



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
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**LEGAL DESCRIPTION OF
10' FPL BARC
A PORTION OF BLOCK 12,
CORRECTED PLAT OF EVERGLADE LAND
SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA,
PLAT BOOK 1, PAGE 52, MIAMI-DADE COUNTY RECORDS,
SITUATE WITH THE CITY OF FORT LAUDERDALE, FLORIDA
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST**

LEGAL DESCRIPTION:

AN FPL EASEMENT BEING A PORTION OF LOTS 1 THRU 4, BLOCK 12 OF THE CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE AND LYING WITHIN BROWARD COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S.88°29'22"W., ALONG THE NORTH LINE OF SAID LOTS 1 THRU 4, A DISTANCE OF 192.09 FEET;

THENCE S.01°30'38"E., A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE;

THENCE N.88°29'22"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 192.13 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 1;

THENCE N01°44'38"W, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,921 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.88°29'22"W., ALONG THE NORTH LINE OF BLOCK 12, CORRECTED PLAT OF EVERGLADE LAND SALE'S COMPANY'S, RECORDED IN PLAT BOOK 1 PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE 10-FOOT FPL EASEMENT.

DATE: Mar 16, 2017 - 3:55pm EST

FILE: F:\Draw\MISC\16-8468 Pirtle FPL BARC\01-Drawing\16-8468 FPL BARC.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE OF SIGNATURE: 3/16/17

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
03/16/17	JDS	LSG	N/A

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

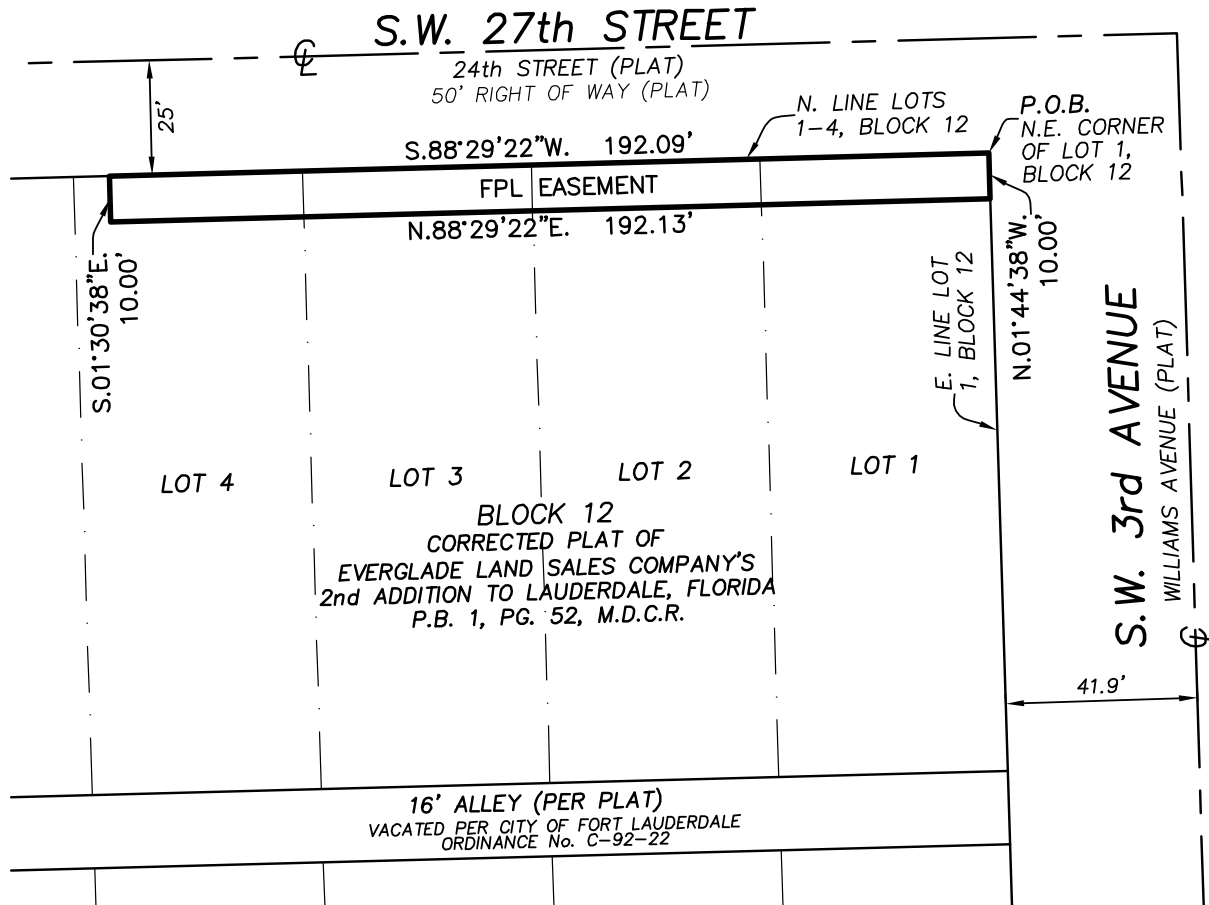
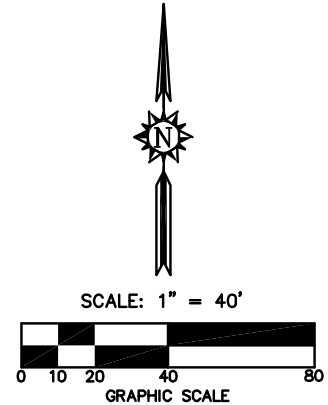
SKETCH NO.
16-8468-BARC-FPL



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LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- (C) DATA BASED ON CALCULATIONS
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- (P) PER BOOK
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- PG. PAGE
- R/W RIGHT OF WAY
- SQ.FT. SQUARE FEET

NOTE:
SEE SHEET 1 OF 2 FOR
THE LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN HEREON.

DATE: Mar 16, 2017 - 3:56pm EST

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SHEET 2 OF 2 SKETCH NO.
16-8468-BARC-FPL