



McLAUGHLIN ENGINEERING COMPANY
LB#285

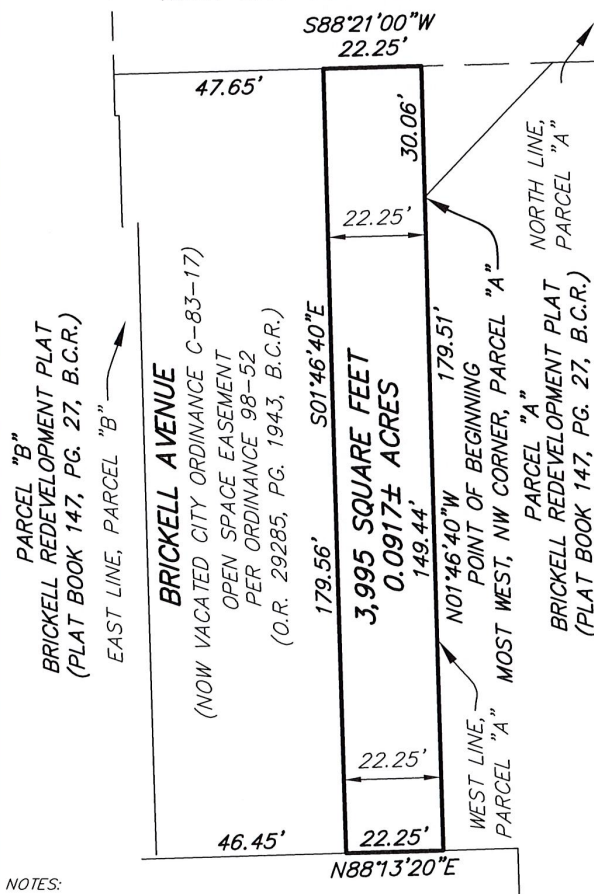
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

M.D.O.I.C.

SCALE 1" = 40'

SKETCH AND DESCRIPTION
A PORTION OF THE EAST 1/2
VACATED BRICKELL AVENUE
(P.B. 147, PG. 27, B.C.R.)
BEING A VACATION OF A PORTION
OF OPEN SPACE EASEMENT PER
RESOLUTION 98-52
(O.R. 29285, PG. 1943, B.C.R.)

WEST LAS OLAS BOULEVARD



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 Parcel "A", as North 01°46'40" West.



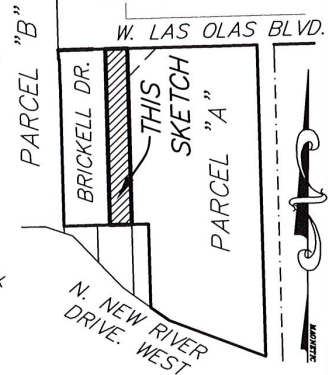
Digitally signed
by James M
McLaughlin Jr
Date: 2021.06.22
05:40:19 -04'00'

McLAUGHLIN ENGINEERING COMPANY

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

LEGAL DESCRIPTION:

A portion of Brickell Avenue right-of-way (now vacated), between Parcel "A" and Parcel "B", BRICKELL REDEVELOPMENT PLAT, according to the plat thereof, as recorded in Plat Book 147, Page 27, of the public records of Broward County, Florida, more fully described as follows:



SITE LAYOUT
NOT TO SCALE

Beginning at the most West, Northwest corner of said Parcel "A"; thence North 01°46'40" West, on the Northerly extension of the West line of said Parcel "A", a distance of 30.06 feet; thence South 89°21'00" West, on the Westerly extension of the North line of said Parcel "A", a distance of 22.25 feet; thence South 01°46'40" East, on a line 22.25 feet West of and parallel with the East line of said Parcel "A" a distance of 179.56 feet; thence North 88°13'20" East, a distance of 22.25 feet; thence North 01°46'40" West, on the East line of said Parcel "A", a distance of 149.44 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 3,995 square feet or 0.0917 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 14th day of June, 2021.
Revised drawing title this 16th day of June, 2021.
Revised this 22nd day of June, 2021.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-5977

CHECKED BY: _____

REF. DWG.: 20-2-041

C: \JMMjr\2021\V5977 (SKETCH)