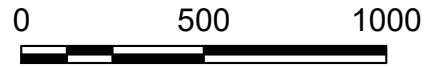




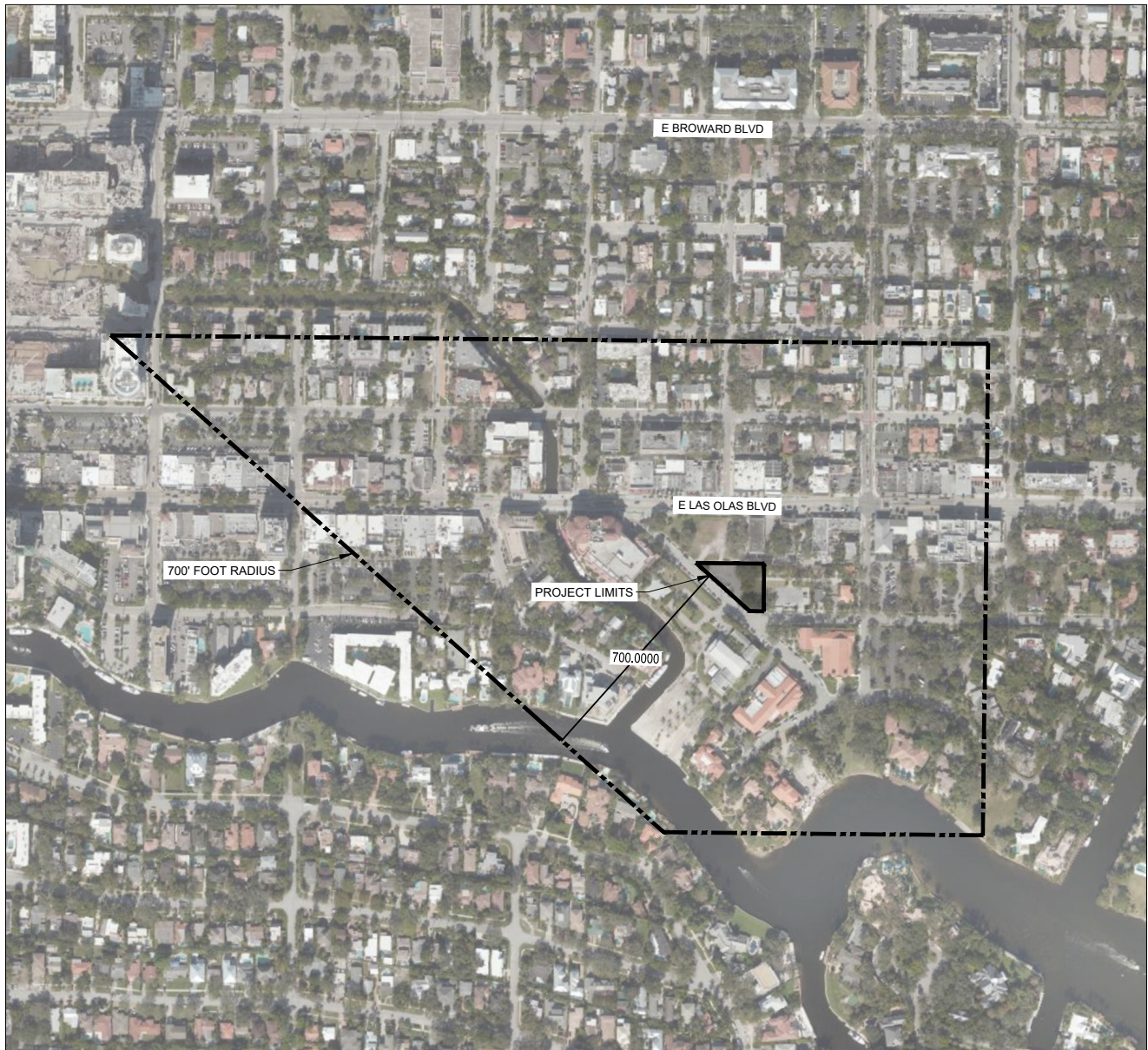
# FIRST PRESBYTERIAN CHURCH MAP EXHIBIT: VICINITY MAP

## GRAPHIC SCALE



SCALE: 1"=500'

NOTE: PRINTED DRAWING SIZE MAY HAVE  
CHANGED FROM ORIGINAL. VERIFY SCALE  
USING BAR SCALE ABOVE.

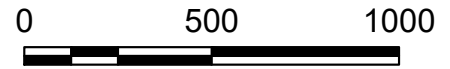






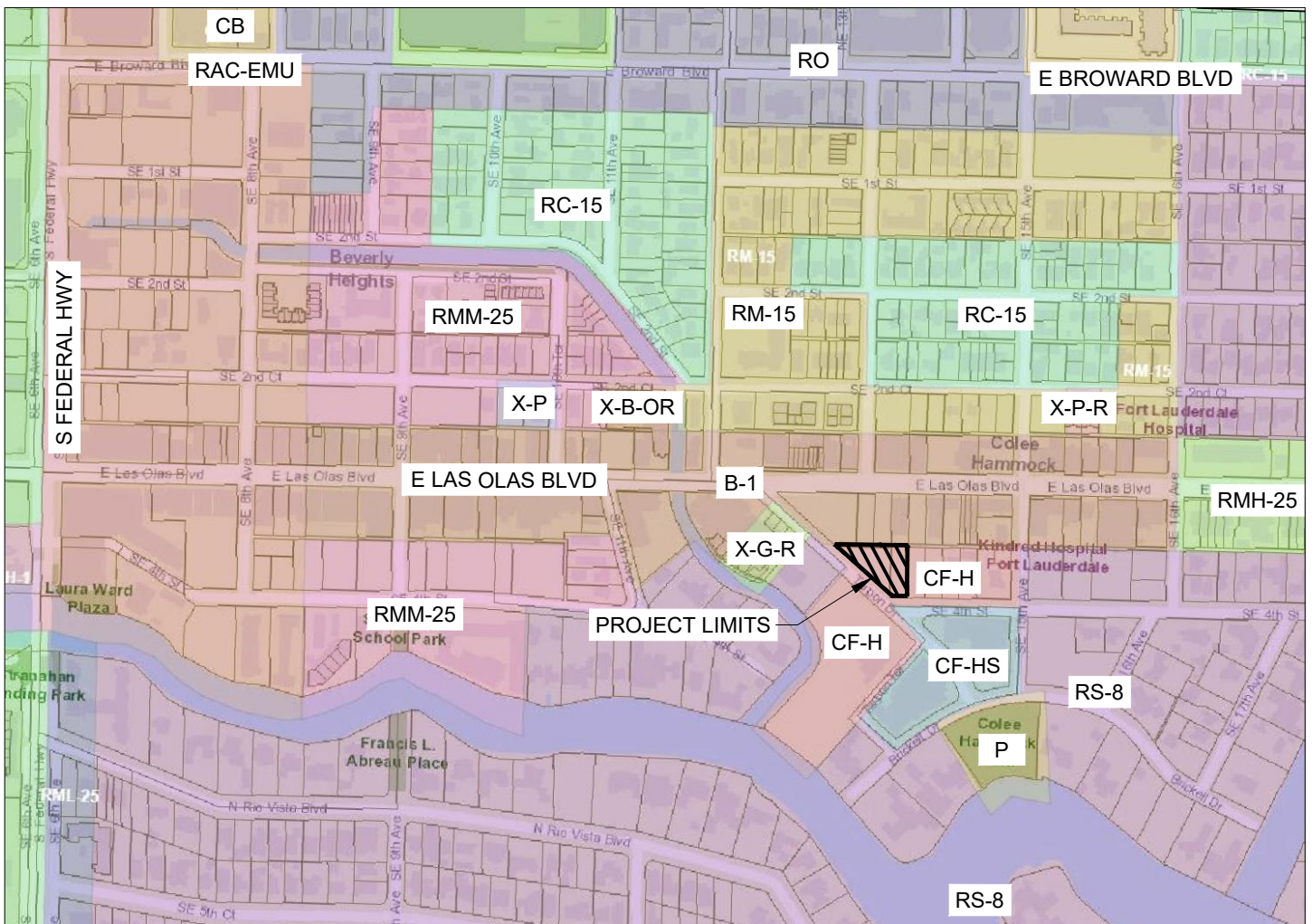
# FIRST PRESBYTERIAN CHURCH MAP EXHIBIT: ZONING

## GRAPHIC SCALE



SCALE: 1"=500'

NOTE: PRINTED DRAWING SIZE MAY HAVE  
CHANGED FROM ORIGINAL. VERIFY SCALE  
USING BAR SCALE ABOVE.



**SKETCH & DESCRIPTION**  
**LOT 13 & A PORTION**  
 OF LOT 14, BLOCK 34  
 (P.B. 1, PG. 17, B.C.R.)  
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
 TO REZONE FROM "CF-H" TO "X-P"

**LAND DESCRIPTION:**

Lot 13, Block 34, and the West 6.37 feet of Lot 14, Block 34, COLEE HAMMOCK, according to the Plat thereof as Recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida; being more particularly described as follows:

**Begin** at the Northwest corner of said Lot 13, Block 34, thence N88°46'20"E, along the North line of said Lots 13 and 14, a distance of 164.77 feet; thence S01°06'40"E, along a line that is 6.37 feet East and parallel to the West line of said Lot 14, Block 34, a distance of 145.00 feet; thence N49°49'40"W, along the Southwest lot line of said Lots 13 and 14, Block 34, a distance of 219.26 feet to the **Point of Beginning**.

Said land lying in Fort Lauderdale, Florida, containing 11,945 square feet, 0.2742 acres, more or less.

**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the north line of Lot 13, Block 34 having a bearing of N88°46'20"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 3/1/2021

  
 JOHN T. DOOGAN, P.L.S.  
 Florida Registration No. 4409  
 AVIROM & ASSOCIATES, INC.  
 L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 1 AND 2**

**REVISIONS**

REVISE	09/17/2020
REVISE	11/16/2020
REVISE	03/01/2021



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

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JOB #: **6770-22**

SCALE: 1" = 30'

DATE: 07/06/2020

BY: W.R.E.

CHECKED: J.T.D.

F.B. - PG. -

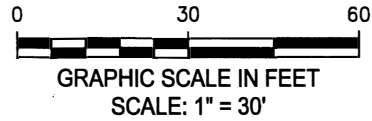
SHEET: **1 OF 2**

# SKETCH & DESCRIPTION LOT 13 & A PORTION

OF LOT 14, BLOCK 34  
(P.B. 1, PG. 17, B.C.R.)

CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
TO REZONE FROM "CF-H" TO "X-P"

BLOCK 34  
(P.B.1/17, B.C.R.)



11

10

9

**P.O.B.**

NORTHWEST CORNER  
LOT 13, BLOCK 34

10' ALLEY

(P.B. 1/17, B.C.R.)

164.77'

N88°46'20"E

NORTH LINE  
LOTS 13 & 14, BLOCK 34  
BEARING BASIS

WEST LINE  
LOT 14, BLOCK 34

**LOT 13**

11,945 SQUARE FEET  
0.2742 ACRES

LOTS 13 & 14, BLOCK 34  
SOUTHWEST LINE

N49°49'40"W

TARPON DRIVE

219.26'

BLOCK 34  
(P.B.1/17, B.C.R.)

145.00'

6.37' EAST  
AND PARALLEL

REMAINDER  
OF LOT 14

15

PORTION OF LOT 14

S01°06'40"E

WEST 6.37'  
LOT 14

**S.E. 4TH STREET**

**NOT VALID WITHOUT  
SHEETS 1 AND 2**

**REVISIONS**

REVISE 09/17/2020  
REVISE 11/16/2020  
REVISE 03/01/2021



## AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING

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JOB #: **6770-22**

SCALE: 1" = 30'

DATE: 07/06/2020

BY: W.R.E.

CHECKED: J.T.D.

F.B. - PG. -

SHEET: **2 OF 2**