

m. D. O. K.

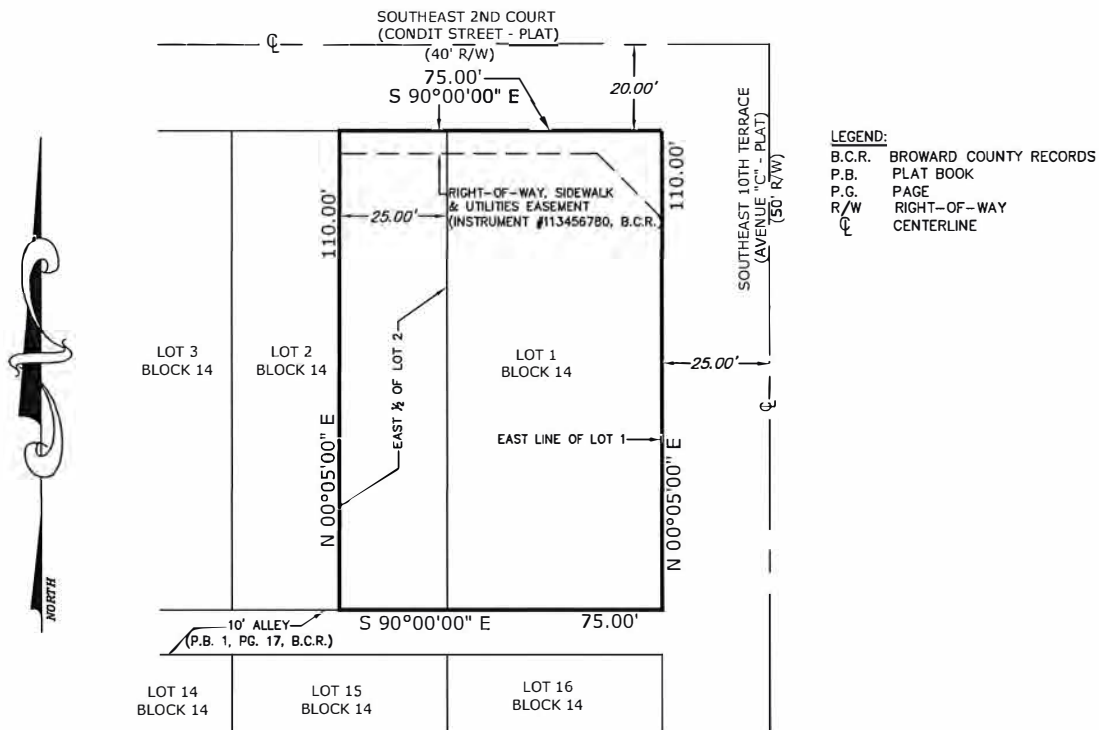
# SKETCH AND DESCRIPTION

To accompany Rezoning from "X-P" to "CB"

**LEGAL DESCRIPTION:**

Lot 1 and the East one-half (E 1/2) of Lot 2, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 8,250 square feet more or less.



**NOTES:**


- 1) Bearings shown hereon are based on the East line of Lot 1, Block 14 with an assumed bearing North 00°05'00" East.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE, FILE NO. 2037-3580935, EFFECTIVE DATE JUNE 17, 2016 AT 8:00 AM. AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THE PLAT OF COLEE HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 17, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 1

REVISIONS	DATE	BY	CKD
ADDRESS COMMENTS	11/09/20	RM	TD

**LOT 1 & E 1/2  
OF LOT 2  
BLOCK 14**

  
 THEODORE J. DAVID FOR THE FIRM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 5821  
 DAVID & GERCHAR, INC. LB#6935

SCALE: 1" = 40'  
 FB/PG: N/A  
 DRAWN BY: RRM  
 CKD. BY: TD  
 JOB NO: 16-022 LUPA  
 CAD. FILE: F:\dwgs\16-jobs\16-022\16-022 WEST SURVEY.dwg  
 DATE: 8/3/2020  
 PROJ. FILE: 16-022

**DAVID &  
GERCHAR,**  
 SURVEYORS AND MAPPERS  
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