



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414 MD OK

SKETCH & LEGAL DESCRIPTION VACATION OF PORTION OF RIGHT-OF-WAY

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF S.E. 4th AVENUE, A 50-FOOT ROAD RIGHT OF WAY, IN THE S.E. ONE-QUARTER (S.E. 1/4) OF SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF LOT 13, BLOCK 1, LAUDERDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 13, BLOCK 1, ON THE EAST BY THE WEST LINE OF SAID LOT 13, BLOCK 1 AND ON THE WEST BY THE CENTER LINE OF S.E. 4th AVENUE. SAID PARCEL OF LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING APPROXIMATELY 3,363 SQUARE FEET.

LEGEND:

D.C.R. DADE COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
C CENTERLINE
R/W. RIGHT OF WAY
L1 LINE NUMBER 1
(P) PER PLAT DATA



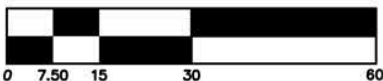
24' PUBLIC ACCESS
EASEMENT



UTILITY EASEMENT
RIGHT OF WAY TO BE
RETAINED AS UTILITY
EASEMENT.



SCALE: 1" = 30'



GRAPHIC SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°29'51" E	134.50'
L2	S 88°24'29" W	25.00'
L3	N 01°29'51" W	134.50'
L4	N 88°24'29" E	25.00'

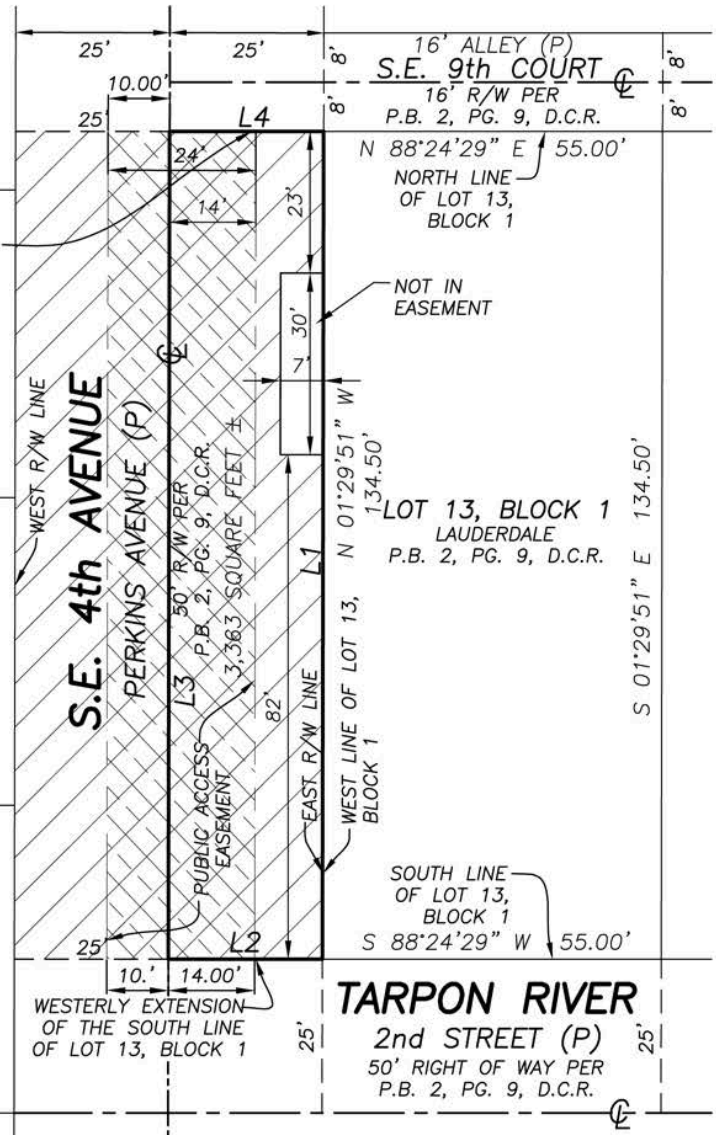
LOT 3, BLOCK 2
LAUDERDALE
P.B. 2, PG. 9, D.C.R.

WESTERLY EXTENSION
OF THE NORTH LINE
OF LOT 13, BLOCK 1

LOT 4, BLOCK 2
LAUDERDALE
P.B. 2, PG. 9, D.C.R.

LOT 5, BLOCK 2
LAUDERDALE
P.B. 2, PG. 9, D.C.R.

LOT 6, BLOCK 2
LAUDERDALE
P.B. 2, PG. 9, D.C.R.



CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
EDIT SKETCH & LEGAL DESC.	05/01/19	J.E.C.
REVISIONS S&D	09/09/20	J.E.C.
DATE OF SKETCH:	DRAWN BY:	CHECKED BY:
09/09/20	J.E.C.	J.D.L.R.
		FIELD BOOK
		N/A

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA



Digitally signed by
Javier De La Rocha
Date: 2020.09.09
16:59:53-04'00'

SHEET 1 OF 1

SKETCH No. ECS1288-08-EAST



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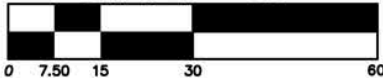
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P.B. 2, PG. 9, D.C.R.

WESTERLY EXTENSION
OF THE NORTH LINE
OF LOT 13, BLOCK 1

LOT 4, BLOCK 2
LAUDERDALE
P.B. 2, PG. 9, D.C.R.

LOT 5, BLOCK 2
LAUDERDALE
P.B. 2, PG. 9, D.C.R.

LOT 6, BLOCK 2
LAUDERDALE
P.B. 2, PG. 9, D.C.R.

WESTERLY EXTENSION
OF THE SOUTH LINE
OF LOT 13, BLOCK 1

S.E. 4th AVENUE
PERKINS AVENUE (P)

TARPON RIVER

2nd STREET (P)
50' RIGHT OF WAY PER
P.B. 2, PG. 9, D.C.R.

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