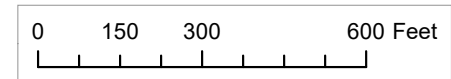
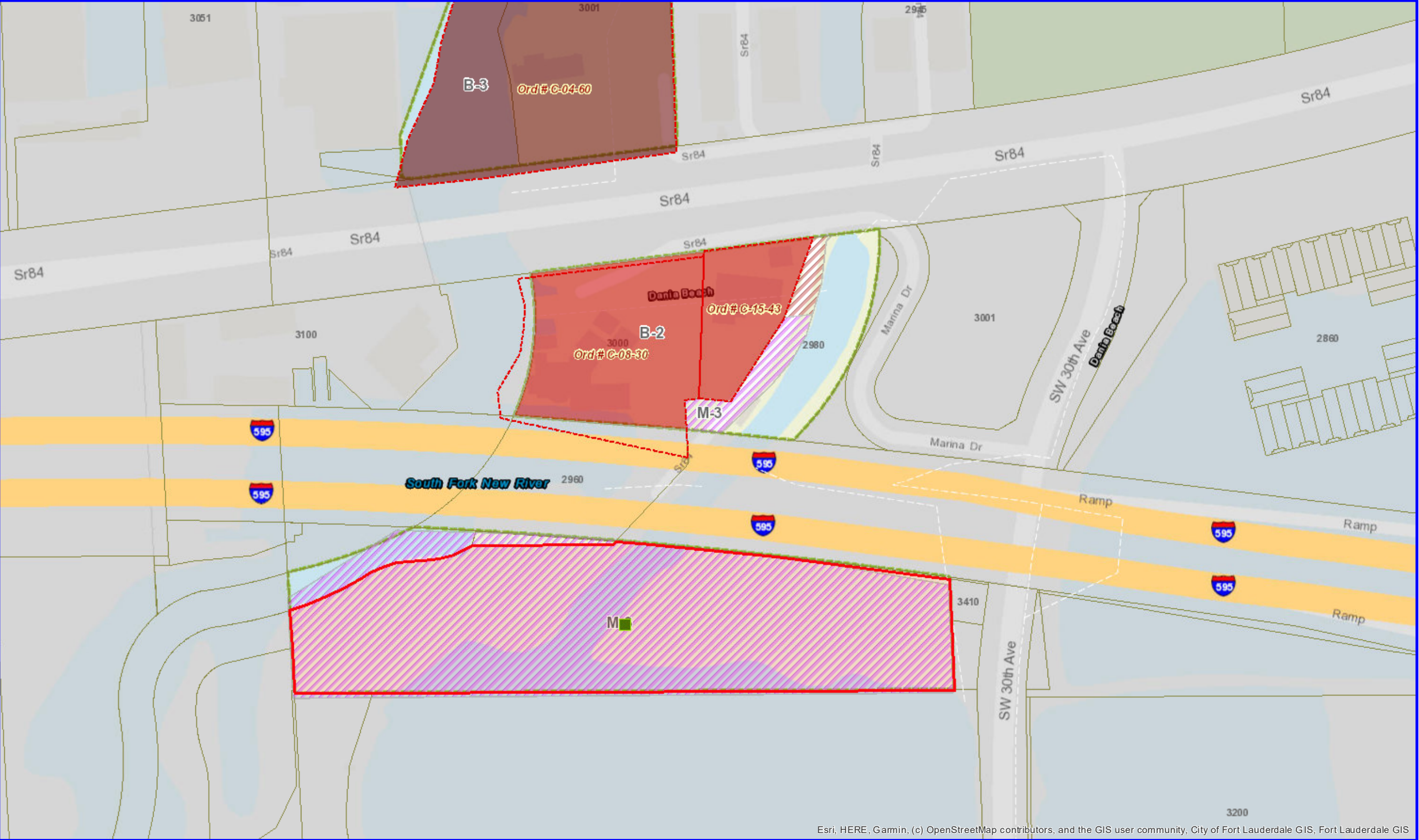


PLN-SITE-20050001

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Graphic Scale

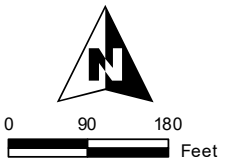


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, City of Fort Lauderdale GIS, Fort Lauderdale GIS



CITY OF FORT LAUDERDALE
Map Created by City of Fort Lauderdale Zoning GIS

2980 West State Road 84 Zoning GIS Map



Printed on: 10/13/2020



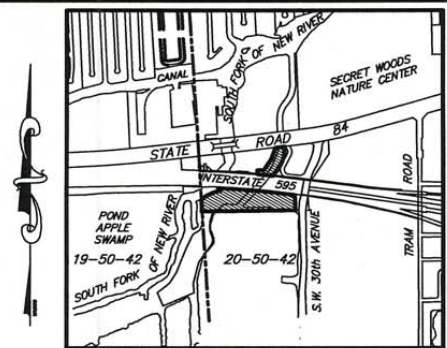
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

**Michael
Donalds**

Digitally signed
by Michael
Donaldson
Date: 2020.10.13
14:27:38 -04'00'

**SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
FROM "M3" and "B3" TO "1"
A PORTION OF SECTIONS 19
AND 20-50-42
SHEET 1 OF 3 SHEETS**



**SITE LAYOUT
NOT TO SCALE**

LEGAL DESCRIPTION:

A portion of the West one-half (W 1/2) of Section 20,
Township 50 South, Range 42 East, more fully described as follows:

Commencing (1) at the West quarter corner of said Section 20; thence North 03°32'20" West, on the West line of the Northwest one-quarter (NW 1/4) of said Section 20, a distance of 44.58 feet; thence North 82°29'59" East, on the South right-of-way line of State Road 84, a distance of 1018.19 feet to the Point of Beginning (1); thence continuing North 82°29'59" East, on said South right-of-way line, a distance of 126.71 feet to the Northwest corner of PORT 95 COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida and to a point on a curve; thence Southerly on the West line of said PORT 95 COMMERCE PARK and on said curve to the right, whose radius point bears South 88°08'38" West, with a radius of 520.50 feet, a central angle of 44°41'22", an arc distance of 405.98 feet to a point of tangency; thence South 42°50'00" West, on said West line, a distance of 32.36 feet to a point on the North right-of-way line of Interstate 595 and a point on a curve; thence Westerly on said North right-of-way line and on said curve to the right, whose radius point bears South 05°52'15" West, with a radius of 11567.66 feet, a central angle of 00°59'29", an arc distance of 200.15 feet; thence North 03°32'30" West, a distance of 55.11 feet; thence North 82°30'40" East, a distance of 26.62 feet; thence South 85°01'25" East, a distance of 59.55 feet; thence North 32°25'38" East, a distance of 182.20 feet; thence North 19°34'25" East, a distance of 161.66 feet to the Point of Beginning (1).

CERTIFICATION

Certified Correct. Dated at Fort
Lauderdale, Florida this 15th day of
May, 2020.

Revised Title this 29th day of
September, 2020.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.

JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

LEGAL DESCRIPTION CONTINUED ON SHEET 2

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of said Section 20, as North 03°32'20" West.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5250

CHECKED BY: _____

REF. DWG.: 20-3-

C: \JMMjr\2020\V5181 (2980 PLAT)\V5250



McLAUGHLIN ENGINEERING COMPANY

LB#285

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**SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
FROM "M3" and "B3" TO "1"
A PORTION OF SECTIONS 19 AND 20-50-42
SHEET 2 OF 3 SHEETS**

LEGAL DESCRIPTION CONTINUED:

TOGETHER WITH:

A portion of the Southeast one-quarter (SE 1/4) of Section 19, Township 50 South, Range 42 East, Broward County, Florida AND a portion of the Southwest one-quarter (SW 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, Broward County, Florida, all more fully described as follows:

Commencing (2) at the Southeast corner of said Section 19, being the Southwest corner of said Section 20; thence North 03°32'20" West, on the East line of said Section 19, being the West line of said Section 20, a distance of 2035.62 feet to the Point of Beginning (2); thence South 89°20'00" West, on the Westerly extension of the South line of the North one-half (N 1/2) of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of said Section 20, a distance of 5.00 feet; thence North 03°32'20" West, on a line 5.00 feet West of and parallel with the said East line of Section 19, a distance of 4.75 feet; thence North 03°32'20" West, on the said East line of Section 19, being the West line of said Section 20, a distance of 151.04 feet to a point on the Southerly Mean High Water Line of the South Fork of New River; thence meandering Northeasterly along said Mean High Water Line a distance of 290 feet more or less; thence North 45°32'20" West, on a boundary of said South Fork of New River, a distance of 47.35 feet; thence Easterly on the South Limited Access Right-of-Way line of Interstate 595 (217 feet Right-of-Way), as shown in Right-of-Way Map Book 12, Page 31, of the public records of Broward County, Florida, being a curve to right, whose radius point bears South 02°21'13" West, with a radius of 11350.66 feet, a central angle of 00°38'42", an arc distance of 127.75 feet; thence Southerly and Easterly on the South Right-of-Way line of Interstate 595, per Instrument Number 114486609, of the public records of Broward County, Florida, the following four (4) courses and distances; 1) South 11°51'58" West, a distance of 0.88 feet; 2) thence South 86°10'06" East, a distance of 308.47 feet; 3) thence South 84°37'21" East, a distance of 254.21 feet; 4) thence South 83°09'26" East, a distance of 327.56 feet to the end of said four (4) courses and distances; thence South 02°43'28" East, on a West line of PORT 95 COMMERCE PARK, according to the plat thereof, as recorded in Plat Book 144, Page 2, of the public records of Broward County, Florida, a distance of 206.57 feet; thence South 89°20'00" West, on the South line of the North one-half (N 1/2) of the North one-half (N 1/2) of the Southwest one-quarter (SW 1/4) of said Section 20, a distance of 1233.72 feet to the Point of Beginning.

All of said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 714,558 square feet or 16.4040 acres, more or less.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5250

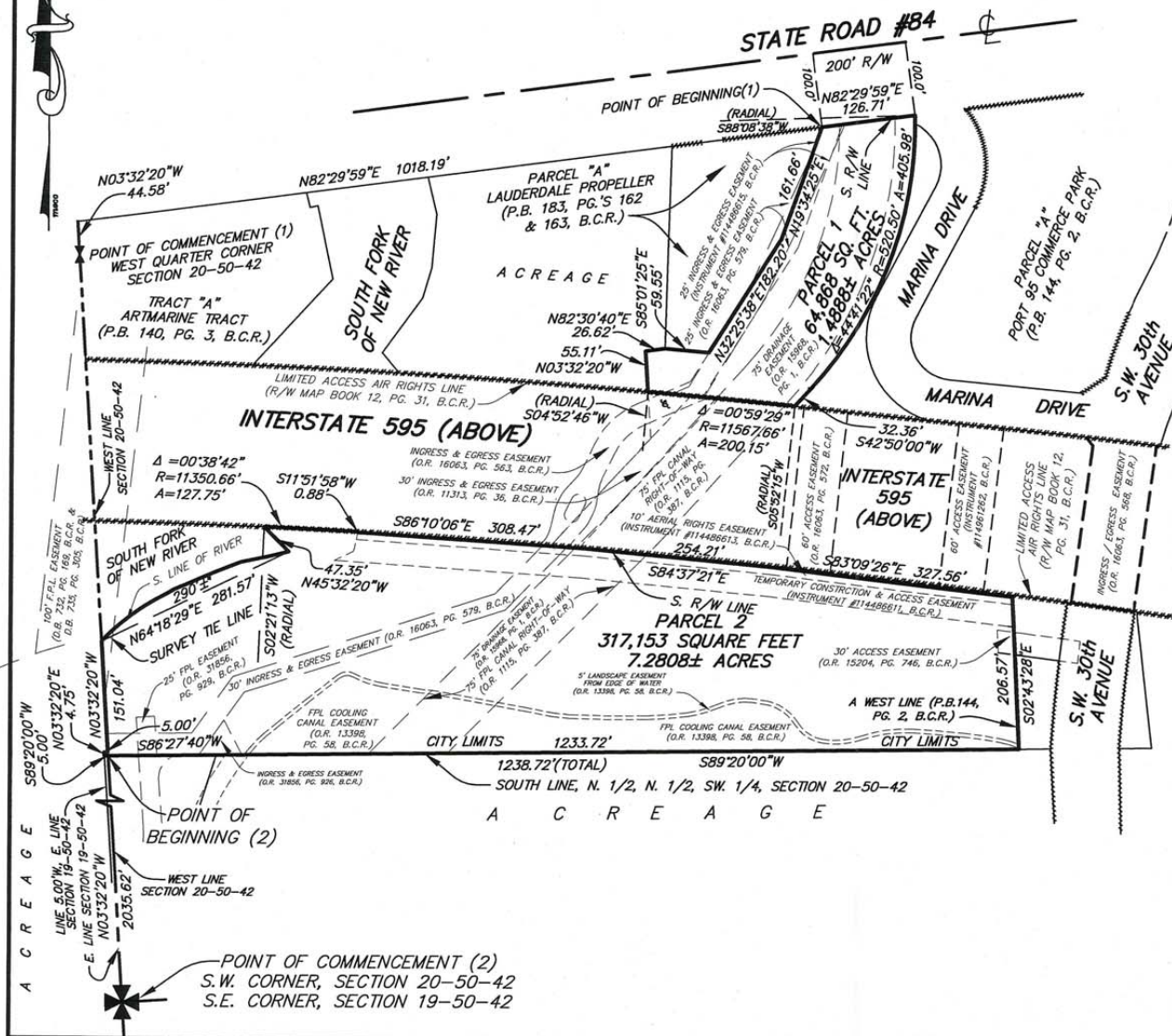
CHECKED BY: _____

REF. DWG.: 20-3-

C: \JMMjr\2020\V5181 (2980 PLAT)\V5250

SCALE 1" = 200'

SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
FROM "M3" and "B3" TO "1"
A PORTION OF SECTIONS 19 AND 20-50-42
SHEET 3 OF 3 SHEETS



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5250

CHECKED BY: _____

REF. DWG.: 20-3-

C: \JMMjr\2020\V5181 (2980 PLAT)\V5250