

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 13 0012
Potentially Excess Size:	Approximately 826 square feet
How Acquired:	Warranty Deed dated January 29, 1979, and recorded on February 1, 1979, in Official Records Book 8019, Page 278 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:	\$420
Legal Description:	PINE CREST ISLES 63-48 B A POR OF PARCEL "G" DESC AS:BEG NW COR OF PARCEL "A" OF DON L. CLYMER PLT (100/24 B), NELY ALG ARC DIST 161.16, NE 0.08, SE 4.95, SWLY ALG ARC DIST 161.20, NW 5 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 PARCEL "G", "PINE CREST ISLES" AND A PORTION OF THAT CERTAIN 60-FOOT RIGHT OF WAY (N.E. 1ST WAY), NOW VACATED, AS SHOWN ON "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 PORTIONS 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, SAID CORNER BEING ON A CIRCULAR CURVE TO THE RIGHT WITH A RADIAL LINE THROUGH SAID POINT BEARS NORTH 62°36'03" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1,860.08 FEET, THROUGH A CENTRAL ANGLE OF 4°57'51" AND AN ARC DISTANCE OF 161.16 FEET TO A NON-TANGENT LINE; THENCE NORTH 84°59'52" EAST, 0.08 FEET; THENCE SOUTH 62°36'03" EAST, 4.95 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8019, PAGE 278, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON A CIRCULAR CURVE TO THE LEFT, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 57°37'19" WEST, THENCE SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1855.08 FEET, THROUGH A CENTRAL ANGLE OF 4°58'44" AND AN ARC DISTANCE OF 161.20 FEET, TO THE NORTH LINE OF SAID PARCEL A; THENCE ALONG SAID NORTH LINE, NORTH 62°36'03" WEST, 5.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 806 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

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



Digitally
signed by
DONALD A
SPICER
Date:
2025.04.29
09:55:30-04'00'

SKETCH & DESCRIPTION

RIGHT-OF-WAY VACATION
PORTION OF PARCEL "G"
AND VACATED N.E. 1ST WAY
"PINE CREST ISLES", P.B. 63, PG. 48, B.C.R.

FORT LAUDERDALE BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
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SHEET 1 OF 2
DRAWING NO. 14279.01 RIGHT-OF-WAY VACATION BC

DATE 04/22/25

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY ZPB

CHK. BY DAS

DATE

REVISIONS

Exhibit A

LEGEND:
 B.C.R. BROWARD COUNTY RECORDS
 BK. BOOK
 CHK. CHECKED
 DWNG. DRAWING
 F.D.O.T. FLORIDA DEPARTMENT OF
 TRANSPORTATION
 FP&L FLORIDA POWER AND LIGHT
 LB LICENSED BUSINESS
 N/A NOT APPLICABLE
 N.E. NORTHEAST
 NO. NUMBER
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 PG. PAGE
 P.O.B. POINT OF BEGINNING
 R/W RIGHT-OF-WAY
 A CENTRAL ANGLE (CURVE DATA)
 L ARC LENGTH (CURVE DATA)
 R RADIUS (CURVE DATA)
 C CENTERLINE

A circle with a vertical line through the center, representing the North pole.

SCALE: 1" = 60'

Map showing a curved road segment between CYPRESS CREEK ROAD and INTERSTATE 85. The road is labeled ANDREWS AVENUE. A black arrow points to the road segment. The text "THIS DESCRIPTION" is written to the right of the road segment.

LOCATION SKETCH (NOT TO SCALE)

ARC LENGTH (CURVE DATA)
RADIUS (CURVE DATA)
CENTERLINE

PARCEL "A"
"CYPRESS CREEK STATION"
P.B. 161 PG. 34, B.C.R.

NORTH ANDREWS AVENUE
MAP (SECTION 88070-2413)

VARIABLE R/W PER F.O.T. LINE
ORIGINAL WESTERLY LINE
OF PARCEL "G"

$\Delta = 4^{\circ}57'51''$
 $R = 1860.08'$
 $L = 161.16'$

$\Delta = 4^{\circ}58'44''$
 $R = 1855.08'$
 $L = 161.20'$

(RADIAL) N62°36'03"W
(RADIAL) N62°36'03"W

EXISTING EASTERLY R/W LINE

10' FP&L EASEMENT PER O.R.B. 8454, PG. 195, B.C.R.

BEARING BASIS
NORTH LINE OF PARCEL A

PARCEL "H"
PINE CREST ISLES, B.C.R.
P.B. 63 PG. 48, B.C.R.

PARCEL "G"
PINE CREST ISLES, B.C.R.
P.B. 63 PG. 48, B.C.R.

10' FP&L EASEMENT PER O.R.B. 8454, PG. 195, B.C.R.

ACREAGE SECTION 10-49-42

PARCEL A
DON L. CLYMER
P.B. 100 PG. 24, B.C.R.

5' R/W PER
O.R.B. 8019
PG. 278, B.C.R.

P.B. 63 PG. 48, B.C.R.

PINE CREST ISLES, B.C.R.
P.B. 63 PG. 48, B.C.R.

SOUTH LINE OF PARCEL "H"

N.E. 1ST WAY
60' R/W (VACATED PER RESOLUTION 6-V-74)

NORTH LINE OF PARCEL "G"

10' O.R.B. 8454, PG. 195, B.C.R.

SKETCH & DESCRIPTION

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SHEET 2 OF 2
DRAWING NO. 14279.01 RIGHT-OF-WAY VACATION BC

DATE	04/22/25
SCALE	<u>AS SHOWN</u>
FIELD BK.	<u>N/A</u>
DWNG. BY	<u>ZPD</u>
CHK. BY	<u>DAS</u>