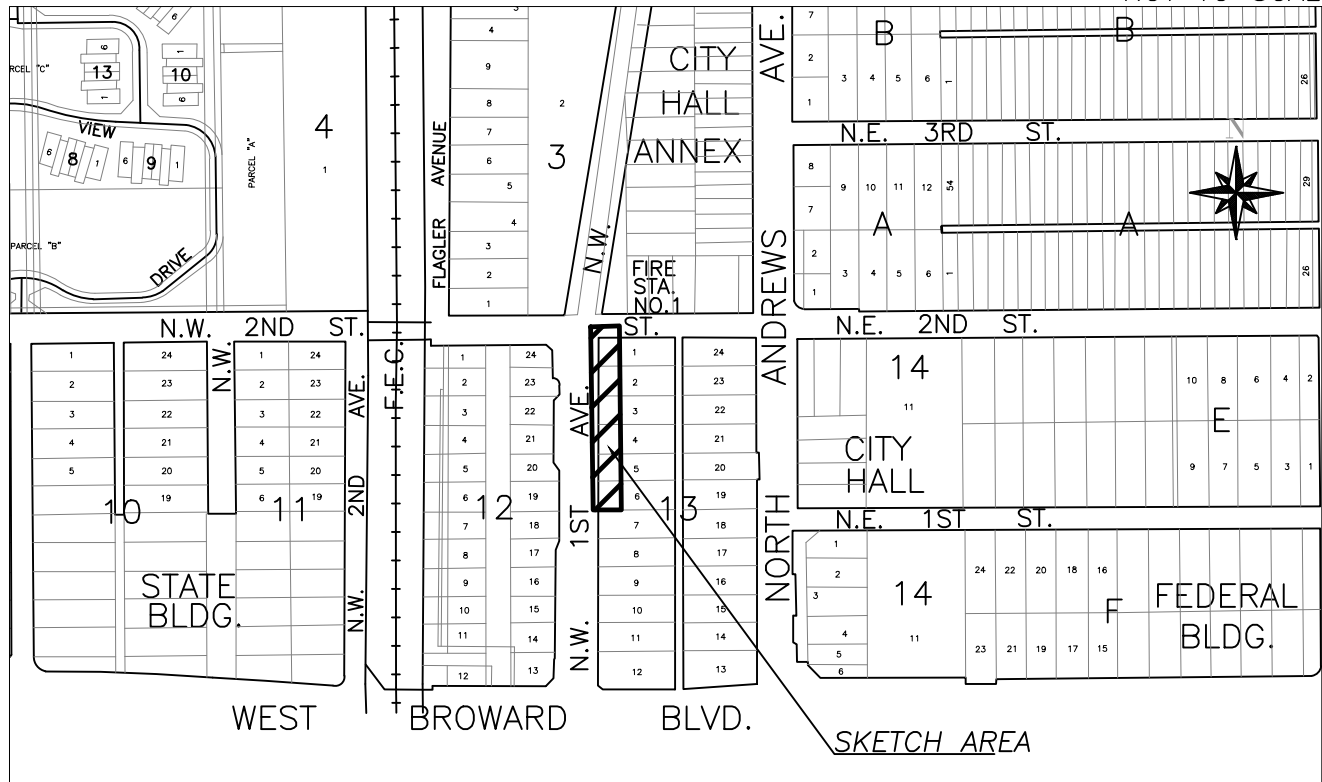


SKETCH AND DESCRIPTION

R/W DEDICATION

THIS IS NOT A SURVEY

NOT TO SCALE



LOCATION MAP

DESCRIPTION: RIGHT OF WAY DEDICATION

A PORTION OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 13, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N 02°09'04" W, ON THE WEST LINE OF LOTS 6 TO 1, BEING THE EAST RIGHT OF WAY LINE OF NORTHWEST 1 AVENUE (BRICKELL AVENUE), A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE N 87°50'56" E ON THE NORTH LINE OF LOT 1, BEING THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 2 STREET, A DISTANCE OF 43.89 FEET; THENCE S 04°32'18" W, DISTANCE OF 10.07 FEET; THENCE S 87°50'56" W, ON A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 32.72 FEET; THENCE S 02°09'04" E ON A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 1 TO 6, A DISTANCE OF 290.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE S 87°50'56" W, ON SAID NORTH LINE AND NORTH RIGHT OF WAY LINE OF NORTHWEST 1 AVENUE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 3333 SQUARE FEET OR 0.0765 ACRES MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED UPON A GRID BEARING OF N 02°09'04" W, ALONG THE EAST RIGHT OF WAY LINE OF NW 1ST AVE.
- 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 RESRTICTIONS OF RECORD, IF ANY
- 4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

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

DATED: JUNE 11, 2019

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

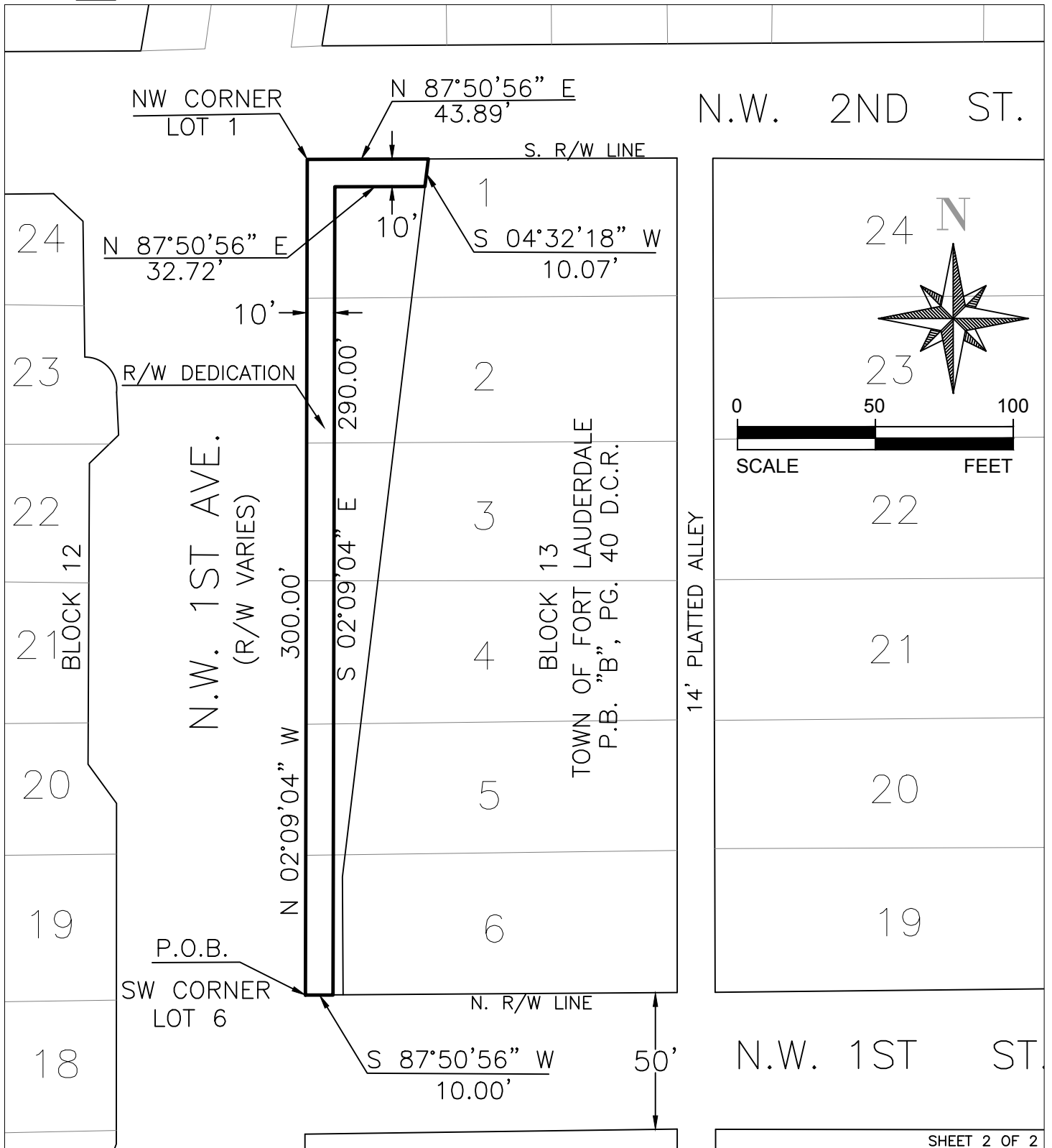
CAM 19-0763
Exhibit 1
Page 1 of 2

CITY OF FORT LAUDERDALE		
EXHIBIT 1		
PLAT BOOK "B" PAGE 40 LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 13 R/W DEDICATION		
BY: M.D.	ENGINEERING	DATE: 6/10/19
CHK'D M.D.	DIVISION	SCALE: 1"=50'

SKETCH AND DESCRIPTION

R/W DEDICATION

THIS IS NOT A SURVEY



LEGEND:

P.O.B. DENOTES POINT OF BEGINNING
P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
D.C.R. DENOTES DADE COUNTY RECORDS
R/W DENOTES RIGHT OF WAY

CAM 19-0763
Exhibit 1
Page 2 of 2

CITY OF FORT LAUDERDALE

R/W DEDICATION

PLAT BOOK "B" PAGE 40
LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 13
EXHIBIT 1

BY: M.D.	ENGINEERING	DATE: 6/10/19
CHK'D M.D.	DIVISION	SCALE: 1"=50'