

**PROPOSED**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, ACCEPTING AN EASEMENT RELATED TO THE PROVISION OF  
3 WATER AND WASTEWATER SERVICES, OVER, ACROSS, UNDER, AND THROUGH  
4 REAL PROPERTY LOCATED IN THE CITY OF LAUDERDALE LAKES, FLORIDA; AND  
5 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

6  
7 WHEREAS, Lotus Gardens Condominium Association, Inc., Marigold Gardens  
8 Condominium Association, Inc., Nettle Gardens Condominium Association, Inc., and  
9 Orchid Gardens Condominium Association, Inc., each a Florida not for profit corporation  
10 (“Grantors”), are the owners of certain property located in the City of Lauderdale Lakes,  
11 Florida (“Property”), which Property is more particularly described in the legal description  
12 and sketch made subject to the Easement agreement in Attachment 1;

13 WHEREAS, Broward County, Florida (“County”), requested from Grantors a  
14 nonexclusive and perpetual easement over, across, under, and through the Property for  
15 water mains, wastewater force mains, reclaimed water mains, and/or any other water and  
16 wastewater installations that may be required for purposes of providing water supply  
17 service for domestic, commercial, industrial, or other uses and for the collection of  
18 domestic, commercial, industrial, or other kinds of wastewater to and from the Property  
19 and other parcels of real property that may or may not abut and be contiguous to the  
20 Property (“Easement”);

21 WHEREAS, Grantors are willing to grant such Easement to the County as provided  
22 in the Easement agreement in Attachment 1; and

23 WHEREAS, the Board of County Commissioners of Broward County, Florida  
24 ("Board"), has determined that acceptance of the Easement serves a public purpose and  
25 is in the best interest of the County, NOW, THEREFORE,

26 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
27 BROWARD COUNTY, FLORIDA:

28 Section 1. The recitals set forth in the preamble to this Resolution are true,  
29 accurate, and incorporated by reference herein as though set forth in full hereunder.

30 Section 2. The Board hereby accepts the Easement as provided in the  
31 Easement agreement attached to this Resolution as Attachment 1.

32 Section 3. The Easement agreement in Attachment 1 shall be properly  
33 recorded in the Official Records of Broward County, Florida.

34 Section 4. Severability.

35 If any portion of this Resolution is determined by any court to be invalid, the invalid  
36 portion will be stricken, and such striking will not affect the validity of the remainder of this  
37 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
38 legally applied to any individual, group, entity, property, or circumstance, such  
39 determination will not affect the applicability of this Resolution to any other individual,  
40 group, entity, property, or circumstance.



Attachment 1

Return to:  
Broward County Water and  
Wastewater Services Engineering Division  
2555 West Copans Road  
Pompano Beach, Florida 33069

Prepared by:  
George Serbanescu  
Broward County Water and Wastewater Services  
2555 West Copans Road  
Pompano Beach, Florida 33069  
and Approved as to form by:  
Christina A. Price  
Assistant County Attorney

Folio Number: 494124000160, 494124000132

**EASEMENT AGREEMENT**

This Easement Agreement (“Easement Agreement”) is made this 13th day of November, 2023 (“Effective Date”), by Lotus Gardens Condominium Association, Inc., Marigold Gardens Condominium Association, Inc., Nettle Gardens Condominium Association, Inc., and Orchid Gardens Condominium Association, Inc., Florida Not for Profit Corporations (“Grantors”) whose address is 4805 NW 35th Street, Lauderdale Lakes, FL 33319, in favor of Broward County, a political subdivision of the State of Florida (“Grantee”), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantors and Grantee are hereinafter referred to collectively as the “Parties,” and individually referred to as a “Party.”

(Wherever used herein the terms, “Grantors” and “Grantee” shall include heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

**RECITALS**

- A. Grantors are the fee simple owners of the following property located in Broward County, Florida (the “Property”):

**See Exhibit A with accompanying sketch of description attached hereto and made a part hereof**

- B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic, commercial, industrial, or other use and for the collection of domestic, commercial, industrial, or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement (“Easement”).
- C. Grantors are willing to grant the Easement to Grantee under the terms herein.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantors hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.
2. Grantors hereby grant unto Grantee, its licensees, agents, and independent contractors, the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.
3. Grantors agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. Grantors retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.
6. This Easement Agreement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the public records of Broward County, Florida.
7. This Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. This Easement Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
9. Grantee, at its own expense, shall record this fully executed Easement Agreement in its entirety in the public records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**

[Signature]  
Signature

MICHEL MICHAUD  
Print Name of Witness

LOTUS GARDENS CONDOMINIUM  
ASSOCIATION, INC.  
a Florida Not for Profit Corporation

By: [Signature]  
Signature

Louis Latulippe  
Print Name

President

Title

13th day of November, 2023

Approved as to form by the Office of the Broward  
County Attorney

By: Christina A. Price Digitally signed by Christina A. Price  
Date: 2024.02.01 16:31:22 -05'00'  
Christina A. Price  
Assistant County Attorney

**Witness #2:**

[Signature]  
Signature

PIERRE AUGERS  
Print Name of Witness

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this 13th day of November, 2023, by Louis Latulippe, the  
President \_\_\_\_\_, on behalf of Lotus Gardens Condominium Association, Inc, a Florida Not for Profit Corporation  
[ ] who is personally known to me or  who has produced a Quebec Drivers License  
as identification.

Notary Public:

Signature: [Signature]

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

Commission Number: HH297245

(Notary Seal)



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

IN WITNESS WHEREOF, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**

[Signature]  
Signature

LOUIS LATOCHIPPE  
Print Name of Witness

MARIGOLD GARDENS CONDOMINIUM  
ASSOCIATION, INC.  
a Florida Not for Profit Corporation

By: [Signature]  
Signature

Pierre Angers  
Print Name

President  
Title

13<sup>th</sup> day of November, 2023

**Witness #2:**

[Signature]  
Signature

Marc Gagne  
Print Name of Witness

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13<sup>th</sup> day of November, 2023, by Pierre Angers, the President, on behalf of Marigold Gardens Condominium Association, Inc., a Florida Not for Profit Corporation  who is personally known to me or  who has produced a Quebec Drivers License as identification.

Notary Public:

Signature: [Signature]

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

Commission Number: HH297245

(Notary Seal)



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

IN WITNESS WHEREOF, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**

[Signature]

Signature

MICHELLE MICHON

Print Name of Witness

NETTLE GARDENS CONDOMINIUM  
ASSOCIATION, INC.  
a Florida Not for Profit Corporation

By: [Signature]  
Signature

Marc Gagne

Print Name

President

Title

13th day of November, 2023

**Witness #2:**

[Signature]

Signature

LOUIS LATUHI PPE

Print Name of Witness

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13th day of November, 2023, by Marc Gagne, the President \_\_\_\_\_, on behalf of Nettle Gardens Condominium Association, Inc., a Florida Not for Profit Corporation  who is personally known to me or  who has produced a Ontario Drivers License as identification.

Notary Public:

Signature: [Signature]

Print Name: Catherine A. Donn

(Notary Seal)

State of Florida  
My Commission Expires: August 29, 2026

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

IN WITNESS WHEREOF, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**

[Signature]  
Signature

LOUIS KATULIPOE  
Print Name of Witness

ORCHID GARDENS CONDOMINIUM  
ASSOCIATION, INC.  
a Florida Not for Profit Corporation

By: [Signature]  
Signature

Michel Michaud  
Print Name

President  
Title

**Witness #2:**

[Signature]  
Signature

PIERRE ANGERS  
Print Name of Witness

13<sup>th</sup> day of November, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this \_\_\_ day of November, 2023, by Michel Michaud, the President, on behalf of Orchid Gardens Condominium Association, Inc., a Florida Not for Profit Corporation  who is personally known to me or  who has produced a Quebec Drivers License as identification.

Notary Public:

Signature: [Signature]

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 'B', "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF NORTHWEST 49th AVENUE, (A PRIVATE ROAD); THENCE SOUTH 01'24'32" EAST ALONG THE EAST LINE OF SAID PARCEL 'B' AND WEST RIGHT-OF-WAY, A DISTANCE OF 146.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST; THENCE SOUTH 01'24'45" EAST ALONG THE EAST LINE OF SAID PARCEL 'B' AND WEST RIGHT-OF-WAY, A DISTANCE OF 108.50 FEET; THENCE NORTH 88'35'15" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 49TH AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88'35'15" EAST, A DISTANCE OF 9.00 FEET; THENCE SOUTH 01'24'45" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88'35'15" WEST, A DISTANCE OF 9.00 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01'24'45" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 135 SQUARE FEET (0.003 ACRES), MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON AND ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, WHICH BEARS SOUTH 01'24'45" EAST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**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.

**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

CRAVEN THOMPSON & ASSOCIATES, INC.

LICENSED BUSINESS NUMBER #271



Digitally signed

by Todd H. Bates

Date: 2023.05.01

14:22:21 -04'00'

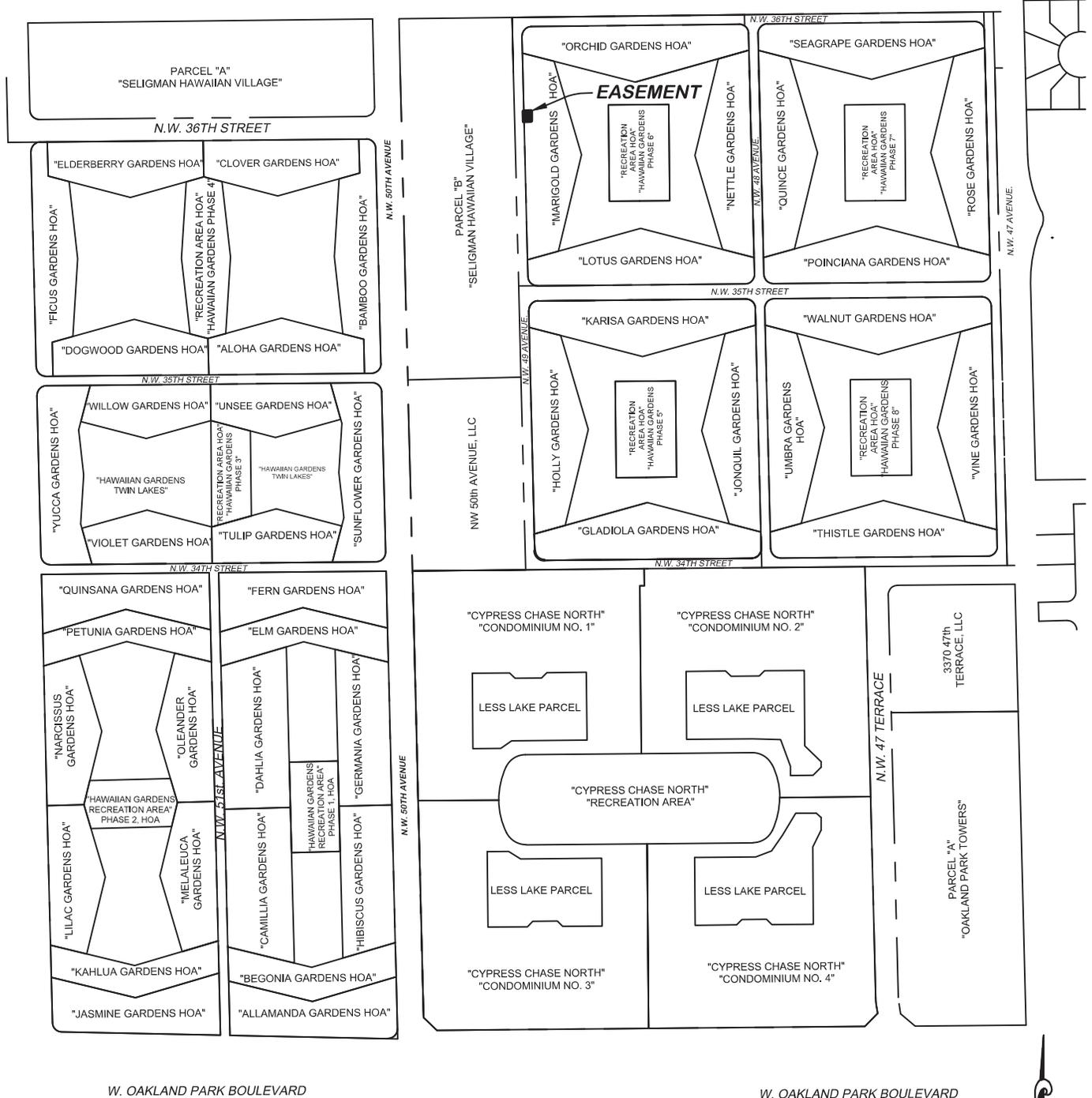
TODD H. BATES  
 PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
 STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

THIS IS <u>NOT</u> 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.	UPDATES and/or REVISIONS	DATE	BY	CK'D
	MISC. MINOR REVISIONS	01/05/23	THB	MRM
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.	ADD H.O.A._PRIVATE ROAD	2/23/22	MRM	THB
	REF. S-9_NE	11/23/20		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/23/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'

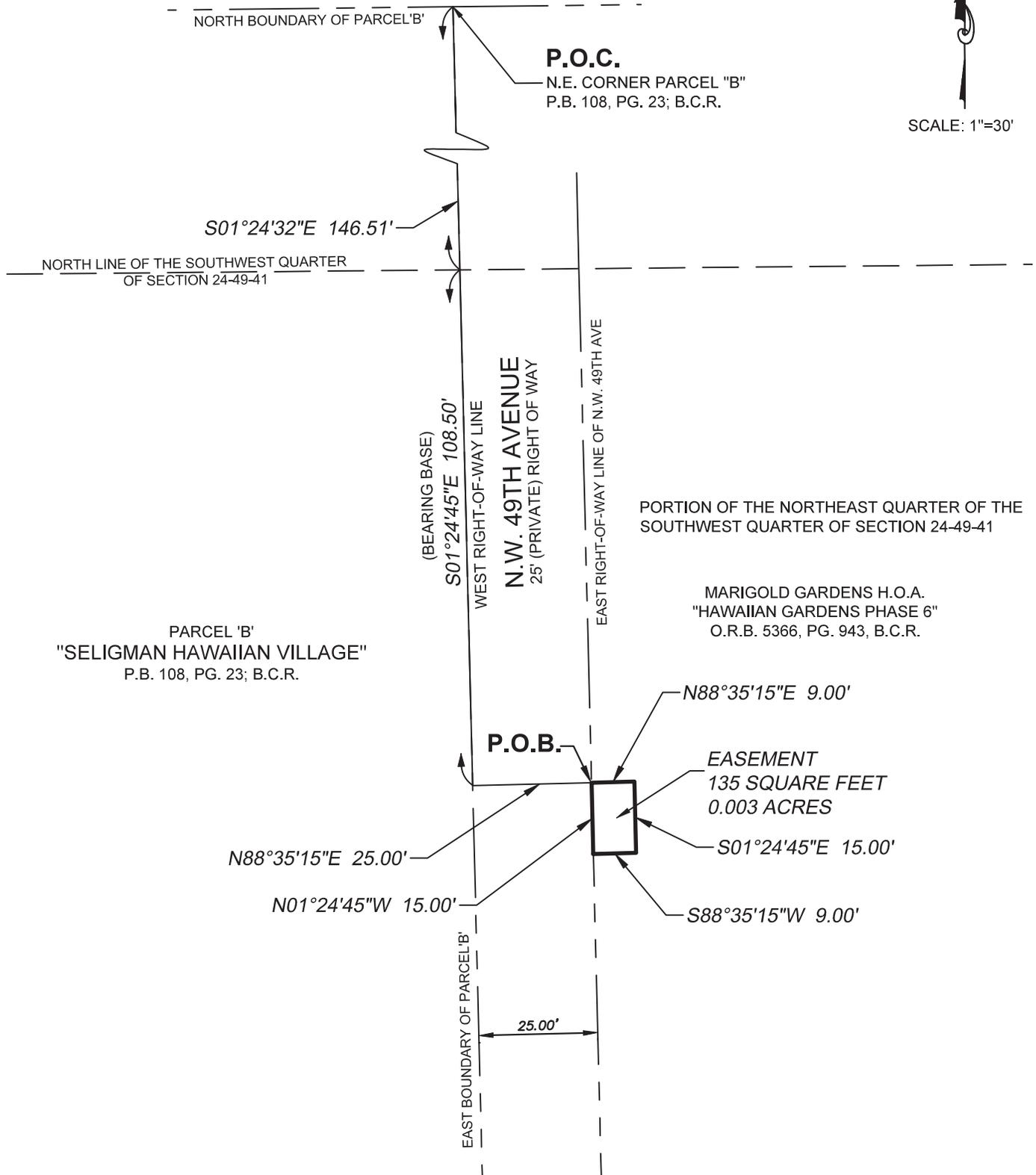
**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYOR'S  
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL  
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

JOB NO.: 15-0038-122	SHEET 2 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/23/20

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT



SCALE: 1"=30'



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

<p><b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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 &amp; MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (c) 2023</p>	JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
	DRAWN BY: THB	F.B. N/A PG. N/A
	CHECKED BY: MRM	DATED: 11/23/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

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THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**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.

**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

CRAVEN THOMPSON & ASSOCIATES, INC.  
 LICENSED BUSINESS NUMBER #271



Digitally signed by  
 Todd H. Bates  
 Date: 2023.05.01  
 14:21:04 -04'00'

TODD H. BATES  
 PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
 STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

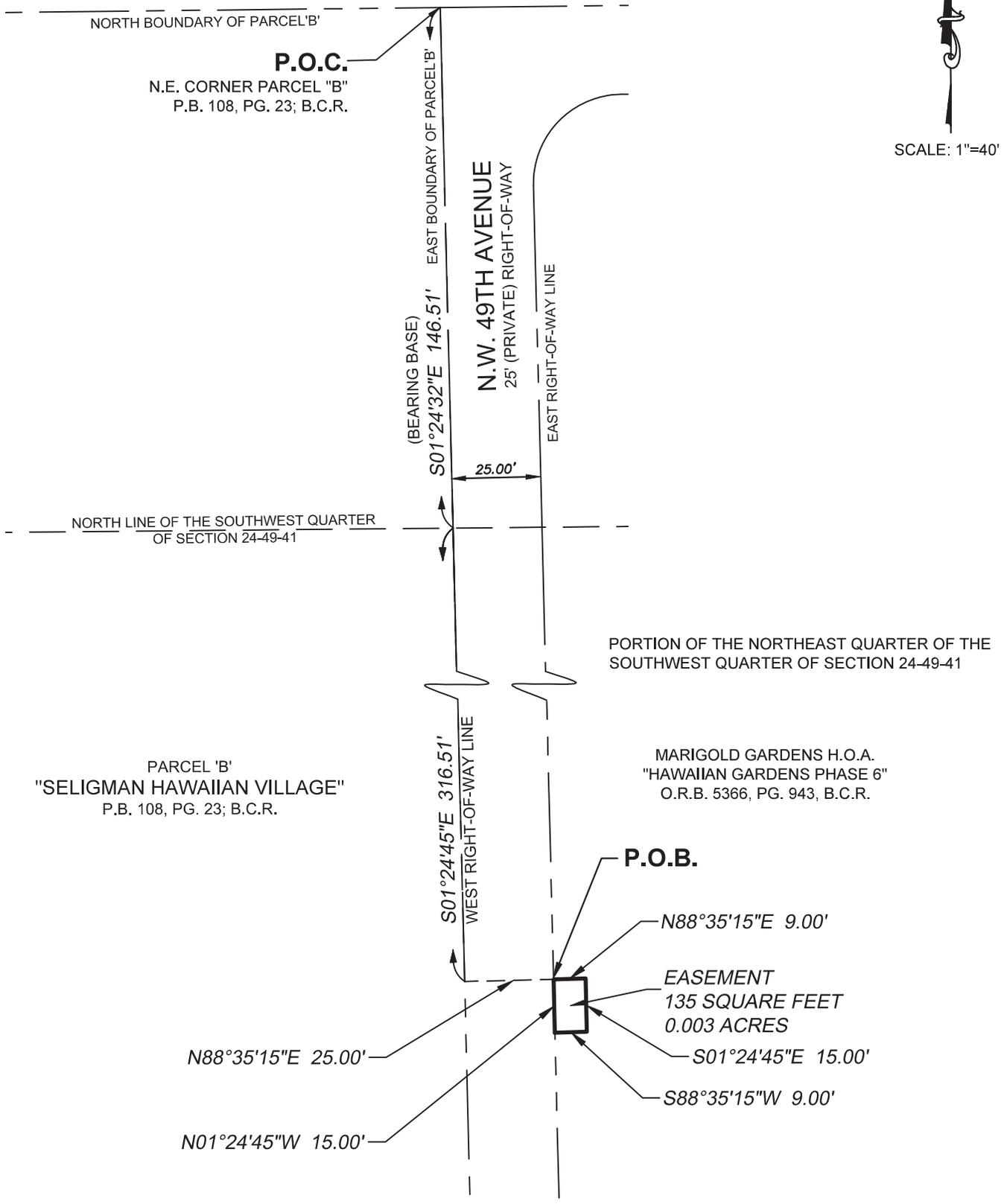
THIS IS <b>NOT</b> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.  The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. 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
	MISC. MINOR REVISIONS	01/05/23	THB	MRM
	ADD H.O.A._PRIVATE ROAD	2/23/22	MRM	THB
	REF. S-15_NE	11/23/20		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/23/20		



SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT



SCALE: 1"=40'



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

**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  
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JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/23/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL 'B', "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF NORTHWEST 49th AVENUE, (A PRIVATE ROAD); THENCE NORTH 01'24'45" WEST ALONG THE EAST BOUNDARY OF SAID PARCEL 'B', A DISTANCE OF 241.82 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 35TH STREET, (A PRIVATE ROAD); THENCE NORTH 89'28'17" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION, A DISTANCE OF 201.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00'31'43" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89'28'17" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00'31'43" EAST, A DISTANCE OF 10.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89'28'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 150 SQUARE FEET (0.003 ACRES), MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 01'24'45" WEST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**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.

**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

CRAVEN THOMPSON & ASSOCIATES, INC.

LICENSED BUSINESS NUMBER #271



Digitally signed

by Todd H. Bates

Date: 2023.05.01

14:21:46 -04'00'

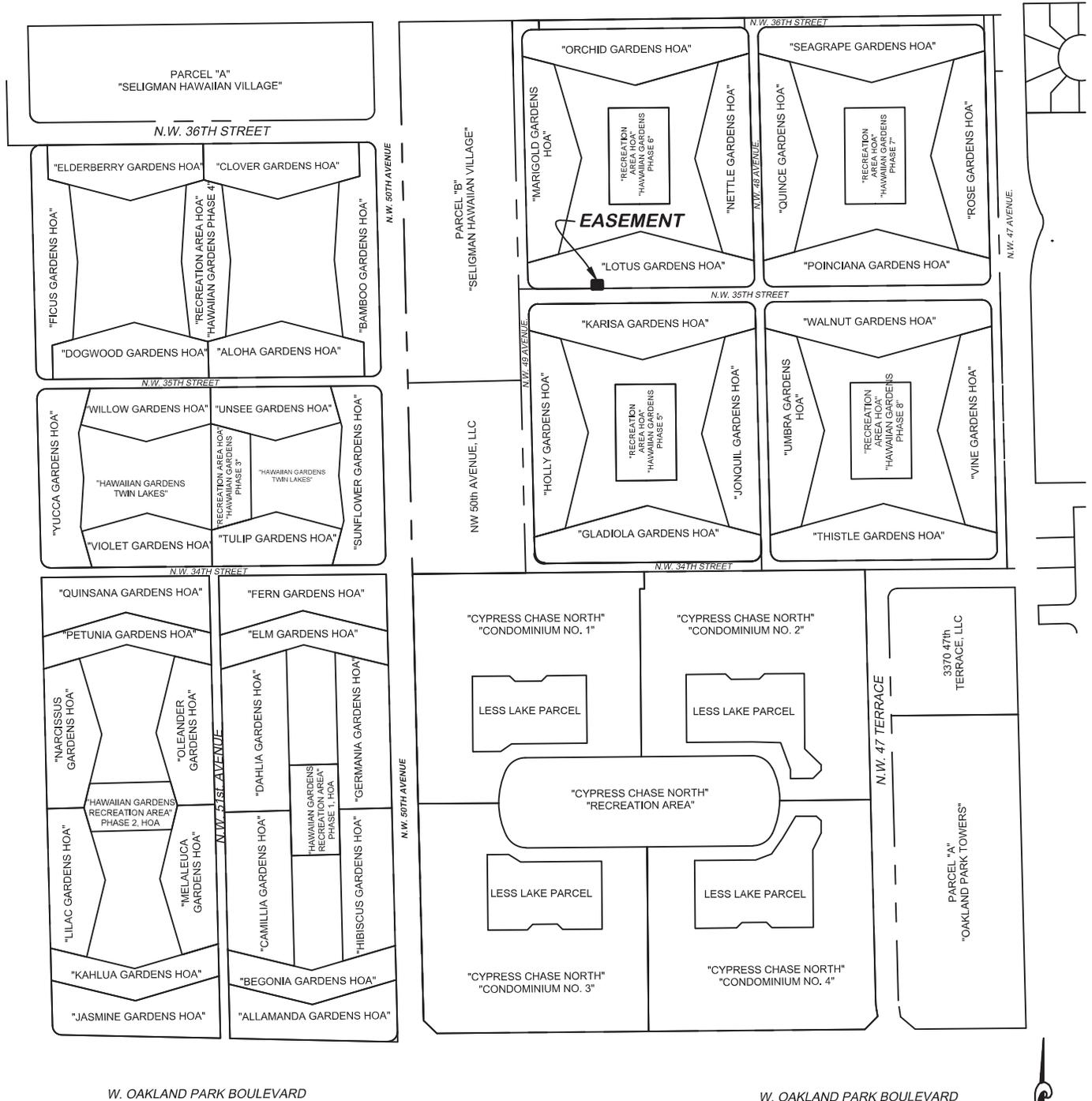
TODD H. BATES  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

THIS IS <b>NOT</b> 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
	MISC. MINOR REVISIONS	01/05/23	THB	MRM
	ADD H.O.A._PRIVATE ROAD	2/23/22	MRM	THB
	REF. S-16_NE	11/23/20		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/23/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'



**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  
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JOB NO.: 15-0038-122

SHEET 2 OF 3 SHEETS

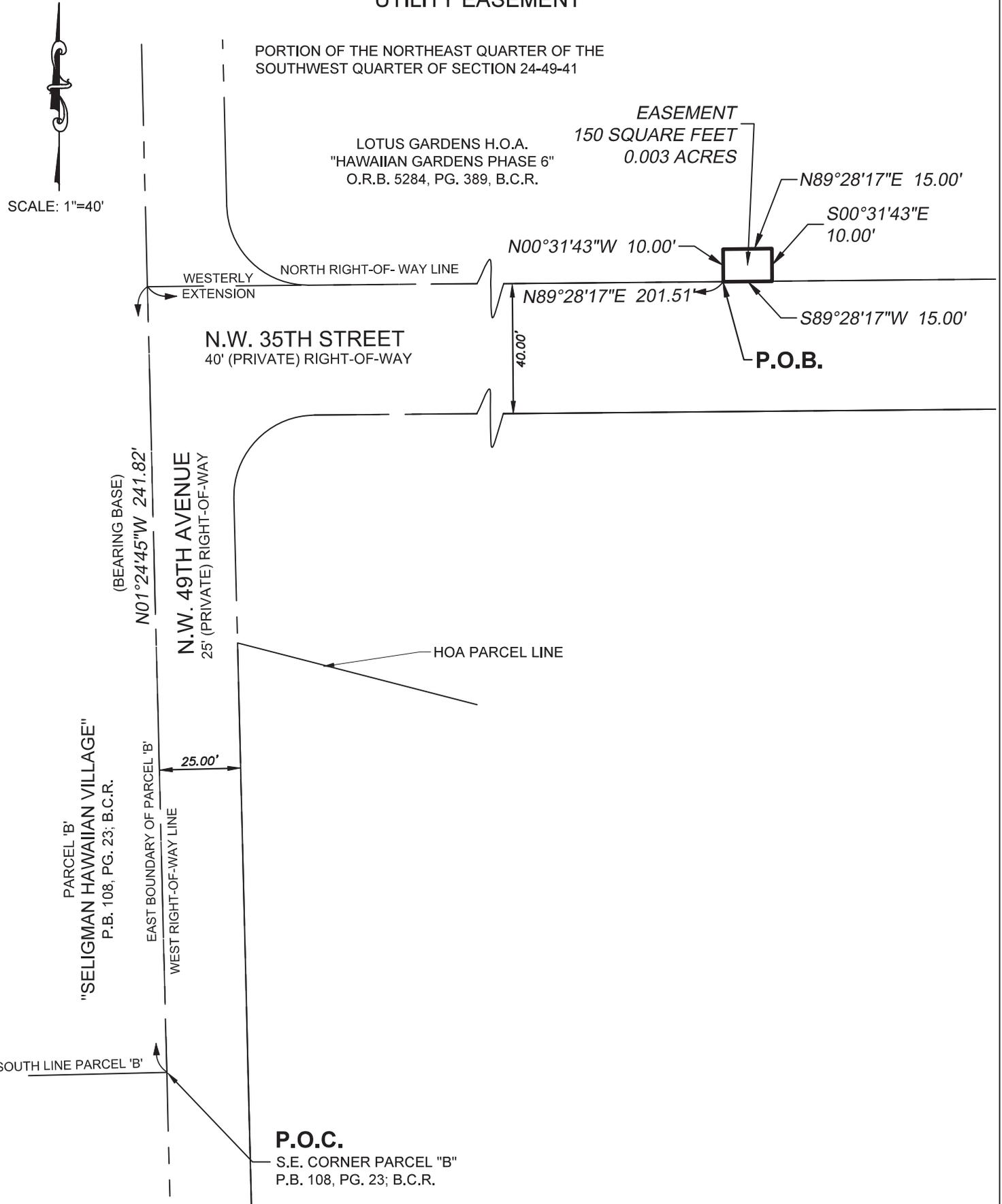
DRAWN BY: THB

F.B. N/A PG. N/A

CHECKED BY: MRM

DATED: 11/23/20

### SKETCH TO ACCOMPANY DESCRIPTION UTILITY EASEMENT



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

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JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/23/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

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SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 180 SQUARE FEET (0.004 ACRES), MORE OR LESS.

**NOTES:**

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**CERTIFICATE:**

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CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271



Digitally signed  
by Todd H. Bates  
Date: 2023.05.01  
14:19:52 -04'00'

TODD H. BATES  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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.

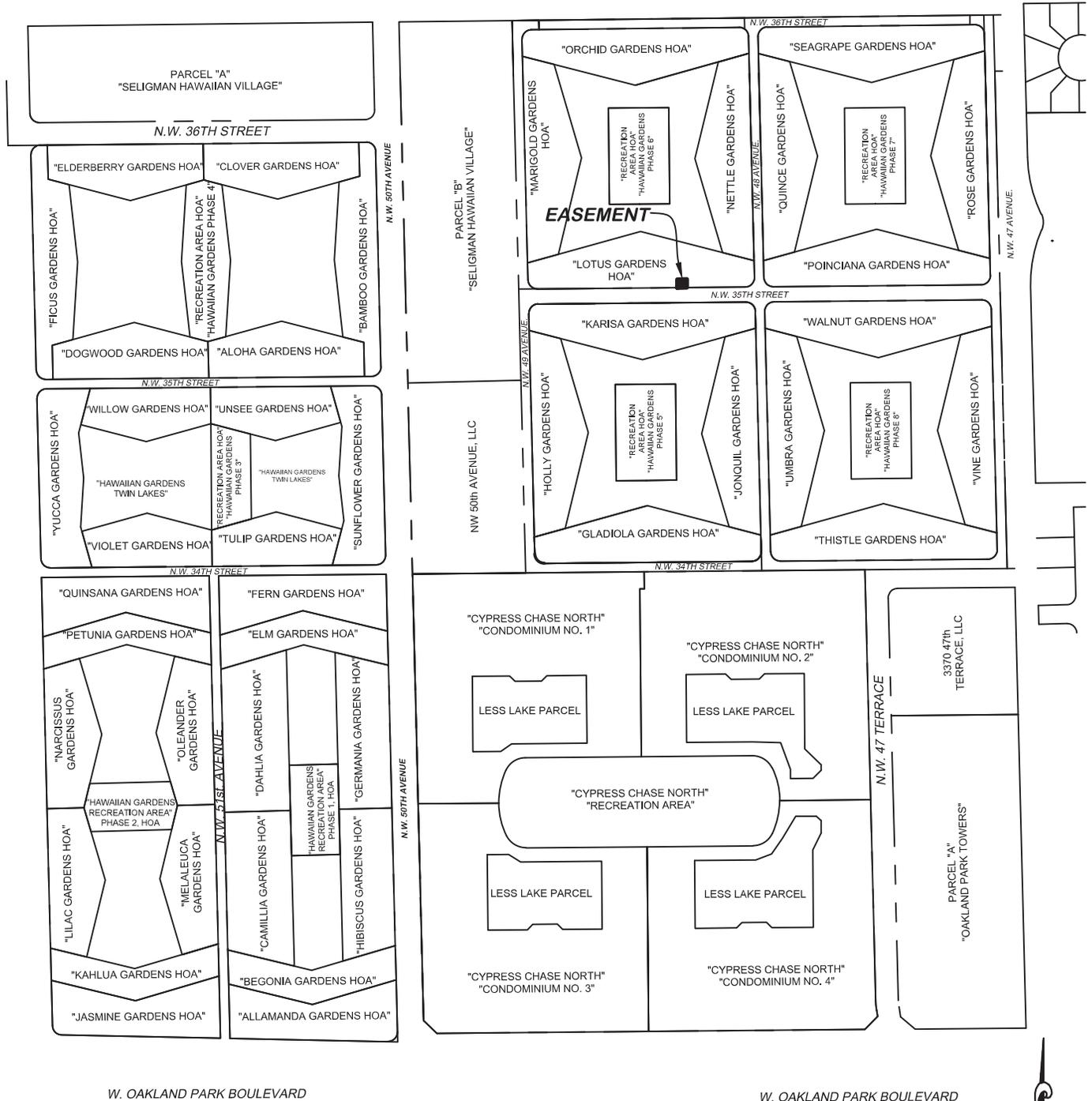
**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
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R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

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	MISC. MINOR REVISIONS	01/05/23	THB	MRM
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	REF. S-18_NE	11/23/20		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B.N/A	PG.N/A	
	CHECKED BY: MRM	DATED: 11/23/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD



SCALE: 1"=400'

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
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JOB NO.: 15-0038-122	SHEET 2 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/23/20

# SKETCH TO ACCOMPANY DESCRIPTION UTILITY EASEMENT

PORTION OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 24-49-41

LOTUS GARDENS H.O.A.  
"HAWAIIAN GARDENS PHASE 6"  
O.R.B. 5284, PG. 389, B.C.R.

EASEMENT  
180 SQUARE FEET  
0.004 ACRES

SCALE: 1"=40'



N00°31'43"W 12.00'

N89°28'17"E 15.00'

S00°31'43"E  
12.00'

WESTERLY  
EXTENSION  
NORTH RIGHT-OF-WAY LINE

N89°28'17"E 426.29'

S89°28'17"W 15.00'

N.W. 35TH STREET  
40' (PRIVATE) RIGHT-OF-WAY

P.O.B.

40.00'

(BEARING BASE)  
N01°24'45"W 241.82'

N.W. 49TH AVENUE  
25' (PRIVATE) RIGHT-OF-WAY

H.O.A. PARCEL LINE

PARCEL 'B'  
"SELIGMAN HAWAIIAN VILLAGE"  
P.B. 108, PG. 23; B.C.R.

EAST BOUNDARY OF PARCEL 'B'  
WEST RIGHT-OF-WAY LINE

25.00'

SOUTH LINE PARCEL 'B'

P.O.C.

S.E. CORNER PARCEL "B"  
P.B. 108, PG. 23; B.C.R.

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R



**CRAVEN • THOMPSON & ASSOCIATES, INC.**

ENGINEERS • PLANNERS • SURVEYOR'S  
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JOB NO.: 15-0038-122

SHEET 3 OF 3 SHEETS

DRAWN BY: THB

F.B. N/A PG. N/A

CHECKED BY: MRM

DATED: 11/23/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 'B', "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET PER OFFICIAL RECORDS BOOK 6145, PAGE 537, OF SAID PUBLIC RECORDS; THENCE NORTH 89°20'40" 625.79 FEET EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 48TH AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 614, PAGE 537 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°24'32" EAST 78.75 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 01°24'32" EAST 15.48 FEET TO THE NORTH LINE OF ORCHID GARDENS PER OFFICIAL RECORDS BOOK 5451, PAGE 861 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 01°24'32" EAST 9.54 FEET; THENCE NORTH 89°01'42" WEST 9.43 FEET; THENCE SOUTH 73°17'39" WEST 77.68 FEET TO THE WEST LINE OF NETTLE GARDENS PER OFFICIAL RECORDS BOOK 5423, PAGE 551 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 73°17'39" WEST, 216.64 FEET; THENCE NORTH 77°34'45" WEST 153.45 FEET; THENCE SOUTH 12°25'15" WEST 1.00 FOOT; THENCE NORTH 77°34'45" EAST 5.46 FEET; THENCE NORTH 12°25'15" EAST 12.99 FEET TO THE NORTH LINE OF PUBLIC PARCEL 10 PER OFFICIAL RECORDS BOOK 6077, PAGE 238 BROWARD COUNTY PUBLIC RECORDS; THENCE NORTH 12°25'15" EAST, 12.01 FEET; THENCE SOUTH 77°34'45" EAST 5.46 FEET; THENCE NORTH 12°25'15" EAST 1.00 FOOT; THENCE SOUTH 77°34'45" EAST 15.79 FEET; THENCE SOUTH 12°25'15" WEST 2.00 FEET; THENCE SOUTH 77°34'45" EAST 15.44 FEET; THENCE NORTH 12°25'15" EAST, 2.00 FEET; THENCE SOUTH 77°34'45" EAST, 49.10 FEET; THENCE SOUTH 75°47'27" EAST, 32.04 FEET; THENCE NORTH 12°25'15" EAST 1.00 FOOT; THENCE SOUTH 77°34'45" EAST 34.60 FEET; THENCE NORTH 73°17'39" EAST 98.76 FEET; THENCE SOUTH 16°42'21" EAST 3.50 FEET; THENCE NORTH 73°17'39" EAST 15.54 FEET; THENCE NORTH 16°42'21" WEST 3.50 FEET; THENCE NORTH 73°17'39" EAST 16.05 FEET; THENCE SOUTH 16°42'21" EAST, 4.00 FEET; THENCE NORTH 73°17'39" EAST 27.72 FEET; THENCE NORTH 16°42'21" WEST 4.00 FEET; THENCE NORTH 73°17'39" EAST 34.91 FEET; THENCE SOUTH 16°42'21" EAST 5.00 FEET; THENCE NORTH 73°17'39" EAST 27.75; THENCE NORTH 16°42'21" WEST 5.00 FEET; THENCE NORTH 73°17'39" EAST 70.98 FEET; THENCE SOUTH 89°01'42" EAST 12.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 11,138 SQUARE FEET (0.256 ACRES), MORE OR LESS.

**NOTES:**

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**LEGEND**

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- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

Craven Thompson & Associates, Inc.

LICENSED BUSINESS NUMBER 4271



Todd H. Bates  
Date: 2023.11.28  
10:32:16 -05'00'

TODD H. BATES, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 15-0038-122- 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY\_PROJECTS\PROJECTS\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

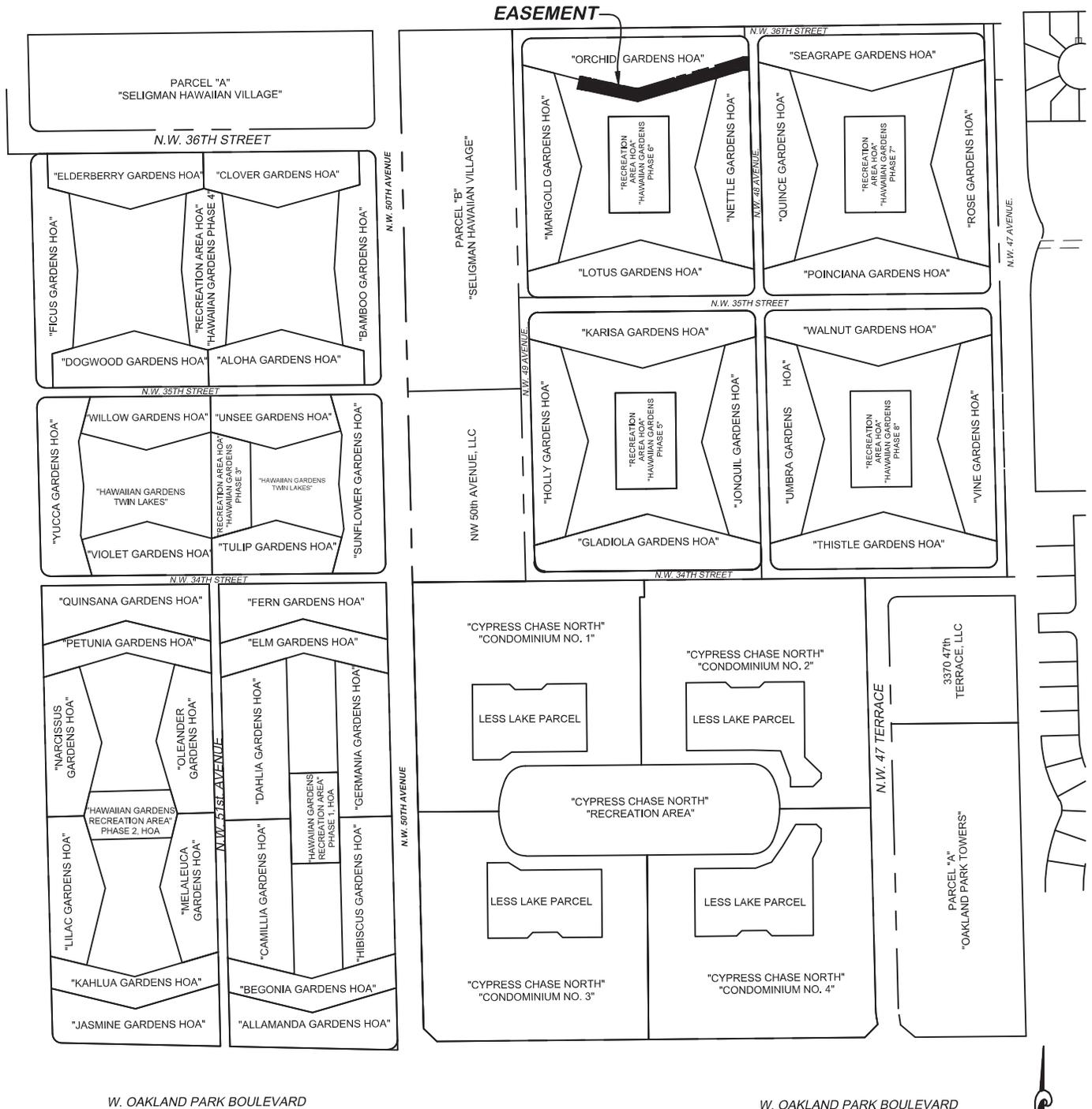
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The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, 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
MISC. MINOR REVISIONS	11/28/23	THB	MRM
ADD H.O.A._PRIVATE ROAD	2/23/22	MRM	THB
REF. S-24_NE	11/13/20		

**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) 2023

JOB NO.: 15-0038-122	SHEET 1 OF 5 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/13/20

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



\\CTAFI02\SURVEY\_PROJECTS\PROJECTS\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122-



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DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/13/20

SCALE: 1"=400'

# SKETCH TO ACCOMPANY DESCRIPTION UTILITY EASEMENT



SCALE: 1"=40'

**P.O.C.**

N.E. CORNER PARCEL "B"  
P.B. 108, PG. 23; B.C.R.

NORTH RIGHT-OF-WAY LINE

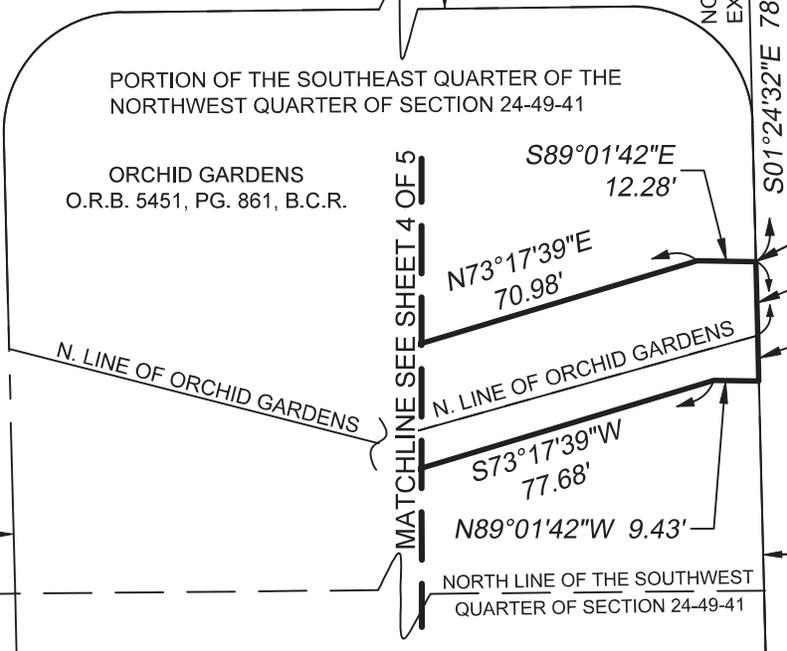
**N.W. 36TH STREET**  
O.R.B. 6145, PG. 537, B.C.R.

PARCEL 'B'  
"SELIGMAN HAWAIIAN VILLAGE"  
P.B. 108, PG. 23; B.C.R.

EAST LINE OF PARCEL 'B'  
(BEARING BASE)  
N01°24'32" W

**N.W. 49TH AVENUE**  
O.R.B. 6145, PG. 537, B.C.R.

25.00'



PORTION OF THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 24-49-41

ORCHID GARDENS  
O.R.B. 5451, PG. 861, B.C.R.

N. LINE OF ORCHID GARDENS

MATCHLINE SEE SHEET 4 OF 5

NORTH LINE OF THE SOUTHWEST  
QUARTER OF SECTION 24-49-41

PORTION OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 24-49-41

NETTLE GARDENS  
O.R.B. 5423, PG. 551, B.C.R.

WEST RIGHT-OF-WAY LINE  
W. 12.5' OF RW O.R.B. 614, PG 537, B.C.R.

**N.W. 48TH AVENUE**

**P.O.B.**

S01°24'32"E  
15.48'

S01°24'32"E 9.54'

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DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/13/20

# SKETCH TO ACCOMPANY DESCRIPTION UTILITY EASEMENT



PORTION OF THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 24-49-41

SCALE: 1"=40'

N. LINE ORCHID GARDENS

ORCHID GARDENS  
O.R.B. 5451, PG. 861, B.C.R.

N16°42'21"W 5.00'  
N73°17'39"E 27.75'  
S16°42'21"E 5.00'

N73°17'39"E  
70.98'

N73°17'39"E 34.91'

N16°42'21"W 4.00'  
N73°17'39"E 27.72'  
S16°42'21"E 4.00'

N73°17'39"E 16.05'

N16°42'21"W 3.50'  
N73°17'39"E 15.54'

S16°42'21"E 3.50'

S75°47'27"E 32.04'

N12°25'15"E 1.00'

S77°34'45"E 34.60'

N73°17'39"E 98.76'

N. LINE OF THE S.W. 1/4  
OF SECTION 24-49-41

S. LINE OF ORCHID GARDENS  
N. LINE OF PUBLIC PARCEL

MATCHLINE SEE SHEET 5 OF 5

MATCHLINE SEE SHEET 3 OF 5

S. LINE OF ORCHID GARDENS  
N. LINE OF PUBLIC PARCEL

N 77°34'45" W 153.45'

S73°17'39"W 216.64'

S73°17'39"W 77.68'

EASEMENT  
11,138 SQUARE FEET  
0.256 ACRES

HAWAIIAN GARDENS PHASE VI  
PUBLIC PACEL 10  
O.R.B. 6077, PG. 238, B.C.R.

E. LINE OF PUBLIC PARCEL 10  
W. LINE OF NETTLE GARDENS  
NETTLE GARDENS  
O.R.B. 5423, PG. 551, B.C.R.

PORTION OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 24-49-41

\\CTAFI02\SURVEY\_PROJECTS\PROJECTS\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122-

NE-EASEMENT R



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JOB NO.: 15-0038-122

SHEET 4 OF 5 SHEETS

DRAWN BY: THB

F.B. N/A PG. N/A

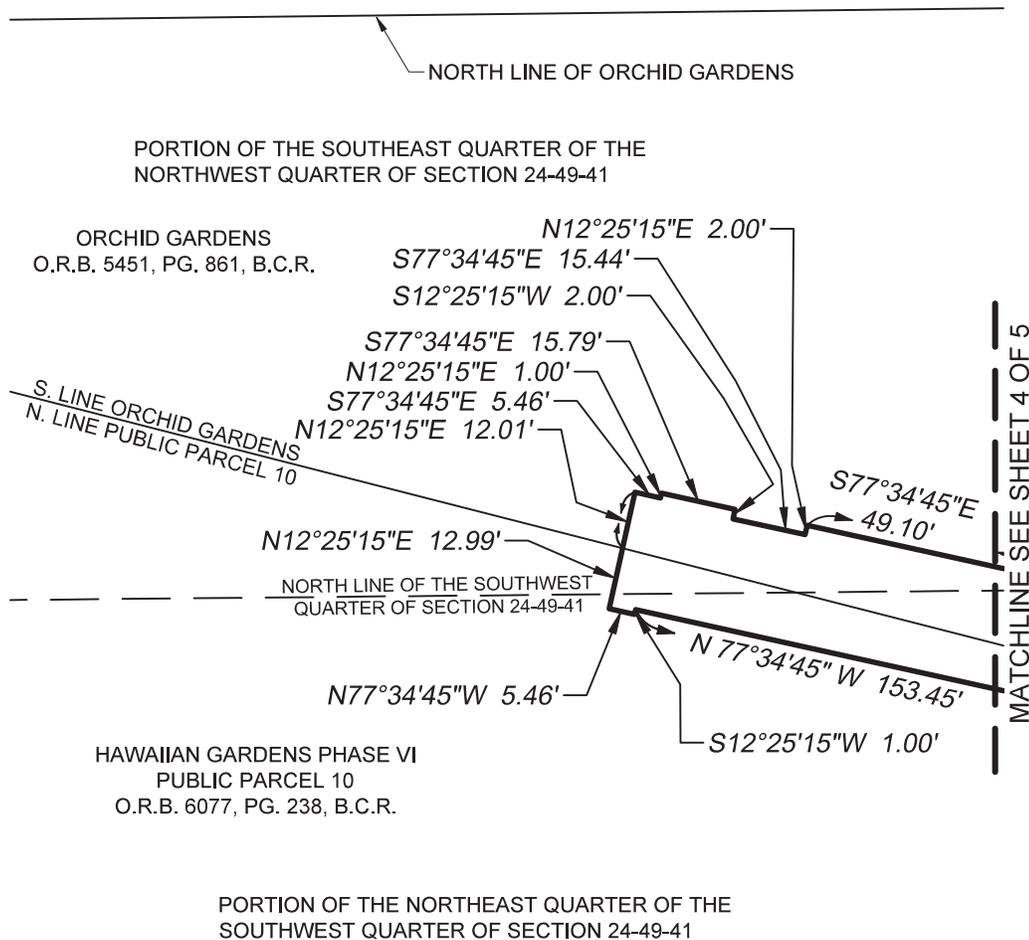
CHECKED BY: MRM

DATED: 11/13/20

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT



SCALE: 1"=40'



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NE- EASEMENT R

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JOB NO.: 15-0038-122	SHEET 5 OF 5 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/13/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 'B', "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF NORTHWEST 49th AVENUE (A PRIVATE ROAD); THENCE SOUTH 01°24'32" EAST ALONG THE EAST LINE OF SAID PARCEL 'B' AND SAID WEST RIGHT-OF-WAY, A DISTANCE OF 146.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST; THENCE SOUTH 01°24'45" EAST ALONG SAID EAST BOUNDARY AND WEST RIGHT-OF-WAY, A DISTANCE OF 212.87 FEET; THENCE NORTH 88°35'15" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 49TH AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°35'15" EAST, A DISTANCE OF 9.00 FEET; THENCE SOUTH 01°24'45" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°35'15" WEST, A DISTANCE OF 9.00 FEET TO THE SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°24'45" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 135 SQUARE FEET (0.003 ACRES), MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, WHICH BEARS SOUTH 01°24'45" EAST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**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 Todd H. Bates  
Date: 2023.05.01  
14:39:59 -04'00'

TODD H. BATES  
PROFESSIONAL SURVEYOR AND MAPPER LS7165  
STATE OF FLORIDA

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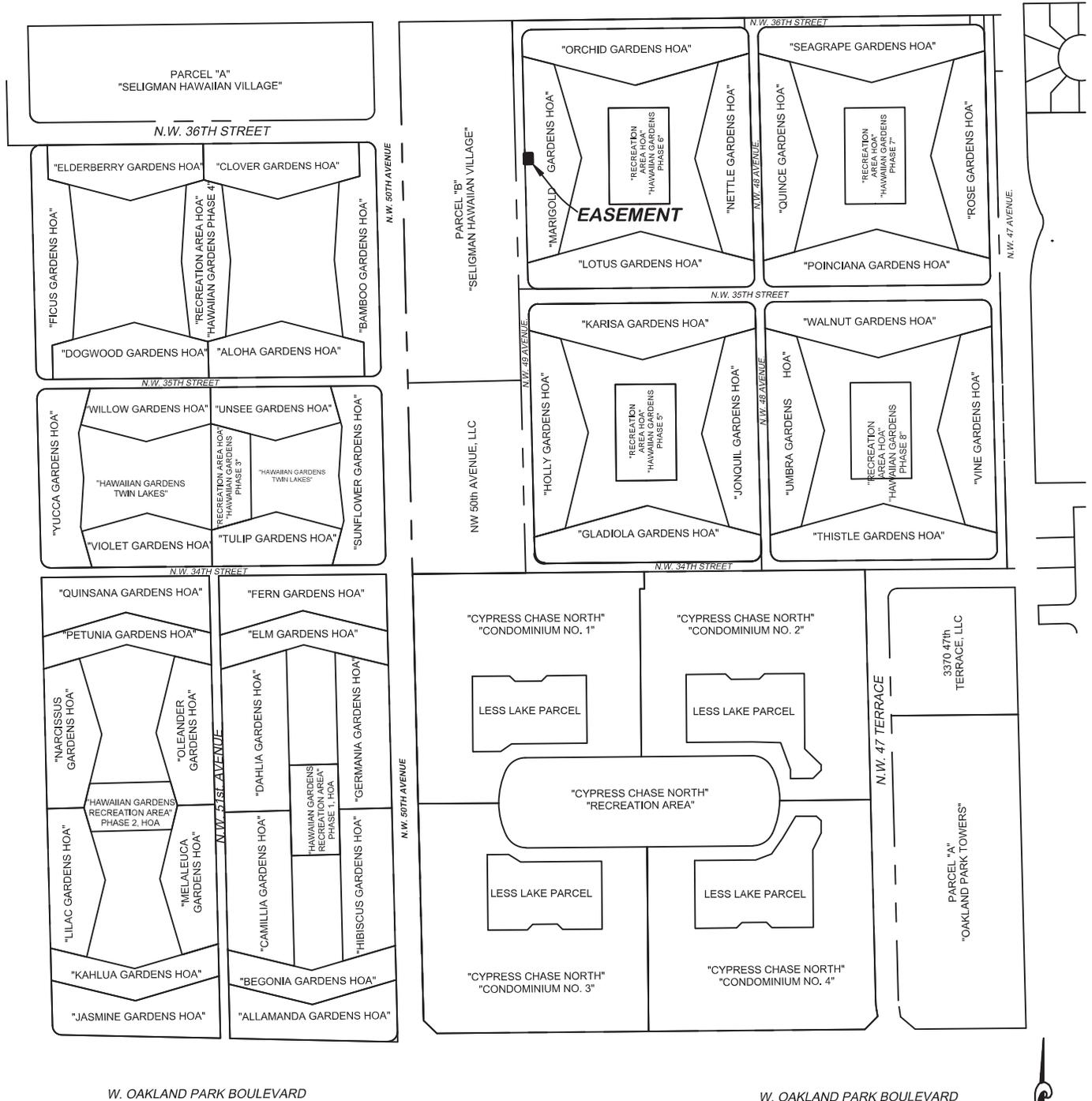
**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

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	MISC. MINOR REVISIONS	01/05/23	THB	MRM
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	REF. W-35_NE	11/14/20	THB	MRM
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/14/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

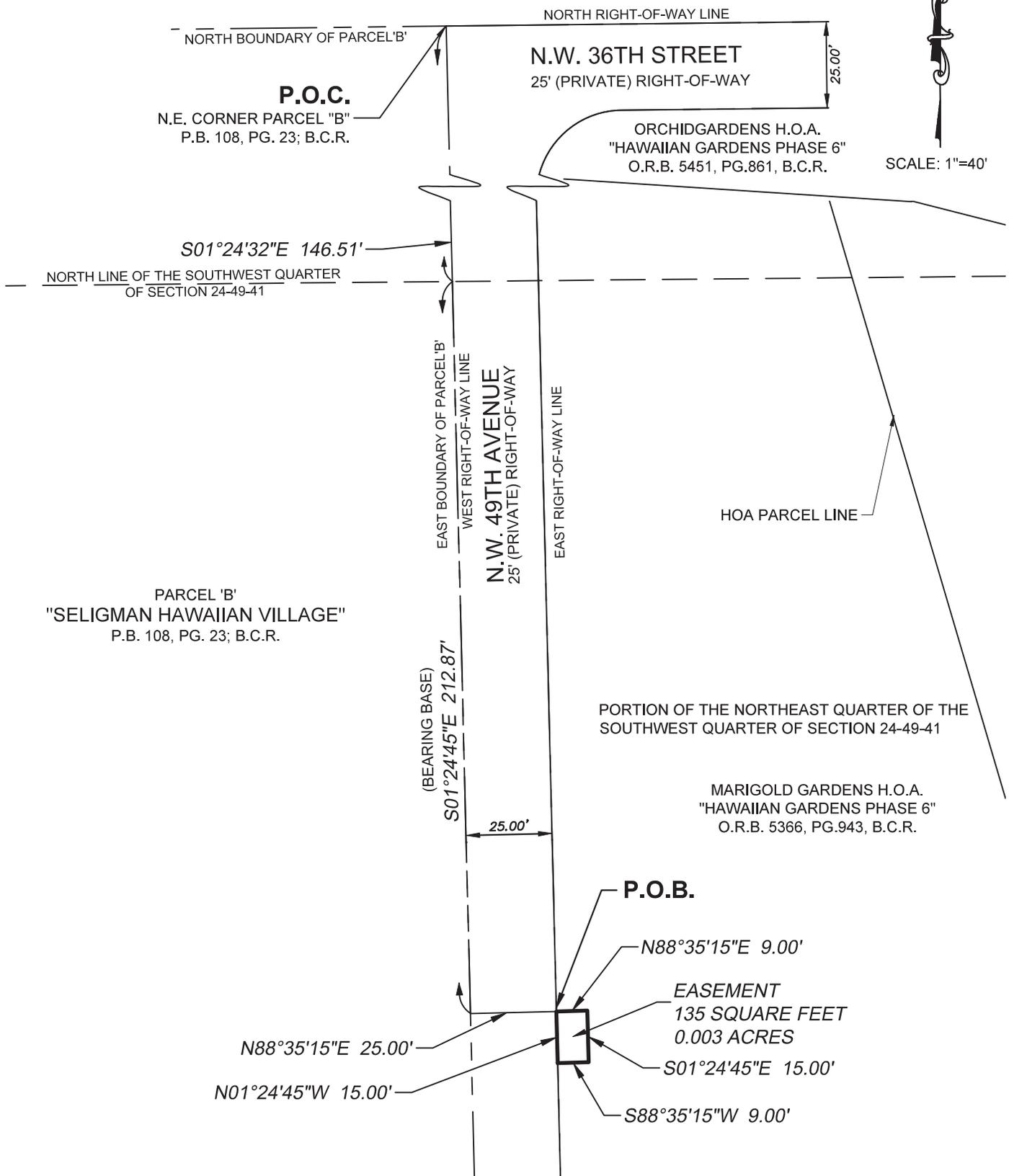
R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'

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JOB NO.: 15-0038-122	SHEET 2 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/14/20

# SKETCH TO ACCOMPANY DESCRIPTION UTILITY EASEMENT



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

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JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/14/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
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**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

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SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 210 SQUARE FEET (0.005 ACRES), MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 01°24'45" WEST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

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CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271



Digitally signed  
by Todd H. Bates  
Date: 2023.05.01  
14:35:22 -04'00'

TODD H. BATES  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

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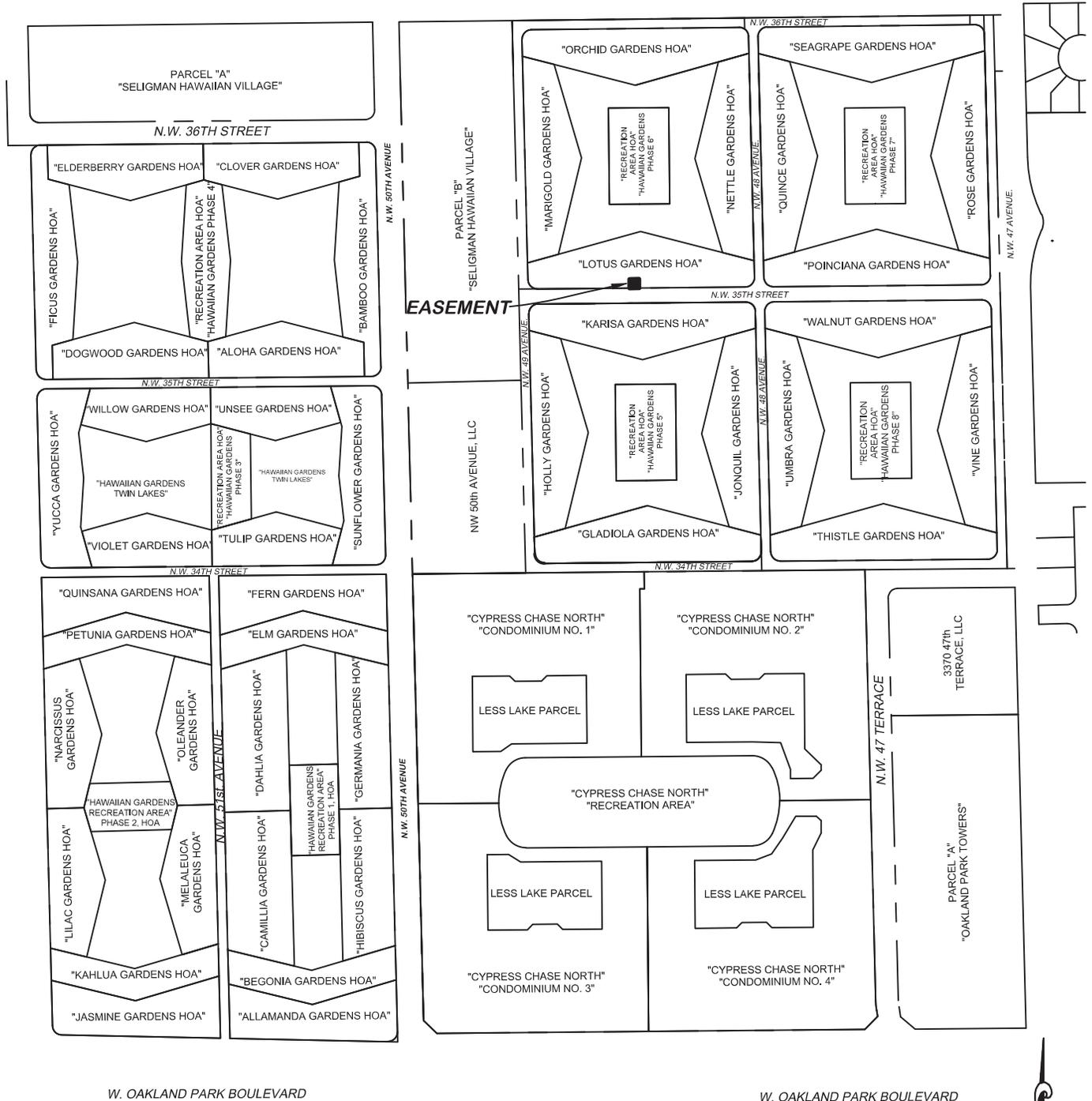
**LEGEND**

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	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/14/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'



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JOB NO.: 15-0038-122

SHEET 2 OF 3 SHEETS

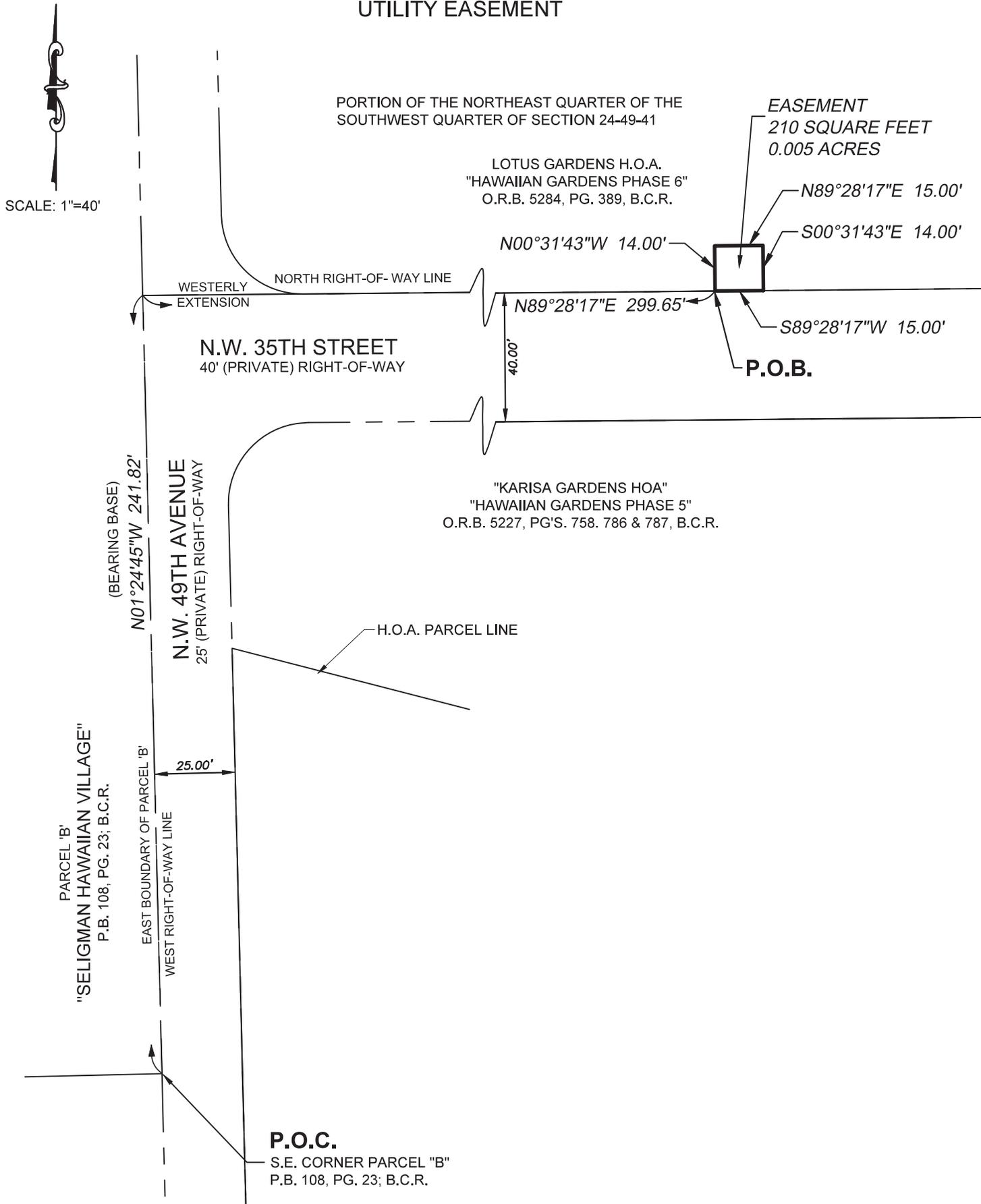
DRAWN BY: THB

F.B. N/A PG. N/A

CHECKED BY: MRM

DATED: 11/14/20

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R



**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) 2023

JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/14/20

FOR: BROWARD COUNTY WATER & WASTEWATER SERVICES EXHIBIT A SKETCH AND DESCRIPTION UTILITY EASEMENT

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL 'B', 'SELIGMAN HAWAIIAN VILLAGE', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF NORTHWEST 49th AVENUE (A PRIVATE ROAD); THENCE NORTH 01'24'45" WEST ALONG THE EAST BOUNDARY OF SAID PARCEL 'B' AND WEST RIGHT-OF-WAY, A DISTANCE OF 241.82 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 35TH STREET (A PRIVATE ROAD); THENCE NORTH 89'28'17" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE AND WESTERLY EXTENSION, A DISTANCE OF 328.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00'31'43" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89'28'17" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00'31'43" EAST, A DISTANCE OF 12.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89'28'17" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 180 SQUARE FEET (0.004 ACRES), MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 01'24'45" WEST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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 Todd H. Bates Date: 2023.05.01 14:36:07 -04'00'

TODD H. BATES PROFESSIONAL SURVEYOR AND MAPPER NO LS7165 STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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.

LEGEND

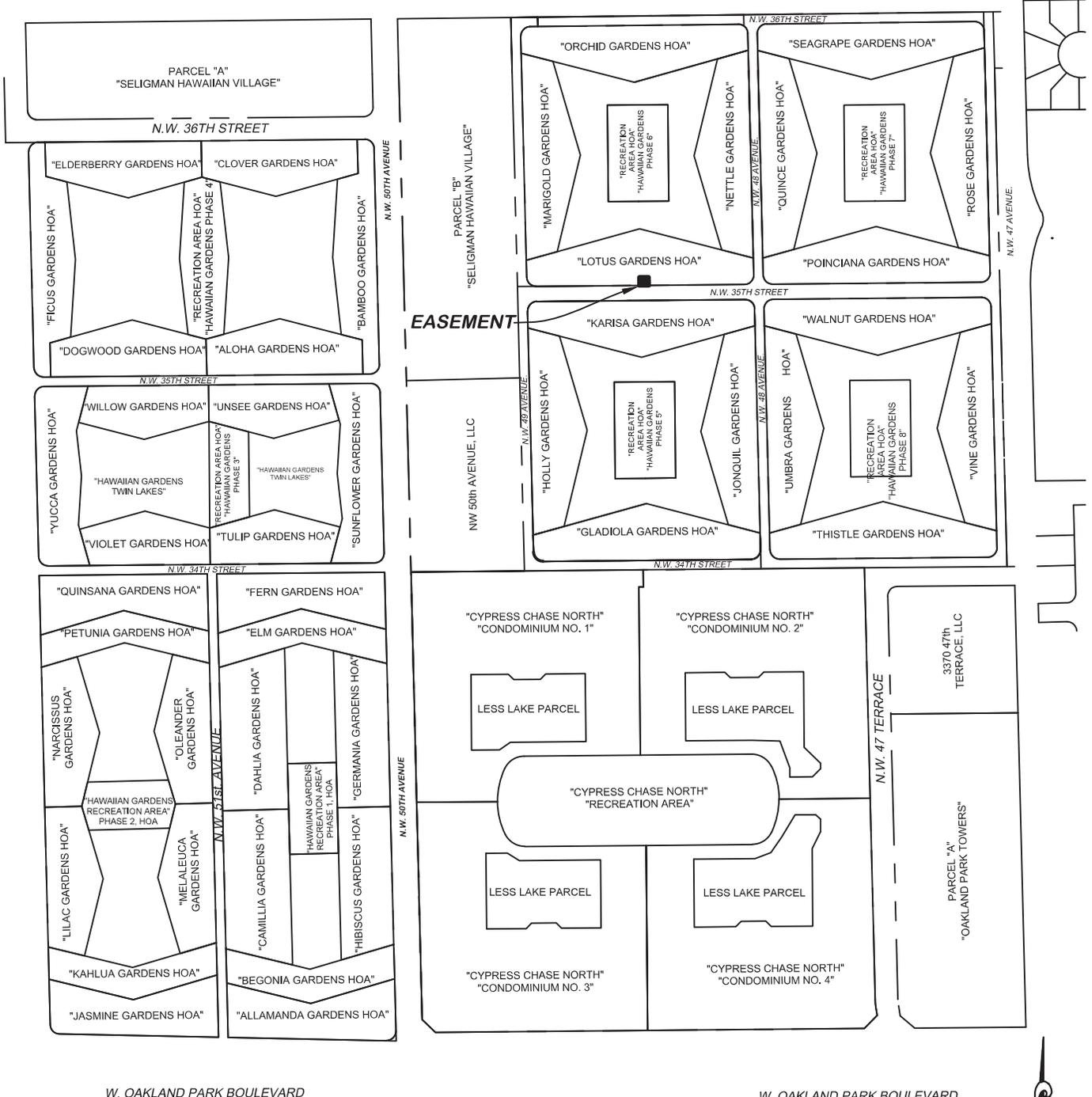
- B.C.R. BROWARD COUNTY RECORDS
H.O.A. HOME OWNERS ASSOCIATION
LLC LIMITED LIABILITY CORPORATION
P.B. PLAT BOOK
PG. PAGE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R.B. OFFICIAL RECORDS BOOK

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

Table with 5 columns: Description, Updates and/or Revisions, Date, By, CK'D. Includes rows for minor revisions, private road, and job details.

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

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

SCALE: 1"=400'

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R



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 ENGINEERS • PLANNERS • SURVEYOR'S

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 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

JOB NO.: 15-0038-122

SHEET 2 OF 3 SHEETS

DRAWN BY: THB

F.B. N/A PG. N/A

CHECKED BY: MRM

DATED: 11/16/20

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT

SCALE: 1"=40'



PORTION OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 24-49-41

LOTUS GARDENS H.O.A.  
"HAWAIIAN GARDENS PHASE 6"  
O.R.B. 5284, PG. 389, B.C.R.

EASEMENT  
180 SQUARE FEET  
0.004 ACRES

N00°31'43"W 12.00'  
N89°28'17"E 15.00'  
S00°31'43"E 12.00'

WESTERLY  
EXTENSION  
NORTH RIGHT-OF-WAY LINE

N89°28'17"E 328.21'  
S89°28'17"W 15.00'

N.W. 35TH STREET  
40' (PRIVATE) RIGHT-OF-WAY

P.O.B.

"KARISA GARDENS HOA"  
"HAWAIIAN GARDENS PHASE 5"  
O.R.B. 5227, PG'S. 758, 786 & 787, B.C.R.

(BEARING BASE)  
N01°24'45"W 241.82'  
N.W. 49TH AVENUE  
25' (PRIVATE) RIGHT-OF-WAY

HOA PARCEL LINE

PARCEL 'B'  
"SELIGMAN HAWAIIAN VILLAGE"  
P.B. 108, PG. 23; B.C.R.

EAST BOUNDARY OF PARCEL 'B'  
WEST RIGHT-OF-WAY LINE

25.00'

P.O.C.

S.E. CORNER PARCEL "B"  
P.B. 108, PG. 23; B.C.R.

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R



**CRAVEN • THOMPSON & ASSOCIATES, INC.**

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JOB NO.: 15-0038-122

SHEET 3 OF 3 SHEETS

DRAWN BY: THB

F.B. N/A PG. N/A

CHECKED BY: MRM

DATED: 11/14/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 'B', "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET, (A PRIVATE ROAD); THENCE NORTH 89°20'40" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 625.79 FEET TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 48TH AVENUE, (A PRIVATE ROAD); THENCE SOUTH 01°24'32" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 147.88 FEET TO AN ANGLE POINT IN SAID WEST RIGHT-OF-WAY; THENCE SOUTH 01°24'45" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 225.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 01°24'45" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°35'15" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 01°24'02" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 88°35'15" EAST, A DISTANCE OF 4.00 FEET; THENCE NORTH 01°24'45" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 88°35'15" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 248 SQUARE FEET (0.006 ACRES), MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 01°24'45" WEST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**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 Todd H. Bates  
Date: 2023.05.01  
14:28:58 -04'00'

TODD H. BATES  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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.

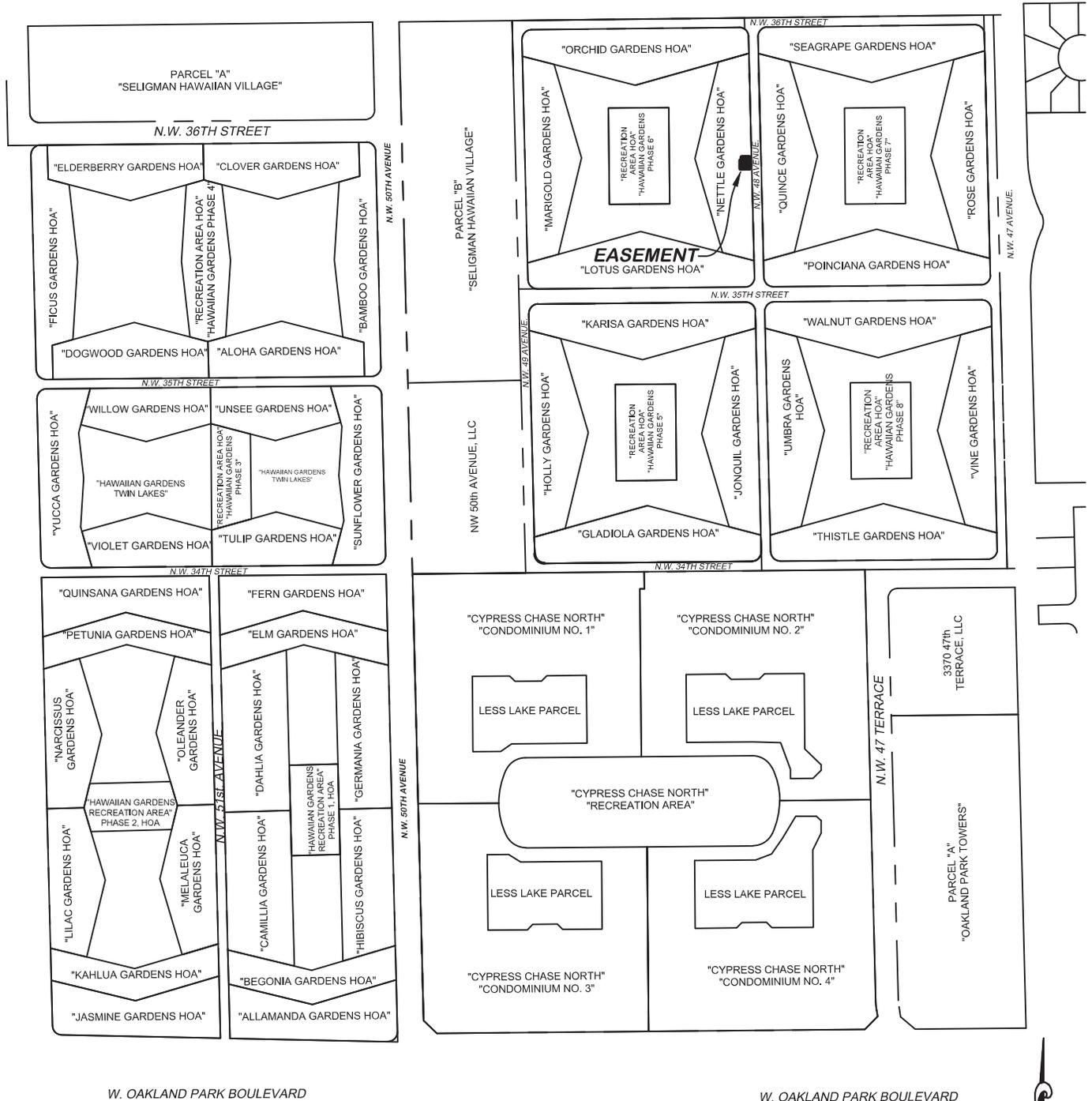
**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

THIS IS <b>NOT</b> 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
	MISC. MINOR REVISIONS	01/05/23	THB	MRM
	ADD H.O.A._PRIVATE ROAD	2/22/22	MRM	THB
	REF. W-55_NE	11/25/20		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/25/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'



**Craven • Thompson & Associates, Inc.**  
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JOB NO.: 15-0038-122

SHEET 2 OF 3 SHEETS

DRAWN BY: THB

F.B. N/A PG. N/A

CHECKED BY: MRM

DATED: 11/25/20

# SKETCH TO ACCOMPANY DESCRIPTION UTILITY EASEMENT

**P.O.C.**

N.E. CORNER PARCEL "B"  
P.B. 108, PG. 23; B.C.R.

(BEARING BASE)

$N89^{\circ}20'40''E$  625.79'

NORTH RIGHT-OF-WAY LINE

**N.W. 36TH STREET**  
25' (PRIVATE) RIGHT-OF-WAY

25.00'

NORTHELY  
EXTENSION

**N.W. 48TH AVE.**  
25' (PRIVATE) RIGHT-OF-WAY

PARCEL "B"  
"SELIGMAN HAWAIIAN VILLAGE"  
P.B. 108, PG. 23; B.C.R.

EAST BOUNDARY LINE PARCEL "B"  
**N.W. 49TH AVENUE**  
25' (PRIVATE) RIGHT-OF-WAY

(BEARING BASE)  
 $N01^{\circ}24'45''W$

25.00'

$S01^{\circ}24'32''E$  147.88'

25.00'

NORTH LINE OF THE SOUTHWEST  
QUARTER OF SECTION 24-49-41

PORTION OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 24-49-41

NETTLE GARDENS H.O.A.  
"HAWAIIAN GARDENS PHASE 6"  
O.R.B. 5423, PG. 551, B.C.R.

$N88^{\circ}35'15''E$  10.00'

$N01^{\circ}24'45''W$  8.00'

$N88^{\circ}35'15''E$  4.00'

EASEMENT  
248 SQUARE FEET  
0.006 ACRES

$N01^{\circ}24'45''W$  12.00'

$S88^{\circ}35'15''W$  14.00'

**P.O.B.**

$S01^{\circ}24'45''E$   
20.00'

WEST RIGHT-OF-WAY LINE



SCALE: 1"=40'

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
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JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/25/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

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SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 135 SQUARE FEET (0.003 ACRES), MORE OR LESS.

**NOTES:**

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**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
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- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271



Digitally signed  
by Todd H. Bates  
Date: 2023.05.01  
14:26:45 -04'00'

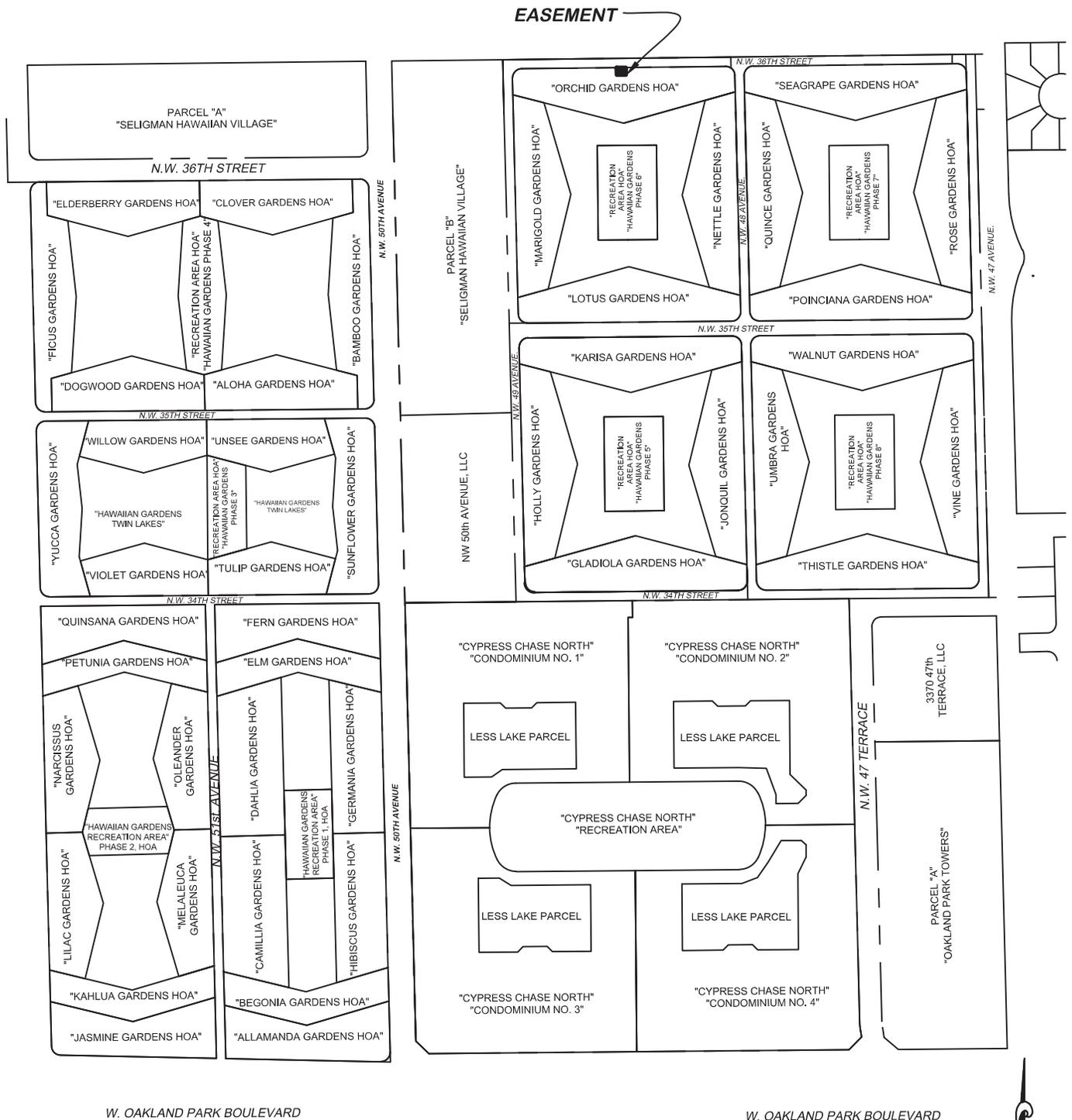
TODD H. BATES  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

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R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

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	MISC. MINOR REVISIONS	01/05/23	THB	MRM
	ADD H.O.A._PRIVATE ROAD	2/22/22	MRM	THB
	REF. W-57_NE	11/23/20		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/23/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'

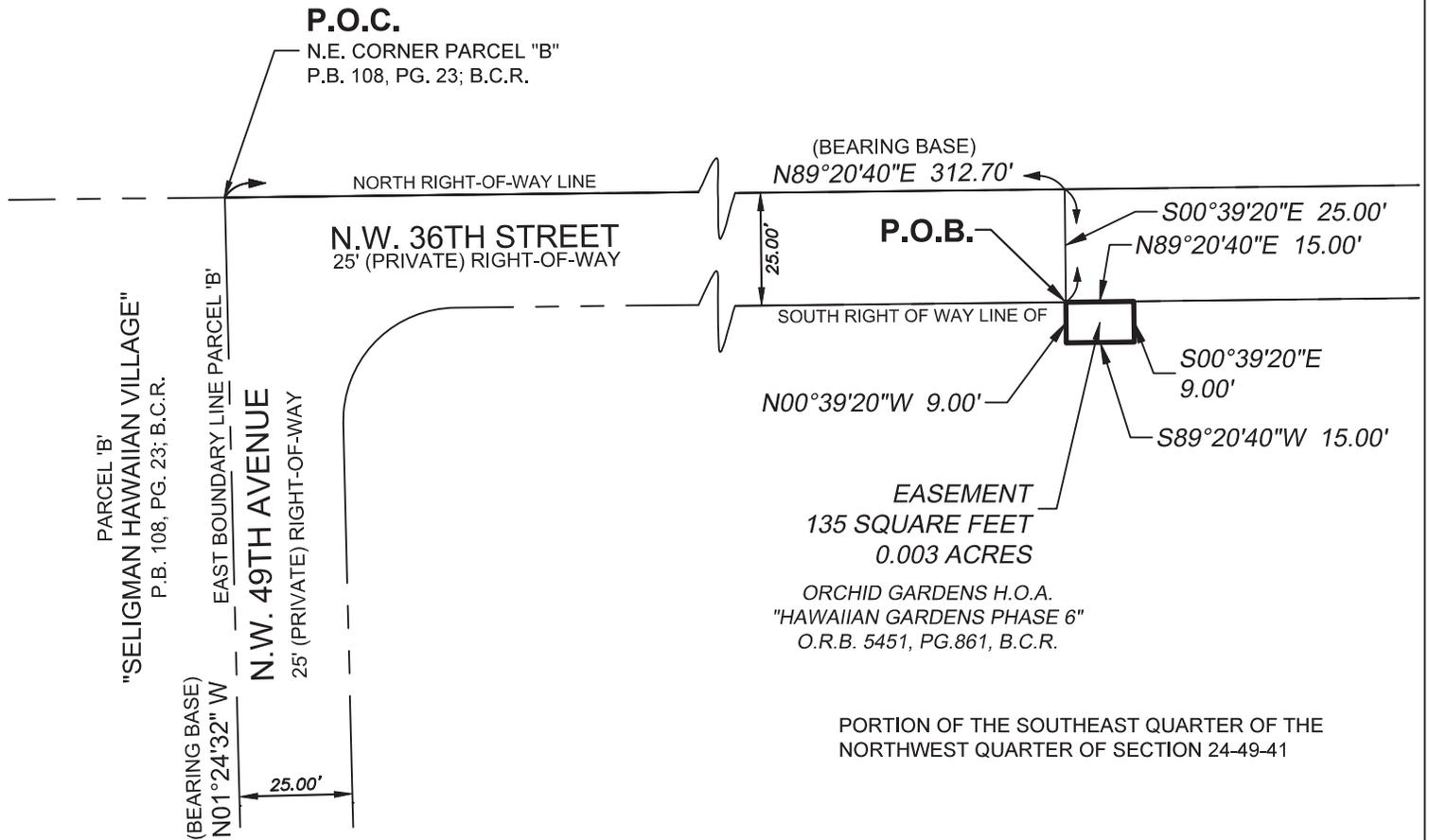
**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYOR'S  
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL  
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

JOB NO.: 15-0038-122	SHEET 2 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/23/20

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT



SCALE: 1"=40'



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JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/23/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 'B', "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET, (A PRIVATE ROAD); THENCE NORTH 89°20'40" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 70.98 FEET; THENCE SOUTH 00°39'20" EAST, A DISTANCE OF 25.00 FEET TO SOUTH RIGHT-OF-WAY LINE OF SAID NORTHWEST 36TH STREET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°39'20" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°20'40" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°39'20" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°20'40" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 120 SQUARE FEET OR (0.003 ACRES), MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 01°24'32" WEST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANG 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**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 Todd H. Bates  
Date: 2023.05.19  
14:50:55 -04'00'

TODD H. BATES  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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.

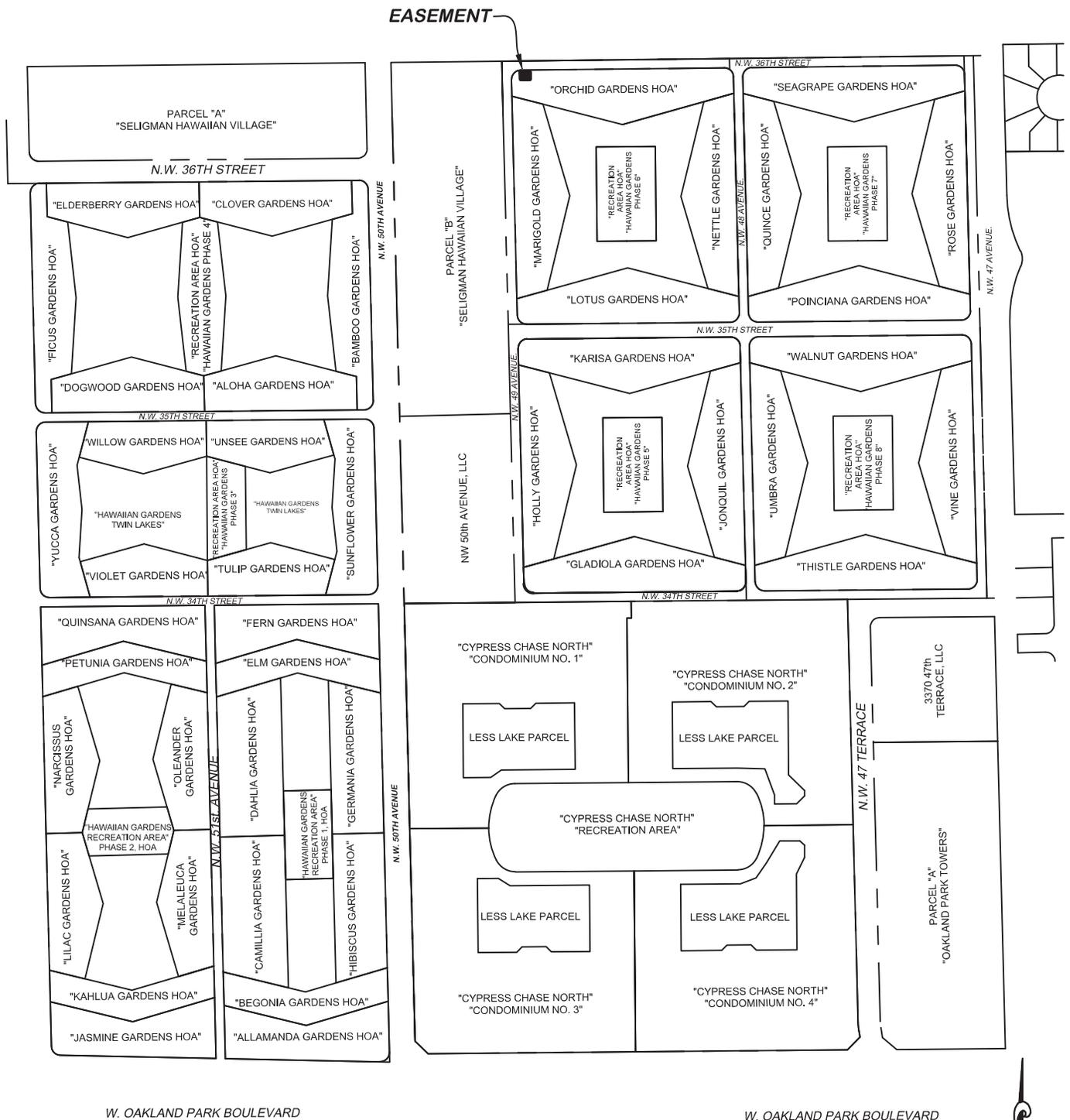
**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

THIS IS <b>NOT</b> 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
	MISC. MINOR REVISIONS	01/05/23	THB	MRM
	ADD H.O.A._PRIVATE ROAD	2/24/22	MRM	THB
	REF. W-71_NE	08/31/21		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 08/31/21		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'



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JOB NO.: 15-0038-122

SHEET 2 OF 3 SHEETS

DRAWN BY: THB

F.B. N/A PG. N/A

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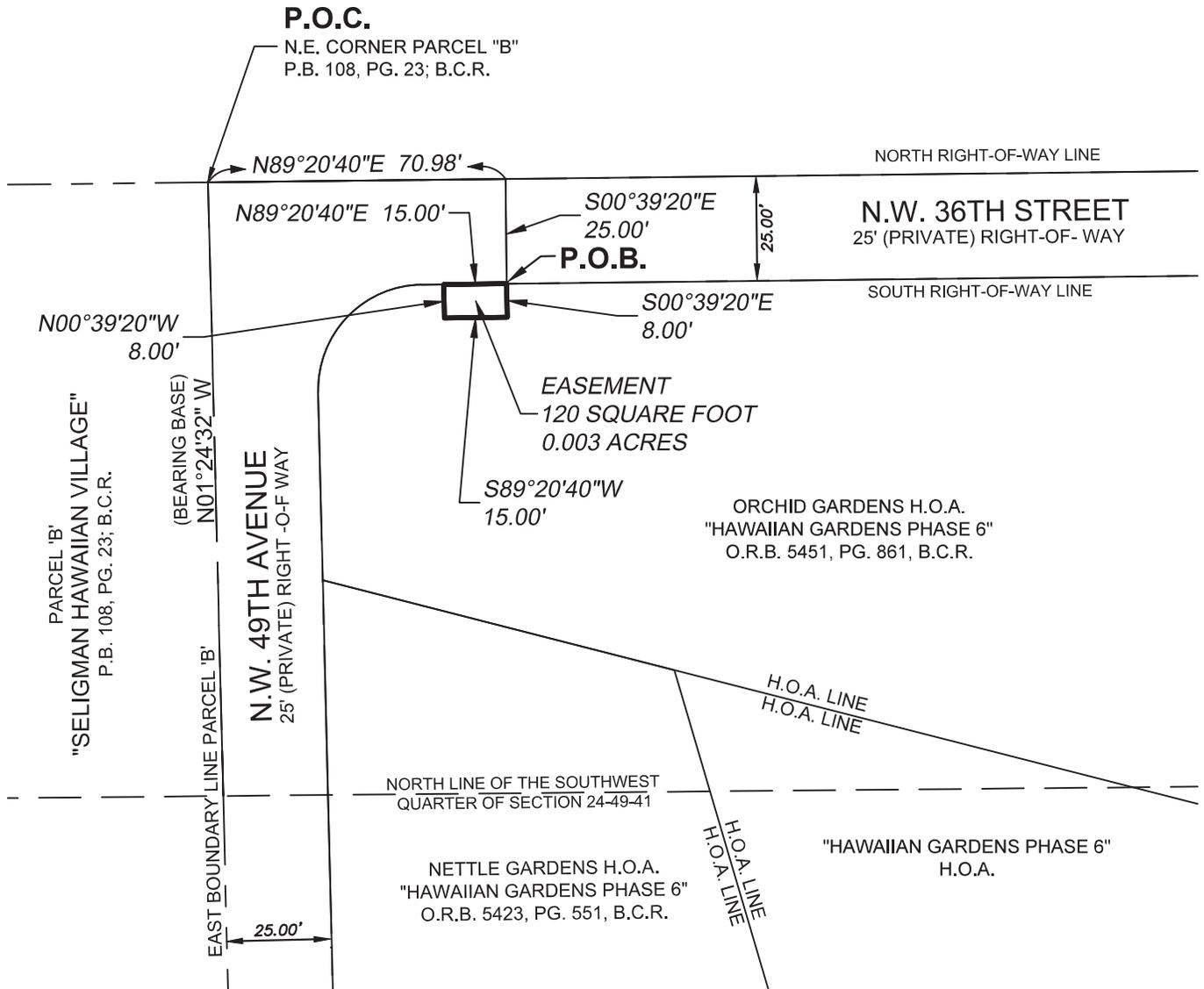
DATED: 9/1/21

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT



SCALE: 1"=40'

PORTION OF THE SOUTHEAST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 24-49-41



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JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 08/31/21

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 'B', "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 36th STREET, (A PRIVATE ROAD); THENCE NORTH 89°20'40" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 616.14 FEET; THENCE SOUTH 00°39'20" EAST, A DISTANCE OF 29.77 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVED SOUTHWEST, HAVING A RADIUS OF 25.00 AND THE POINT OF BEGINNING, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTHWEST 36th STREET; THENCE SOUTH 35°20'02" WEST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 7.00 FEET; THENCE NORTH 72°39'39" WEST, A DISTANCE OF 11.12 FEET; THENCE NORTH 00°39'20" WEST, ALONG A RADIAL LINE, A DISTANCE OF 7.00 FEET TO A POINT OF CURVATURE OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 35°59'22", FOR AN ARC DISTANCE OF 15.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 101 SQUARE FEET OR (0.002 ACRES), MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 01°24'32" WEST.

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**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- LLC LIMITED LIABILITY CORPORATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK
- L LENGTH
- R RADIUS
- Δ DELTA ANGLE

CRAVEN THOMPSON & ASSOCIATES, INC.  
 LICENSED BUSINESS NUMBER #271



Digitally signed  
 by Todd H. Bates  
 Date: 2023.05.19  
 15:33:20 -04'00'

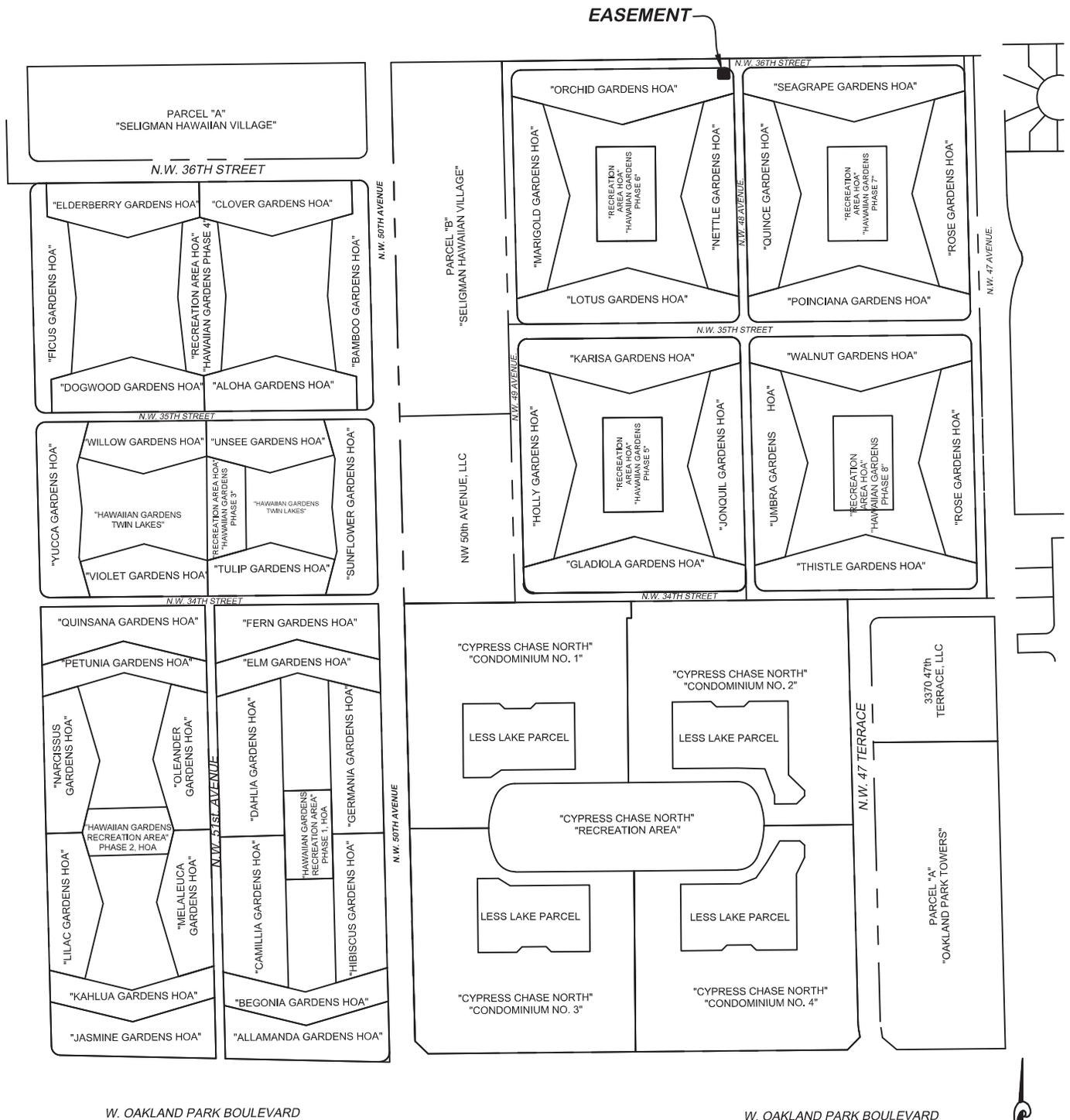
TODD H. BATES  
 PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
 STATE OF FLORIDA

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R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

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	MISC. MINOR REVISIONS	01/06/23	THB	MRM
	ADD H.O.A._PRIVATE ROAD	2/24/22	MRM	THB
	REF. W-72_NE	08/31/21		
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	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 08/31/21		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'



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JOB NO.: 15-0038-122

SHEET 2 OF 3 SHEETS

DRAWN BY: THB

F.B. N/A PG. N/A

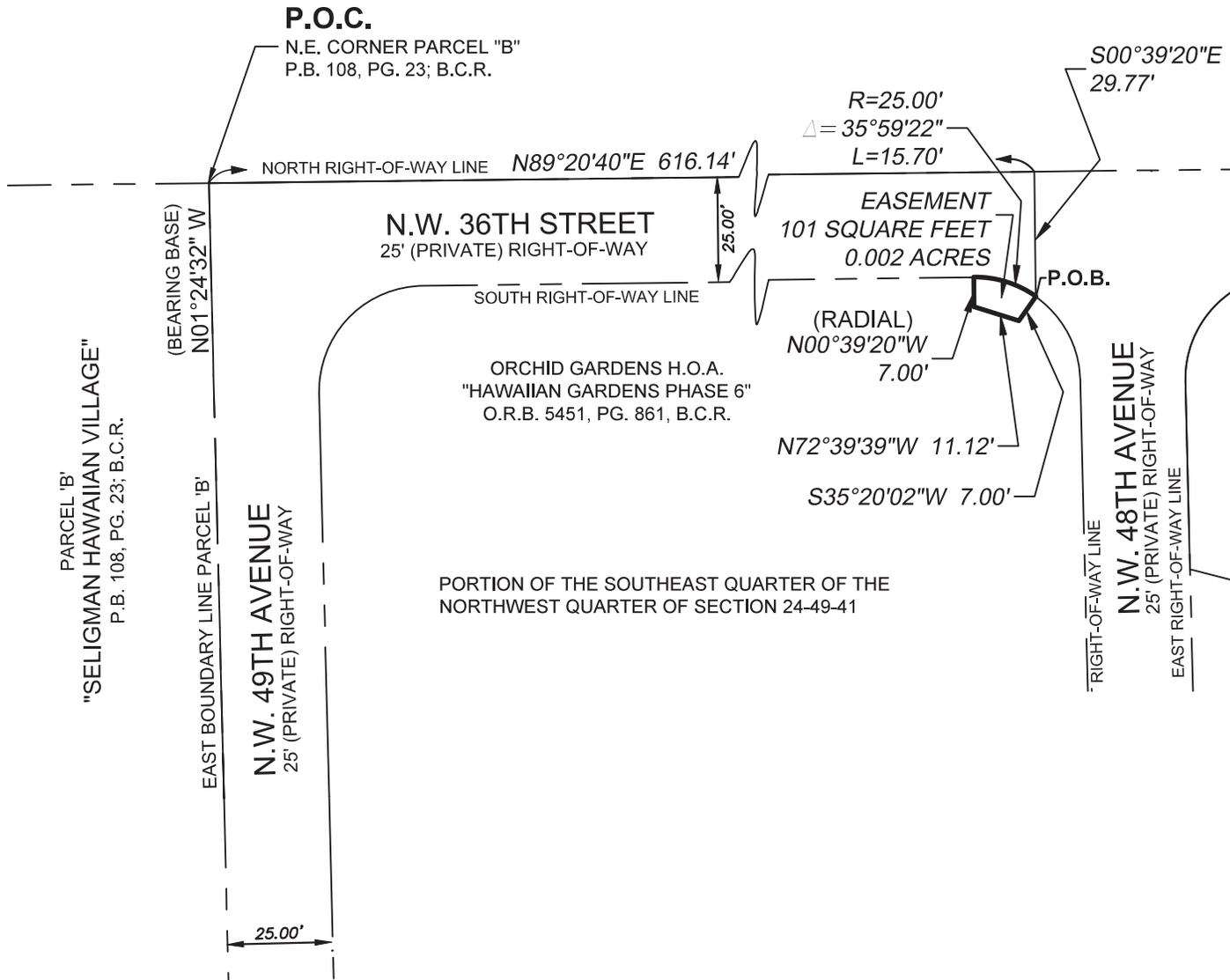
CHECKED BY: MRM

DATED: 8/31/21

# SKETCH TO ACCOMPANY DESCRIPTION UTILITY EASEMENT



SCALE: 1"=40'



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
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JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 08/31/21

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

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SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 63 SQUARE FEET (0.001 ACRES), MORE OR LESS.

**NOTES:**

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CRAVEN THOMPSON & ASSOCIATES, INC.  
 LICENSED BUSINESS NUMBER #271



Digitally signed  
by Todd H. Bates  
Date: 2023.08.15  
13:26:40 -04'00'

TODD H. BATES  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

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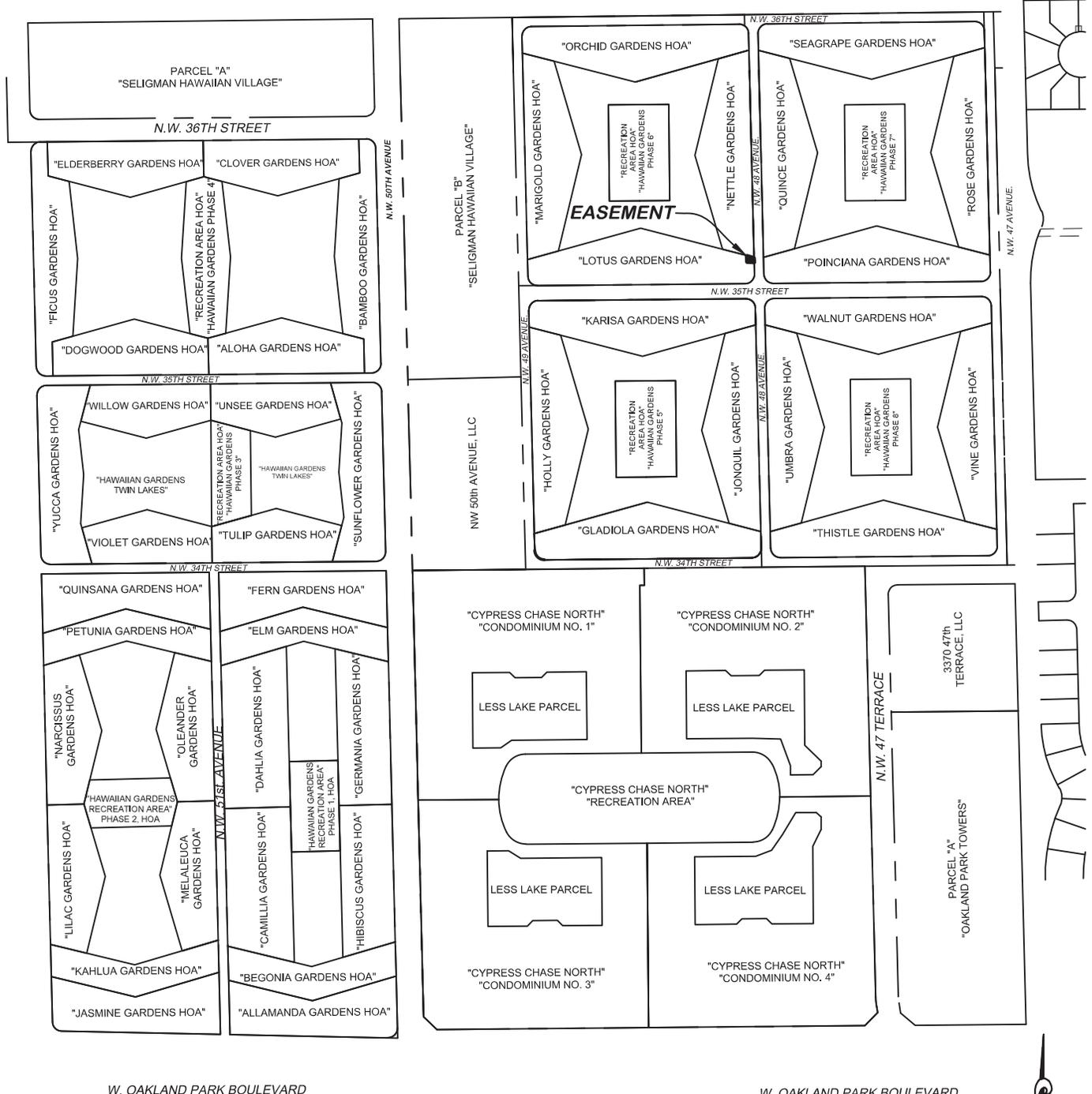
**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
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R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWNGS\15-0038-122- NE- EASEMENT R

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	MISC. MINOR REVISIONS	01/05/23	THB	MRM
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	REF. W-52A_NE	11/25/20		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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 HERON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/25/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD



SCALE: 1"=400'

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

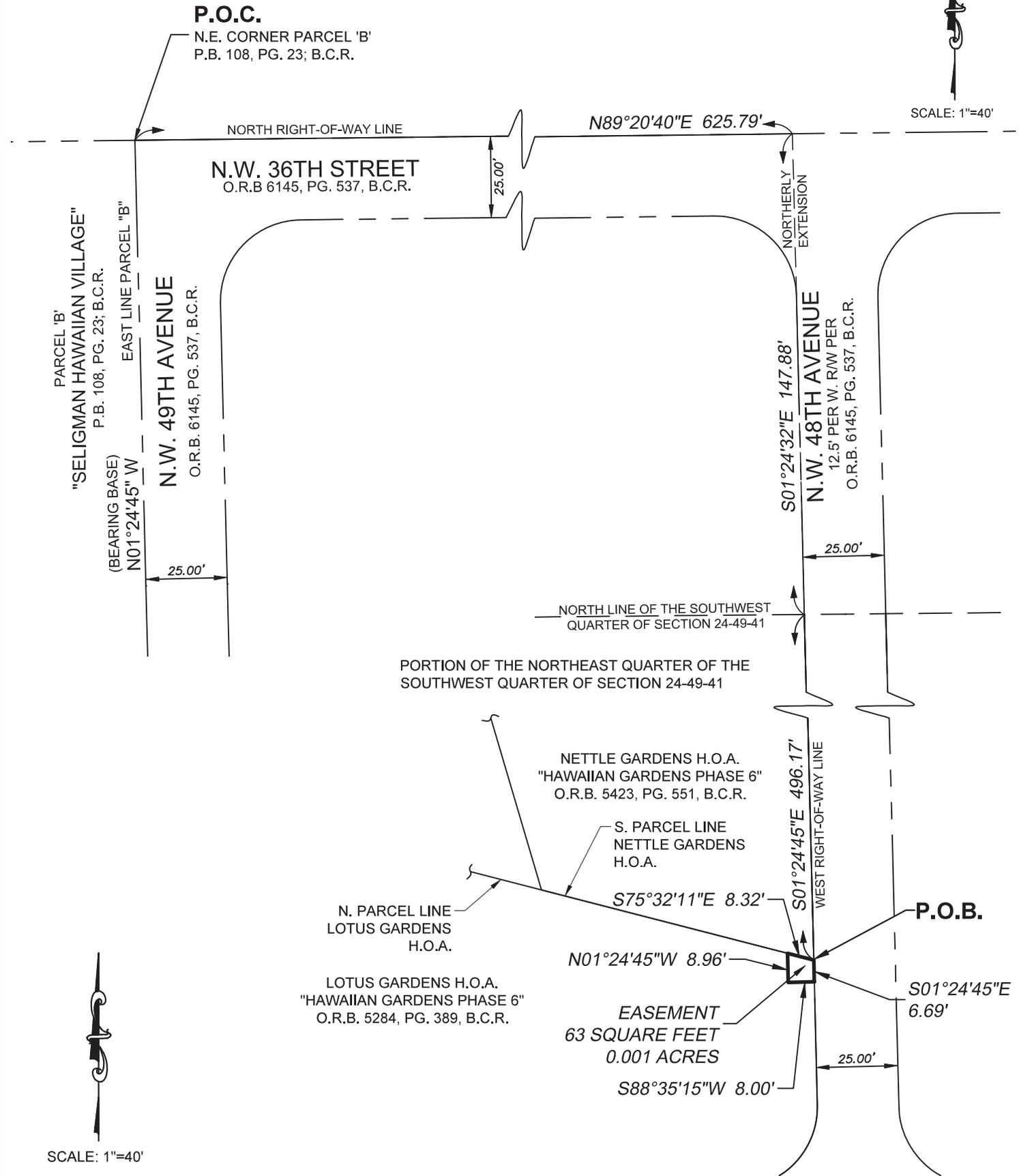
**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYOR'S  
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
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JOB NO.: 15-0038-122	SHEET 2 OF 3 SHEETS
DRAWN BY: THB	F.B. N/A PG. N/A
CHECKED BY: MRM	DATED: 11/25/20

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT



SCALE: 1"=40'



SCALE: 1"=40'

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 3 OF 3 SHEETS
	DRAWN BY: THB	F.B. N/A PG. N/A
	CHECKED BY: MRM	DATED: 11/25/20

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 'B', "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET, PER OFFICIAL RECORDS BOOK 6145, PAGE 537, OF SAID PUBLIC RECORDS; THENCE NORTH 89°20'40" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 625.79 FEET TO THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 48TH AVENUE PER SAID OFFICIAL RECORDS BOOK AND PAGE; THENCE SOUTH 01°24'32" EAST ALONG SAID NORTHERLY EXTENSION AND WEST RIGHT-OF-WAY LINE, A DISTANCE OF 147.88 FEET TO AN ANGLE POINT ON THE SAID WEST RIGHT-OF-WAY LINE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE SOUTH 01°24'45" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 487.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 01°24'45" EAST, A DISTANCE OF 8.31 FEET TO THE SOUTHERLY PARCEL LINE OF NETTLE GARDENS H.O.A. PER OFFICIAL RECORDS BOOK 5423, PAGE 551 OF SAID PUBLIC RECORDS; THENCE NORTH 75°32'11" WEST ALONG SAID SOUTHERLY PARCEL LINE, A DISTANCE OF 8.32 FEET; THENCE NORTH 01°24'45" WEST, A DISTANCE OF 6.04 FEET; THENCE NORTH 88°35'15" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 57 SQUARE FEET (0.001 ACRES), MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL "B", "SELIGMAN HAWAIIAN VILLAGE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 01°24'45" WEST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**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 Todd H. Bates  
 Date: 2023.08.15  
 16:25:52 -04'00'

TODD H. BATES  
 PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
 STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL 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.

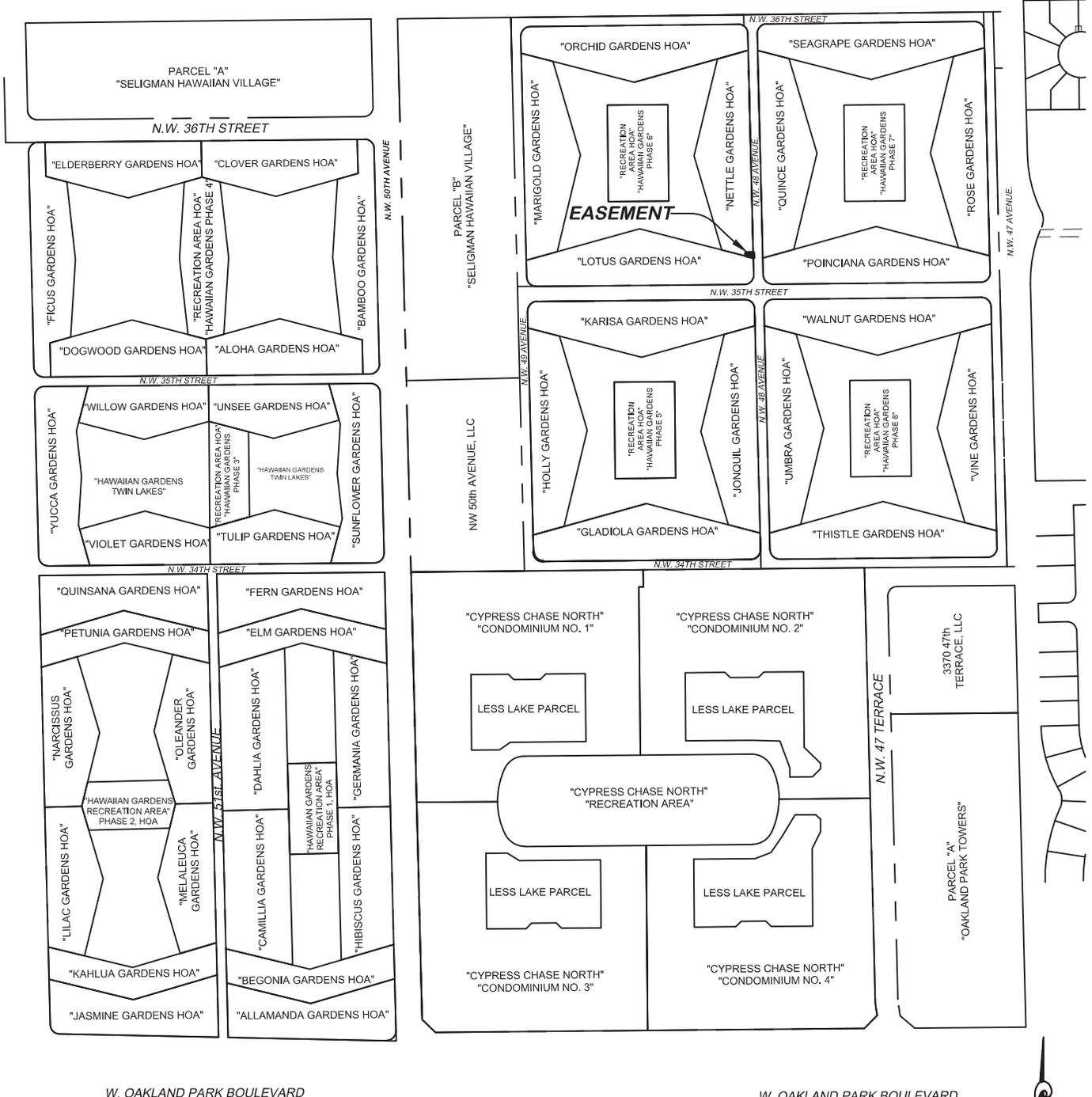
**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- H.O.A. HOME OWNERS ASSOCIATION
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORDS BOOK

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

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.	UPDATES and/or REVISIONS	DATE	BY	CK'D
	REVISIONS			
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.	REVISE EASEMENT LIMITS	07/19/23	THB	MRM
	ADD H.O.A. PRIVATE ROAD	2/22/22	MRM	THB
	REF. W-52_NE	11/25/20		
 <b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> 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) 2023	JOB NO.: 15-0038-122	SHEET 1 OF 3 SHEETS		
	DRAWN BY: THB	F.B. N/A	PG. N/A	
	CHECKED BY: MRM	DATED: 11/25/20		

# LOCATION MAP TO ACCOMPANY SKETCH AND DESCRIPTION



W. OAKLAND PARK BOULEVARD

W. OAKLAND PARK BOULEVARD

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NE- EASEMENT R

SCALE: 1"=400'



**Craven • Thompson & Associates, Inc.**  
ENGINEERS • PLANNERS • SURVEYOR'S

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SHEET 2 OF 3 SHEETS

DRAWN BY: THB

F.B. N/A PG. N/A

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DATED: 11/25/20

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT

SCALE: 1"=40'



**P.O.C.**

N.E. CORNER PARCEL 'B'  
P.B. 108, PG. 23; B.C.R.

NORTH RIGHT-OF-WAY LINE

$N89^{\circ}20'40''E$  625.79'

**N.W. 36TH STREET**  
O.R.B. 6145, PG. 537, B.C.R.

25.00'

NORTHERLY  
EXTENSION

PARCEL 'B'  
"SELIGMAN HAWAIIAN VILLAGE"  
P.B. 108, PG. 23; B.C.R.

(BEARING BASE)  
EAST LINE PARCEL "B"  
 $N01^{\circ}24'45''W$

**N.W. 49TH AVENUE**  
O.R.B. 6145, PG. 537, B.C.R.

25.00'

$S01^{\circ}24'32''E$  147.88'

**N.W. 48TH AVENUE**  
12.5' PER W. R/W PER  
O.R.B. 6145, PG. 537, B.C.R.

25.00'

NORTH LINE OF THE SOUTHWEST  
QUARTER OF SECTION 24-49-41

PORTION OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 24-49-41

NETTLE GARDENS H.O.A.  
"HAWAIIAN GARDENS PHASE 6"  
O.R.B. 5423, PG. 551, B.C.R.

S. PARCEL LINE  
NETTLE GARDENS  
H.O.A.

$N88^{\circ}35'15''E$  8.00'

$N01^{\circ}24'45''W$

6.04'

N. PARCEL LINE  
LOTUS GARDENS  
H.O.A.

LOTUS GARDENS H.O.A.  
"HAWAIIAN GARDENS PHASE 6"  
O.R.B. 5284, PG. 389, B.C.R.

$S01^{\circ}24'45''E$  487.86'

WEST RIGHT-OF-WAY LINE

**P.O.B.**

$S01^{\circ}24'45''E$   
8.31'

EASEMENT  
57 SQUARE FEET  
0.001 ACRES

$N75^{\circ}32'11''W$  8.32'



SCALE: 1"=40'

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