


UDP-L24005

Legend

 Subject Site

1,000
Feet

GRAPHIC SCALE



N



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: (AMEND FUTURE LAND USE MAP FROM COMMUNITY FACILITIES TO SOUTH REGIONAL ACTIVITY CENTER)

PORTIONS OF THE VACATED RIGHTS-OF-WAY OF S.E. 15TH STREET AND S.E. 16TH STREET; TOGETHER WITH LOT 13, BLOCK 34 AND THE 15-FOOT ALLEY LYING WITHIN BLOCK 34, **CROISSANT PARK**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH TRACT "C", **BROWARD GENERAL HOSPITAL ADDITION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A PORTION OF TRACT "A", **BROWARD GENERAL HOSPITAL**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH LOTS 3 THROUGH 13 AND PORTIONS OF LOTS 2 AND 14, **RE-AMENDED PLAT PARKWAY HIGHLANDS**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 34 OF SAID **CROISSANT PARK** PLAT; THENCE NORTH 80°35'53" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.E. 15TH STREET, AND ALONG THE NORTH LINE OF SAID TRACT "C" 220.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF S.E. 1ST AVENUE; THENCE ALONG SAID SOUTHERLY EXTENSION, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOTS 8 AND 9 OF SAID **RE-AMENDED PLAT PARKWAY HIGHLANDS** THE FOLLOWING TWO DESCRIBED COURSES AND DISTANCES; (1) NORTH 09°22'40" WEST 380.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; (2) NORTHWESTERLY, NORTHERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99°37'10", FOR AN ARC DISTANCE OF 43.47 FEET TO A POINT OF TANGENCY AND A POINT ON THE SOUTH RIGHT-OF-WAY OF S.E. 14TH STREET; THENCE SOUTH 89°45'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF LOTS 2 THROUGH 8 OF SAID **RE-AMENDED PLAT PARKWAY HIGHLANDS** 395.04 FEET; THENCE SOUTH 00°32'40" EAST 1255.07 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF S.E. 17TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT "A" THE FOLLOWING FOUR (4) DESCRIBED COURSES AND DISTANCES; (1) NORTH 89°45'49" WEST 7.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; (2) NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 193.21 FEET, A CENTRAL ANGLE OF 14°44'38", FOR AN ARC DISTANCE OF 49.72 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 558.46 FEET, A CENTRAL ANGLE OF 05°07'36", FOR AN ARC DISTANCE OF 49.97 FEET TO A POINT OF TANGENCY; (4) SOUTH 80°37'10" WEST 338.66 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 15-FOOT ALLEY LYING WITHIN SAID BLOCK 34 AND THE EAST LINE OF LOTS 1 THROUGH 12 OF SAID BLOCK 34; THENCE NORTH 09°22'40" WEST ALONG SAID SOUTHERLY EXTENSION 900.11 FEET TO THE **POINT OF BEGINNING**.

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: KIMLEY HORN AND ASSOCIATES

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73066

DATE: 8/5/24; REV. 4/28/25; 5/5/25; 5/6/25; 5/12/25

AMEND FUTURE LAND USE MAP FROM
COMMUNITY FACILITIES TO SOUTH
REGIONAL ACTIVITY CENTER

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR: BROWARD HEALTH MEDICAL

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 4

Michael Digitally signed
by Michael M

M Mossey
Date: 2025.05.12

Mossey 15:56:08 -04'00'

- 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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(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

TOGETHER WITH:

LOTS 13 THROUGH 19, BLOCK 26, AND THE 15-FOOT ALLEY LYING WITHIN SAID BLOCK 26, **CROISSANT PARK**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 10 THROUGH 18, BLOCK 44, **CROISSANT PARK**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 739,088 SQUARE FEET (16.967 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON THE BROWARD GENERAL HOSPITAL PLAT, PLAT BOOK 60, PAGE 33, WITH THE EAST LINE OF TRACT "A" BEING N00°00'00"E.
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.

CLIENT: KIMLEY HORN AND ASSOCIATES

SCALE: N/A DRAWN: M.M.M.

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FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR: BROWARD HEALTH MEDICAL

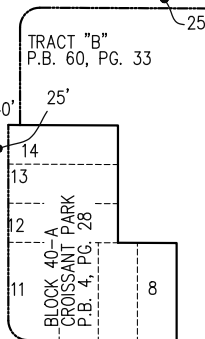
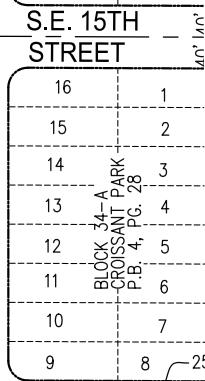
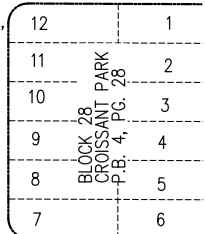
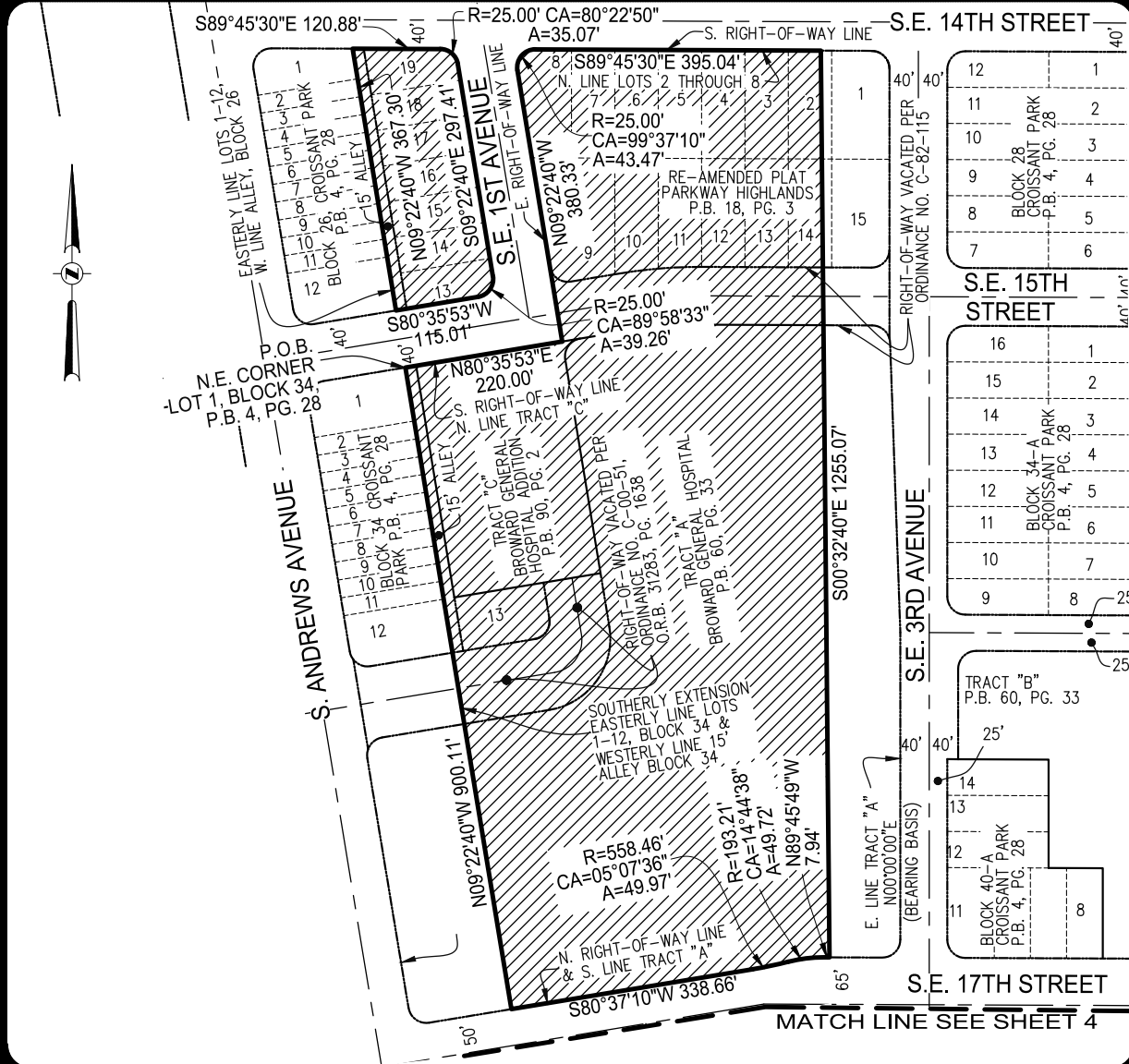
SHEET 2 OF 4

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 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
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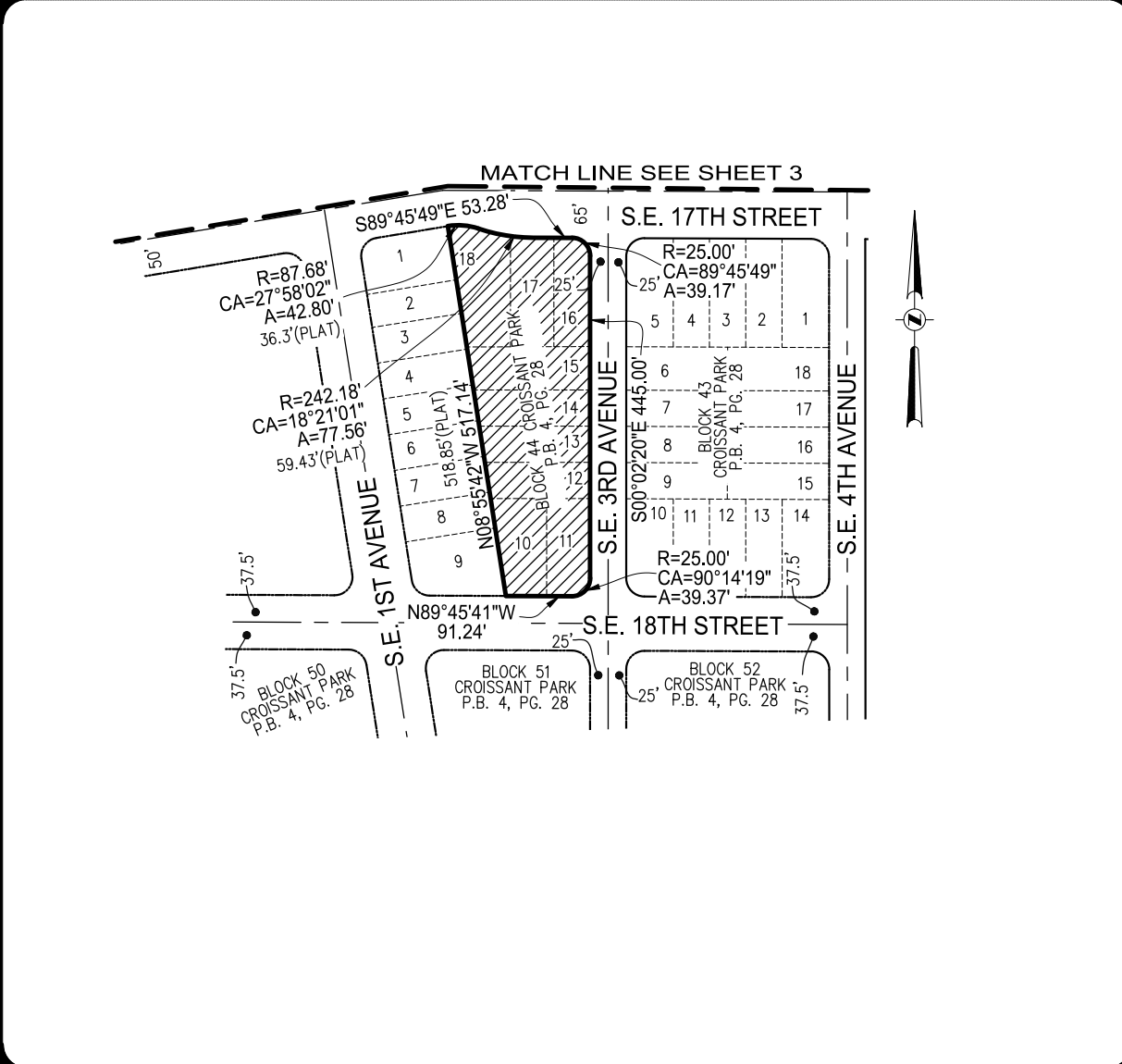
CLIENT: KIMLEY HORN AND ASSOCIATES
 SCALE: 1" = 200' DRAWN: M.M.M.
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 FOR: BROWARD HEALTH MEDICAL

SHEET 3 OF 4 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4

LEGEND & ABBREVIATIONS:
 A ARC LENGTH
 CA CENTRAL ANGLE
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 P.C. PAGE
 P.O.B. POINT OF BEGINNING
 R RADIUS



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SHEET 4 OF 4

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LEGEND & ABBREVIATIONS:

A	ARC LENGTH
CA	CENTRAL ANGLE
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R	RADIUS