



**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

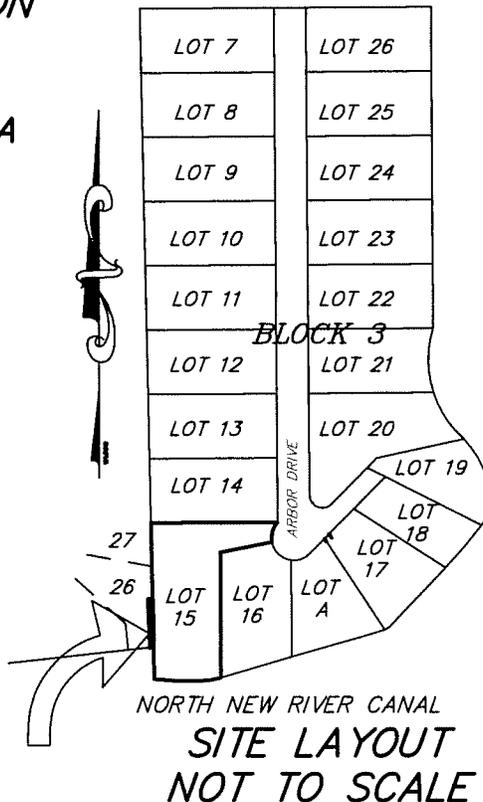
**SKETCH AND DESCRIPTION**  
**SEAWALL AREA**  
**2671 ARBOR DRIVE**  
**FORT LAUDERDALE, FLORIDA**  
**SHEET 1 OF 2 SHEETS**

**LEGAL DESCRIPTION:**

A portion of Lot 26, LYNN BROOK, according to the plat thereof, as recorded in Plat Book 44, Page 24, of the public records of Broward County, Florida, all more fully described as follows:

Commencing at the Northwest corner of Lot 15, Block 3, RIVERLAND MANORS, according to the plat thereof, as recorded in Plat Book 27, Page 49, of the public records of Broward County, Florida; thence South 03°33'27" East, on the West line of said Lot 15, being the East line of Lots 27 and 26, of said LYNN BROOK, a distance of 111.61 feet to the Point of Beginning; thence continuing South 03°33'27" East, on said West line of Lot 15 and on the East line of said Lot 26, a distance of 81.37 feet; thence South 81°17'59" West, on the South line of said Lot 26, a distance of 5.26 feet; thence North 04°35'43" West, on the wetface of an existing 2.0 foot seawall cap, a distance of 81.64 feet; thence North 84°35'25" East, on the wetface of an existing 2.0 foot concrete seawall cap and Easterly extension thereof, a distance of 6.72 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 487 square feet or 0.0112 acres more or less.



**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 8th day of May, 2019.

**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 embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Lot 15 (27/49 B.C.R.), as South 03°33'27" East.

McLAUGHLIN ENGINEERING COMPANY

*Jerald A. McLaughlin*  
 \_\_\_\_\_  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-4232

CHECKED BY: \_\_\_\_\_

REF. DWG.: 15-2-067

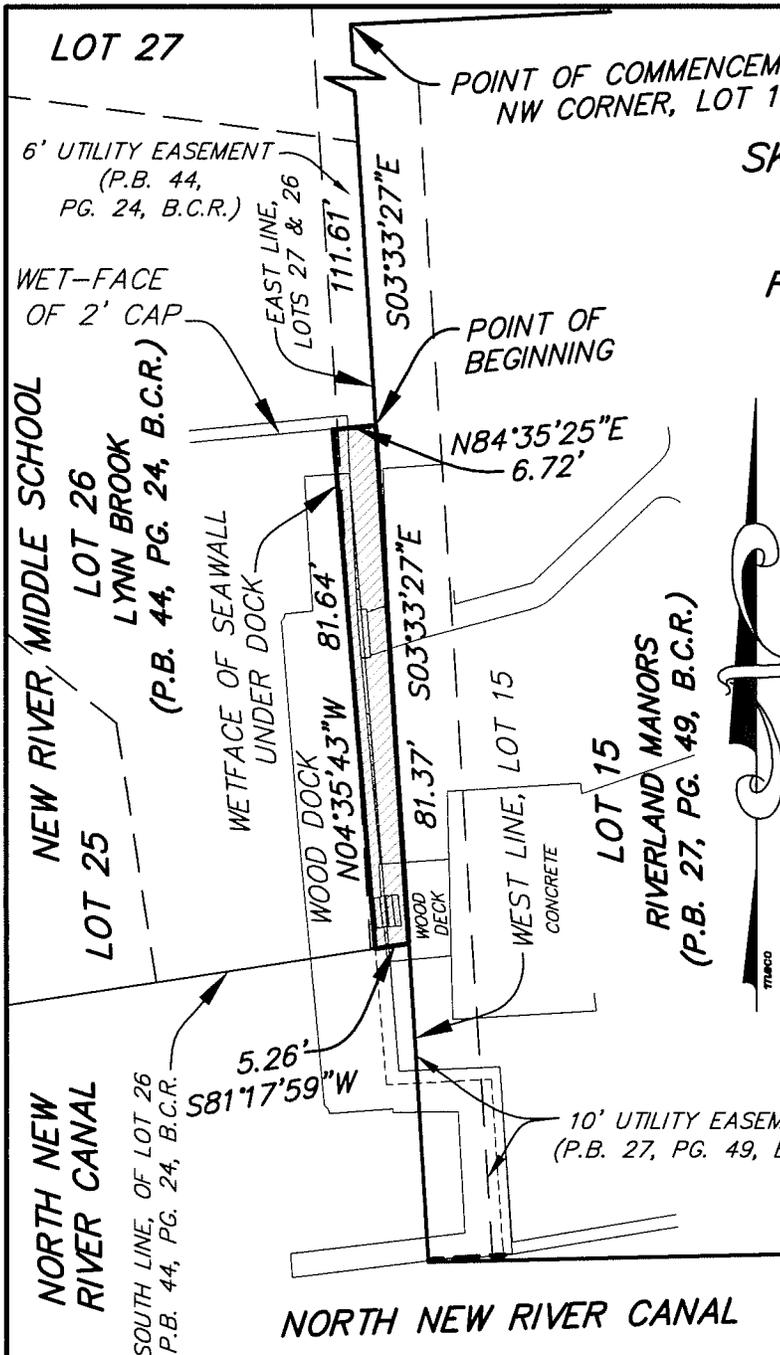
C: \JMMjr\2019\V4232 (SKETCH)



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SCALE 1" = 30'



**SKETCH AND DESCRIPTION**  
**SEAWALL AREA**  
**2671 ARBOR DRIVE**  
**FORT LAUDERDALE, FLORIDA**  
**SHEET 2 OF 2 SHEETS**

**LEGAL DESCRIPTION:**

A portion of Lot 26, LYNN BROOK, according to the plat thereof, as recorded in Plat Book 44, Page 24, of the public records of Broward County, Florida, all more fully described on Sheet 1 of 2 Sheets.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 487 square feet or 0.0112 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 8th day of May, 2019.

McLAUGHLIN ENGINEERING COMPANY

*Jerald A. McLaughlin*  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

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 JOB ORDER NO. V-4232  
 REF. DWG.: 15-2-067

DRAWN BY: JMMjr  
 CHECKED BY: \_\_\_\_\_  
 C: \JMMjr\2019\V4232 (SKETCH)