

PROPOSED PORTION OF LOT 1, BLOCK 14 "TOWN OF HALLANDALE" PLAT BOOK B PAGE 13 MIAMI
DADE COUNTY FLORIDA LYING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA -
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 1/4 OF LOT 1, IN BLOCK 14 OF THE TOWN OF HALLANDALE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B" AT PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 14; THENCE NORTH 89°53'19" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, BLOCK 14 AND THE SOUTH RIGHT OF WAY OF SOUTHEAST 7th STREET, A DISTANCE OF 155.00 FEET; THENCE SOUTH 00°05'19" WEST, A DISTANCE OF 336.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SOUTHEAST 8th STREET; THENCE SOUTH 89°51'57" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 155.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/4 OF LOT 1, BLOCK 14; THENCE NORTH 00°05'19" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 1, BLOCK 14 AND THE EAST RIGHT OF WAY OF SOUTHEAST 4th AVENUE, A DISTANCE OF 336.09 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 52,089 SQUARE FEET (1.20 ACRES) MORE OR LESS. BEARINGS MENTIONED ARE BASED ON THE SOUTH RIGHT OF WAY OF SOUTHEAST 7th STREET = NORTH 89°53'19" EAST (ASSUMED).

SURVEYOR'S NOTE
THIS IS NOT A BOUNDARY SURVEY.

THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SPECIFIC PURPOSE SURVEY FOR LEGAL DESCRIPTION / SKETCH PREPARED WHICH INCLUDES ALL IMPROVEMENTS WITH EXEPTION OF TRAILERS / TRAILER PADS.

LEGEND				
A/C	AIR CONDITIONER	F.H	FIRE HYDRANT	P.C.C. POINT OF COMPOUND CURVATURE
AVE	AVENUE	I.C.V.	IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT
BLVD.	BOULEVARD	I.P.	IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR
BM	BENCH MARK	FPL	FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER
CATV	CABLE TELEVISION BOX	F.I.P.	FOUND IRON PIPE	PL PROPERTY LINE
C.B.	CATCH BASIN	F.I.R.	FOUND IRON ROD	P.O.B. POINT OF BEGINNING
C.B.W.C.D.	CENTRAL BROWARD	FND.	FOUND	P.O.C. POINT OF COMMENCEMENT
	WATER CONTROL DISTRICT	L	ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE
CBS	CONCRETE BLOCK STRUCTURE	(L)	LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT
CHB	CHORD BEARING	L.P.	LIGHT POLE	P.T. POINT OF TANGENCY
CH	CHORD DISTANCE	LB	LICENSED BUSINESS	P.O.T. POINT OF TERMINATION
COR	CORNER	LS	LAND SURVEYOR	R RADIUS
CT	COURT	(M)	MEASURED	(R) RECORD
C	CENTERLINE	NGVD	NATIONAL GEODETIC VERTICAL DATUM	R.E. RIM ELEVATION
CL	CLEAR	NO ID.	NOT IDENTIFIABLE	R/W RIGHT-OF-WAY
CONC.	CONCRETE	NO.	NUMBER	SAN. SANITARY
C.O.	CLEAN OUT	NTS	NOT TO SCALE	S.I.P. SET IRON PIPE
E.B.	ELECTRIC BOX	O.R.B	OFFICIAL RECORD BOOK	S.I.R. SET IRON ROD
ELEV.	ELEVATION	ON/PL	ON PROPERTY LINE	ST. STREET
ENCR.	ENCROACHMENT	O.U.L	OVERHEAD UTILITY LINES	T TANGENT
E.R.P.	ELEVATION REFERENCE POINT	P.C.	POINT OF CURVATURE	T.B.M TEMPORARY BENCH MARK
F.F.	FINISH FLOOR			TEL. TELEPHONE
				TYP. TYPICAL
				U.E. UTILITY EASEMENT
				W.M. WATER METER
				W.V. WATER VALVE
				W.U.P. WOOD UTILITY POLE
				SYMBOLS
				CONCRETE
				OVERHEAD UTILITY LINES
				WIRE FENCE
				WOOD FENCE
				PROPERTY CORNER
				WATER FLOW
				EXISTING GRADE ELEVATION
				PROPOSED GRADE ELEVATION
				WATER VALVE
				SIGN
				DRAINAGE MANHOLE
				SANITARY MANHOLE
				FIRE HYDRANT
				LIGHTING FIXTURE
				FIRE DEPARTMENT CONNECTION

SKETCH AND DESCRIPTION

I HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.

ADDRESS:
720 SOUTH FEDERAL HIGHWAY,
HALLANDALE BEACH, FLORIDA 33009

DWG. No.: 260276B

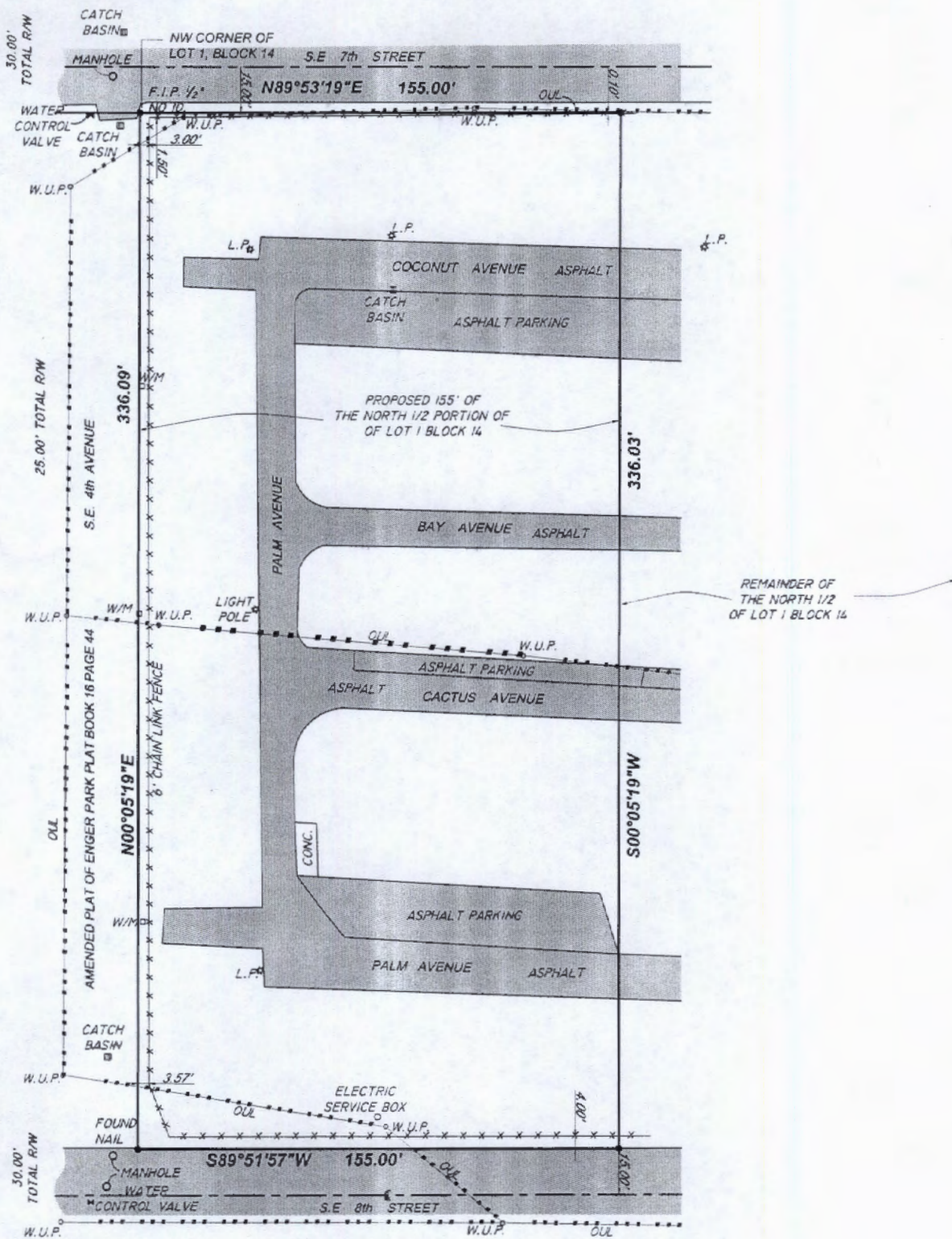
DATE: 07-14-2016	SCALE = NTS
DRAWN BY: PAUL	SHEET: 1 OF 3



PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
2700 SW 37th AVENUE,
MIAMI, FLORIDA 33133
FRANCISCO F. FAJARDO (QUALIFIER)
PH (305) 666-7909 FAX (305) 559-3002

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SPECIFIC PURPOSE SURVEY FOR LEGAL
DESCRIPTION / SKETCH PREPARED WHICH
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OF TRAILERS / TRAILER PADS.

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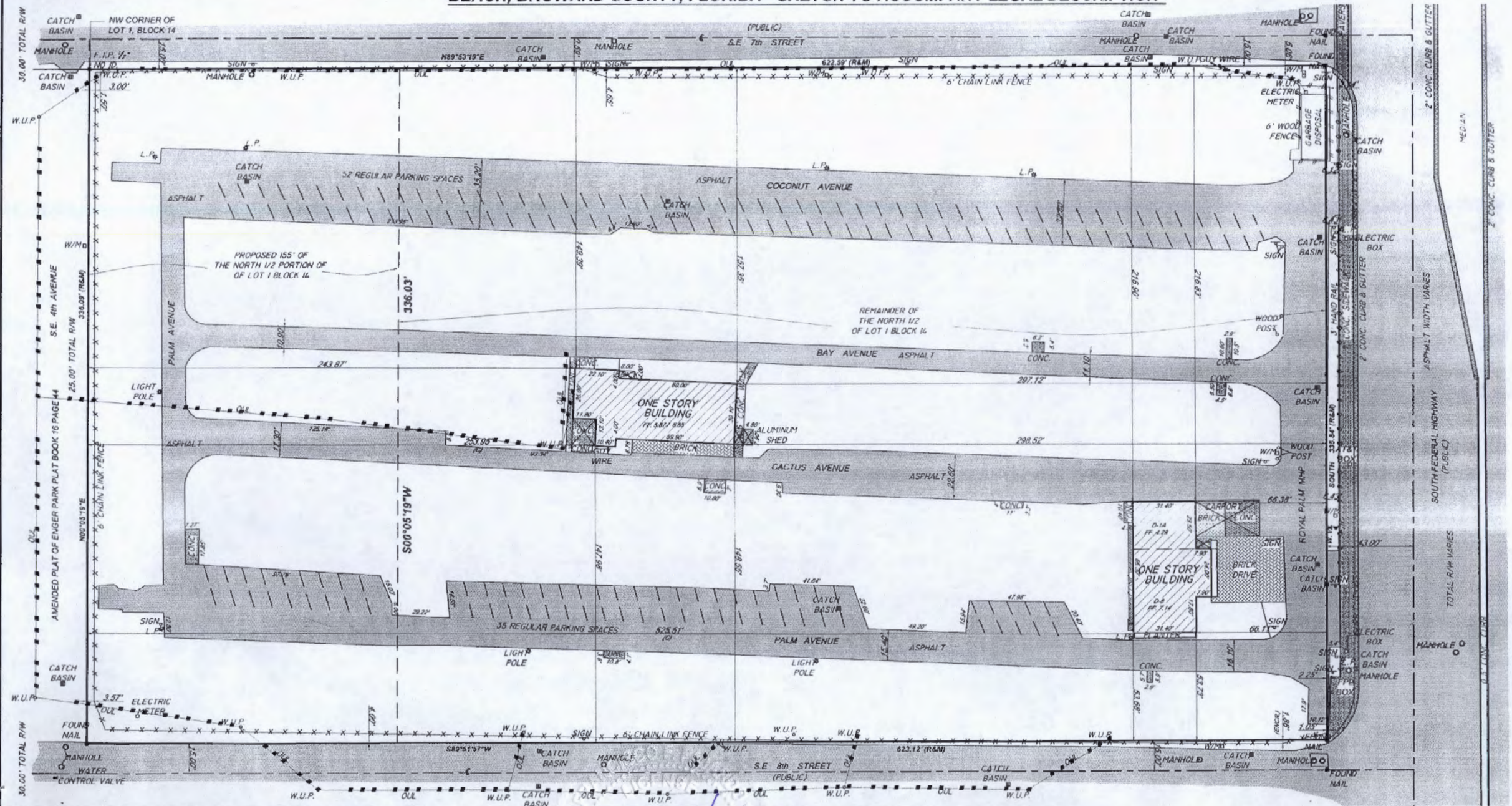
DWG. No.: 260276B

DATE: 07-14-2016 SCALE = 1"=50'
DRAWN BY: PAUL SHEET: 2 OF 3



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ADDRESS: 720 SOUTH FEDERAL HIGHWAY,
 HALLANDALE BEACH, FLORIDA 33009

DWG. No.: 2602768

DATE: 07-14-2016

SCALE = 1"=60'

DRAWN BY: PAUL

SHEET: 3 OF 3

THIS SKETCH DOES NOT REPRESENT
 A BOUNDARY SURVEY

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