

M.D.O.K.



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: RIGHT-OF-WAY VACATION**

A PORTION OF THE RIGHT-OF-WAY OF NE 15TH AVENUE AND THE RIGHT-OF-WAY OF NE 8TH STREET LYING ADJACENT TO PARCEL "A", "**RAYBOHR PLAT**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", BEING A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 02°10'41" EAST; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A" THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 31°47'13", FOR AN ARC DISTANCE OF 69.35 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 14°10'12", FOR AN ARC DISTANCE OF 43.28 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 34°00'50" WEST ALONG SAID WESTERLY LINE 4.00 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID PLAT; THENCE SOUTH 87°50'26" WEST ALONG SAID RIGHT-OF-WAY DEDICATION LINE 20.07 FEET; THENCE NORTH 02°10'37" WEST 39.97 FEET; THENCE NORTH 87°48'08" EAST 127.50 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 2,417 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF PARCEL "A", PLAT BOOK 93, PAGE 44, BEING S87°49'03"W.
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, UNLESS OTHERWISE NOTED.

CLIENT: GO-3 DEVELOPMENT, INC.

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73590-B

DATE: 12/04/24

RIGHT-OF-WAY VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1500 N.E. 8TH STREET

SHEET 1 OF 2

**John F
Pulice**

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by

John F Pulice

Date: 2024.12.06

15:08:18 -05'00'

- ☐ 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



SKETCH AND LEGAL DESCRIPTION

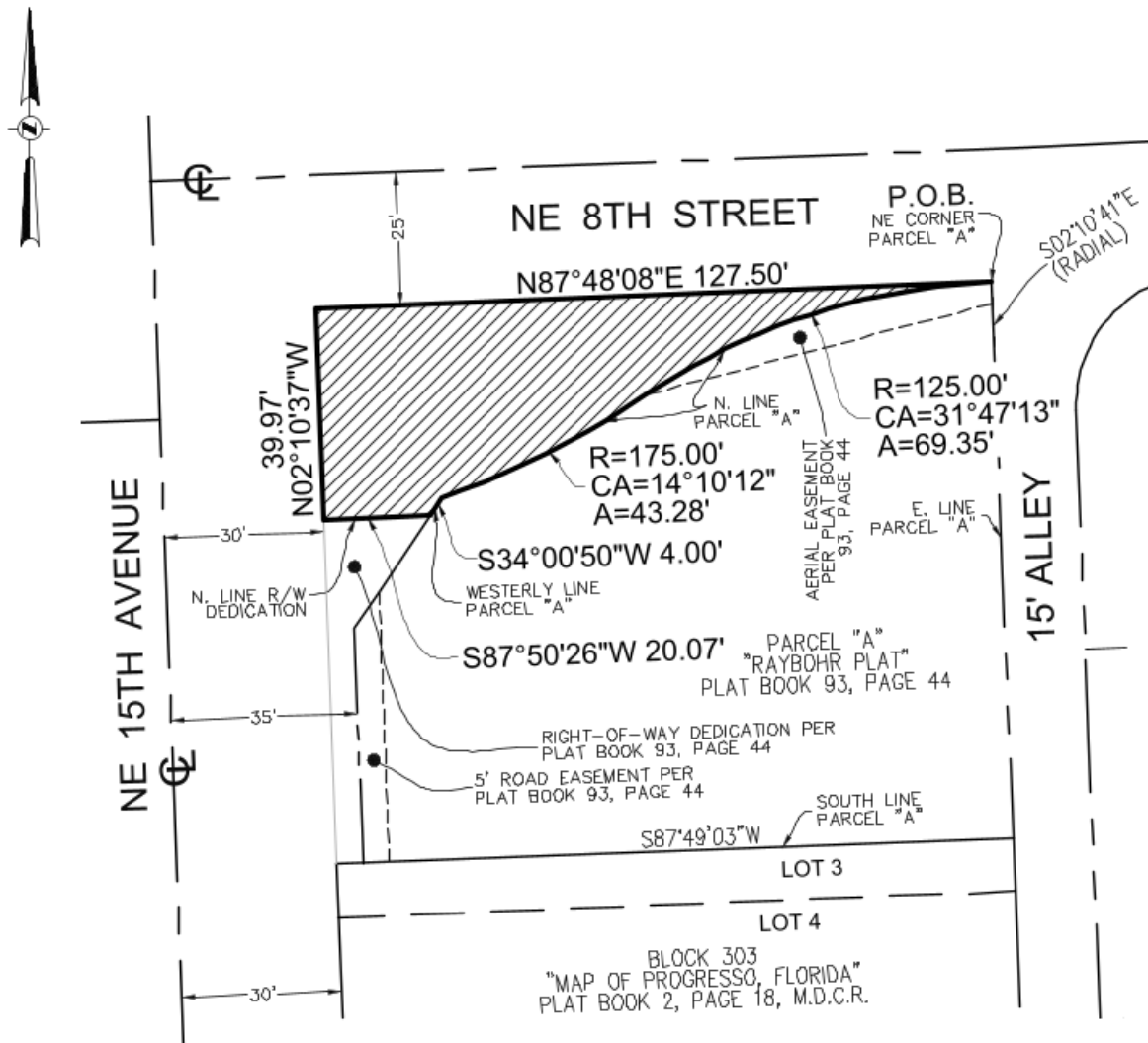
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CLIENT: GO-3 DEVELOPMENT, INC.

SCALE: 1"=30'

DRAWN: M.M.M.

ORDER NO.: 73590-B

DATE: 12/04/24

RIGHT-OF-WAY VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: 1500 N.E. 8TH STREET

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

Q	CENTERLINE
A	ARC LENGTH
CA	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
R	RADIUS
R/W	RIGHT-OF-WAY

SURVEY IS NOT VALID WITHOUT SHEETS 1 AND 2 TOGETHER, AND THE SEAL/SIGNATURE OF THE PROFESSIONAL SURVEYOR



L.B. # 8077
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MIAMI FLORIDA 33176
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E-MAIL: tjksurvey@gmail.com

THOMAS J. KELLY INC.
SURVEYORS-MAPPERS
LAND PLANNERS

PROPERTY ADDRESS:
1500 Northeast 8th Street,
Fort Lauderdale, FL 33304

ALTA/NSPS
SURVEY

DRAWN BY
J.P. IV

DATE
10/5/24

REVISIONS
ALTA SURVEY

SCALE: 1:20
SHEET No. 2 of 2

SURVEY NO. 24-1312
F.B. 24-2

- LEGEND OF SYMBOLS**
- MAN HOLE SANITARY SEWER
 - CATCH BASIN
 - FIRE HYDRANT
 - SIGN
 - HANDICAP PARKING
 - CONC. LIGHT POLE
 - WATER METER
 - WATER VALVE
 - ELECTRIC BOX
 - T.V. BOX
 - ELECTRIC METER
 - WOOD LIGHT POLE
 - METAL LIGHT POLE
 - UTILITY POLE
 - X 99.99 = SPOT ELEVATION

- LEGEND OF SURVEY ABBREVIATIONS**
- | | | | |
|------------|-----------------------------|--------|--------------------------------|
| ADJ. | ADJACENT | (M) | MEASURED |
| A/C | AIR CONDITIONER | N | NORTH |
| ASPH. PAV. | ASPHALT PAVEMENT | N/D | NAIL AND DISC |
| B/C | BLOCK CORNER | N.S.D. | NATURAL SPECTIC VERTICAL DATUM |
| B.D. | BUILDING | N.T.S. | NOT TO SCALE |
| B.M. | BENCH MARK | O/H | OVER HANG |
| B.C.R. | BROWARD COUNTY RECORD | O.U.L. | OVERHEAD UTILITY LINE |
| C.B. | CATCH BASIN | P.B. | PLAT BOOK |
| C.D. | CURB AND GUTTER | P.C. | POINT OF CURVATURE |
| CHLF | CHAIN LINK FENCE | P.C.C. | POINT OF COMPOUND CURVATURE |
| C.P. | CONCOURSE POLE | P.C.P. | PERMANENT CONTROL POINT |
| C.L. | CENTER LINE | P.I. | POINT OF INTERSECTION |
| C.L.C. | CALCULATED | P.K. | PARTIAL KALON |
| C.B.S. | CONCRETE BLOCK AND STUCCO | P.M. | PARKWAY |
| C. | CLEAR | P.L.S. | PROFESSIONAL LAND SURVEYOR |
| C.M.E. | CANAL MAINTENANCE EASEMENT | P.L. | PROPERTY LINE |
| COR. | CORNER | P.O.B. | POINT OF BEGINNING |
| C.T. | COURT | P.O.C. | POINT OF COMMENCEMENT |
| D.B. | DEED BOOK | P.R.C. | POINT OF REVERSE CURVATURE |
| D.C.R. | DADE COUNTY RECORD | P.R.M. | PERMANENT REFERENCE MONUMENT |
| D.E. | DRAINAGE EASEMENT | P.T. | POINT OF TANGENCY |
| D/H | DRILL HOLE | R | RECORD |
| D/W | DRIVEWAY | R.C.M. | REINFORCEMENT BAR |
| E | EAST | R/N | RECORD AND MEASURED |
| E.N.C. | ENCLOSURE | R/S | REINFORCEMENT |
| E.O.W. | EDGE OF WATER | R/W | RIGHT-OF-WAY |
| F | FENCE | S | SECTION |
| F.D. | FOUND | S.I.P. | SET IRON PIPE |
| F.D.I.P. | FOUND IRON PIPE | S.W. | SIDEWALK |
| F.F.E. | FINISH FLOOR ELEVATION | T | TERRACE |
| F.P.L. | FLORIDA POWER AND LIGHT CO. | T.E. | TERRACE |
| L | LENGTH | T.E. | TERRACE |
| L.M.E. | LAKE MAINTENANCE EASEMENT | U.P. | UTILITY POLE |
| M.E. | MAINTENANCE EASEMENT | W.F. | WOOD FENCE |
| M.F. | METAL FENCE | W.M. | WATER METER |
| M.S.S. | MANHOLE SANITARY SEWER | W | WEST |
| M.L. | MONUMENT LINE | | |

