

SURVEYOR'S NOTES:

- THIS MAP OF SPECIFIC PURPOSE SURVEY WAS PREPARED TO DEPICT THE LIMITS OF AN AREA THAT HAS BEEN MAINTAINED BY BROWARD COUNTY, FLORIDA FOR THE PURPOSE OF CREATING A MAINTENANCE MAP PURSUANT TO FLORIDA STATUTE 95.361.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST. SAID LINE IS ASSUMED TO BEAR N 88°29'43" E AS SHOWN ON FDOT RIGHT-OF-WAY MAP 86070-2524 AND FDOT PROJECT CONTROL PLAN FOR ROAD NO. CR 840, FINANCIAL PROJECT ID 435808-5-52-01.
 - HORIZONTAL LOCATION OF FEATURES DEPICTED HEREON IS TO THE CENTER OF THE SYMBOL. SYMBOLS MAY BE AT AN ENLARGED SCALE FOR CLARITY.
 - HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A 2" TOTAL STATION AND AN ELECTRONIC DATA COLLECTION SYSTEM.
 - THE HORIZONTAL FEATURES SHOWN ARE PLOTTED WITHIN 1/20 OF THE MAP SCALE.
 - THIS MAP WAS PRODUCED FOR THE USE OF BROWARD COUNTY.
 - THERE MAY BE ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FL.
 - NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 8) DATA SOURCES:
- PLAT OF "JM CYPRESS CREEK", AS RECORDED IN PLAT BOOK 182, PAGE 102, BROWARD COUNTY PUBLIC RECORDS.
 - RIGHT OF WAY MAP NW 62nd STREET (CYPRESS CREEK ROAD), BROWARD COUNTY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, DATED 4/19/90.
 - ROADWAY PLAN FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. CR 840, PROJECT ID: 435808-5-52-01.
 - FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 86009-2501, DATED 10/18/76.
 - FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 86065-2505, DATED 8/11/2005.
 - INSTRUMENT NUMBER 113502803, BROWARD COUNTY PUBLIC RECORDS.
 - OFFICIAL RECORDS BOOK 18604, PAGE 318, BROWARD COUNTY PUBLIC RECORDS.
 - OFFICIAL RECORDS BOOK 18604, PAGE 320, BROWARD COUNTY PUBLIC RECORDS.
 - OFFICIAL RECORDS BOOK 19733, PAGE 986, BROWARD COUNTY PUBLIC RECORDS.
 - OFFICIAL RECORDS BOOK 19733, PAGE 988, BROWARD COUNTY PUBLIC RECORDS.
 - OFFICIAL RECORDS BOOK 11810, PAGE 686, BROWARD COUNTY PUBLIC RECORDS.

LEGEND

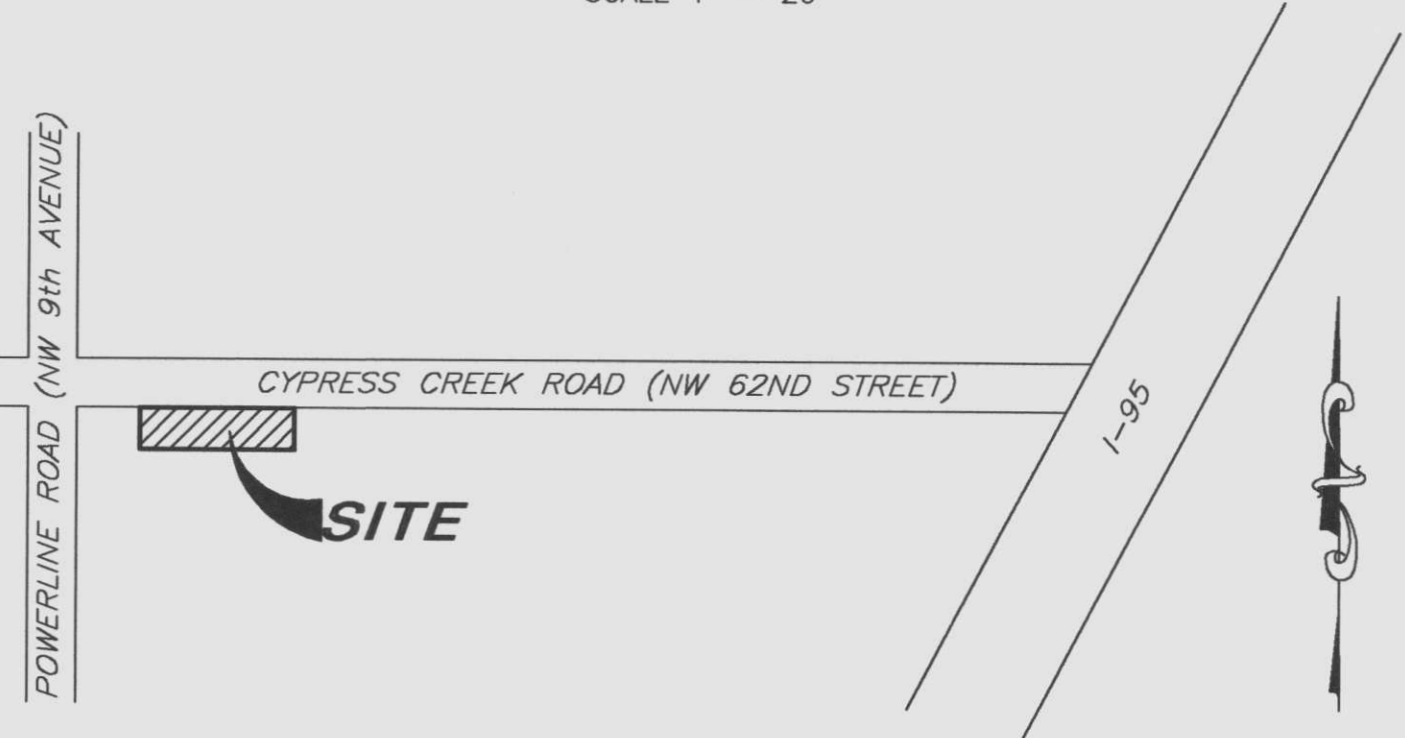
- L = OFFSET LEFT
RT = OFFSET RIGHT
CONC = CONCRETE
PB = PLAT BOOK
ORB = OFFICIAL RECORD BOOK
PG = PAGE
BCR = BROWARD COUNTY RECORDS
DCR = DADE COUNTY RECORDS
STA = STATION
D = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH
BCBM = BROWARD COUNTY BENCHMARK
W/ = WITH
R/W = RIGHT OF WAY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
CATCH BASIN
ELECTRIC BOX
FIRE HYDRANT
TRAFFIC CONTROL BOX
PEDESTRIAN CROSSING SIGNAL POLE
STORM MANHOLE
FIBER OPTIC
NON-VEHICULAR ACCESS

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (1/4) OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST IN BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 10; THENCE N 88°29'43" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 10, A DISTANCE OF 86.29 FEET; THENCE S 01°30'17" E, A DISTANCE OF 67.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS CREEK ROAD (NW 62ND STREET) ACCORDING TO OFFICIAL RECORDS BOOK 18604, PAGE 318, BROWARD COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 88°29'43" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 390.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET; A RADIAL LINE THROUGH SAID POINT BEARS N 40°13'16" W; THENCE, SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°56'08" FOR AN ARC DISTANCE OF 14.62 FEET; THENCE S 85°10'38" W, A DISTANCE OF 46.81 FEET; THENCE N 89°03'33" W, A DISTANCE OF 46.24 FEET; THENCE S 88°19'05" W, A DISTANCE OF 179.57 FEET; THENCE N 85°01'40" W, A DISTANCE OF 108.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 4,034 SQUARE FEET, (0.0926 ACRES) MORE OR LESS.



LOCATION MAP
(NOT TO SCALE)

**BROWARD COUNTY PUBLIC WORKS DEPARTMENT,
HIGHWAY CONSTRUCTION & ENGINEERING DIVISION,
STATE OF FLORIDA,
COUNTY OF BROWARD.**

SURVEYOR'S CERTIFICATE

THIS MAINTENANCE MAP IS BASED ON A SPECIFIC PURPOSE SURVEY WHICH WAS PERFORMED TO LOCATE THE LIMITS OF MAINTAINED RIGHT OF WAY RELATIVE TO THE BASELINE SHOWN HEREON, AS IDENTIFIED BY THE DIRECTOR OF HIGHWAY & BRIDGE MAINTENANCE DIVISION FOR THE TRANSPORTATION FACILITY SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON THE 21st OF SEPTEMBER, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ERIC B. AUGUSTO, P.S.M. REG. NO. LS5695
HIGHWAY CONSTRUCTION & ENGINEERING DIVISION
DATE: _____

NOT VALID UNLESS SIGNED AND SEALED

**BROWARD COUNTY PUBLIC WORKS DEPARTMENT,
HIGHWAY CONSTRUCTION & ENGINEERING DIVISION,
STATE OF FLORIDA,
COUNTY OF BROWARD.**

I HEREBY CERTIFY THAT THIS MAINTENANCE MAP CORRECTLY DEPICTS AND IS AN ACCURATE REPRESENTATION OF THE ROADWAY AREA DESIGNATED BY "LIMITS OF MAINTENANCE" AND THAT SAME WAS PREPARED UNDER MY DIRECTION AND SUPERVISION TO SHOW THE ADDITIONAL AREA SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS CREEK ROAD/NW 62ND STREET, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST IN THE CITY OF FORT LAUDERDALE, FLORIDA, AS SHOWN ON THIS MAP BY "LIMITS OF MAINTENANCE", WHICH HAS BEEN MAINTAINED OR REPAIRED CONTINUOUSLY AND UNINTERRUPTEDLY FOR AN IMMEDIATE PAST PERIOD IN EXCESS OF FOUR (4) YEARS BY BROWARD COUNTY PUBLIC WORKS DEPARTMENT, HIGHWAY & BRIDGE MAINTENANCE DIVISION AND THE DESIGNATES OF BROWARD COUNTY, FLORIDA, PRIOR TO THE DATE OF FILING OF THIS MAP.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE THIS _____ DAY OF _____, 2023 A.D..

RICHARD C. TORNESE, P.E. REG. NO. 40263
DIRECTOR - HIGHWAY CONSTRUCTION
& ENGINEERING DIVISION

WITNESS: _____
WITNESS: _____

**BROWARD COUNTY PUBLIC WORKS DEPARTMENT,
HIGHWAY & BRIDGE MAINTENANCE DIVISION,
STATE OF FLORIDA,
COUNTY OF BROWARD.**

KNOW ALL MEN BY THESE PRESENTS THAT I, ANH TOM, P.E., HEREBY CERTIFY THAT I AM EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, AS DIRECTOR OF THE HIGHWAY & BRIDGE MAINTENANCE DIVISION AND THAT THE SAID BOARD OF COUNTY COMMISSIONERS, THROUGH ITS EMPLOYEES AND CONTRACTORS, HAS MAINTAINED OR REPAIRED CONTINUOUSLY AND UNINTERRUPTEDLY FOR AN IMMEDIATE PAST PERIOD IN EXCESS OF FOUR (4) YEARS THE ADDITIONAL AREA SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS CREEK ROAD/NW 62ND STREET, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST IN THE CITY OF FORT LAUDERDALE, FLORIDA, AS SHOWN ON THIS MAP BY "LIMITS OF MAINTENANCE".

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE THIS _____ DAY OF _____, 2023 A.D..

ANH TOM, P.E. REG. NO. 52408
DIRECTOR - HIGHWAY & BRIDGE
MAINTENANCE DIVISION

WITNESS: _____
WITNESS: _____

COUNTY COMMISSION CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE TITLE OF THAT PORTION OF CYPRESS CREEK ROAD /NW 62ND STREET AS DESCRIBED ABOVE AND DELINEATED HEREON HAS VESTED IN THE COUNTY OF BROWARD, FLORIDA, IN ACCORDANCE WITH FLORIDA STATUTE 95.361 (1).

BROWARD COUNTY ADMINISTRATOR, AS
EX-OFFICIO CLERK OF BROWARD
COUNTY BOARD OF COUNTY COMMISSIONERS

MAYOR
BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY, FLORIDA

ACCEPTED FOR FILES AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
THIS _____ DAY OF _____, 2023, IN MISCELLANEOUS MAP BOOK _____
PAGE _____

RECORD VERIFIED

BY: _____
CLERK

				FIELD SURVEY	J. PUCKETT	9/21/2022	DRAWING SCALE: SEE ABOVE
				DRAWN BY	M. NOTTINGHAM	11/8/2023	FILE NAME:
				CHECKED BY	E. AUGUSTO	11/8/2023	2022-JOB5\2022-116\DWCS\2022-116 MAIN MAP.DWG
				SURVEY DATE:	SEPTEMBER 21, 2022		DATA COLLECTOR FILE NAME:
NO		REVISION	DATE	BY	FIELD BOOK #	N/A	1-SUR-DATA\2022\2022-116\9-21-22\2022-116.JOB



**HIGHWAY CONSTRUCTION & ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS**
1 N. UNIVERSITY DRIVE, SUITE B300, PLANTATION FL 33324
PHONE: (954) 577-4555 FAX: (954) 357-5843

MAINTENANCE MAP
SOUTEAST CORNER OF CYPRESS CREEK ROAD AND POWERLINE ROAD,
FORT LAUDERDALE, FLORIDA
SECTION 10, TOWNSHIP 49 SOUTH, RANGE 42 EAST

SEAL
NOT VALID WITHOUT THE
ORIGINAL RAISED SEAL
AND THE SIGNATURE
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

SURVEY PROJECT NO.
2022-116
SHEET NO.
1 OF 1