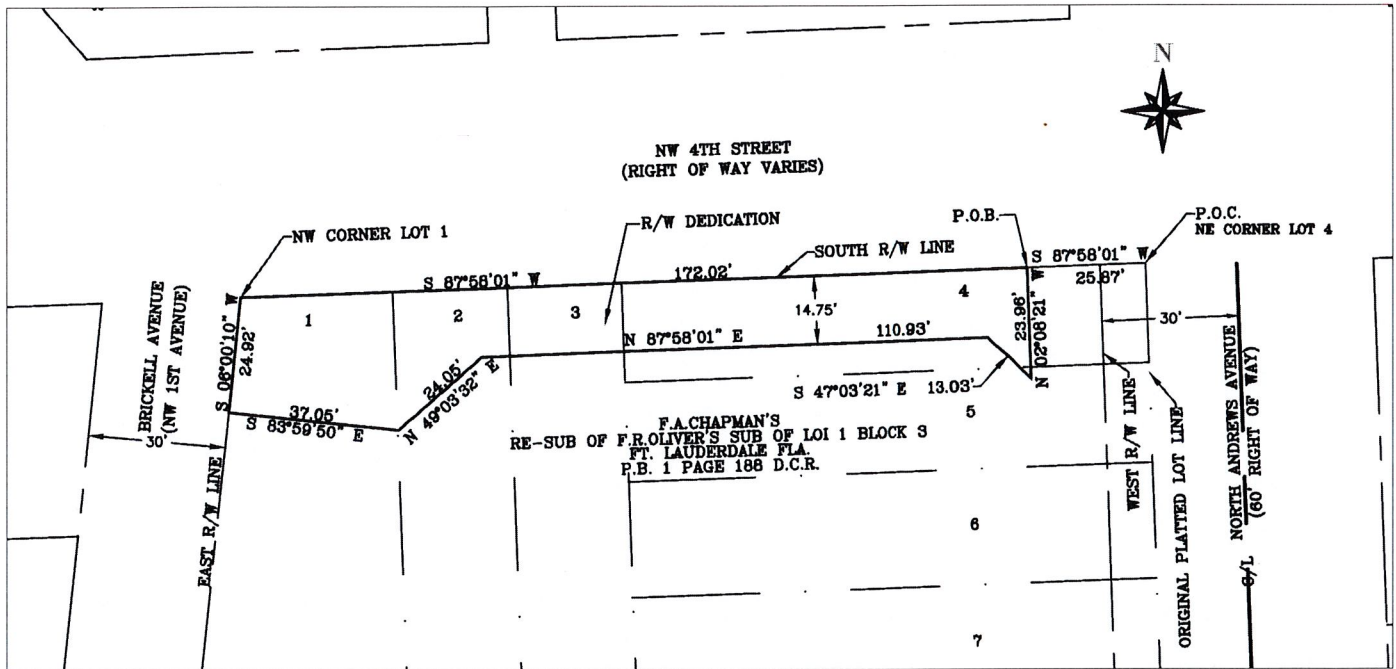


SKETCH AND DESCRIPTION

R/W DEDICATION

THIS IS NOT A SURVEY



DESCRIPTION: RIGHT OF WAY DEDICATION

A PORTION OF LOTS 1, 2, 3, 4 AND 5, "F.A. CHAPMAN'S RE-SUB OF F.R. OLIVER'S SUB OF LOT 1, BLOCK 3 TOWN OF FORT LAUDERDALE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 188, OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF SAID PLAT, THENCE SOUTH 87°58'01" WEST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 25.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°58'01" WEST ALONG THE NORTH LINE OF SAID LOTS 4, 3, 2, AND 1 OF SAID PLAT AND ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 4TH STREET A DISTANCE OF 172.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 06°00'10" WEST ALONG THE EAST RIGHT OF WAY LINE OF BRICKELL AVENUE (NW 1ST AVENUE), A DISTANCE OF 24.92 FEET; THENCE SOUTH 83°59'50" EAST, A DISTANCE OF 37.05 FEET; THENCE NORTH 49°03'32" EAST, A DISTANCE OF 24.05 FEET; THENCE NORTH 87°58'01" EAST, A DISTANCE OF 110.93 FEET; THENCE SOUTH 47°03'21" EAST, A DISTANCE OF 13.03 FEET; THENCE NORTH 02°08'21" WEST, 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. CONTAINING 3189 SQUARE FEET MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON A GRID BEARING OF S 87°58'01" W, ALONG THE SOUTH RIGHT OF WAY LINE NW 4TH STREET.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRCTIONS OF RECORD, IF ANY
- 4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND:

P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT
R/W DENOTES RIGHT OF WAY

SHEET 1 OF 1

CERTIFIED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED: DECEMBER 3, 2018

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

Michael W. Donaldson

CITY OF FORT LAUDERDALE		
R/W DEDICATION		
PLAT BOOK 3, PAGE 188 LOTS 1, 2, 3, 4 AND 5 EXHIBIT 1		
BY: M.D.	ENGINEERING	DATE: 12/3/18
CHK'D M.D.	DIVISION	SCALE: 1"=40'