



4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
SHEET 1 OF 2
SKETCH AND DESCRIPTION
CORNER CORD DEDICATION
LOT 1, BLOCK 12,
EVERGLADE LAND SALES COMPANY'S 2ND ADDITION
TO LAUDERDALE, FLORIDA, CORRECTED,
PLAT BOOK 1, PAGE 52, D.C.R.

LEGAL DESCRIPTION:

A RIGHT-OF-WAY EASEMENT BEING A PORTION OF LOT 1, BLOCK 12, EVERGLADE LAND SALES COMPANY'S 2ND ADDITION TO LAUDERDALE, FLORIDA, CORRECTED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S.01°44'38"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 19.92 FEET;

THENCE N.46°37'38"W., A DISTANCE OF 28.23 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE N.88°29'22"E., ALONG SAID NORTH LINE, A DISTANCE OF 19.92 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 198 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.88°31'17"E., ALONG THE SOUTH LINE OF BLOCK 12, CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.

NOTE:
SEE SHEETS 2 OF 2 FOR A GRAPHIC DEPICTION OF THE PROPERTY DESCRIBED HEREON.

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 MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
LABEL EXHIBIT	9/6/18	JDS

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
8/14/18	JDS	LSG	N/A

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

SHEET 1 OF 2

SKETCH NO. 18-8635
LOT 1 R/W ESMT.



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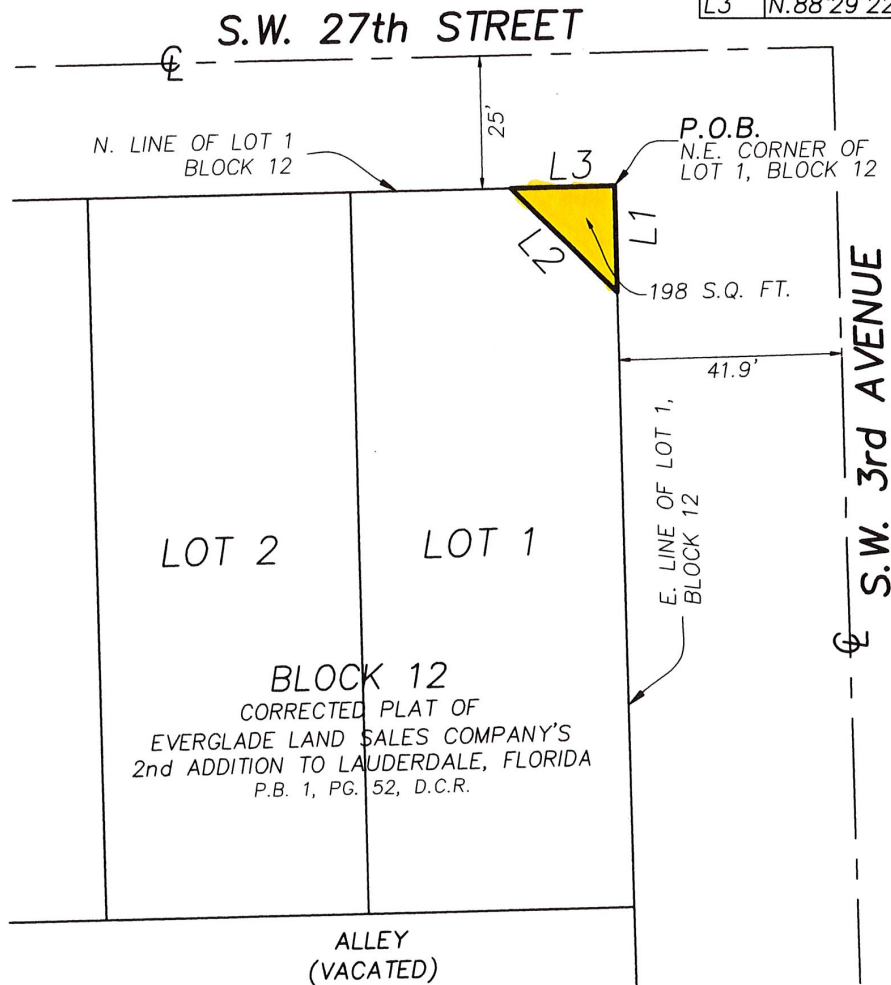
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EXHIBIT "A"
SHEET 2 OF 2
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LOT 1, BLOCK 12,
EVERGLADE LAND SALES COMPANY'S 2ND ADDITION
TO LAUDERDALE, FLORIDA, CORRECTED,
PLAT BOOK 1, PAGE 52, D.C.R.

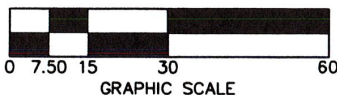
LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- ☉ CENTERLINE
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.C.R. DADE COUNTY RECORDS
- R/W. RIGHT-OF-WAY
- (L1) LINE NUMBER

LINE	BEARING	DISTANCE
L1	S.01°44'38"E.	19.92'
L2	N.46°37'38"W.	28.23'
L3	N.88°29'22"E.	19.92'



SCALE: 1" = 30'



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



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EXHIBIT "B"
SHEET 1 OF 2
SKETCH AND DESCRIPTION
CORNER CORD DEDICATION
LOT 25, BLOCK 12,
EVERGLADE LAND SALES COMPANY'S 2ND ADDITION
TO LAUDERDALE, FLORIDA, CORRECTED,
PLAT BOOK 1, PAGE 52, D.C.R.

LEGAL DESCRIPTION:

A RIGHT-OF-WAY EASEMENT BEING A PORTION OF LOT 25, BLOCK 12, EVERGLADE LAND SALES COMPANY'S 2ND ADDITION TO LAUDERDALE, FLORIDA, CORRECTED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 25;

THENCE N.01°44'38"W., ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 20.09 FEET;

THENCE S.43°23'19"W., A DISTANCE OF 28.35 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 25;

THENCE N.88°31'17"E., ALONG SAID SOUTH LINE, A DISTANCE OF 20.09 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 202 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.

NOTE:
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REVISIONS	DATE	BY
LABEL EXHIBIT	9/6/18	JDS

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8/14/18	JDS	LSG	N/A

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SHEET 1 OF 2

SKETCH NO. 18--8635
LOT 25 R/W ESMT.



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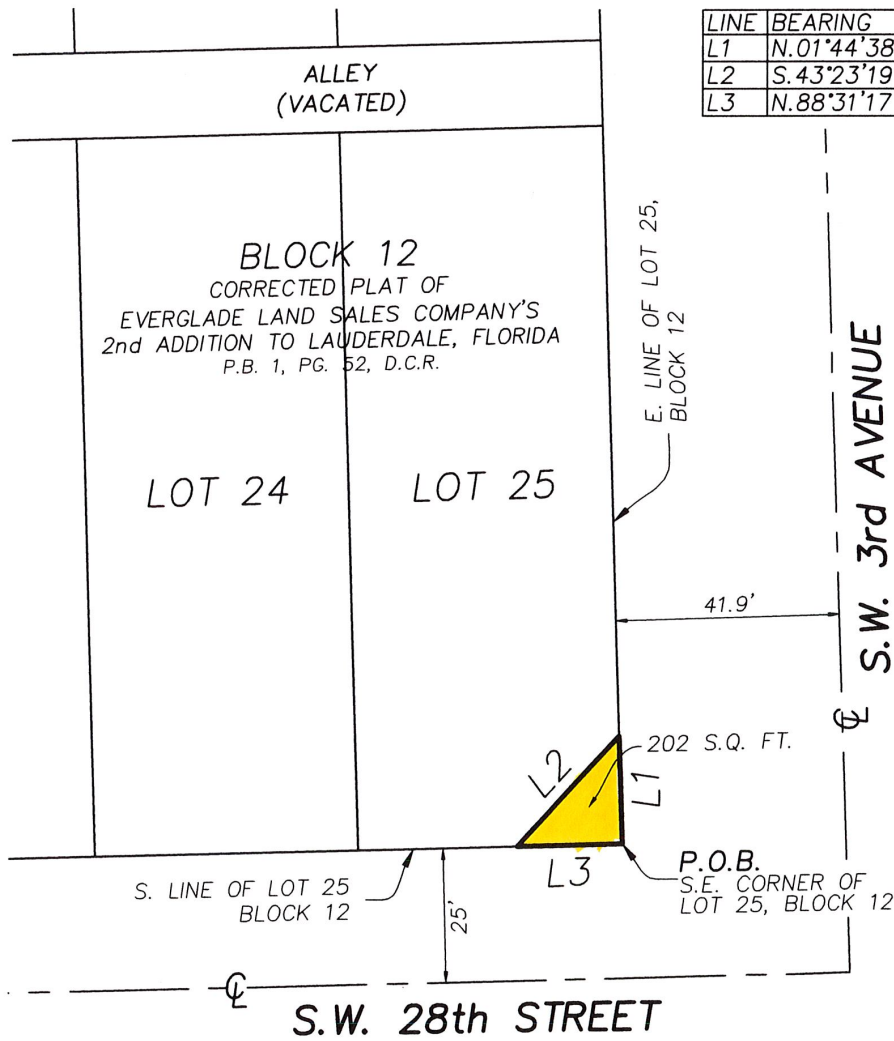
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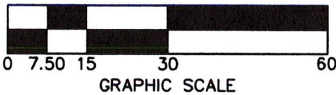
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