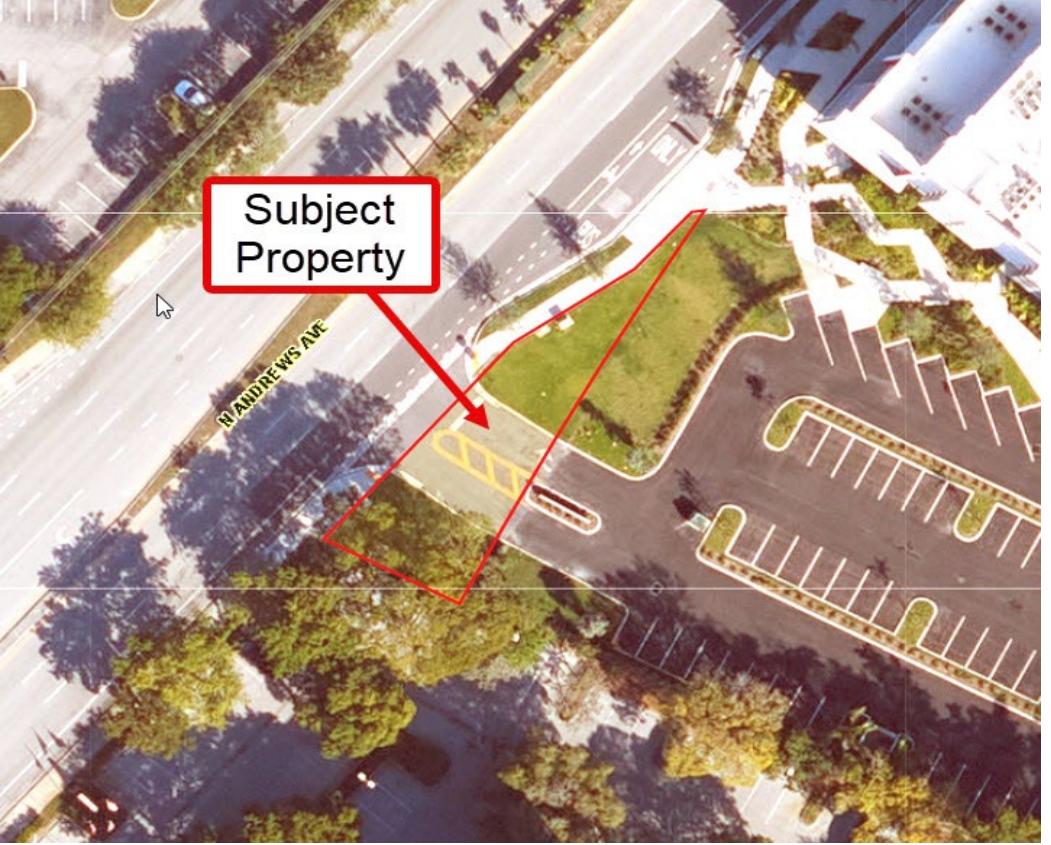


Non-Buildable Property

North Andrews Avenue, City of Fort Lauderdale

Facts	General Information
Site Ownership:	Broward County
Site Location:	The subject property is a non-buildable vacant governmental parcel along North Andrews Avenue. Located on the East side of North Andrews Avenue between East Cypress Creek Road and West McNab Road in the City of Fort Lauderdale.
Folio Number:	4942 10 00 0083
Potentially Excess Size:	Approximately 4,472 square feet
How Acquired:	Miscellaneous Map dated August 17, 1963, and recorded on September 24, 1982, in Misc Maps Book 6, Page 35 of the Official Records of Broward County.
Zoning in Area:	B-3 – Heavy Commercial / Light Industrial Business
Land Use:	100 – Activity Center
Total Assessed Value:	\$2,280
Legal Description:	10-49-42 A PORTION OF LAND LYING NE1/4 OF SEC 10-49-42 DESC AS: BEG AT THE NW COR OF PARCEL "A" OF DON L. CLYMER PLT (100/24 B), NW 49.68, NE 93.64, NE 47.16, NE 27.56, NE 4.36 TO P/C, SW 161.16 TO POB
Aerial Photo of Site:	

Note: This aerial photo is intended only to show the general location of the entire parcel. The sketch and legal description of the parcel is attached as Exhibit A to the Property Datasheet.

Exhibit A

LEGAL DESCRIPTION (RIGHT-OF-WAY VACATION):

A PORTION OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, ALSO BEING A PORTION OF THAT PARTICULAR ROAD RIGHT OF WAY OF NORTH ANDREWS AVENUE AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD (I-95) 9, BROWARD COUNTY, FLORIDA (SECTION 86070-2413).

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A, DON L. CLYMER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, ON PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 62°36'03" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 49.68 FEET; THENCE NORTH 41°33'43" EAST, A DISTANCE OF 93.64 FEET; THENCE NORTH 56°31'59" EAST, A DISTANCE OF 47.16 FEET; THENCE NORTH 42°19'51" EAST, A DISTANCE OF 27.56 FEET; THENCE NORTH 84°59'52" EAST, A DISTANCE OF 4.36 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE ALSO BEING THE ORIGINAL WESTERLY LINE OF PARCEL "G", PINE CREST ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT HAVING A RADIAL BEARING FROM SAID POINT OF SOUTH 57°38'13" EAST AND A RADIUS OF 1860.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 04°57'51" AND AN ARC DISTANCE OF 161.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 4,469 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE HAVING A BEARING OF NORTH 62°36'03" WEST ALONG THE NORTH LINE OF PARCEL A, DON L. CLYMER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1" = 60' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 22, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS



Digitally signed

by DONALD A

SPICER

Date:

2025.04.29

09:56:07-04'00'

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 4677
(FOR THE FIRM)

**SKETCH & DESCRIPTION
RIGHT-OF-WAY VACATION**

A PORTION OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST, IN BROWARD COUNTY, FLORIDA

FORT LAUDERDALE BROWARD COUNTY FLORIDA

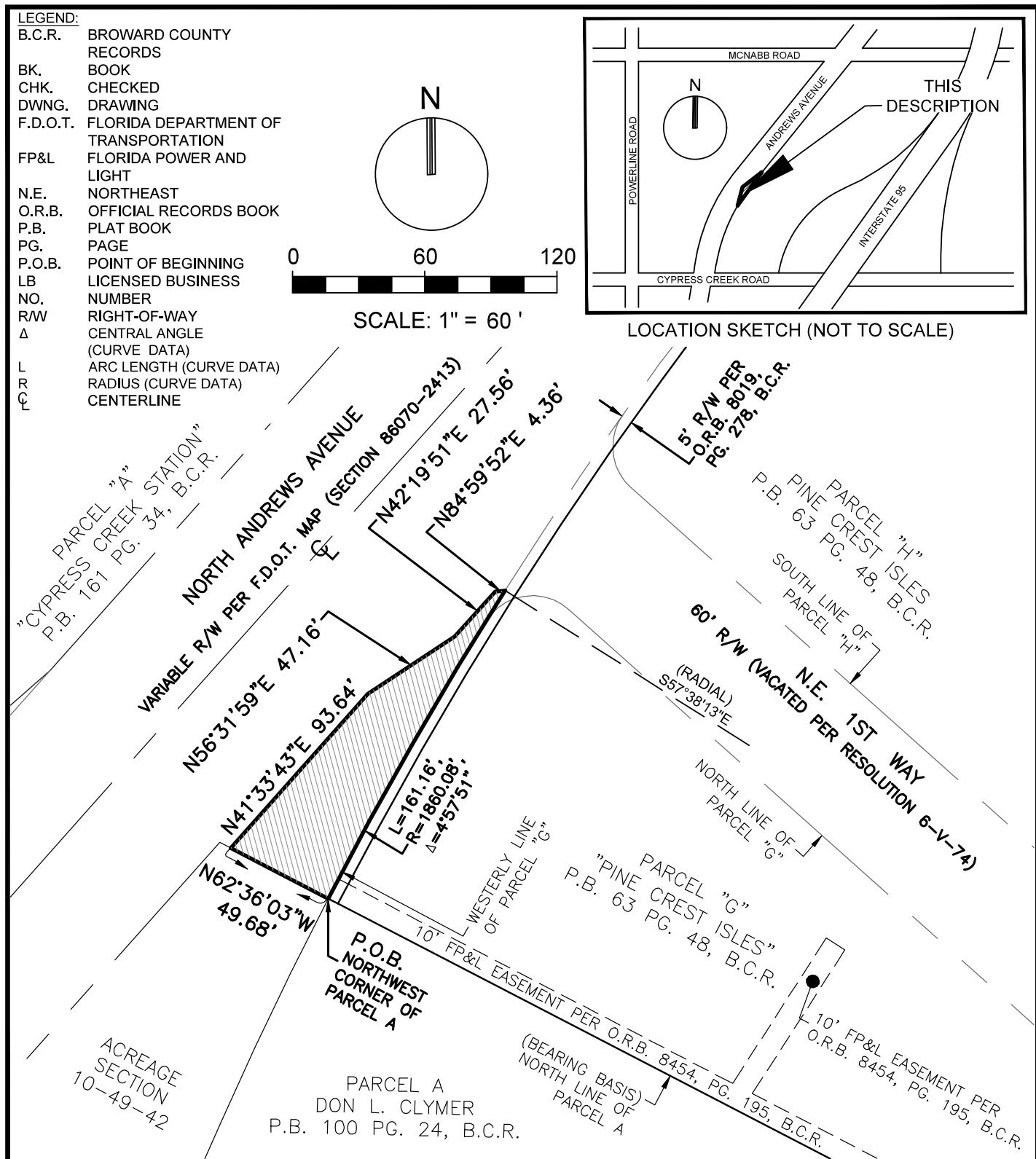
 KEITH

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 14279.01 RIGHT-OF-WAY VACATION FDOT

DATE	<u>04/22/25</u>	DATE	<u></u>
SCALE	<u>AS SHOWN</u>	REVISIONS	<u></u>
FIELD BK.	<u>NONE</u>		
DWNG. BY	<u>Z.P.B.</u>		
CHK. BY	<u>D.S.</u>		

Exhibit A



SKETCH & DESCRIPTION

RIGHT-OF-WAY VACATION

A PORTION OF THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 49 SOUTH, RANGE
42 EAST, IN BROWARD COUNTY, FLORIDA

FORT LAUDERDALE BROWARD COUNTY FLORIDA



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SHEET 2 OF 2
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DATE	04/22/25	DATE	REVISIONS
SCALE	AS SHOWN		
FIELD BK.	NONE		
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