

ITEM #35

(FPL ROW LEGAL DESCRIPTION)

**ADDITIONAL MATERIAL
REGULAR MEETING**

MARCH 9, 2021

**SUBMITTED AT THE REQUEST OF
COUNTY ADMINISTRATION**

FOR: BALFOUR BEATTY

SKETCH AND DESCRIPTION BCCCH - OFF SITE

LEGAL DESCRIPTION:

A PORTION OF THE 200 FOOT RIGHT OF WAY FOR S.E. 17th STREET CAUSEWAY LYING NORTH OF AND ADJACENT TO A PORTION OF THE NORTH BOUNDARY OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°04'52" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'42" WEST, A DISTANCE OF 51.00 FEET; THENCE NORTH 88°04'52" EAST ALONG A LINE LYING 51.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH BOUNDARY, A DISTANCE OF 344.11 FEET; THENCE SOUTH 01°55'08" EAST, A DISTANCE OF 16.00 FEET; THENCE NORTH 88°04'52" EAST ALONG A LINE LYING 35.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH BOUNDARY, A DISTANCE OF 495.00 FEET; THENCE NORTH 01°54'23" WEST ALONG THE FACE OF THE CONCRETE BRIDGE BENT, A DISTANCE OF 136.95 FEET; THENCE SOUTH 89°50'29" EAST, A DISTANCE OF 43.25 FEET; THENCE SOUTH 01°55'08" EAST, A DISTANCE OF 66.38 FEET; THENCE SOUTH 88°04'52" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01°55'08" EAST, A DISTANCE OF 53.00 FEET; THENCE NORTH 88°04'52" EAST ALONG A LINE LYING 51.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID NORTH BOUNDARY, A DISTANCE OF 748.57 FEET; THENCE SOUTH 02°34'28" EAST ALONG THE WEST FACE OF AN EXISTING CONCRETE SEAWALL, A DISTANCE OF 51.00 FEET; THENCE SOUTH 88°04'52" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1611.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 78,395 SQUARE FEET OR 1.800 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR SOUTH 88°04'52" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Craven Thompson & Associates, Inc.
Licensed Business Number #271



Digitally signed by
Raymond Young
Date: 2021.03.04 13:40:38
-05'00'


LEGEND

BCCCH BROWARD COUNTY CONVENTION
CENTER HOTEL

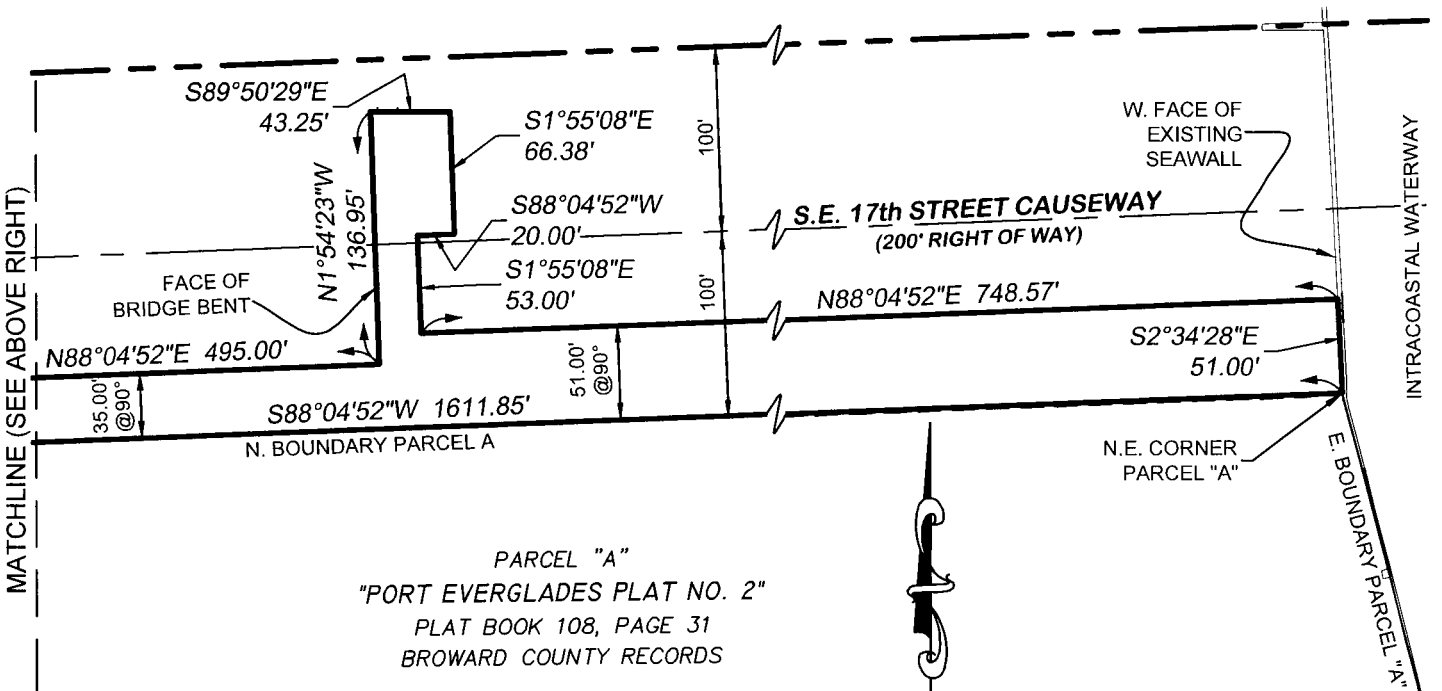
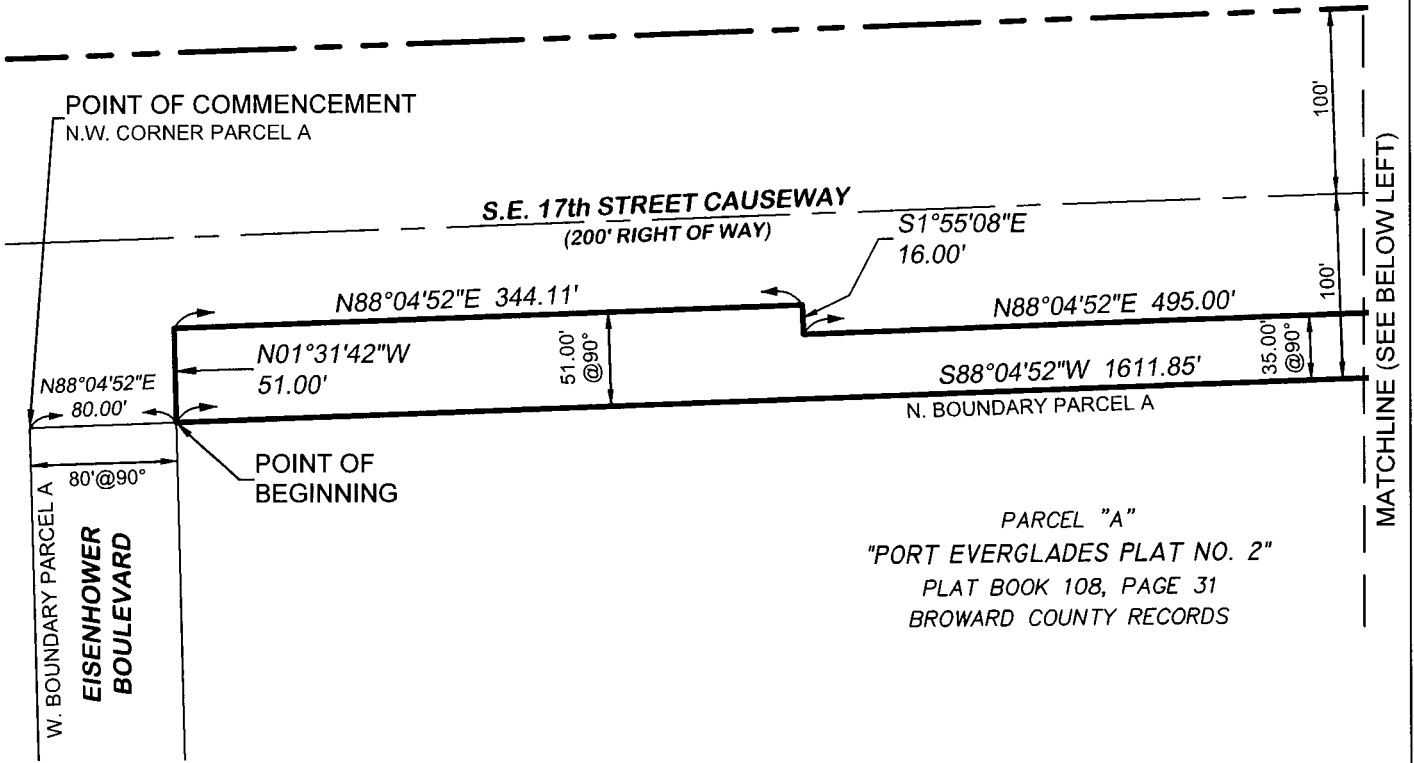
RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\1987\87-0028-001-01 BC CONV CTR HOTEL 2018\DRAWINGS\87-0028_SD BCCCH OFF SITE

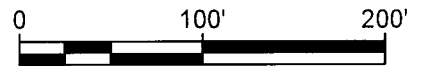
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|---|--------------------------|---------------------|---------|------|
| THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record. | UPDATES and/or REVISIONS | DATE | BY | CK'D |
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|  CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2021 | JOB NO.: 87-0028-025-04 | SHEET 1 OF 2 SHEETS | | |
| | DRAWN BY: RY | F.B. N/A | PG. N/A | |
| | CHECKED BY: MRM | DATED: 03-04-21 | | |

BCCCH – OFF SITE



LEGEND

BCCCH BROWARD COUNTY CONVENTION CENTER HOTEL



GRAPHIC SCALE IN FEET

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