

M D O.K.

EXHIBIT "A"

LEGAL DESCRIPTION: Rezoning from Residential Multifamily Low Rise/Medium Density District (RM-15) to Community Business (CB)

PARCEL 1

Lot 1, Block 21, BEVERLY HEIGHTS, according to the Plat thereof, recorded in Plat Book 1, Page 30, of the Public Records of Broward County, Florida.

AND

The North 1/2 of the 10 foot alley (vacated by Ordinance No. 902, dated 2/15/1938) lying between Lot 1 and 16 of Block 21 of BEVERLY HEIGHTS, more particularly described as:

The North 1/2 of the 10 foot alley (vacated by Ordinance No. 902, dated 2/15/1938) lying between Lot 1 and 16 of Block 21 of BEVERLY HEIGHTS, according to the Plat thereof recorded in Plat Book 1, Page 30, of the Public Records of Broward County, Florida, which is more particularly described as follows:

A tract of land bounded on the south by a line parallel to and equidistant from the North boundary of said Lot 16 and the South boundary of Lot 1 of said Block 21, on the East by the extended East boundary of said Lot 1, on the North by the South boundary of said Lot 1, and on the West by the East boundary of the drainage canal.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of S 01°30'33" E for the West right of way line of S.E. 12th Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 5,880 square feet, or 0.135 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2025-046.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on July 14, 2025, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
Daniel C. Fortin Jr., For the Firm
Professional Surveyor and Mapper, LS6435
State of Florida.

Digitally signed by Daniel C Fortin Jr
DN: c=US, o=Unaffiliated,
dnQualifier=A01410D0000019C7228
C0D5000212C5, cn=Daniel C Fortin Jr
Date: 2026.03.09 15:59:15 -04'00'

Drawn By	MAP
Cad. No.	250467
Ref. Dwg.	2025-046
Plotted:	7/14/25 12:16a

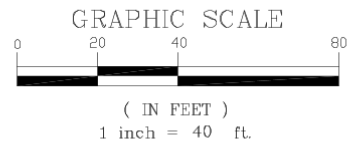
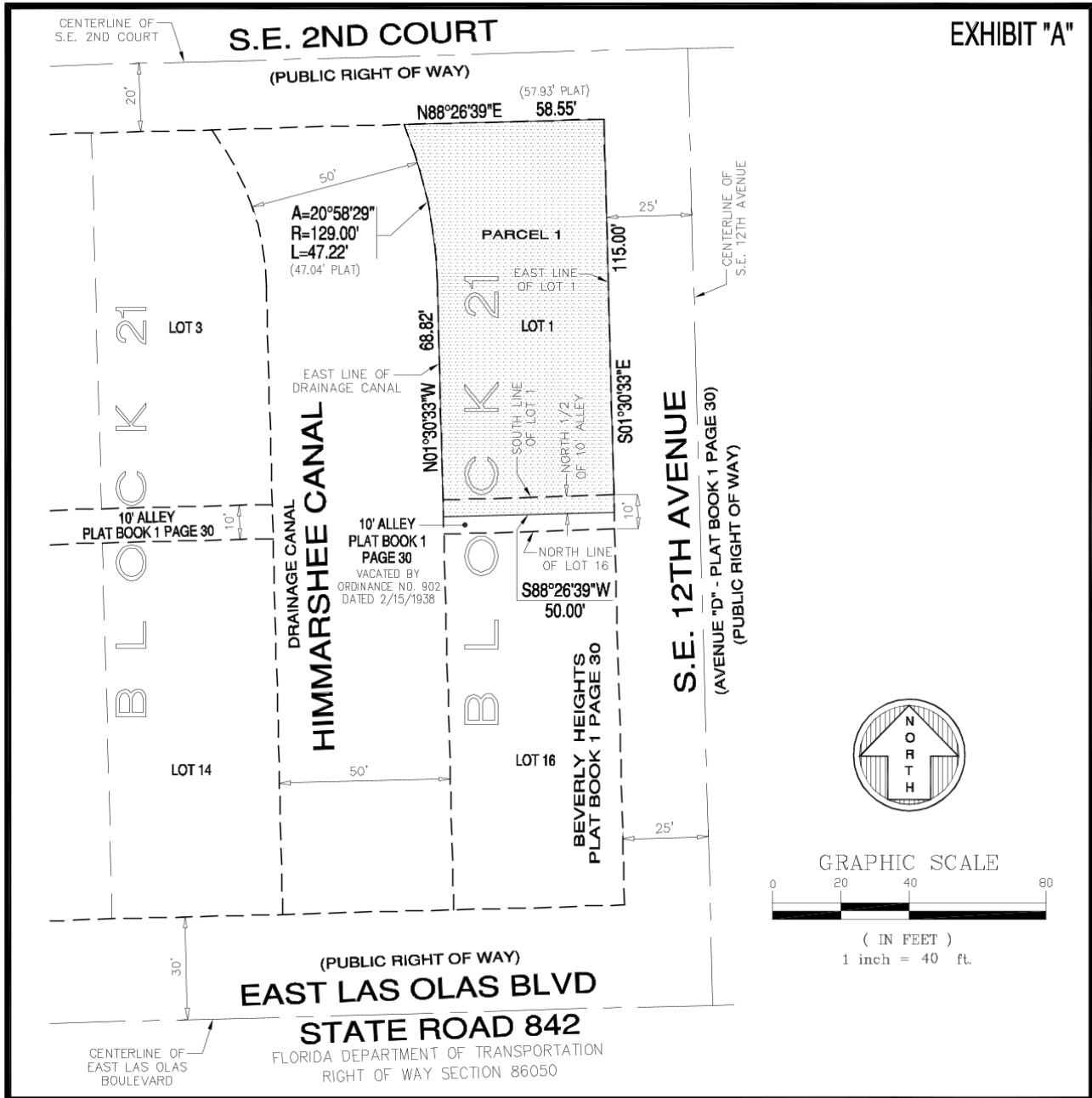
LEGAL DESCRIPTION, NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Email fls@flssurvey.com

Date	7/14/25
Scale	NOT TO SCALE
Job. No.	250467
Dwg. No.	1025-052-1
Sheet	1 of 3

M.D.O.K.

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SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
 Phone: 305-653-4493 / Email fls@flssurvey.com

Date	7/14/25
Scale	1"=40'
Job. No.	250467
Dwg. No.	1025-052-1
Sheet	2 of 3

CASE: UDP-SR25001
PZB Exhibit 4
Page 2 of 3

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EXHIBIT "A"

SITE



Drawn By	MAP
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LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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Sheet	3 of 3