



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

**SKETCH AND DESCRIPTION**  
**8' POWER AND**  
**COMMUNICATIONS EASEMENT**  
**COCA-COLA SUBDIVISION**  
**SHEET 1 OF 2 SHEETS**

**LEGAL DESCRIPTION:**

A portion of Parcel "A", COCA-COLA SUBDIVISION, according to the plat thereof, as recorded in Plat Book 71, Page 2, of the public records of Broward County, Florida; being a portion of Section 10, Township 50 South, Range 42 East, all more fully described as follows:

Commencing (1) at the Southwest corner of said Parcel "A"; thence North 90°00'00" East, on the South line of said Parcel "A", being the North right-of-way line of S.E. 7th Street, a distance of 110.00 feet; thence North 00°25'00" West, a distance of 2.00 feet to the Point of Beginning (1); thence North 00°25'00" West, a distance of 300.69 feet to a point of curve; thence Northerly through Easterly on said curve to the right, with a radius of 14.00 feet, a central angle of 90°00'00", an arc distance of 21.99 feet to a point of tangency; thence North 89°35'00" East, a distance of 6.00 feet; thence South 00°25'00" East, on the West line of the 14 foot Alley East of said Parcel "A", a distance of 8.00 feet; thence South 89°35'00" West, a distance of 6.00 feet to a point of curve; thence Westerly through Southerly on said curve to the left, with a radius of 6.00 feet, a central angle of 90°00'00", an arc distance of 9.42 feet to a point of tangency; thence South 00°25'00" East, a distance of 23.34 feet to a point on a curve thence Easterly, on said curve to the right, whose radius point bears South 25°47'37" East, with a radius of 14.00 feet, a central angle of 25°22'37", an arc distance of 6.20 feet to a point of tangency; thence North 89°35'00" East, a distance of 6.00 feet; thence South 00°25'00" East, on the West line of said 14 foot Alley, a distance of 8.00 feet; thence South 89°35'00" West, a distance of 6.00 feet to a point of curve; thence Westerly through Southerly on said curve to the left, with a radius of 6.00 feet, a central angle of 90°00'00", an arc distance of 9.42 feet to a point of tangency; thence South 00°25'00" East, a distance of 91.74 feet to a Reference point "A"; thence continuing South 00°25'00" East, a distance of 173.00 feet; thence North 90°00'00" West, on a line 2.00 feet North of and parallel with the said South line of Parcel "A", being the North right-of-way line of S.E. 7th Street, a distance of 8.00 feet to the Point of Beginning (1).

**TOGETHER WITH:**

Commencing (2) at the aforementioned Reference Point "A"; thence North 90°00'00" East, on the Westerly extension of the most Northerly South line of an Alley as shown of the said COCA-COLA SUBDIVISION, a distance of 99.09 feet to the Point of Beginning (2); thence continuing North 90°00'00" East, on said most Northerly South line, a distance of 66.93 feet; thence South 00°25'00" East, on the East line of said Parcel "A", being the West right-of-way line of S.E. 1st Avenue, a distance of 8.00 feet; thence North 90°00'00" West, a distance of 80.32 feet; thence North 59°02'10" East, on a South line of said Alley, a distance of 15.55 feet to the Point of Beginning (2).

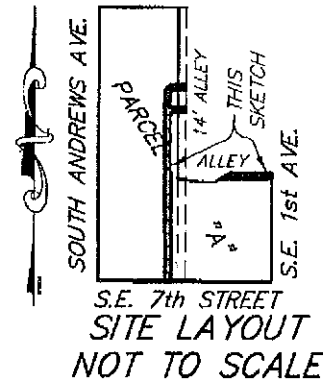
**ALSO TOGETHER WITH:**

The South 2.00 feet of said Parcel "A", COCA-COLA SUBDIVISION, according to the plat thereof, as recorded in Plat Book 71, Page 2, of the public records of Broward County, Florida.

All of said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 3,837 square feet or 0.0881 acres more or less.

**NOTES:**

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for either easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South line of said Parcel "A", as North 90°00'00" West.



**CERTIFICATION**

Certified Correct. Dated at  
Fort Lauderdale, Florida this  
21st day of August, 2012.

McLAUGHLIN ENGINEERING COMPANY

*Carl E. Albrektzen*  
CARL E. ALBREKTZEN  
Registered Land Surveyor No. 4185  
State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-7477

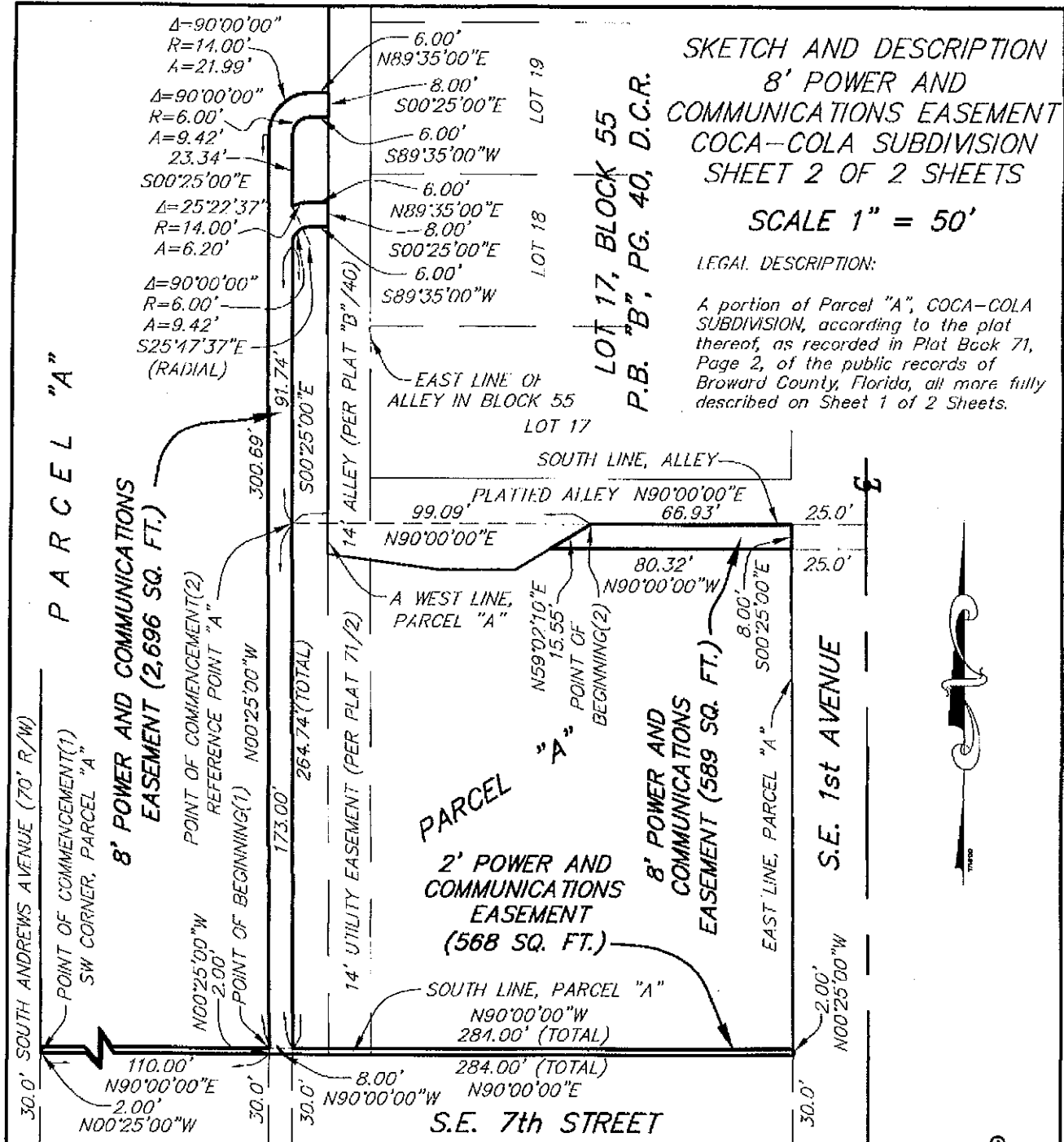
CHECKED BY: CA

REF. DWG.: 04-3-108



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**CERTIFICATION**

Certified Correct. Dated at  
Fort Lauderdale, Florida this  
21st day of August, 2012.

McLAUGHLIN ENGINEERING COMPANY

*Cari E. Albrektson*  
CARI E. ALBREKTSEN  
Registered Land Surveyor No. 4185  
State of Florida.

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# Aerial Location Map Courthouse Parking Garage 612 - 644 South Andrews Avenue, Fort Lauderdale FPL Underground Easements

