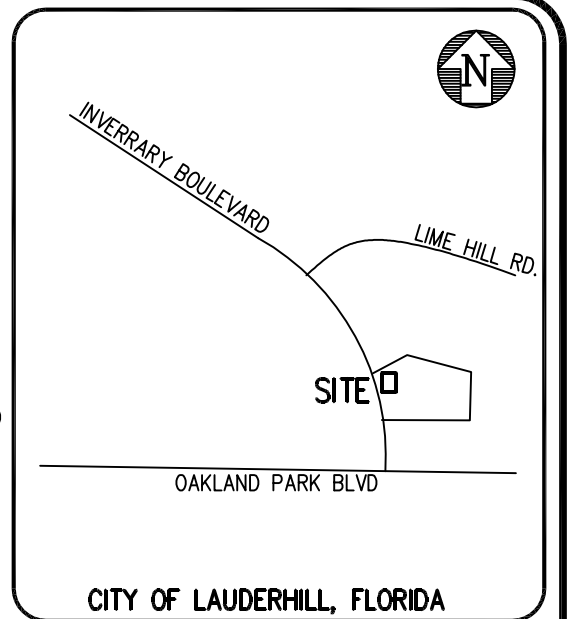


**SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**

NOT VALID WITHOUT ACCOMPANYING SHEET 2

NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL, OR DIGITAL SIGNATURE, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N76°09'09"E, ALONG THE NORTHERLY LINE OF TRACT B OF THE PLAT OF INVERRARY AS RECORDED IN PLAT BOOK 70, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. DISTANCES SHOWN HEREON ARE GROUND DISTANCES EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF.



CITY OF LAUDERHILL, FLORIDA

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

A 10 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT B, INVERRARY COUNTRY CLUB AS RECORDED IN PLAT BOOK 70, PAGE 46 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LYING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT B, THENCE ALONG THE NORTHERLY LINE OF SAID TRACT B, N76°09'09"E A DISTANCE OF 111.24 FEET; THENCE LEAVING SAID NORTHERLY LINE, S03°17'39"W A DISTANCE OF 109.86 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE CONTINUING S03°17'39"E A DISTANCE OF 63.39 FEET; THENCE S86°18'43"E A DISTANCE OF 153.73 FEET TO THE POINT OF TERMINUS

CONTAINING 2,170 SQUARE FEET MORE OR LESS.

ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB#6603

FDR: **LAUDERHILL CITY HALL
FPL EASEMENT**

SCALE:	N/A
DRAWN BY:	CAR
CHECKED BY:	JCM
DATE:	02-13-2024

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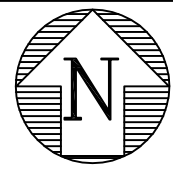


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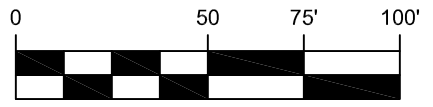
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FIELD BOOK #	SHEET: 1 / 2
FLORIDA R.L.S. #	JOB # 20023.01

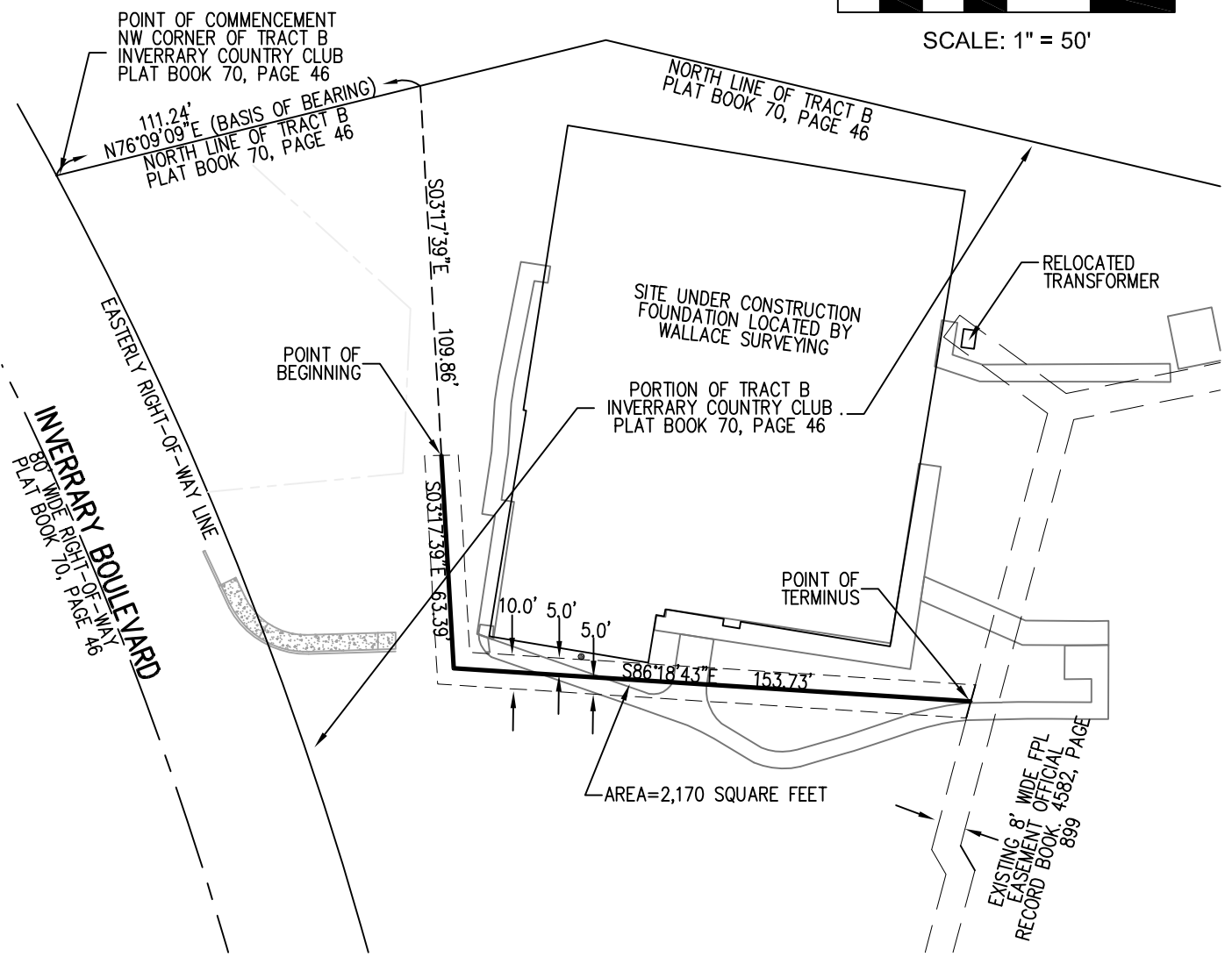
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEET 1



GRAPHIC SCALE



SCALE: 1" = 50'



FDR: LAUDERHILL CITY HALL
 FPL EASEMENT

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