

SKETCH AND DESCRIPTION DOWNTOWN CHARACTER AREA



SKETCH
LOCATION



EXHIBIT "A"
LEGAL DESCRIPTION OF DOWNTOWN CHARACTER AREA THAT IS DIVIDED INTO THREE AREAS: NEAR DOWNTOWN, URBAN NEIGHBORHOOD AND DOWNTOWN CORE, TOGETHER WITH A DOWNTOWN CHARACTER AREA SKETCH.

LANDS LYING IN SECTIONS 2, 3, 10 AND 11, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NEAR DOWNTOWN DESCRIPTION:

BEGIN AT (REFERENCE POINT "A") THE INTERSECTION OF THE SOUTHWEST 7 STREET CENTERLINE AND THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY (100 FOOT RIGHT OF WAY) CENTERLINE; THENCE WESTERLY ALONG SAID SOUTHWEST 7 STREET CENTERLINE TO THE INTERSECTION OF SOUTHWEST 3 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 5 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 4 AVENUE CENTERLINE; THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE CENTERLINE OF THE W. H. MARSHALL BRIDGE AND CONTINUING NORTHWESTERLY TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 1, 3, 5, AND 7, BLOCK 33, "BRYAN'S SUBDIVISION OF BLOCKS 33 AND 64, FORT LAUDERDALE, FLORIDA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION TO THE INTERSECTION OF SOUTHWEST 7 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 2 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 4 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOTS 11 AND 14, BLOCK 17, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND CONTINUING ALONG THE NORTH LINE OF LOTS 11 AND 16, BLOCK 16 OF SAID PLAT AND THE EASTERLY PROLONGATION THEREOF TO THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "B") THE INTERSECTION OF NORTHWEST 4 STREET CENTERLINE AND THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY (100 FOOT RIGHT OF WAY) CENTERLINE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID RAILROAD CENTERLINE TO THE INTERSECTION OF THE NORTHWEST 6 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTHWEST 5 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTHWEST 8 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTHWEST 3 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY CENTERLINE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE EAST SUNRISE BOULEVARD (NORTHEAST 10 STREET) CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTH FEDERAL HIGHWAY (U.S. 1) CENTERLINE; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTHWEST 4 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE AND CONTINUING ALONG NORTHWEST 4 STREET CENTERLINE TO THE POINT OF BEGINNING;

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "C") THE INTERSECTION OF NORTH FEDERAL HIGHWAY CENTERLINE AND THE NORTHWEST 2 STREET CENTERLINE; THENCE EASTERLY ALONG SAID NORTHWEST 2 STREET CENTERLINE TO THE INTERSECTION OF THE NORTHWEST 7 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE EAST BROWARD BOULEVARD CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOTS 20 THROUGH 14 AND 11 INCLUSIVE, BLOCK 6, "BEVERLY HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION, BEING A LINE PARALLEL WITH AND 175 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, THE CENTERLINE OF SOUTHEAST 8 AVENUE TO THE INTERSECTION OF THE NEW RIVER CENTERLINE; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE SOUTH FEDERAL HIGHWAY CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE AND CONTINUING ALONG NORTH FEDERAL HIGHWAY CENTERLINE TO THE POINT OF BEGINNING.

DOWNTOWN CORE DESCRIPTION:

BEGIN AT (REFERENCE POINT "A") THE INTERSECTION OF SOUTHWEST 7 STREET CENTERLINE WITH THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY (100 FOOT RIGHT OF WAY) CENTERLINE; THENCE EASTERLY ALONG SAID SOUTHWEST 7 STREET CENTERLINE TO THE INTERSECTION OF THE SOUTH FEDERAL HIGHWAY (U.S.1) CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE AND CONTINUING ALONG NORTH FEDERAL HIGHWAY CENTERLINE TO THE INTERSECTION OF NORTHWEST 4 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE AND CONTINUING ALONG NORTHWEST 4 STREET CENTERLINE TO THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF NORTHWEST 2 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF NORTHWEST 7 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE AND CONTINUING ALONG SOUTHWEST 7 AVENUE CENTERLINE TO THE INTERSECTION OF SOUTHWEST 2 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 4 AVENUE CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOTS 11 AND 14, BLOCK 17, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY PROLONGATION AND CONTINUING ALONG THE NORTH LINE OF LOTS 11 AND 16, BLOCK 16 OF SAID PLAT AND THE EASTERLY PROLONGATION THEREOF TO THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

URBAN NEIGHBORHOOD DESCRIPTION:

BEGIN AT (REFERENCE POINT "D") THE INTERSECTION OF NORTHWEST 6 STREET (SISTRUNK BOULEVARD) CENTERLINE AND THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY (100 FOOT RIGHT OF WAY) CENTERLINE; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID RAILROAD CENTERLINE TO THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE NORTHWEST 3 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID NORTHERLY PROLONGATION AND NORTHEAST 3 AVENUE CENTERLINE TO THE INTERSECTION OF NORTHEAST 8 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF NORTHEAST 9 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF NORTHEAST 6 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "E") THE INTERSECTION OF SOUTH FEDERAL HIGHWAY (U.S. 1) CENTERLINE WITH THE TARPON RIVER CENTERLINE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE TARPON RIVER CENTERLINE TO THE INTERSECTION WITH THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY (100 FOOT RIGHT OF WAY) CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 9 STREET CENTERLINE; THENCE EAST ALONG SAID CENTERLINE AND CONTINUING ALONG THE SOUTHEAST 8 STREET CENTERLINE TO THE INTERSECTION OF THE SOUTH FEDERAL HIGHWAY CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "F") THE INTERSECTION OF SOUTHWEST 7 STREET CENTERLINE WITH THE SOUTHWEST 4 AVENUE CENTERLINE; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE SOUTHWEST 4 AVENUE CENTERLINE TO THE INTERSECTION OF SOUTHWEST 5 STREET CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE SOUTHWEST 3 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 7 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "G") THE INTERSECTION OF THE CENTERLINE OF SOUTHWEST 7 AVENUE WITH THE EASTERLY PROLONGATION OF SOUTH LINE OF LOTS 7, 5, 3 AND 1, BLOCK 33, "BRYAN'S SUBDIVISION OF BLOCKS 33 AND 64, FORT LAUDERDALE, FLORIDA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID PROLONGATION TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND CONTINUING NORTHERLY ALONG THE WEST LINE OF LOTS 26, 25, 8 AND 7, BLOCK 22, "BRYAN'S SUBDIVISION OF BLOCKS 21 AND 22, FORT LAUDERDALE, FLORIDA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THE NORTHERLY PROLONGATION THEREOF TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 2 STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE INTERSECTION OF THE WEST LINE OF LOT 10, BLOCK 20, "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 10 TO THE NORTHWEST CORNER OF THE SOUTH 135.00 FEET OF SAID LOT 10; THENCE EASTERLY ALONG SAID SOUTH 135.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 5, BLOCK 10, "SUBDIVISION OF LOTS 1, 2, 3 AND 4 - 9 AND 10, BLOCK 20, FORT LAUDERDALE, FLORIDA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND CONTINUING ALONG THE WEST LINE OF LOTS 6 AND 5 OF BLOCK 1 OF SAID "SUBDIVISION OF LOTS 1, 2, 3 AND 4 - 9 AND 10, BLOCK 20, FORT LAUDERDALE, FLORIDA" TO THE INTERSECTION OF WEST BROWARD BOULEVARD CENTERLINE; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF SOUTHWEST 7 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT (REFERENCE POINT "H") THE INTERSECTION OF NORTHEAST 6 STREET (SISTRUNK BOULEVARD) CENTERLINE WITH NORTH FEDERAL HIGHWAY (U.S.1) CENTERLINE; THENCE EASTERLY ALONG SAID NORTHEAST 6 STREET CENTERLINE TO THE INTERSECTION WITH NORTHEAST 7 AVENUE CENTERLINE; THENCE SOUTHERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF NORTHEAST 2 STREET CENTERLINE; THENCE WESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION OF THE NORTH FEDERAL HIGHWAY CENTERLINE; THENCE NORTHERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

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

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED ON THE DATE INDICATED HERE USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

AUGUST 18, 2020

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

Michael
Donaldson

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CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING & ARCHITECTURE
100 North Andrews Avenue, Fort Lauderdale, Florida 33301

PROJECT # P22222
DOWNTOWN CHARACTER AREA
SKETCH AND DESCRIPTION
CITY OF FORT LAUDERDALE

PROJECT NO. 1 OF 2
TOTAL: 2
CAD FILE: 2222-SKETCH-DESC
DRAWING FILE NO. 4-139-48

SKETCH AND DESCRIPTION DOWNTOWN CHARACTER AREA

LEGEND:

- FEC RR DENOTES: FEDERAL EAST COAST RAILROAD SURVEY.
- +---+---+ DENOTES: FEDERAL EAST COAST RAILROAD (F.E.C.) CENTERLINE
- [Diagonal Lines] DENOTES: NEAR DOWNTOWN
- [Cross-Hatch] DENOTES: DOWNTOWN CORE
- [Stippled] DENOTES: URBAN NEIGHBORHOOD

NOTES:

- THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
- THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT ENGINEERING & ARCHITECTURE
PROJECT # 22222
DRAWING FILE NO. 4-130-16