



## 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

BOSSERT ISLES *EXHIBIT* P.B. 46, PG. 42, B.C.R. NORTH LINE OF NW BLOCK "A" Scale 1" SW SF N90°00'00"E 54.00 Ai P.O.B. N.W. CORNER BLOCK "A" CENTER OF SECTION 16-50-42 THIS SKETCH SITE LAYOUT NOT TO SCALE 16-50-SKETCH AND DESCRIPTION NO0.44,28' TO ACCOMPANY REZONING SEC TION BL OCK PETITION FROM RS-8 TO CB A PORTION OF BLOCK "A" - WEST LINE S.W.7 "YELLOWSTONE PARK AMMENDED" P.B. 15, PG. 3, B.C.R. 23, LEGAL DESCRIPTION: EAST LINE A portion of Block "A", "YELLOWSTONE PARK AMMENDED" according to the plat thereof as recorded in Plat Book 15, Page 3, of the public records of Broward County, Florida. 181. Beginning at the Northwest corner of said Block "A"; thence North 90°00'00" East on the North line of said Block "A", a distance of 54.00 feet; thence South 16°47'35" East, a distance of 88.13 feet; thence South 14°52'33" West, a distance of 35.56 feet; thence South 33\*50'47" West, a distance of 48.63 feet; thence South 26\*35'58" West, a distance of 19.36 feet; thence South 81\*16'24" West, a distance of 31.48 feet to a point on the West line of said Block "A"; thence North 00°44'28" West on the said West line, a distance of 181.23 feet to the Point of Beginning. Said land situate, lying and being in Broward County, Florida, and containing 10,847 square feet or 0.2490 acre, more or less. S81°16'24"W CERTIFICATION 31.48 Certified Correct. Dated at Fort Lauderdale, Florida this 28th day of June, 2018. NOTES. 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property McLAUGHLIN ENGINEERING COMPANY was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company. Legal description prepared by McLaughlin Engineering Ca. This drawing is not valid unless sealed with an embossed surveyors seal.
THIS IS NOT A BOUNDARY SURVEY. JAMES M. MCLAUGHLIN Bearings shown assume the South line of Tract "A" as North 90°00'00" East. Registered Land Surveyor No. 4497 State of Florida

FIELD BOOK NO	DRAWN BY:
JOB ORDER NOU-3842	CHECKED BY:
REF. DWG.:	C: \JMMjr/2018/U3842 (NEW DATE)