

M.D.O.K.



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: RIGHT-OF-WAY VACATION

A PORTION OF THE RIGHT-OF-WAY OF NE 15TH AVENUE AND THE RIGHT-OF-WAY OF NE 8TH STREET LYING ADJACENT TO PARCEL "A", "**RAYBOHR PLAT**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", BEING A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 02°10'41" EAST; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 31°47'13", FOR AN ARC DISTANCE OF 69.35 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 14°10'12", FOR AN ARC DISTANCE OF 43.28 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 34°00'50" WEST ALONG SAID WESTERLY LINE 4.00 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID PLAT; THENCE SOUTH 87°50'26" WEST ALONG SAID RIGHT-OF-WAY DEDICATION LINE 20.07 FEET; THENCE NORTH 02°10'37" WEST 39.97 FEET; THENCE NORTH 87°48'08" EAST 127.50 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 2,417 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "A", PLAT BOOK 93, PAGE 44, BEING S87°49'03"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: GO-3 DEVELOPMENT, INC.

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73590-B

DATE: 12/04/24

RIGHT-OF-WAY VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1500 N.E. 8TH STREET

SHEET 1 OF 2

**John F
Pulice**

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by

John F Pulice

Date: 2024.12.06

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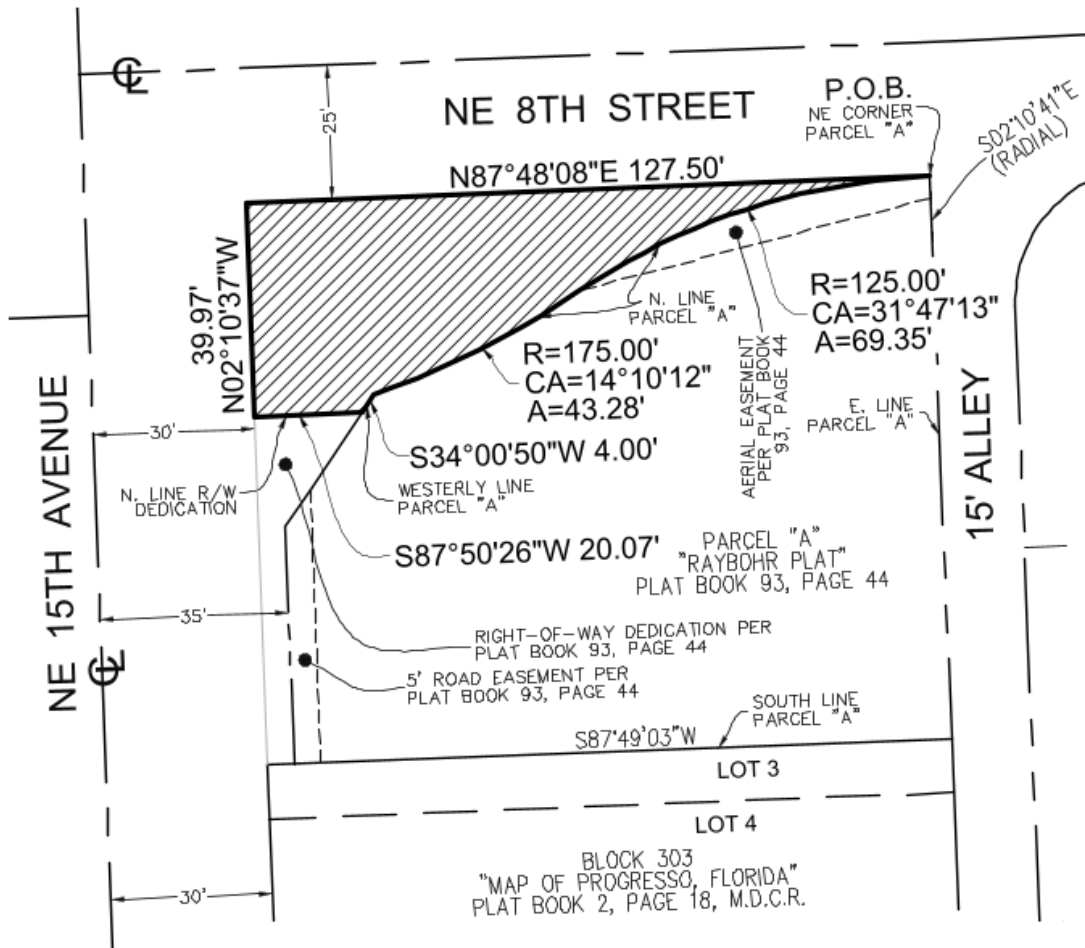
- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



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CLIENT: GO-3 DEVELOPMENT, INC.
SCALE: 1"=30' DRAWN: M.M.M.
ORDER NO.: 73590-B
DATE: 12/04/24
RIGHT-OF-WAY VACATION
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR: 1500 N.E. 8TH STREET

SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:
 ☉ CENTERLINE
 A ARC LENGTH
 CA CENTRAL ANGLE
 P.O.B. POINT OF BEGINNING
 M.D.C.R. MIAMI-DADE COUNTY RECORDS
 R RADIUS
 R/W RIGHT-OF-WAY

