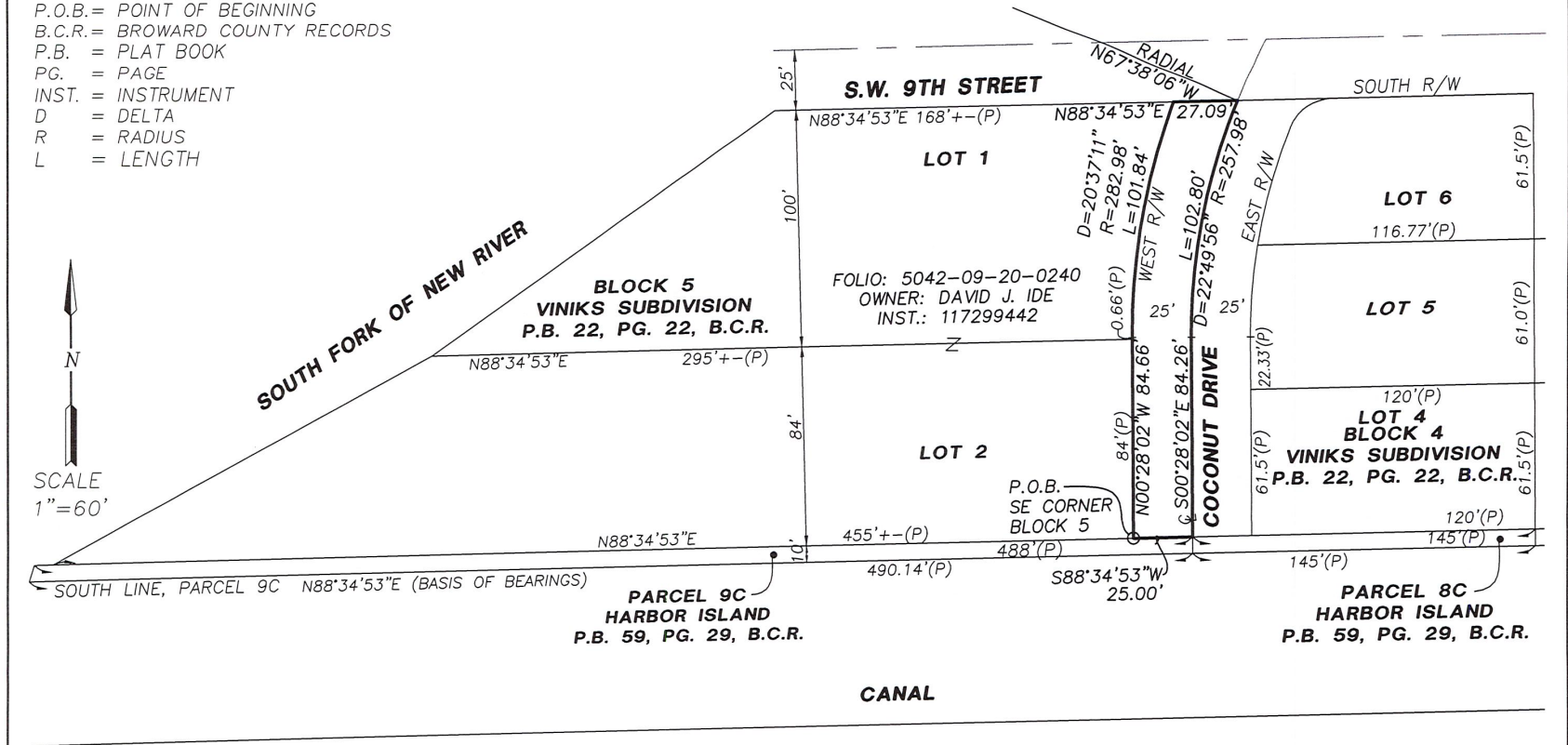
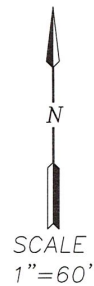


ABBREVIATIONS

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
B.C.R. = BROWARD COUNTY RECORDS
P.B. = PLAT BOOK
PG. = PAGE
INST. = INSTRUMENT
D = DELTA
R = RADIUS
L = LENGTH



AWN DESIGN & CONSULTING GROUP, INC.
SURVEYORS & MAPPERS
227 GOOLSBY BOULEVARD
DEERFIELD BEACH, FLORIDA 33442
LB 7260 PHONE: (954) 481-8682

SKETCH & LEGAL DESCRIPTION
R/W VACATION - COCONUT DRIVE
LOT 1 & LOT 2, BLOCK 5, VINIKS SUBDIVISION P.B. 22, PG. 22, B.C.R.
FOLIO: 5042-09-20-0240

DATE OF SKETCH 06/01/2021	DRAWN BY SMW	CHECKED BY SMW	DRAWING NAME 250.01-21 Coconut Dr RW Vacation.dwg	SHEET 3 OF 3
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**SKETCH & LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION - COCONUT DRIVE
N 1/2, LOT 5 & LOT 6, BLOCK 4, VINIKS SUBDIVISION, P.B. 22, PG. 22, B.C.R.
FOLIO: 5042-09-20-0220**

A parcel of land being a portion of the Coconut Drive right-of-way corridor lying South of S.W. 9th Street, VINIKS SUBDIVISION, according to the plat thereof as recorded in Plat Book 22, Page 22, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of Block 4 of said VINIKS SUBDIVISION,

THENCE on an assumed bearing of N 00° 28'02" W along the East right-of-way line of said Coconut Drive a distance of 83.84 feet to a point of curvature of a tangent curve concave to the East;

THENCE Northerly continuing along the said East right-of-way line of Coconut Drive, along the arc of said curve to the right, having a central angle of 02° 00'38" and a radius of 232.98 feet for an arc distance of 8.18 feet to the intersection of the said East right-of-way line of Coconut Drive and the South line of the North One-Half (N 1/2) of Lot 5, Block 4 of said VINIKS SUBDIVISION, said point being the POINT OF BEGINNING;

THENCE continue Northerly continuing along the said East right-of-way line of Coconut Drive, along the arc of said curve to the right, having a central angle of 20° 16'41" and a radius of 232.98 feet for an arc distance of 82.46 feet to a point of curvature of a compound curve concave to the Southeast,

THENCE Northerly, Northeasterly and Easterly continuing along the said East right-of-way line of Coconut Drive, along the arc of said curve to the right, having a central angle of 66° 45'36" and a radius of 20.00 feet for an arc distance of 23.30 feet to a point of cusp of a tangent line, said line being the South right-of-way line of S.W. 9th Street;

THENCE S 88° 34'53" W along the said South right of way line of S.W. 9th Street a distance of 40.37 feet to a point on the arc of a non-tangent curve concave to the East, a radial line of said curve through said point having a bearing of N 67° 38'06" W, said curve being the centerline of said Coconut Drive;

THENCE Southerly along the said centerline of Coconut Drive, along the arc of said curve to the left, having a central angle of 21° 06'32" and a radius of 257.98 feet for an arc distance of 95.05 feet to the Westerly extension of the said South line of the North One-Half (N 1/2) of Lot 5;

THENCE N 88° 34'53" E along the said Westerly extension a distance of 25.03 feet to the POINT OF BEGINNING.

Said land situate within the City of Fort Lauderdale, Broward County, Florida containing 2414 square feet, more or less.

NOTES:

1. Lands described hereon were not abstracted and the ownership, easements and rights-of-way as shown hereon are per a diligent search of the that appear in the Public Records of Broward County, Florida.
2. Bearings shown hereon are based upon an assumed bearing of N 88°34'53" E along the South line of Parcel 9C, HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 59, Page 29, Broward County Records.
3. The description contained herein does not represent a field boundary survey.

_____ Date: _____

Gary W. Yang
Professional Surveyor and Mapper
Florida Registration Number PSM 6856
Calvin, Giordano and Associates, Inc. LB 6791

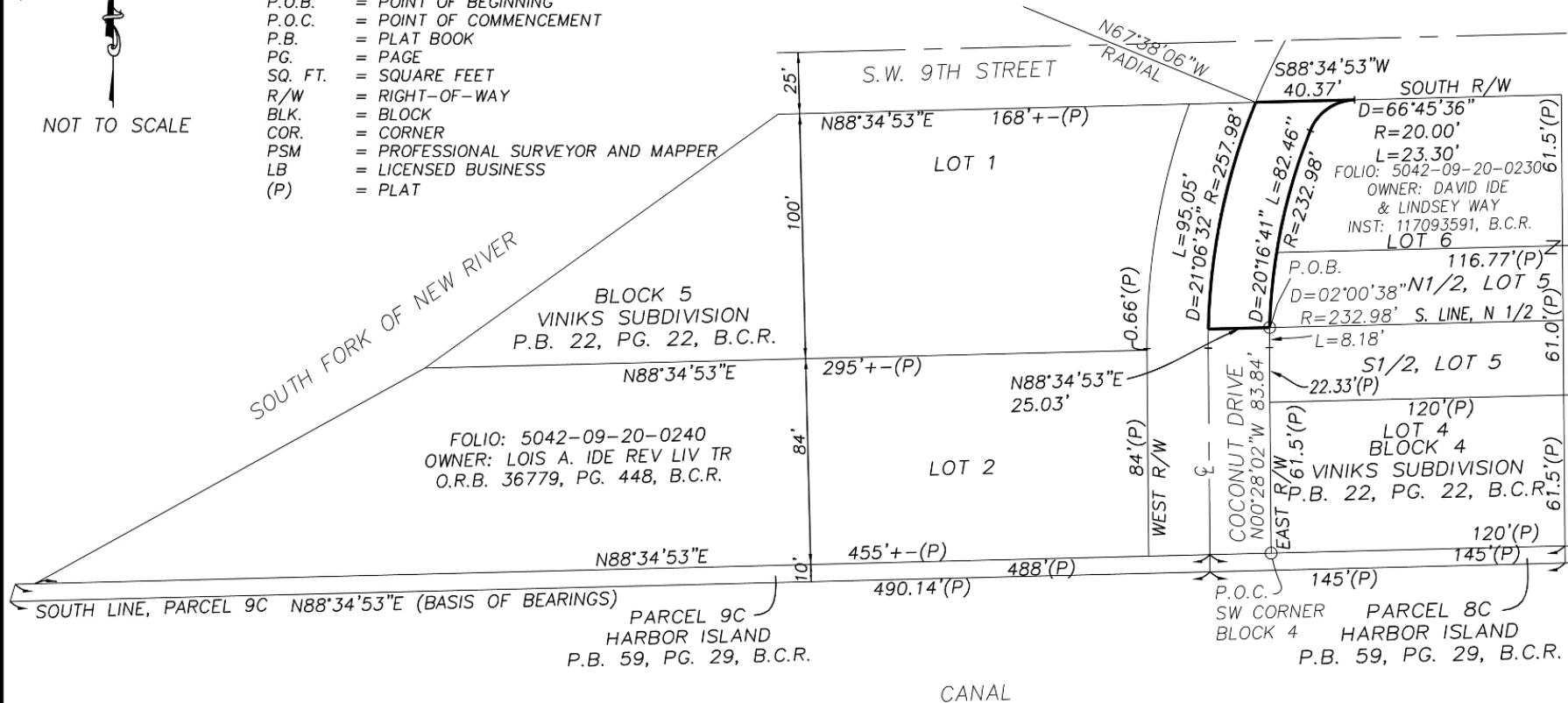


M.D.O.K.

NOT TO SCALE

ABBREVIATIONS

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P.O.C. = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
PG. = PAGE
SQ. FT. = SQUARE FEET
R/W = RIGHT-OF-WAY
BLK. = BLOCK
COR. = CORNER
PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = LICENSED BUSINESS
(P) = PLAT



GA 85 Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807

Certificate of Authorization 6791

SKETCH & LEGAL DESCRIPTION - R/W VACATION - COCONUT DRIVE
N 1/2, LOT 5, & LOT 6, BLOCK 4, VINIKS SUBDIVISION P.B. 22, PG. 22, B.C.R.
900 COCONUT DRIVE, FORT LAUDERDALE, FLORIDA FOLIO: 5042-09-20-0230

SCALE	PROJECT No.	SHEET:
N.A.	25-8533	3 OF 3
DATE	CAD FILE	
12-4-2025		

**SKETCH & LEGAL DESCRIPTION
RIGHT-OF-WAY VACATION - COCONUT DRIVE
LOT 4 & S 1/2, LOT 5, BLOCK 4, VINIKS SUBDIVISION, P.B. 22, PG. 22, B.C.R.
FOLIO: 5042-09-20-0230**

A parcel of land being a portion of the Coconut Drive right-of-way corridor lying South of S.W. 9th Street, VINIKS SUBDIVISION, according to the plat thereof as recorded in Plat Book 22, Page 22, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

BEGIN at the Southwest corner of Block 4 of said VINIKS SUBDIVISION,

THENCE on an assumed bearing of N 00° 28' 02" W along the East right-of-way line of said Coconut Drive a distance of 83.84 feet to a point of curvature of a tangent curve concave to the East;

THENCE Northerly continuing along the said East right-of-way line of Coconut Drive, along the arc of said curve to the right, having a central angle of 02° 00' 38" and a radius of 232.98 feet for an arc distance of 8.18 feet to a point on a non-tangent line, said point being the intersection of the said East right-of-way line of Coconut Drive and the North line of the South One-Half (S 1/2) of Lot 5 of said VINIKS SUBDIVISION;

THENCE S 88° 34' 53" W along the Westerly extension of the said North line of the South One-Half (S 1/2) of Lot 5, a distance of 25.03 feet to a point on the arc of a non-tangent curve concave to the East, a radial line of said curve through said point having a bearing of N 88° 44' 38" W, said curve being the centerline of said Coconut Drive;

THENCE Southerly along the said centerline of Coconut Drive, along the arc of said curve to the left, having a central angle of 01° 43' 24" and a radius of 257.98 feet for an arc distance of 7.76 feet to a point of tangency;

THENCE S 00° 28' 02" E continuing along the said centerline of Coconut Drive, a distance of 84.26 feet to the South right-of-way line of Coconut Drive;

THENCE N 88° 34' 53" E along the said South right-of-way line of Coconut Drive a distance of 25.00 feet to the POINT OF BEGINNING.

Said land situate within the City of Fort Lauderdale, Broward County, Florida containing 2300 square feet, more or less.

NOTES:

1. Lands described hereon were not abstracted and the ownership, easements and rights-of-way as shown hereon are per a diligent search of the that appear in the Public Records of Broward County, Florida.
2. Bearings shown hereon are based upon an assumed bearing of N 88°34'53" E along the South line of Parcel 9C, HARBOR ISLAND, according to the plat thereof as recorded in Plat Book 59, Page 29, Broward County Records.
3. The description contained herein does not represent a field boundary survey.

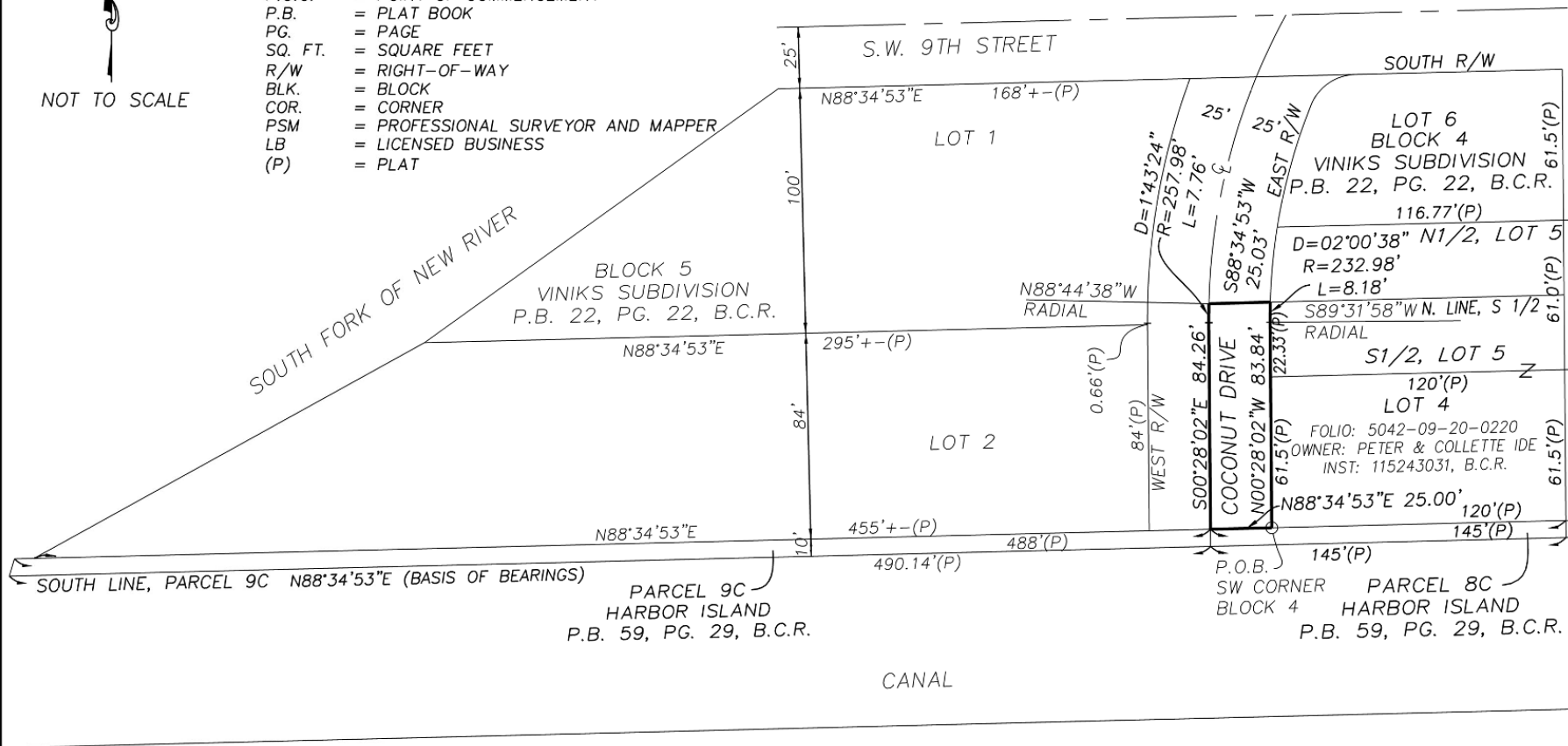
_____ Date: _____

Gary W. Yang
Professional Surveyor and Mapper
Florida Registration Number PSM 6856
Calvin, Giordano and Associates, Inc. LB 6791



NOT TO SCALE

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PSM = PROFESSIONAL SURVEYOR AND MAPPER
LB = LICENSED BUSINESS
(P) = PLAT



THIS IS NOT A SURVEY



Certificate of Authorization 6791

LOT 4, & S 1/2, LOT 5, BLOCK 4, VINIKS SUBDIVISION P.B. 22, PG. 22, B.C.R.
910 COCONUT DRIVE, FORT LAUDERDALE, FLORIDA FOLIO: 5042-09-20-0230

SCALE N.A.	PROJECT No. 25-8533	SHEET: 3 OF 3
DATE 12-4-2025	CAD FILE	