

SKETCH AND DESCRIPTION

M.D. O.K.

DESCRIPTION:

EASEMENT #1712, A PUBLIC INGRESS AND EGRESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 17840, PAGES 355 THROUGH 357, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 17 AND A PORTION OF THAT CERTAIN 10.00 FOOT ALLEY LYING WEST OF AND ADJACENT THERETO, BLOCK 4, HOLMBERG & MCKEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 00°01'00" WEST, ON THE EAST LINE OF SAID LOT 17, A DISTANCE OF 24.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'00" WEST, A DISTANCE OF 110.00 FEET, TO A POINT OF CURVE; THENCE WESTERLY AND NORTHERLY ON A CURVE TO THE RIGHT, WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET, TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE NORTH 89°40'00" WEST, ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°01'00" WEST, ON THE WEST LINE OF SAID 10 FOOT ALLEY, A DISTANCE OF 19.42 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY AND EASTERLY ON A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 61°03'42" EAST, WITH A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61°02'42", AN ARC DISTANCE OF 42.62 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 89°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17; THENCE NORTH 00°01'00" EAST, ON SAID EAST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 2,351 SQUARE FEET MORE OR LESS.

NOTES:


- 1) Bearings shown hereon are based on the East line of Lot 17, Block 4 with an assumed bearing of South 00°01'00" West.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) All easements and rights-of-way of record, recorded and visible affecting the hereon described property are shown per the Ownership and Encumbrance Report, Order No. 5347934, prepared by Commonwealth Land Title Insurance Company dated through June 12, 2015, per the Ownership and Encumbrance Report, File No. 5454257, prepared by Commonwealth Land Title Insurance Company dated through October 11, 2015 at 6:00 am, and the Plat of HOLMBERG & MCKEE'S SUBDIVISION, as recorded in Plat Book 1, Page 112, of the Public Records of Dade County, Florida.
- 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
REMOVE "MIAMI" PER CITY COMMENT	8/24/18	RM	TD	

**PUBLIC
INGRESS/EGRESS
EASEMENT
TO BE VACATED**


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

SCALE:
N/A
FB/PG:
N/A
DRAWN BY:
RRM
CKD. BY:
TD

JOB NO:
08-071-PI&E
CAD. FILE: F:\dwgs\
08-jobs\08-071\500
FEDERAL SKETCH & DES
DATE:
3/15/18
PROJ. FILE:
honda navd88

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

m. D. O.K.



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

SHEET 2 OF 2

*PUBLIC
INGRESS/EGRESS
EASEMENT
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