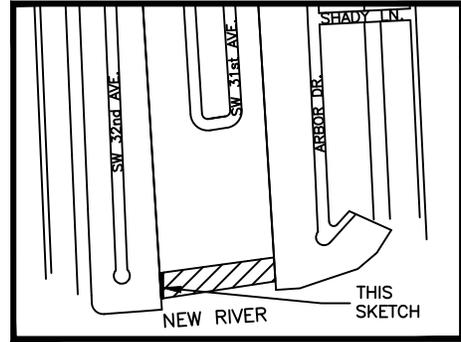


LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- CLF CHAIN LINK FENCE
- LB LICENSED BUSINESS
- (P) PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.O.B. POINT OF BEGINNING
- PVC POLYVINYL CHLORIDE
- SQ FT. SQUARE FEET
- TYP. TYPICAL
- WF WOOD FENCE



LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION:

A PORTION OF LOTS 20 AND 21, LYNN BROOK, AS RECORDED IN PLAT BOOK 44, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 21 OF SAID PLAT OF LYNN BROOK, THENCE NORTH 03°33'27" WEST ALONG THE WEST LINE OF LOTS 20 AND 21, A DISTANCE OF 85.47 FEET; THENCE SOUTH 79°07'18" EAST, A DISTANCE OF 10.63 FEET; THENCE SOUTH 00°10'37" WEST ALONG THE WETFACE OF THE 1.50 FEET CONCRETE SEAWALL A DISTANCE OF 82.56 FEET; THENCE SOUTH 81°17'59" WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 4.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 641 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 81°17'59" WEST ALONG THE SOUTH LINE OF SAID PLAT OF LYNN BROOK.
3. THIS IS NOT A BOUNDARY SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS PREPARED UNDER MY DIRECTION ON MAY 01, 2019. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KCI TECHNOLOGIES, INC.
ENGINEERS-PLANNERS-SURVEYORS

BY: ROBERT K. KRISAK, P.L.S.
FLORIDA REGISTRATION NO. 4641

SEAWALL AREA

Z:\PROJECTS\18367.00_NEW_RIVER_MS\00\SURVEY\CAD\18367_NEW_RIVER-SD.DWG

SKETCH AND DESCRIPTION

NEW RIVER MIDDLE SCHOOL
A PORTION OF LYNN BROOK, LOTS 20 &
21, P.B. 44, PG. 24, B.C.R.
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FL

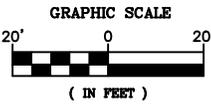
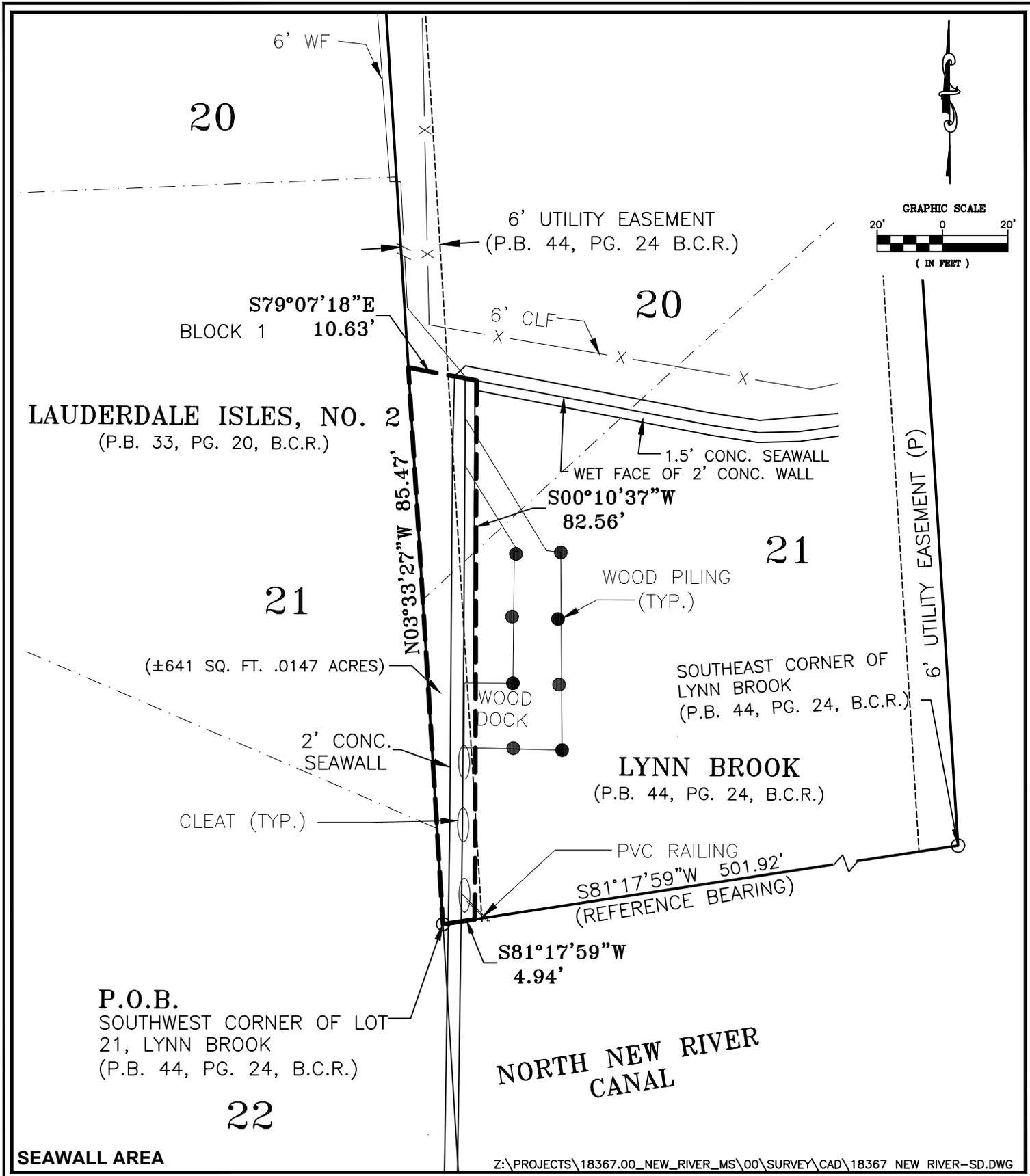
DATE	5/1/2019
SCALE	AS SHOWN
FIELD BK.	1466
DWG. BY	AIB
CHK. BY	RKK

DATE	REVISIONS



ENGINEERS | PLANNERS | SCIENTISTS
CONSTRUCTION MANAGERS
6500 N. Andrews Avenue • Fort Lauderdale, FL 33309
954.776.1616 • www.kci.com
KCI LICENSED BUSINESS NO. 1337

SHEET NO. 1 OF 2 SHEETS
PROJECT NO. **18367.00**



SEAWALL AREA

Z:\PROJECTS\18367.00_NEW_RIVER_MS\00\SURVEY\CAD\18367_NEW_RIVER-SD.DWG

<p>SKETCH AND DESCRIPTION</p> <p>NEW RIVER MIDDLE SCHOOL A PORTION OF LYNN BROOK, LOTS 20 & 21, P.B. 44, PG. 24, B.C.R. CITY OF FORT LAUDERDALE, BROWARD COUNTY, FL</p>	DATE	5/1/2019	DATE	REVISIONS
	SCALE	AS SHOWN		
	FIELD BK.	1466		
	DWG. BY	AIB		
	CHK. BY	RKK		
<p>6500 N. Andrews Avenue • Fort Lauderdale, FL 33309 954.776.1616 • www.kci.com KCI LICENSED BUSINESS NO. 1337</p>		<p>SHEET NO. <u>2</u> OF <u>2</u> SHEETS PROJECT NO. <u>18367.00</u></p>		