

LEGAL DESCRIPTION:

PORTIONS OF LOTS 1 THROUGH 4, BLOCK 2, OAKLAND MANORS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION (STATION 108+46.85') OF THE DIXIE HIGHWAY (STATE ROAD 811) BASELINE AND CENTERLINE AND THE CENTERLINE OF THE 40-FOOT RIGHT-OF-WAY OF N.E. 37th STREET AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (F.D.O.T.) RIGHT-OF-WAY MAP, SECTION 96170-2507, SHEET 5 OF 13; THENCE, ALONG SAID 40-FOOT RIGHT-OF-WAY CENTERLINE, SOUTH 85°28'31" WEST, 64.96 FEET; THENCE, DEPARTING SAID 40-FOOT RIGHT-OF-WAY CENTERLINE, NORTH 04°31'29" WEST, 20.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID LOT 1 AND THE NORTH RIGHT-OF-WAY LINE OF SAID N.E. 37th STREET; THENCE, DEPARTING SAID SOUTH LINE AND SAID NORTH LINE, NORTH 40°30'13" EAST, 35.34 FEET TO A POINT ON A LINE LYING 40.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF CONSTRUCTION AND BASELINE FOR DIXIE HIGHWAY (STATE ROAD 811) AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE, ALONG SAID PARALLEL LINE, NORTH 04°28'05" WEST, 64.63 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY (STATE ROAD 811) AS DESCRIBED IN OFFICIAL RECORDS BOOK 46922, PAGE 596 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES; (1) SOUTH 08°39'52" EAST, 86.93 FEET; (2) SOUTH 38°40'40" WEST, 3.98 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 AND SAID NORTH RIGHT-OF-WAY LINE; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE AND SAID NORTH LINE, SOUTH 85°28'31" WEST, 28.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 602 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THE INTENDED DISPLAY SCALE FOR THIS SKETCH AND DESCRIPTION IS 1"= 30' OR SMALLER.
7. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 04°28'05" WEST ON THE CENTERLINE AND BASELINE OF DIXIE HIGHWAY (STATE ROAD 811) BETWEEN STATIONS 108+46.85 AND 112+81.29 AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY MAP, SECTION 96170-2507, SHEET 5 OF 13.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON OCTOBER 21, 2021 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR
AND MAPPER FLORIDA
REGISTRATION, PSM 5660

SKETCH & DESCRIPTION

PORTIONS OF LOTS 1 THROUGH
4, BLOCK 2, OAKLAND MANORS,
PLAT BOOK 14, PAGE 52,
BROWARD COUNTY RECORDS

CITY OF OAKLAND PARK,
BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500 EMAIL:
mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10898.06 SD N.E. 37 STREET

DATE 10/21/21

SCALE N/A

FIELD BK. N/A

DWNG. BY MMM

CHK. BY MMM

DATE	REVISIONS

