

Michael
Donaldson

Digitally signed by Michael
Donaldson
Date: 2020.05.26 09:41:51
-04'00'

947 Clint Moore Road
Boca Raton, Florida 33487



*Refer to hand copy
for official sign-off*

tel: (561) 241-9988
Fax: (561) 241-5182

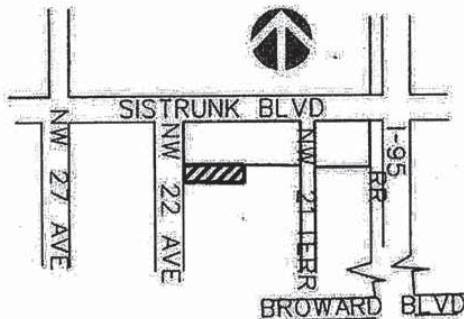
SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

LOT 25 BLOCK 2 RIVER GARDENS

REZONING FROM RESIDENTIAL LOW RISE MULTIFAMILY/MEDIUM
DENSITY DISTRICT (RMS-15) TO
NORTHWEST REGIONAL ACTIVITY CENTER MIXED USE WEST (NWRAC-MUW)

LEGAL DESCRIPTION

Lot 25, in Block 2 of RIVER GARDENS, according to the plat thereof as
recorded in Plat Book 19, Page 23, of the public records of Broward County,
Florida.



LOCATION MAP
NOT TO SCALE

Digitally
signed by
Jeff S
Hodapp
Date:
2020.01.02
11:56:48
-05'00'

ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
L	LENGTH
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

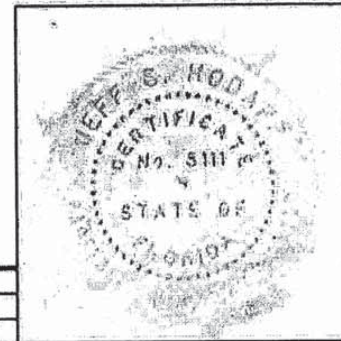
NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NW 22nd AVENUE HAVING AN ASSUMED BEARING OF SOUTH 01°13'36" EAST.
4. SAID LANDS CONTAIN 8500 SQUARE FEET, MORE OR LESS.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN
HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN
CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND
DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF AS PREPARED UNDER MY DIRECTION.

Jeff S. Hodapp
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111



Project Name:	RIVER GARDENS	DATE:	9/13/2019
JOB NO.	17191	DWG BY:	JSH
		CHK'D BY:	AJR
			SHEET 1 OF 2

947 Clint Moore Road
Boca Raton, Florida 33487

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

*Refer to hand copy
for official record*

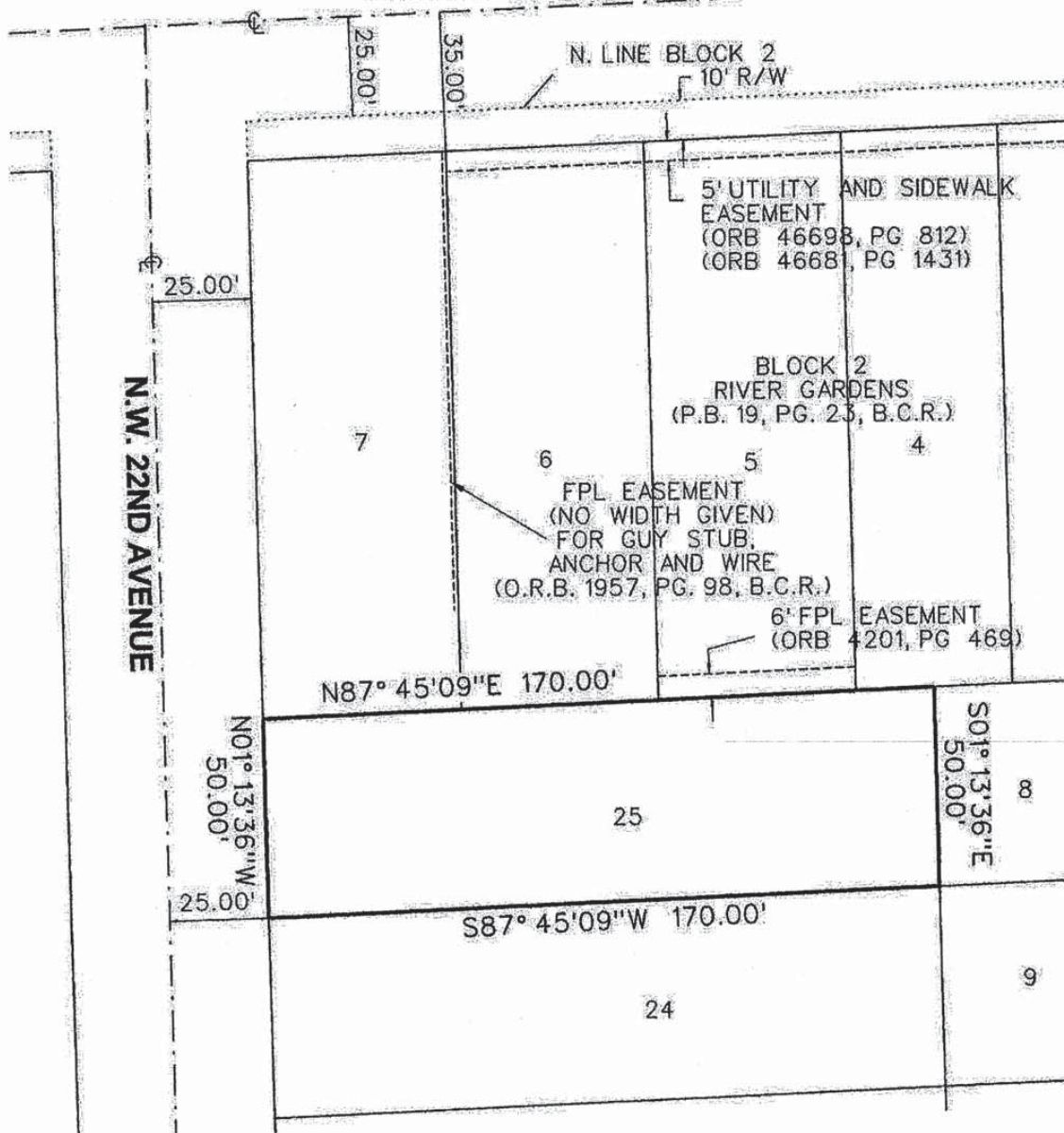
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DENSITY DISTRICT (RMS-15) TO
NORTHWEST REGIONAL ACTIVITY CENTER MIXED USE WEST (NWRAC-MUW)

N.W. 6TH STREET - SISTRUNK BOULEVARD



JOB NO.	17191	Project Name:	RIVER GARDENS	DWG BY:	JSH	SCALE:	1"=40'
				CK'D BY:	AJR	DATE:	9/13/2019
							SHEET 2 OF 2