

SKETCH OF SURVEY BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE WEST 155 FEET OF THE EAST 176 FEET OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE NORTH 104.89 FEET THEREOF.

TOGETHER WITH:

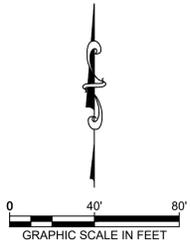
THE WEST 155 FEET OF THE EAST 176 FEET OF THE NORTH 53.40 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

ALL OF THE ABOVE ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER FOR SAID SECTION 22; THENCE SOUTH 01°57'42" EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 53.40 FEET; THENCE SOUTH 87°47'05" WEST, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°47'05" WEST, A DISTANCE OF 155.00 FEET, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG A LINE LYING 53.40 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4); THENCE NORTH 01°57'42" WEST ALONG A LINE LYING 176 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST LINE, A DISTANCE OF 54.15 FEET; THENCE NORTH 01°58'54" WEST ALONG A LINE LYING 176 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 225.74 FEET; THENCE NORTH 87°46'45" EAST ALONG A LINE LYING 104.87 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 155.00 FEET; THENCE SOUTH 01°58'54" EAST ALONG A LINE LYING 21.00 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 226.41 FEET; THENCE SOUTH 01°57'42" EAST ALONG A LINE LYING 21.00 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 53.49 FEET TO THE POINT OF BEGINNING.

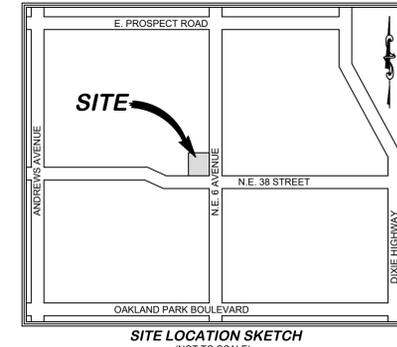
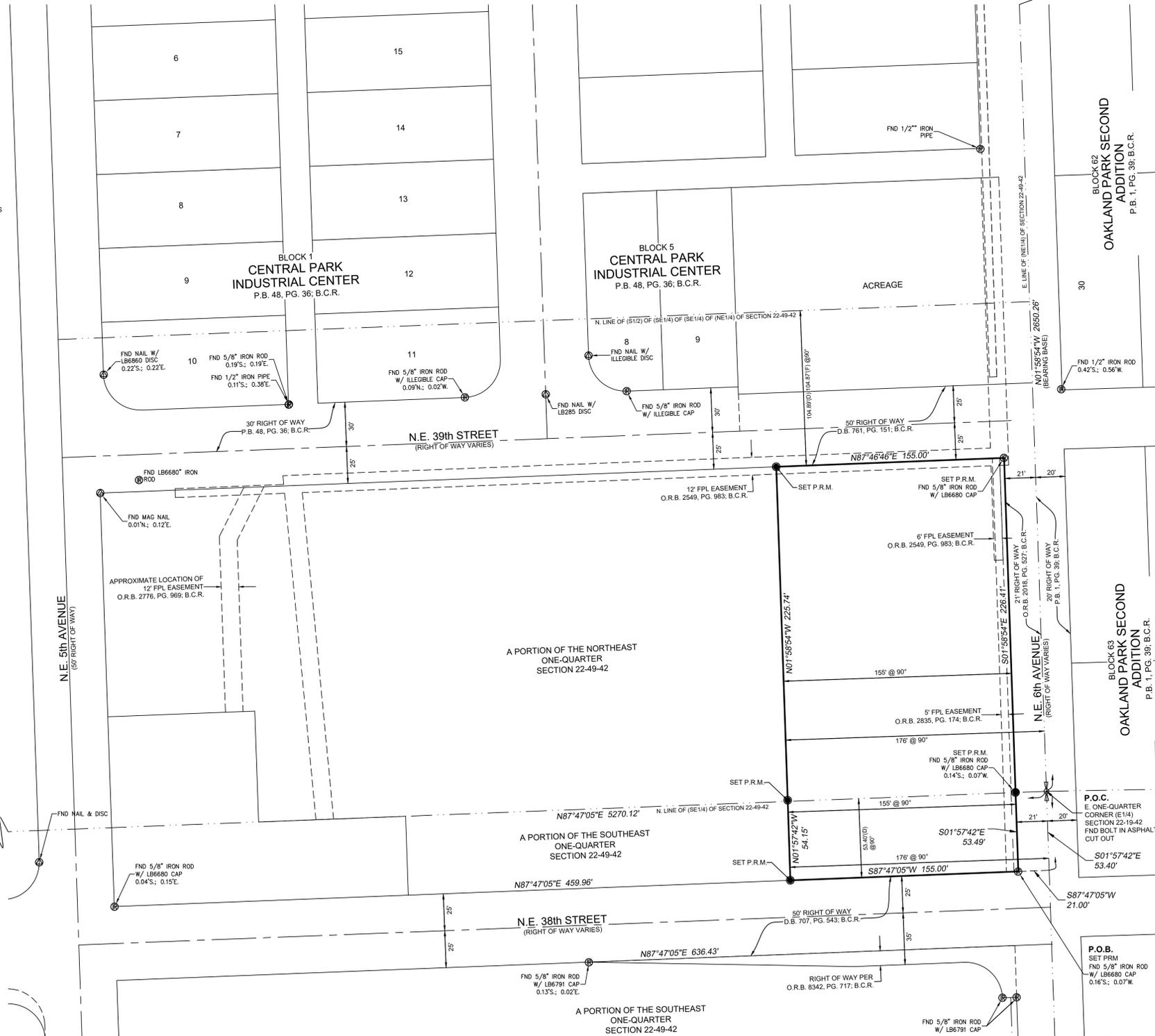
SAID LANDS LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 43,384 SQUARE FEET OR (0.996 ACRES) MORE OR LESS.



ABBREVIATION LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
(D)	PER DESCRIPTION
(F)	PER FIELD MEASUREMENT
FND	FOUND
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
W	WITH

R:\Survey\2020\20-0022-001-01_Oak PK FIRE STATION STEVENS FIELD PARK Drawings\20-0022-001-01_ALTA SURVEY_REV.dwg [5-1 (24x36)] Aug 28, 2020 9:41am RYOUNG



NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected herein pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

TITLE NOTES:

THE TITLE INFORMATION SHOWN HEREON IS BASED ON THE OPINION OF TITLE PREPARED BY ATTORNEY DONALD J. DOODY, FLORIDA BAR NO. 270547 EFFECTIVE DATE OF JULY 6, 2020 @ 11:00 P.M. AND THE ADJACENT RIGHT OF WAY REPORT PREPARED BY JAMES BARFIELD FOR CHICAGO TITLE INSURANCE COMPANY DATED 07/17/2020, FILE NUMBER: 8577586 AND IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE THEREOF.

OPINION OF TITLE

- EASEMENTS:
- EASEMENTS TO FLORIDA POWER & LIGHT RECORDED FEBRUARY 21, 1963 IN OFFICIAL RECORDS BOOK 2549, PAGE 983 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (EASEMENT LIES WITHIN THE PROPERTY DESCRIBED HEREON, EASEMENT PLOTTED ON SKETCH)
 - EASEMENT TO FLORIDA POWER & LIGHT RECORDED MARCH 24, 1964 IN OFFICIAL RECORDS BOOK 2779, PAGE 969, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (EASEMENT DOES NOT LIE WITHIN THE PROPERTY DESCRIBED HEREON, EASEMENT PLOTTED ON SKETCH)
 - EASEMENT TO FLORIDA POWER & LIGHT RECORDED JULY 1, 1964 IN OFFICIAL RECORDS BOOK 2835, PAGE 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (EASEMENT DOES NOT LIE WITHIN THE PROPERTY DESCRIBED HEREON, EASEMENT IS NOT PLOTTED ON SKETCH)
 - COVENANT TO RUN WITH THE LAND RECORDED APRIL 16, 1974 IN OFFICIAL RECORDS BOOK 5716, PAGE 349 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (COVENANT DESCRIPTION LIES WITHIN THE PROPERTY DESCRIBED HEREON, NOT PLOTTABLE)

ADJACENT RIGHT OF WAY REPORT:

- DEEDS:
D.B. 665, PAGE 181: (NOT APPLICABLE)
OFFICIAL RECORDS BOOK 1020, PAGE 622: RIGHT OF WAY NORTH OF SITE (NOT APPLICABLE)
OFFICIAL RECORDS BOOK 2018, PAGE 527: EASEMENT FOR RIGHT OF WAY (GRAPHICALLY DEPICTED HEREON)
OFFICIAL RECORDS BOOK 8342, PAGE 717: RIGHT OF WAY (GRAPHICALLY DEPICTED HEREON)
- RIGHTS OF WAY
N.E. 38th STREET, N.E. 39th STREET, N.E. 6th AVENUE
- MAINTENANCE MAPS / PLATS
PLAT BOOK 1, PAGE 39: EAST 20' OF N.E. 6th AVENUE (GRAPHICALLY DEPICTED HEREON)
PLAT BOOK 48, PAGE 36: A PORTION OF N.E. 39th STREET WEST OF SITE (GRAPHICALLY DEPICTED HEREON)
- EASEMENTS
OFFICIAL RECORDS BOOK 2018, PAGE 527: EASEMENT FOR RIGHT OF WAY (GRAPHICALLY DEPICTED HEREON)
OFFICIAL RECORDS BOOK 2549, PAGE 983: FPL EASEMENT (GRAPHICALLY DEPICTED HEREON)
OFFICIAL RECORDS BOOK 2835, PAGE 174: FPL EASEMENT (GRAPHICALLY DEPICTED HEREON)
OFFICIAL RECORDS BOOK 2776, PAGE 969: FPL EASEMENT WEST OF SITE (GRAPHICALLY DEPICTED HEREON)
- TIFF RESERVATIONS (NONE)
- RELEASES / QUIT CLAIM
OFFICIAL RECORDS BOOK 33131, PAGE 1335: RELEASE FROM LIEN, NOT APPLICABLE (NOT PLOTTABLE)
- OTHER CONVEYANCES AND/OR RESERVATIONS
OFFICIAL RECORDS BOOK 1347, PAGE 215: RIGHT OF WAY FOR N.E. 6th AVENUE, LIES NORTH OF SITE. (NOT APPLICABLE)
OFFICIAL RECORDS BOOK 761, PAGE 151: RIGHT OF WAY FOR N.E. 39th STREET (GRAPHICALLY DEPICTED HEREON)
OFFICIAL RECORDS BOOK 5716, PAGE 349: COVENANT TO RUN WITH THE LAND, APPLICABLE (NOT PLOTTABLE)
OFFICIAL RECORDS BOOK 34145, PAGE 1891: ORDINANCE NO. 2002-61 AMENDING WETLANDS MAP, APPLICABLE (NOT PLOTTABLE)

SURVEYOR'S NOTES:

- THIS SKETCH OF SURVEY CONSISTS OF 1 SHEET. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE CITY OF OAKLAND PARK FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING OR REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION WILL BE AT THE RE-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THE INTENT OF THIS SURVEY IS TO SHOW THE SITE BOUNDARY LINES AND THEIR RELATIONSHIP TO THE SECTION LINES AND MONUMENTS AS RECOVERED IN THE FIELD. EASEMENTS SHOWN HEREON ARE BASED ON THE OPINION OF TITLE PREPARED BY ATTORNEY DONALD J. DOODY, FLORIDA BAR NO. 270547 EFFECTIVE DATE OF JULY 6, 2020 @ 11:00 P.M. AND THE ADJACENT RIGHT OF WAY REPORT PREPARED BY JAMES BARFIELD FOR CHICAGO TITLE INSURANCE COMPANY DATED 07/17/2020, FILE NUMBER: 8577586, AS PROVIDED BY THE CLIENT.
- HORIZONTAL FEATURE LOCATIONS SHOWN HEREON ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- THIS SURVEY MEETS AND EXCEEDS VERTICAL AND HORIZONTAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER 51-17, F.A.C.
- UNDERGROUND FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS NOTED.
- THIS SURVEY DRAWING IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST, WHICH BEARS NORTH 01°58'54" WEST.
- HORIZONTAL DATA SHOWN HEREON WERE OBTAINED USING A "TRIMBLE 5-SERIES" TOTAL STATIONS AND "TRIMBLE TSC7 WITH TRIMBLE ACCESS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- THE HEREON DESCRIBED SITE HAS DIRECT ACCESS TO N.E. 6th AVENUE, A PUBLIC ROAD.
- PROPERTY ADDRESS: 3881 N.E. 6 AVENUE, OAKLAND PARK, FLORIDA, 33334
- SAID LANDS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON CONTAIN 43,384 SQ. FT. (0.996 ACRES).

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO CHAPTER 51-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN APRIL / MAY, 2020.
LAST DATE OF FIELD WORK: AUGUST 13, 2020.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

RAYMOND YOUNG - FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 5799

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR IN PDF FORMAT WITH A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 51-17 FLORIDA ADMINISTRATIVE CODE.

DATE:	08/19/20
SCALE:	1"=40'
DRAWN BY:	RY
CHECKED BY:	JDR
FIELDBOOK:	3069
BY:	3074
DATE:	13-18-31-32
DESCRIPTION:	

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED BUSINESS NUMBER: 771
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NUMBER: C20014

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PREPARED FOR:
STEVENS FIELD FIRE STATION
N.W. 38 STREET & N.W. 6 AVENUE
OAKLAND PARK, FLORIDA
CITY OF OAKLAND PARK
BOUNDARY SURVEY

SEAL
PROJECT NO.
20-0022-001-01
V-1
SHEET 1 OF 1