



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**

- 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

THIS DOCUMENT IS NEITHER FULL NOR COMPLETELY SIGNED BY AND 2

Digitally signed by

John F Pulice

Date: 2024.12.06

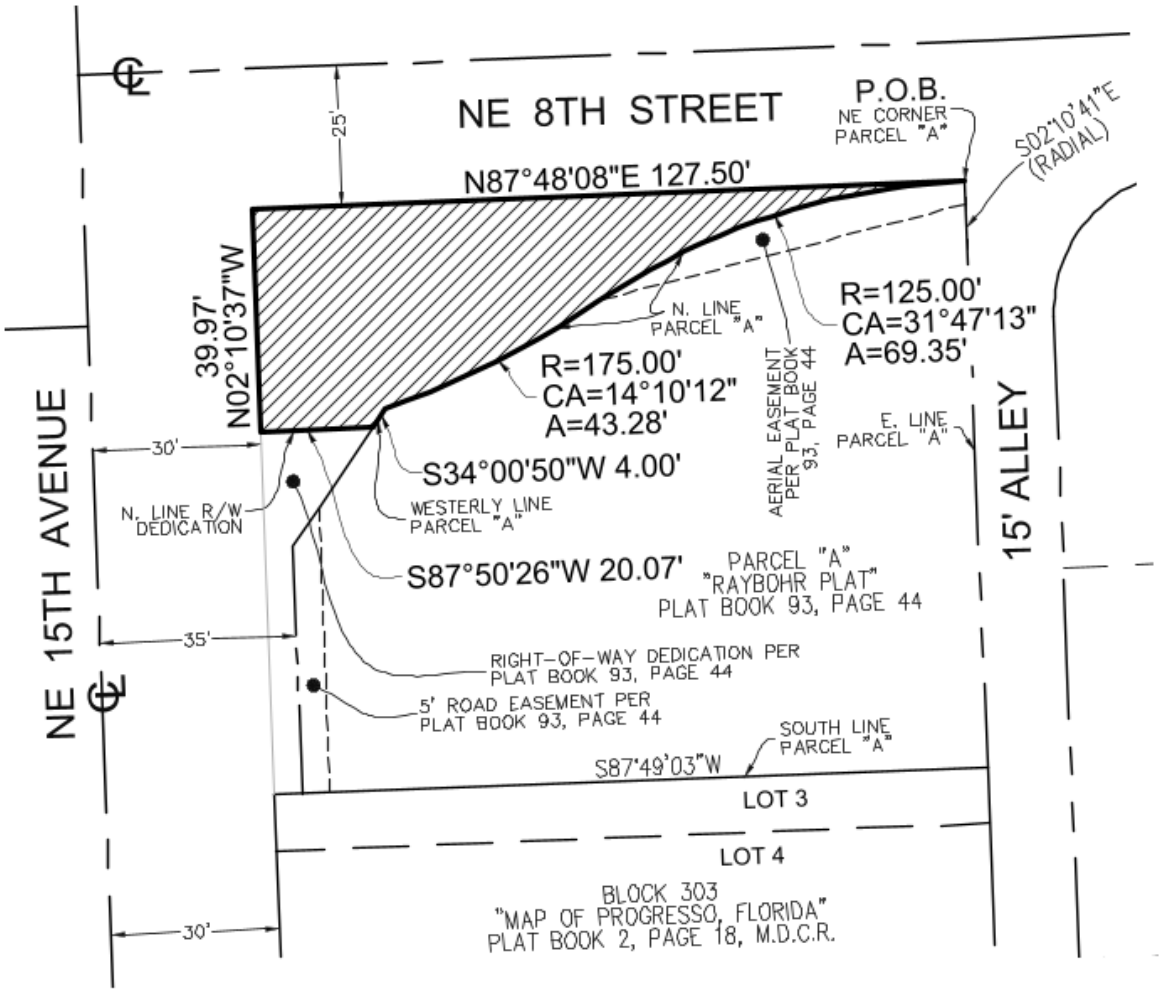
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M.D.O.K.



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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:
 ☉ 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
9495 SW 99 STREET
MIAMI, FLORIDA 33176
TEL: (786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@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.D. NORTH |
| ASP. PAV. ASPHALT PAVEMENT | N.D. & DISC. NORTH AND DISC. |
| B/C BLOCK CORNER | N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM |
| BLDG. BUILDING | N.T.S. NOT TO SCALE |
| B.M. BENCH MARK | O.H. OVER HANG |
| B.C.R. BROWARD COUNTY RECORD | O.R.B. OFFICIAL RECORD BOOK |
| C.B. CURB AND GUTTER | O.U.L. OVERHEAD UTILITY LINE |
| CB. CATCH BASIN | (P) PLAT |
| CD. CHAIN DISTANCE | P.B. PLAT BOOK |
| CH.L.F. CHAIN LINK FENCE | P.C. POINT OF CURVATURE |
| CL.F. CONC. LIGHT POLE | P.C.C. POINT OF COMMENCEMENT |
| C/L CENTER LINE | P.C.P. PERMANENT CONTROL POINT |
| CL. CALCULATED | PI. PILE |
| C.B.S. CONCRETE BLOCK AND STUCCO | P.I. POINT OF INTERSECTION |
| C.E. CANAL | P.K. PARKER KALON |
| C.M.E. CANAL MAINTENANCE EASEMENT | P.L.S. PROFESSIONAL LAND SURVEYOR |
| CONC. CONCRETE | P.L. PROPERTY LINE |
| COR. CORNER | P.O.B. POINT OF BEGINNING |
| CT. COURT | P.O.C. POINT OF COMMENCEMENT |
| C.B. C.E.D. BOOK | P.O.R. POINT OF REVERSE CURVATURE |
| D.C.R. DADE COUNTY RECORD | P.P.M. PERMANENT REFERENCE MONUMENT |
| D.E. DRAINAGE EASEMENT | P.T. POINT OF TANGENCY |
| D/H. DRILL HOLE | (R) RECORD |
| D/R. DRIVEWAY | REBAR. REINFORCEMENT BAR |
| E. EAST | (R/M) RECORD AND MEASURED |
| ENC. ENCROACHMENT | RES. RESIDENCE |
| E.O.W. EDGE OF WATER | R/W. RIGHT-OF-WAY |
| F. FENCE | S. SOUTH |
| FD. FOUND | SEC. SECTION |
| F.H. FIRE HYDRANT | S.I.P. SET IRON PIPE |
| FD. I.P. FOUND IRON PIPE | SW. SIDEWALK |
| F.F.ELEV. FINISH FLOOR ELEVATION | TER. TERRACE |
| F.P.L. FLORIDA POWER AND LIGHT CO. | U.E. UTILITY EASEMENT |
| L. LENGTH | U.P. UTILITY POLE |
| L.M.E. LAKE MAINTENANCE EASEMENT | W.F. WOOD FENCE |
| M.E. MAINTENANCE EASEMENT | W.M. WATER METER |
| M.F. METAL FENCE | W. WEST |
| M.S.S. MANHOLE SANITARY SEWER | |
| M.A. MONUMENT LINE | |

