

GENERAL CONTRACTING • LIC #QB-0015697
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS
LB #7024
 5230 SOUTH UNIVERSITY DRIVE, SUITE 104
 DAVIE, FLORIDA 33328
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- SKETCH AND DESCRIPTION -

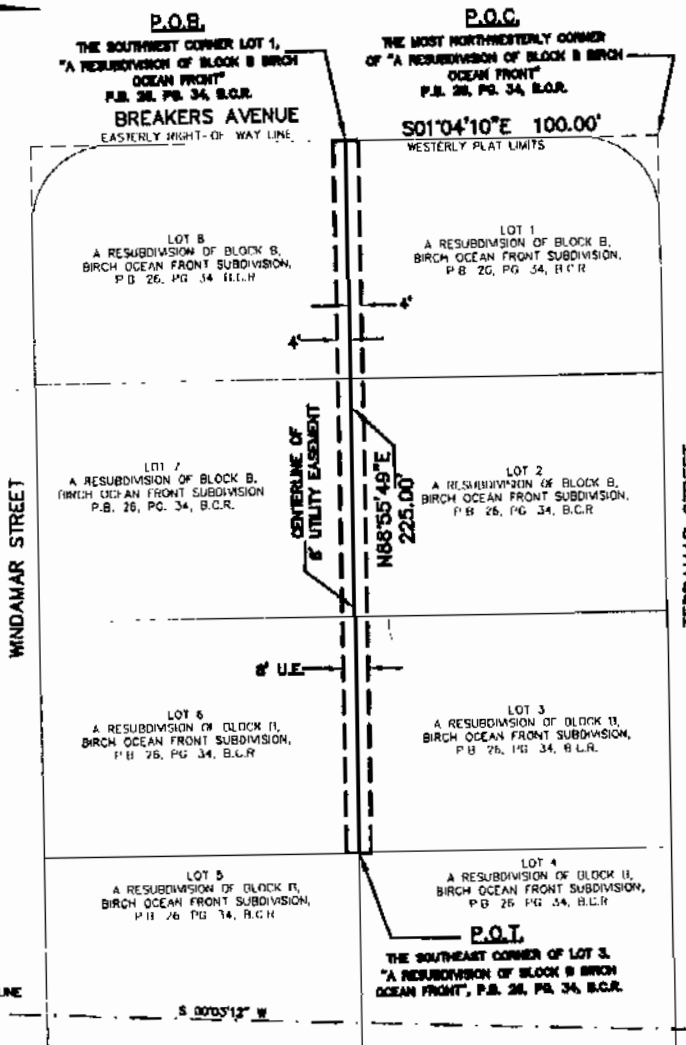
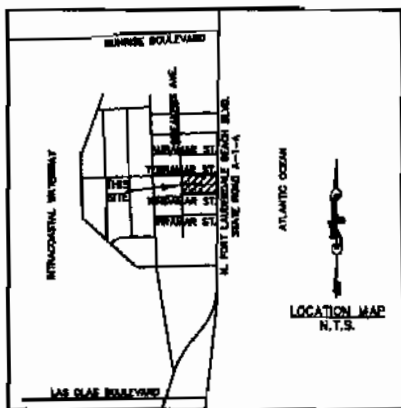
LEGAL DESCRIPTION:

NOTE: THIS IS NOT A SURVEY.

A PORTION OF LOTS 1,2,3,6,7 AND 8 OF "A RESUBDIVISION OF BLOCK B BIRCH OCEAN FRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID LOT 1, BEING THE MOST NORTHWESTERLY CORNER OF THE SAID, "A RESUBDIVISION OF BLOCK B BIRCH OCEAN FRONT SUBDIVISION" PLAT; THENCE SOUTH $01^{\circ}04'10''$ EAST, ALONG THE WESTERLY LIMITS OF THE SAID LOT 1, BEING THE EASTERLY RIGHT-OF-WAY LINE OF BREAKERS AVENUE, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BEING THE POINT OF BEGINNING OF AN 8 FOOT EASEMENT FOR UTILITIES, LYING 4 FOOT TO EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH $88^{\circ}55'49''$ EAST, ALONG THE SAID CENTERLINE, A DISTANCE OF 225.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BEING THE POINT OF TERMINUS OF THE CENTERLINE OF THE SAID 8 FOOT EASEMENT.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 1,800 SQUARE FEET MORE OR LESS.



SURVEY NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH & DESCRIPTION HAS BEEN PREPARED FOR MASTRIANA & CHRISTIANSEN, P.A. HEREINAFTER KNOWN AS THE CLIENT.
3. NO FIELD WORK WAS PERFORMED DURING THE CREATION OF THIS SKETCH & DESCRIPTION.
4. BEARING REFERENCE: THE BEARINGS, AS SHOWN HEREON, ARE BASED ON THE COASTAL CONSTRUCTION CONTROL LINE, BETWEEN MONUMENTS R-72 AND R-73, AS RECORDED IN MISCELLANEOUS MAP BOOK 8, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEARS SOUTH $00^{\circ}03'12''$ WEST.

LEGEND:

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINUS
- P.B. - PLAT BOOK
- P.C. - PAGE
- U.E. - UTILITY EASEMENT
- B.C.R. - BROWARD COUNTY RECORDS
- M.M.B. - MISCELLANEOUS MAP BOOK

COASTAL CONSTRUCTION CONTROL LINE
 M.M.B. 6, PG. 10, B.C.R.

PREPARED BY:
 TROY N. TOWNSEND
 PROFESSIONAL SURVEYOR AND MAPPER NO. LS 6425
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

SHEET 1 OF 1

UPDATES / REVISIONS	DATE	BY	CHK'D
REVISION: ADD LOCATION MAP	4/30/08	TNT	
REVISION: REVISE DESCRIPTION	6/26/08	TNT	
REVISE PER COUNTY ENGINEERING	10/23/08	TNT	

NOTE: THE UNDERSIGNED AND PILLAR CONSULTANTS, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PILLAR CONSULTANTS, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN.
 NOTE: THIS INSTRUMENT IS THE PROPERTY OF PILLAR CONSULTANTS, INC.

LOCATION SKETCH

PROJECT: VACATION PETITION 2009-V-02
LOCATION: VACATE AN 8-FOOT UTILITY EASEMENT ON BIRCH OCEAN FRONT SUBDIVISION PLAT
PETITIONER: SB HOTEL ASSOCIATES, LLC
MUNICIPALITY: CITY OF FORT LAUDERDALE
COMMISSION DISTRICT: 4

SECTION	1	TOWNSHIP	50	SOUTH,	RANGE	42	EAST
SECTION	6	TOWNSHIP	50	SOUTH,	RANGE	43	EAST



LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
 HATCHED AREA = VACATION PETITION PARCEL S.R. = STATE ROAD

Scale:	File No.:	Drawn by:	Date:	Checked by:	Date:	Managed by:	Date:	File location:
Not to Scale	09-V-02	JAT	10-22-08	DBW	10.22.08	FJG	10-22-08	E:\RW\PMT-PCLS\LOC-SKE\VACS\09-V-02