

## 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

M.D. O.K.

SCALE 1'' = 40'				LEGAL DESCRIP	PTION:	EXHIBIT "B"
SKETCH AND DESCRIPTION				1 nortion of 5	Brickell "	W. LAS OLAS BLVD.
A PORTION OF THE EAST 1/2				A portion of B Avenue right—c		12/
VACATED BRICKELL AVENÚE				(now vacated),	EL (6)	13 S S S S S S S S S S S S S S S S S S S
				between Parcel		KELL THIN "A"
(P.B. 147, PG. 27, B.C.R.) BEING A VACATION OF A PORTION				and Parcel "B"	", X	
				BRICKELL	_	PAC I
OF OPEN SPACE EASEMENT PER				REDEVELOPMEN		BRICEL
RESOLUTION 98-52				PLAT, accordin the plat thereo		
(O.R. 29285, PG. 1943, B.C.R.)				recorded in Pla		
WEST LAS OLAS BOULEVARD				147, Page 27,	of the	N. NEW PIER
				public records		ORNEW RIVER
S88°21'00"W 22.25'				Broward Count Florida, more i		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
<u> </u>	47.65'		7	described as fo		SITE LAYOUT
l l	47.00	<i>Q Q</i>		400011204 40 70		OT TO SCALE
		30.06	LINE, "A",			
		m /	77	Beginning at th		
			ST.	corner of said		
1		22.25'	NOR TH PARCEL	of the West lin	, on the N	ortherly extension
	2		7 4	distance of 30.		
	7	<i>'</i> 4	7 8			esterly extension of
۱ <u>ن</u>	-В. В.)	51, EL	PLA B.C.F	the North line	of said Pa	rcel "A", a distance
B.C.R.)	0 5 7 7 7 7	S 179.51 WG PARCEL				uth 01°46'40" East,
4 7 8	UE ICE ICE IENT ICE ICE ICE ICE ICE ICE ICE ICE	E SE	"A" OPMENT PG. 27,			t of and parallel
16N 27,	<b>VENUE</b> DINANCE C  EASEMENT  SE 98-52  1943, B.C  SO1'46'	CRES  CRES  17  17  CGINNING  VER, PAF	498	with the East I distance of 179		
200	4 2 45	ACRES  ACRES  17  17  BEGINNING RRNER, PAI				e of 22.25 feet;
	7 9 74 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	0 1	25 H	thence North C	01°46′40″ W	est, on the East
RCEL "L DEVELON 147, PG PARCEL	7 7 7 5	SQU 9174 9.44° NV OY NW O	PARCEL REDEVE XK 147,	line of said Pa	rcel "A", a	distance of 149.44
	BRICKEL A TED CITY OPEN SPA PER ORDI R. 29285,	0,455	PA BRICKELL RE (PLAT BOOK	feet to the Po	int of Begi	nning.
P. PRICKELL RE PLAT BOOK EAST LINE,	BRICK A TED ( OPEN 3 PER 0 8. 2928	3,995 0.0, 148 NOT'46 POIN	Z Z	Said lands situ	rate lvina	and being in the
YEL 7 B 7 L	12 (O.R.	3,9 NO1	PLA 2LA	City of Fort La	uderdale, E	Broward County.
200 1.4.1 1.4.5	Z 6.	15	BB	Florida and cor	ntaining 3,5	1995 square feet or
19 G)	N N	N ON		0.0917 acres n		
	BRIC (NOW VACATED OPEN PER (O.R. 29			<u>Ci</u>	<u>ERTIFICA</u>	<u>710N</u>
		30 02,				ct. Dated at Fort
		22.25'				rida this 14th day
		WEST PARCEL			June, 2021. vised drawin	g title this 16th day
	46.45	22.25'		of	June, 2021.	•
NOTES:		N8813'20"E			vised this 2. 121.	2nd day of June,
NOTES:				20.	۷.,	
	flects all easements a ove referenced record	nd rights—of—way, as plat(s). The subject pro	perty	Ma	A ALICHIN E	NONEEDING COMPANY
was not absti	racted for other easer.	ments, road reservations	or	IVIC	LAUGITLIIV EI	NGINEERING COMPANY
rights-of-way of record by McLaughlin Engineering Company.  2) Legal description prepared by McLaughlin Engineering Co.  3) This drawing is not valid upless seeled with an appropriate.  Digitally signed						
surveyors seal.						
4) THIS IS NOT A BOUNDARY SURVEY.  5) Bearings shown assume the West line of Parcel "A", McLaughlin Jr JAMES M. MCLAUGHLIN JR.  5) Date: 2021.06.22 Registered Land Surveyor No. 4497						
as North 01'46'40" West. O5:40:19 -04'00' State of Florida.						

TIELD BOOK NO.		DRAWN BY: _	JMM jr
IOB ORDER NO.	V-5977	CHECKED BY:	
	REF. DWG.: 20-2-041		C: \JMM ir/2021/V5977 (SKETCH