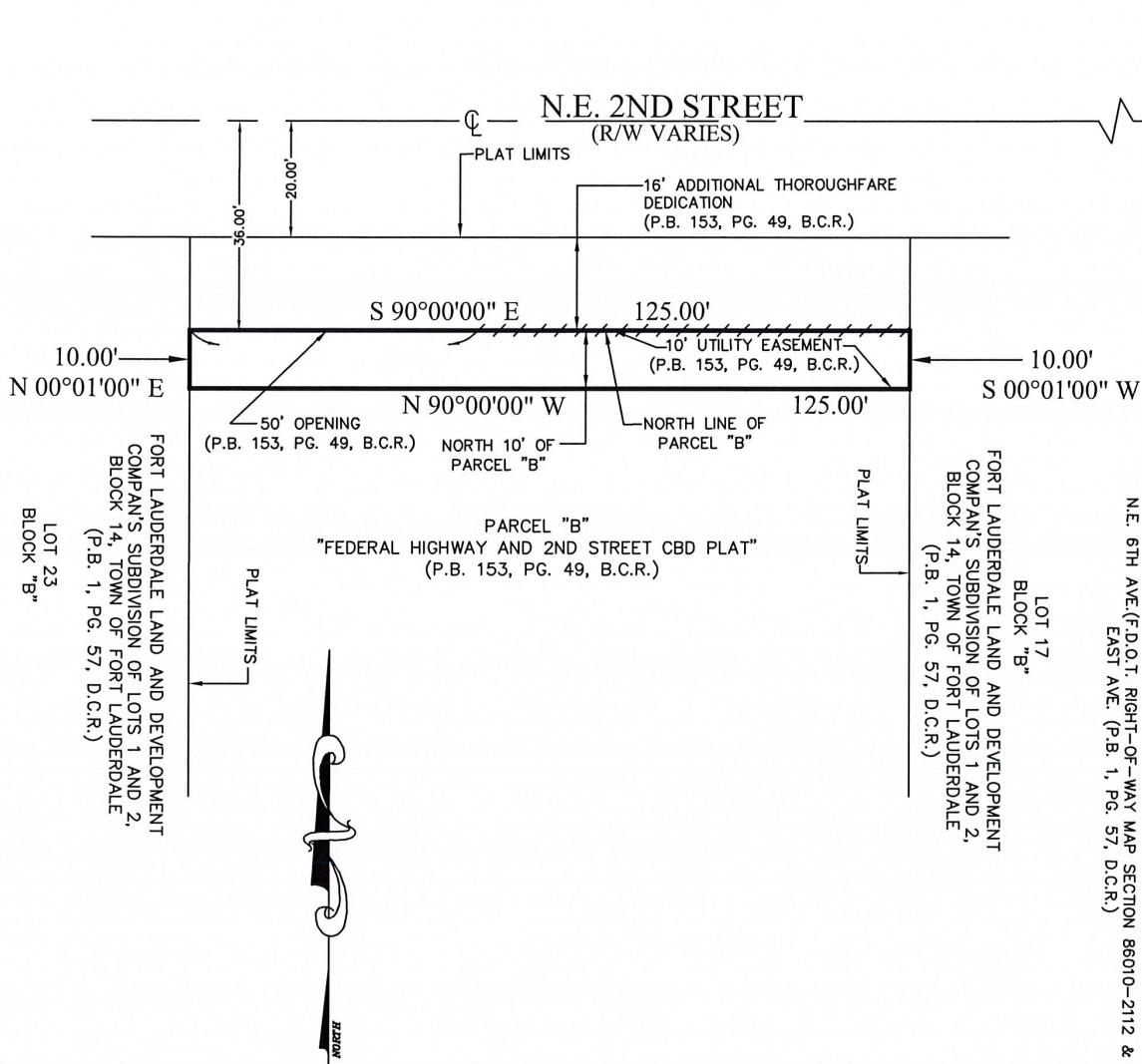
  
THEODORE J. DAVID FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5821  
DAVID & GERCHAR, INC. LB#6935

SCALE:	N/A	JOB NO:	16-044 V-UE
FB/PG:	N/A	CAD. FILE:	F:\dwgs\ 16-jobs\16-044\ Sketch and Descriptions
DRAWN BY:	RRM	DATE:	11/14/17
CKD. BY:	TD	PROJ. FILE:	16-044

**DAVID &  
GERCHAR,**  
SURVEYORS AND MAPPERS  
12750 N.W. 40th Street, Bay 1  
Coral Springs, Florida 33065  
(954) 340-4025 • email: ted@davidandgerchar.com

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# SKETCH AND DESCRIPTION



## LEGEND:

B. C. R.	BROWARD COUNTY RECORDS
D. C. R.	DADE COUNTY RECORDS
P. O. C.	POINT OF COMMENCEMENT
P. O. B.	POINT OF BEGINNING
P. B.	PLAT BOOK
PG.	PAGE
CL	CENTERLINE
R/W	RIGHT-OF-WAY

THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

VACATED  
U.E.

SCALE: 1" = 30'	JOB NO: 16-044 V-UE
FB/PG: N/A	CAD. FILE: F:\dwgs\ 16-jobs\16-044 Sketch and Descriptions
DRAWN BY: RRM	DATE: 11/14/17
CKD. BY: TD	PROJ. FILE: 16-044

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