

m.g.o.k.

SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL B - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

That platted 20 foot Utility Easement being a portion of Parcel B, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the northwest corner of said Parcel B; thence S81°49'25"E, along the north line of said Parcel B, 20.00 feet to the east line of said platted 20 foot Utility Easement; thence S08°12'14"W, along said east line, 163.96 feet to a point of curvature of a curve concave to the northeast; thence southerly and southeasterly along the arc of said curve, having a radius of 90.00 feet and a central angle of 99°09'39", an arc distance of 155.76 feet; thence N89°02'35"E, along the north line of said platted 20 foot Utility Easement, 35.83 feet to the east line of said platted 20 foot Utility Easement (said line also being the west line of a platted 44 foot Utility Easement); thence S00°57'25"E, along said east line, 20.00 feet to the south line of said Parcel B; thence S89°02'35"W, along said south line, 35.83 feet to a point of curvature of a curve concave to the northeast; thence westerly and northwesterly along the arc of said curve, having a radius of 110.00 feet and a central angle of 99°09'39", an arc distance of 190.38 feet; thence N08°12'14"E, 163.95 feet to the POINT OF BEGINNING (the preceding three courses and distances being along the south and west line of said Parcel B).

Said lands situate and being in the City of Fort Lauderdale, Broward County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, LAS OLAS DEL MAR I, based on the north line of Parcel B having a bearing of S81°49'25"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; CL = Centerline; L = Arc Length; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.O.B. = Point of Beginning; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way; U.E. = Utility Easement.

CERTIFICATION:

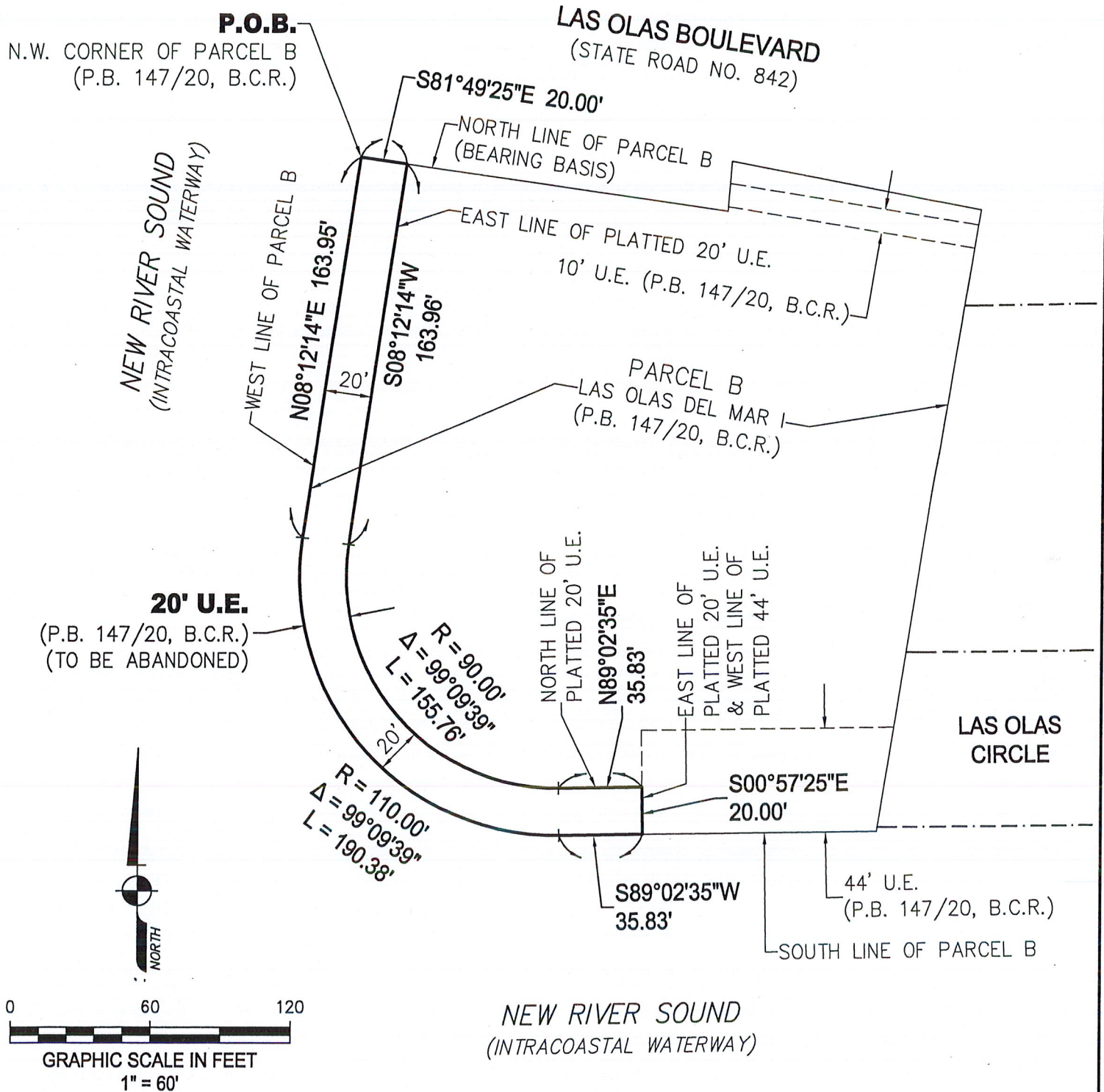
I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 9/12/19


MARISHA M. KREITMAN, P.S.M.
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REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com © 2019 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.	JOB #:	9608-4F
			SCALE:	N/A
			DATE:	09/12/2019
			BY:	M.M.K.
			CHECKED:	M.D.A.
			F.B. N/A PG. N/A	
			SHEET: 1 OF 2	

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UTILITY EASEMENT ABANDONMENT
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 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



REVISIONS



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JOB #: 9608-4F
SCALE: 1" = 60'
DATE: 09/12/2019
BY: M.M.K.
CHECKED: M.D.A.
F.B. N/A **PG.** N/A
SHEET: 2 OF 2