



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: 15 FOOT WIDE STORM DRAINAGE EASEMENT TO BE VACATED**

ALL OF THE 15 FOOT WIDE STORM DRAINAGE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 2954, PAGE 655, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OF THE 60 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR NW 22ND AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 2959, PAGE 537, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY EAST LINE OF SAID PARCEL "A" AND THE MOST EASTERLY SOUTH LINE OF SAID PARCEL "A"; THENCE ON THE BOUNDARY OF SAID STORM DRAINAGE EASEMENT, THE FOLLOWING FOUR (4) COURSES; 1) SOUTH 00°20'32" WEST ON SAID SOUTHERLY EAST LINE OF PARCEL "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID NW 22ND AVENUE 15.00 FEET; 2) NORTH 89°59'58" WEST ON THE SOUTH LINE OF SAID EASEMENT 80.76 FEET; 3) NORTH 00°20'32" EAST ON THE WEST LINE OF SAID EASEMENT 15.00 FEET; 4) SOUTH 89°59'58" EAST ON THE NORTH LINE OF SAID EASEMENT 80.76 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 1,211 SQUARE FEET, MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE, BEING S00°20'32"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: BB

ORDER NO.: 64764

DATE: 6/8/18; REV. 8/22/18

STORM DRAINAGE EASEMENT TO BE VACATED

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BRIDGE RIVERBEND

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL  
NOR COMPLETE WITHOUT SHEETS  
1 THROUGH 3, INCLUSIVE

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA



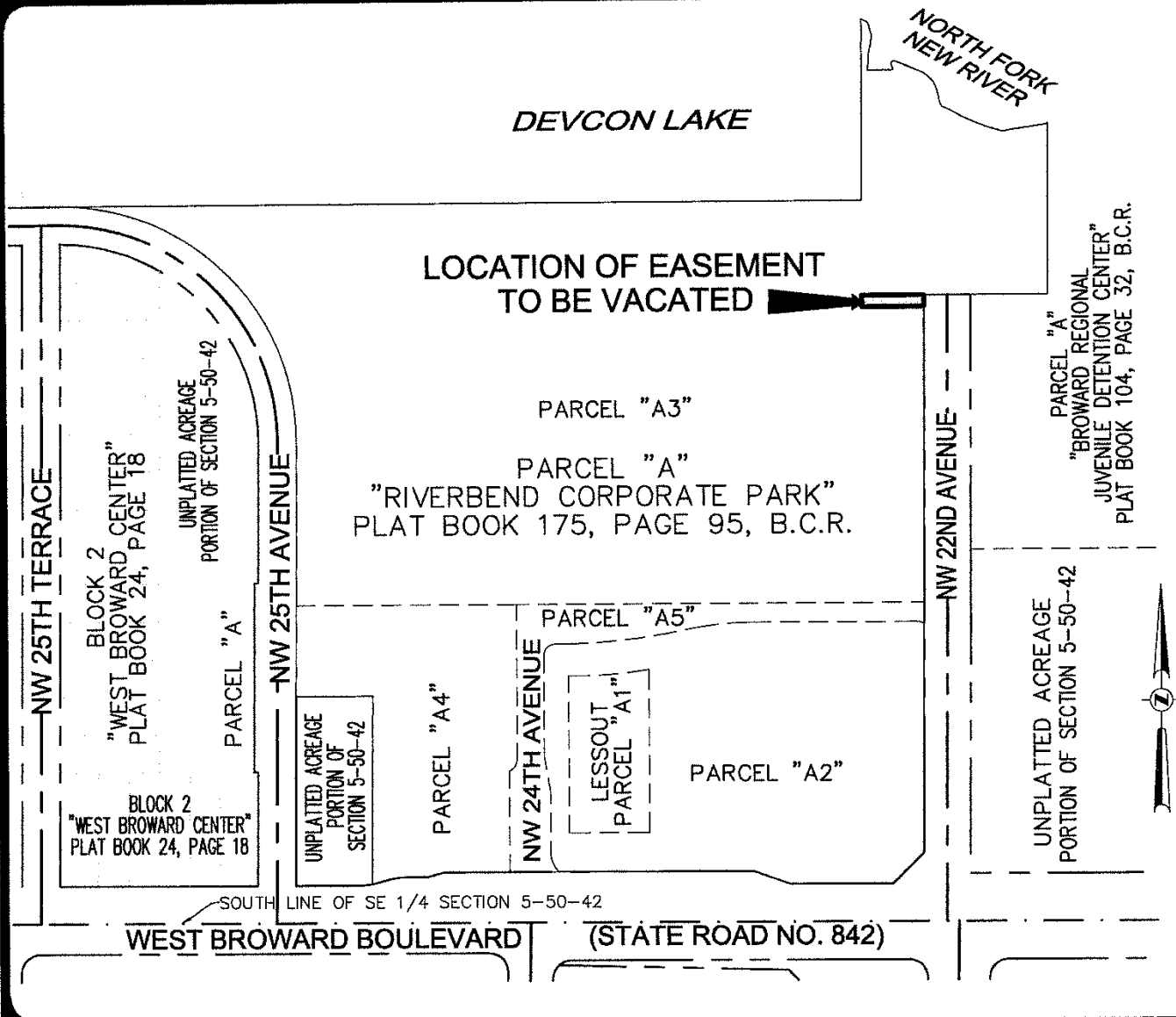
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FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1" = 200'

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SHEET 2 OF 3

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LEGEND:



CENTERLINE

O.R.B.

OFFICIAL RECORDS BOOK

FPL

FLORIDA POWER & LIGHT COMPANY



## SKETCH AND LEGAL DESCRIPTION

BY

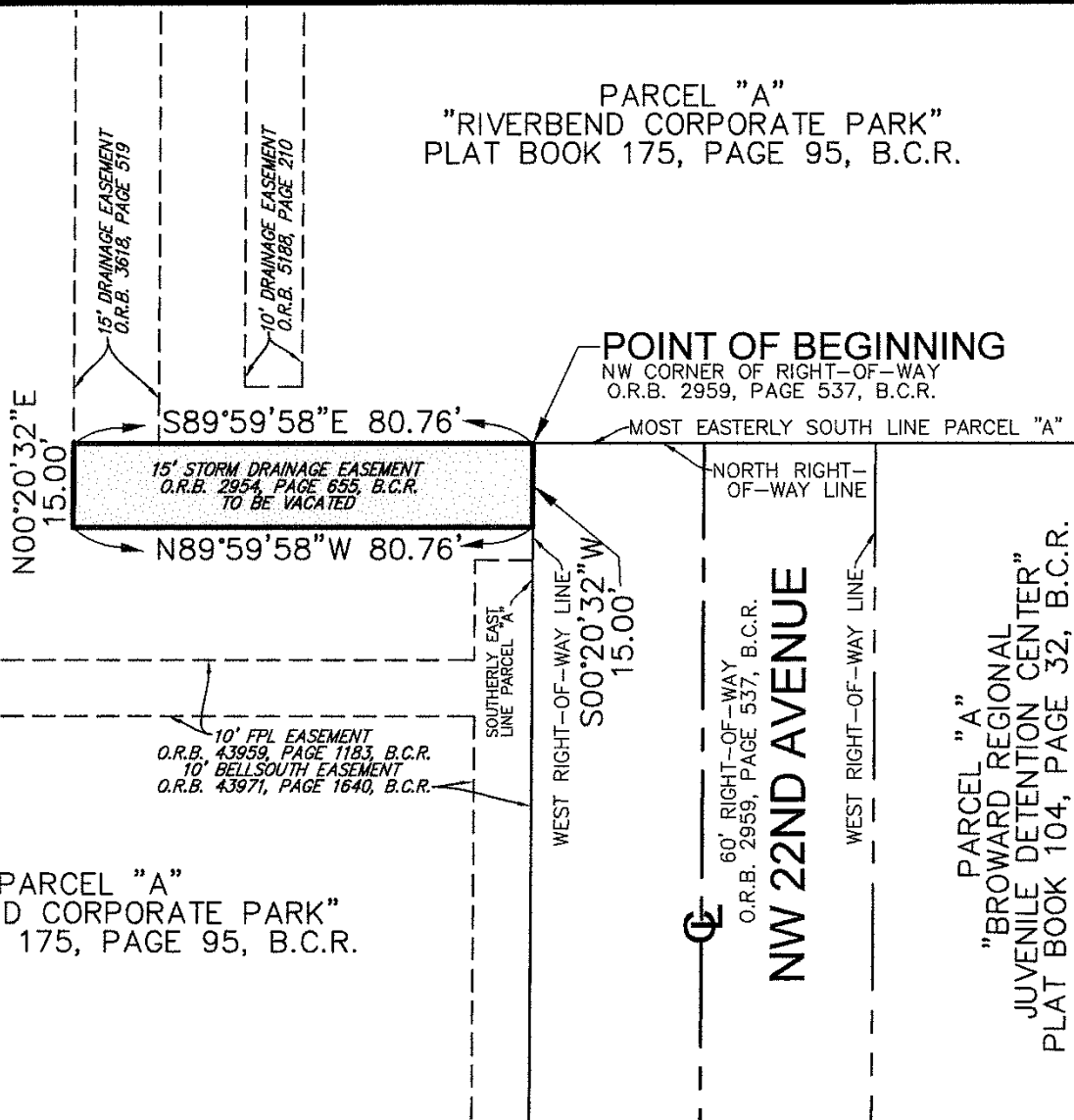
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PARCEL "A"  
"RIVERBEND CORPORATE PARK"  
PLAT BOOK 175, PAGE 95, B.C.R.



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1" = 30'

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FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BRIDGE RIVERBEND

SHEET 3 OF 3

## LEGEND:



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REVISED

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