

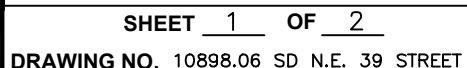
A PORTION OF LOT 1, COMMERCIAL OAKLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LANDS LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 7 SQUARE FEET MORE OR LESS.

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 38°10'41" WEST ON THE BASELINE OF DIXIE HIGHWAY (STATE ROAD 811) BETWEEN STATIONS 112+81.29 AND 115+50.92 AS SHOWN ON THE DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY MAP, SECTION 96170-2507, SHEET 5 OF 13.

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

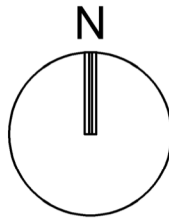
CITY OF OAKLAND PARK,
BROWARD COUNTY, FLORIDA



CHK. BY MMM

[illegible]

B.C.R.	BROWARD COUNTY RECORDS
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
STA.	STATION



POINT OF COMMENCEMENT
INTERSECTION OF THE DIXIE
HIGHWAY (S.R. 811) BASELINE
AND THE CENTERLINE OF N.E.
39th STREET 40-FOOT
RIGHT-OF-WAY

DIXIE HIGHWAY
(S.R. 811)

BAZELON - TARRESON
P.B. 48, REPLAT
P.G. 18, B.C.R.

20' S02°22'53"E
20.00'
N.E. 39th STREET

S02°22'53"E
20.00'

35.49' /
S87°37'07"W
Δ 20°32'00"
R=41.73
L=14.96

POINT OF
BEGINNING

(RADIAL) —
N00°44'31"W

N80°28'28"W

N80°28'28"W

COMMERCIAL OAKLAND
P.B. 11, PG. 44, B.C.R.

3

4

STA: 115+50.92
115+49.79 (FIELD)

RIGHT-OF-WAY
PER O.R.B. 46846
PG. 1537, B.C.R.

-WAY 46846,
 B.C.R.
 1537, B.C.R.
 RIGHT-OF-WAY
 111 & 719 O.R.B.
 702, B.C.R.
 PARCELS 19549, PG. 9

F.D.O.T.
CENTERLINE OF
CONSTRUCTION
F.D.
B.

F.D.O.T.
BASELINE

OF
SECTION
F.D.O.T.
BASELINE
R/W PER F.D.O.T. MAP
96170-2507, SHEET 5 OF 13
WAY
N38°10'41"W
(BEARING BASIS)

A PORTION OF LOT 1,
COMMERCIAL OAKLAND, P.B. 11,
PG. 44, B.C.R.

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 2 OF 2

DRAWING NO. 10898.06 SD N.E. 39 STREET

DATE 10/25/21

SCALE 1"=30'

FIELD BK. N/A

DWNG. BY MMM

CHK. BY MMM

DATE	REVISIONS
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