

M.D.O.K.

REZONING FROM REGIONAL ACTIVITY CENTER - WEST MIXED USE (RAC-WMU) TO REGIONAL ACTIVITY CENTER - CITY CENTER (RAC-CC)

LEGAL DESCRIPTION:

PARCEL 1

LOTS 5, 4, 3, 2, 20, 21, 22 AND A PORTION OF LOTS 1, 6, 19, 23 AND 24 ALL IN BLOCK 16—TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 'B'; PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 02°08'15" WEST ALONG THE WEST LINE OF SAID BLOCK 16, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 02°08'15" WEST ALONG SAID WEST LINE, A DISTANCE OF 239.11 FEET; THENCE NORTH 45°21'51" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, A DISTANCE 25.44 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT, WITH A RADIUS OF 4843.54 FEET, A CENTRAL ANGLE OF 00°09'43"; A CHORD BEARING OF SOUTH 87°04'56" EAST, A CHORD DISTANCE OF 13.13 FEET, AND AN ARC DISTANCE OF 13.13 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT, WITH A RADIUS OF 4749.52 FEET, A CENTRAL ANGLE OF 01°37'29"; A CHORD BEARING OF SOUTH 87°48'48" EAST, A CHORD DISTANCE OF 134.68 FEET, AND AN ARC DISTANCE OF 134.68 FEET; THENCE SOUTH 51°53'51" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 31.14 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 16; THENCE SOUTH 02°10'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 225.26 FEET; THENCE SOUTH 87°58'52" WEST ALONG THE SOUTH LINE OF THE NORTH 38.00 FEET OF SAID LOTS 19 AND 6, A DISTANCE OF 190.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 47,166.61 SQUARE FEET (1.083 ACRES), MORE OR LESS.

AND PARCEL 2

ALL OF LOTS 2, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22 AND 23 AND A PORTION OF LOTS 1 AND 24, ALL IN BLOCK 17, AND A PORTION OF THE 14 FOOT ALLEY ON BLOCK 17 (NOW VACATED PER ORDINANCE C-89-94), OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'B'; PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 02°10'12" WEST ALONG THE WEST LINE OF SAID BLOCK 17, A DISTANCE OF 334.96 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BROWARD BOULEVARD AND TO A POINT ON A CURVE; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT WITH A RADIUS OF 4843.54 FEET, A CENTRAL ANGLE OF 03°33'25"; A CHORD BEARING OF SOUTH 89°59'29" EAST, A CHORD DISTANCE OF 288.23 FEET, AND AN ARC DISTANCE OF 288.28 FEET; THENCE SOUTH 47°39'14" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 22.51 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 17; THENCE SOUTH 02°08'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 309.02 FEET; THENCE SOUTH 87°58'52" WEST ALONG THE SOUTH LINE OF, AND WESTERLY EXTENSION OF, SAID LOT 18 AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 303.90 FEET TO THE POINT OF BEGINNING.

LESS

THAT CERTAIN RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 18910, PAGE 155 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF LOTS 1 AND 2, BLOCK 17 OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND MORE FULLY DESCRIBED AS FOLLOWS:

THAT PARTICULAR PORTION OF SAID LOTS 1 AND 2, LYING BETWEEN THE ARC OF A 51.00 FOOT RADIUS, TANGENT CURVE, AND THE RIGHT OF WAY LINES OF SW 4TH AVENUE AND WEST BROWARD BOULEVARD, AS SHOWN BY THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP STATE ROAD NO. 842, BROWARD COUNTY, SECTION 86006-2501, SHEET 16 OF 22, REVISION DATE 2--22--83.


SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 100,496.22 SQUARE FEET (2.307 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION OF THE PROPERTY IS CONTIGUOUS WITH NO GAPS OR GORES.
- BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF N02°08'15"W ALONG THE CENTERLINE OF S.W. 3RD AVENUE, AS INDICATED ON THE SURVEY MAP.
- ALL DISTANCES AS SHOWN ARE BASED ON THE U.S. SURVEY FOOT.
- THIS LEGAL DESCRIPTION AND THE SKETCH TO ACCOMPANY LEGAL ARE NOT VALID ONE WITHOUT THE OTHER.

CERTIFICATION:


I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE ON OCTOBER 5, 2020 AND MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

 4/15/2021
 DENIS DENIS
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. 7017

THIS DESCRIPTION AND SKETCH WERE PREPARED BY MASER CONSULTING INC. 8290 NW 64TH STREET - MIAMI, FLORIDA 33166 P.305.597.9701 F.305.597.9702

THIS DESCRIPTION AND SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSE FLORIDA SURVEYOR AND MAPPER.

5078A - 200 & 300 W Broward Blvd - KushnerSurveyingV-BindyV-BNDY-SKETCH AND LEGAL_R2.dwgV-XX-SURVEY PARCELS 1&2 - SK-LG - PAGE 1 By: DDEMS




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SKETCH AND LEGAL DESCRIPTION FOR PARCELS 1 & 2

200 & 300 WEST BROWARD BOULEVARD FORT LAUDERDALE FLORIDA



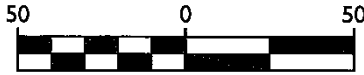
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EXHIBIT A

SCALE AS SHOWN	DATE 04/15/21	DRAWN BY JP	CHECKED BY DD
PROJECT NUMBER: 20005078A	DRAWING NAME: V-BNDY-SKETCH AND LEGAL R2		
SHEET TITLE: SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
SHEET NUMBER: 1 of 3			

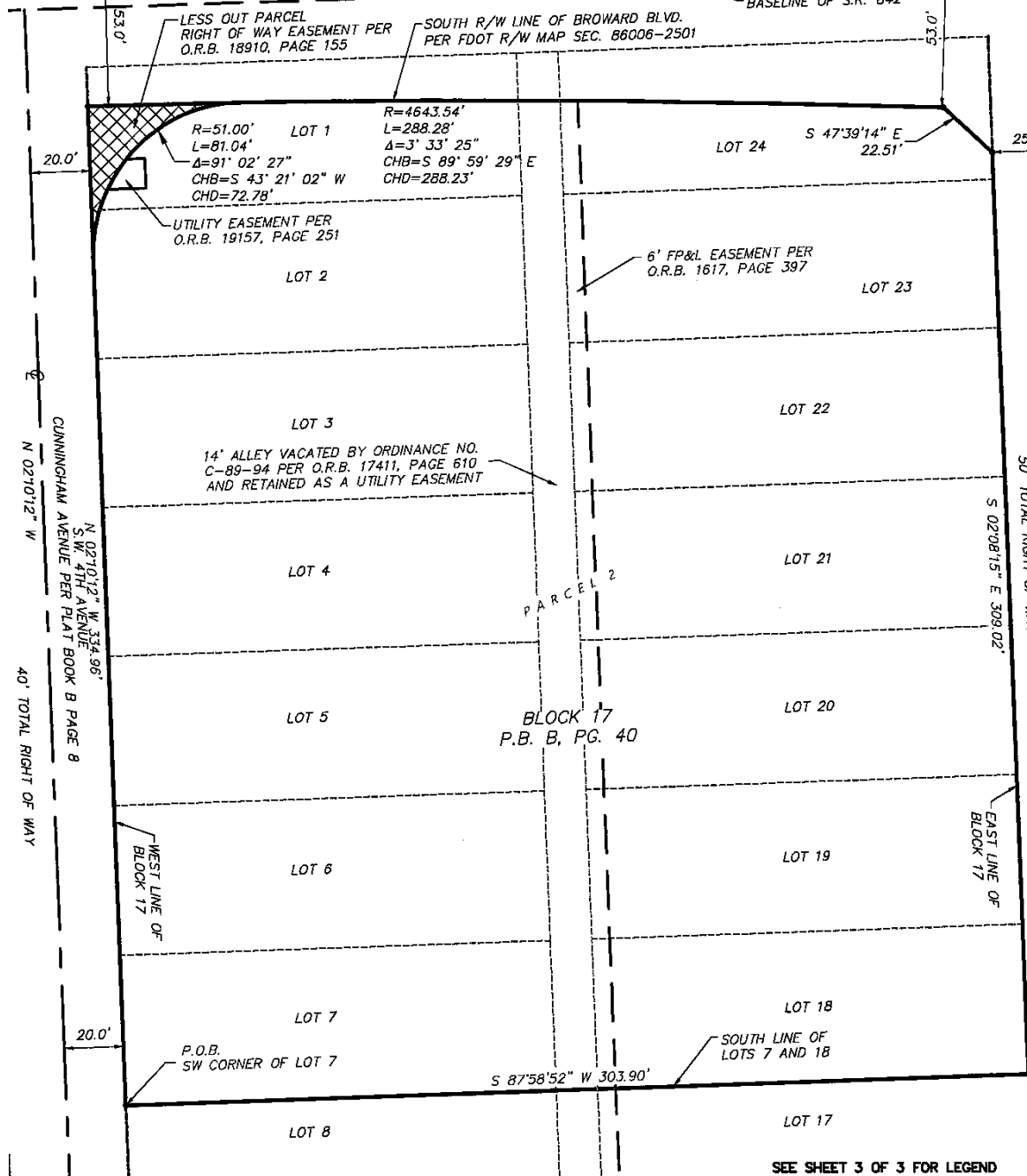
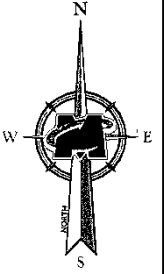
M.D. O.K.



SCALE: 1" = 50'

WEST BROWARD BOULEVARD
(STATE ROAD # 842)
NORTH FORTH STREET (PLAT)

106' TOTAL RIGHT OF WAY



MATCHLINE - SEE SHEET 3 OF 3

S.W. 3RD AVENUE
NUGENT AVENUE PER PLAT BOOK B PAGE 8

CUNNINGHAM AVENUE PER PLAT BOOK B PAGE 8
S.W. 4TH AVENUE PER PLAT BOOK B PAGE 8

BLOCK 17
P.B. B, PG. 40

SEE SHEET 3 OF 3 FOR LEGEND

5078A - 200 & 300 W Broward Blvd - KustnerSurvey\dwg\IV-Bndy\IV-BNDY-SKETCH AND LEGAL_R2.dwg\W-XX-SURVEY PARCELS 1&2 - SK-LG- PAGE 2 By DDEMS



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SKETCH AND LEGAL DESCRIPTION FOR PARCELS 1 & 2

200 & 300 WEST BROWARD BOULEVARD
FORT LAUDERDALE
FLORIDA



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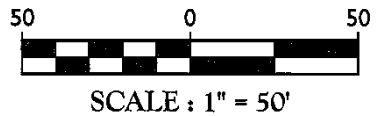
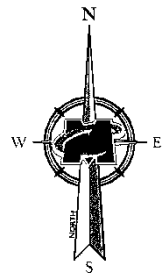
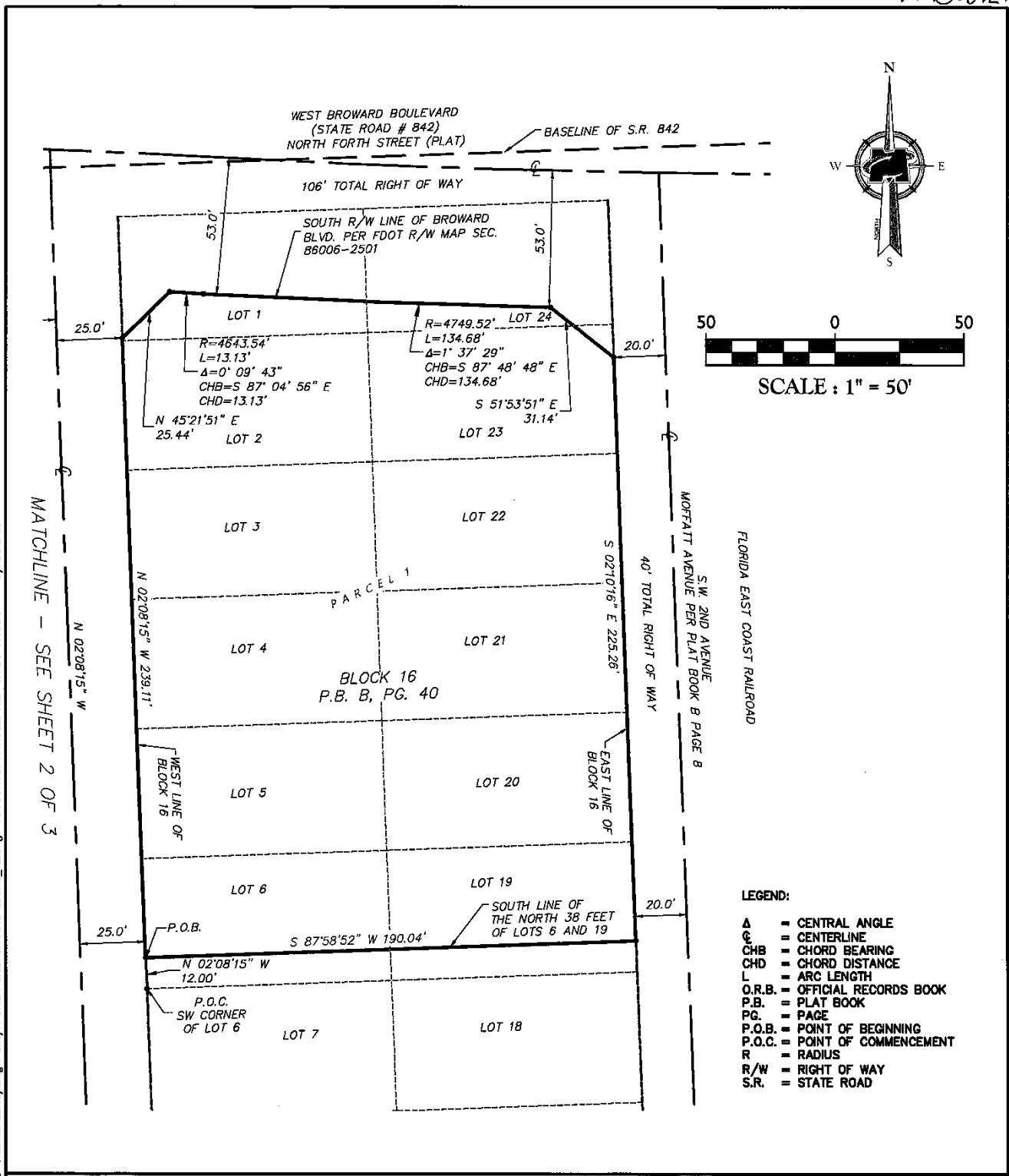


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AS SHOWN	04/15/21	JP	DD
PROJECT NUMBER:	DRAWING NAME:		
20005078A	V-BNDY-SKETCH AND LEGAL_R2		
SHEET TITLE:			
SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
SHEET NUMBER:			
2 of 3			

M-D.J.K



FLORIDA EAST COAST RAILROAD

S.W. 2ND AVENUE PER PLAT BOOK B PAGE 8

- LEGEND:**
- Δ = CENTRAL ANGLE
 - ⊙ = CENTERLINE
 - CHB = CHORD BEARING
 - CHD = CHORD DISTANCE
 - L = ARC LENGTH
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - S.R. = STATE ROAD

5078A - 200 & 300 W. Broward Blvd. - Kushiener/Surveying/V-Bndy/SKETCH AND LEGAL_R2.dwg/V-XX-SURVEY PARCELS 1&2 - SK-LG - PAGE 3 By: DDBENIS

MATCHLINE - SEE SHEET 2 OF 3

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