

SKETCH AND DESCRIPTION
RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION 21, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE QUARTER (NE1/4); THENCE NORTH 87°23'05" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST ONE QUARTER (NE1/4) AND A PORTION OF THE SOUTH RIGHT OF WAY LINE FOR N.W. 38th STREET AS RECORDED IN OFFICIAL RECORDS BOOK 2775, PAGE 612 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 943.22 FEET; THENCE NORTH 02°36'55" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°22'42" EAST ALONG THE EAST BOUNDARY OF THE 60 FOOT RIGHT OF WAY FOR N.W. 10th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 2435, PAGE 124 OF SAID PUBLIC RECORDS, A DISTANCE OF 45.00 FEET; THENCE SOUTH 35°37'07" EAST, A DISTANCE OF 49.02 FEET; THENCE SOUTH 87°23'05" WEST ALONG THE NORTH RIGHT OF WAY LINE FOR SAID N.W. 38th STREET, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA. CONTAINING 925 SQUARE FEET OR 0.021 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH LINE OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION 21, TOWNSHIP 49 SOUTH, RANGE 42 EAST WHICH IS ASSUMED TO BEAR NORTH 87°23'05" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- L ARC LENGTH
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R RADIUS
- R/W RIGHT-OF-WAY
- Δ CENTRAL ANGLE
- ⊕ CENTERLINE

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2017\17-0059-001-02 NW 10TH AVENUE IMPROVEMENTS\DRAWINGS\17-0059_SD ROW


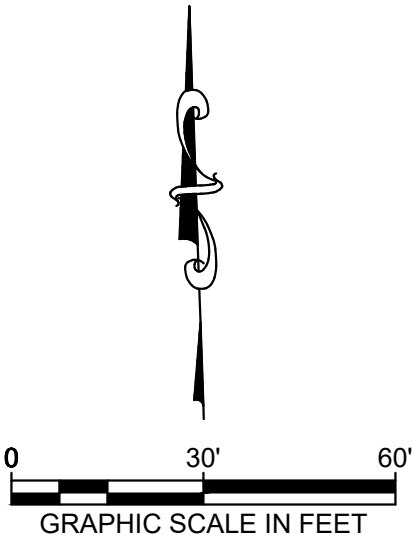
THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS	DATE	BY	CK'D
	1. REVISE PER CITY COMMENTS	5/6/20	RY	RY
 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (c) 2020	JOB NO.: 17-0059-001-03	SHEET 1 OF 2 SHEETS		
	DRAWN BY: RY	F.B. N/A	PG. N/A	
	CHECKED BY: DJR	DATED: 12-23-19		

EXHIBIT "A"
RIGHT OF WAY DEDICATION



N.E. 1/4, SECTION 21-49-42
(ACREAGE)

N.E. 1/4, SECTION 21-49-42
(ACREAGE)

N.W. 10TH AVENUE
FORMERLY HANDLEY BOULEVARD
(60' R/W PER O.R.B. 2435, PG. 124; B.C.R.)

EAST RIGHT OF WAY LINE

POINT OF BEGINNING

N21°22'42"E 45.00'
S35°37'07"E 49.02'
S87°23'05"W 45.00'

NORTH RIGHT OF WAY LINE

N.W. 38TH STREET
(50' RIGHT-OF-WAY PER
O.R.B. 2775, PG. 612; B.C.R.)

SOUTH RIGHT OF WAY LINE
SOUTH LINE OF THE (NE1/4) SECTION 21-49-42

(BEARING BASE)

S.E. 1/4, SECTION 21-49-42
(ACREAGE)

WEST LINE OF THE (NE1/4) SECTION 21-49-42

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE NORTHEAST
ONE QUARTER (NE1/4), SECTION 21,
TOWNSHIP 49 SOUTH, RANGE 42 EAST

R:\SURVEY\2017\17-0059-001-02 NW 10TH AVENUE IMPROVEMENTS\DRAWINGS\17-0059_SD ROW



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SHEET 2 OF 2 SHEETS

DRAWN BY: RY

F.B. N/A PG. N/A

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DATED: 12-23-19