

SKETCH & LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION EXHIBIT "A"

PROPERTY ADDRESS:

3831 NW 13 STREET, LAUDERHILL, FL. 33311
Folio# 4942-31-34-0010

LEGAL DESCRIPTION:

The East 60 feet of Tract 1 of "A.T.&T. No 1" according to the plat thereof as recorded in Plat Book 127 at Page 18 of the Public Records of Braward County, Florida.

Containing 51,093 square feet more or less.



LOCATION MAP
SCALE: N.T.S.

SURVEYOR'S NOTES:

- 1- This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
- 5- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 6- The North arrow and bearings shown shown hereon are as shown on aforementioned record plat.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
PHONE: 305-822-6062 * FAX: 305-827-9669

JOB NO. RP-24-0500

JACOB GOMIS

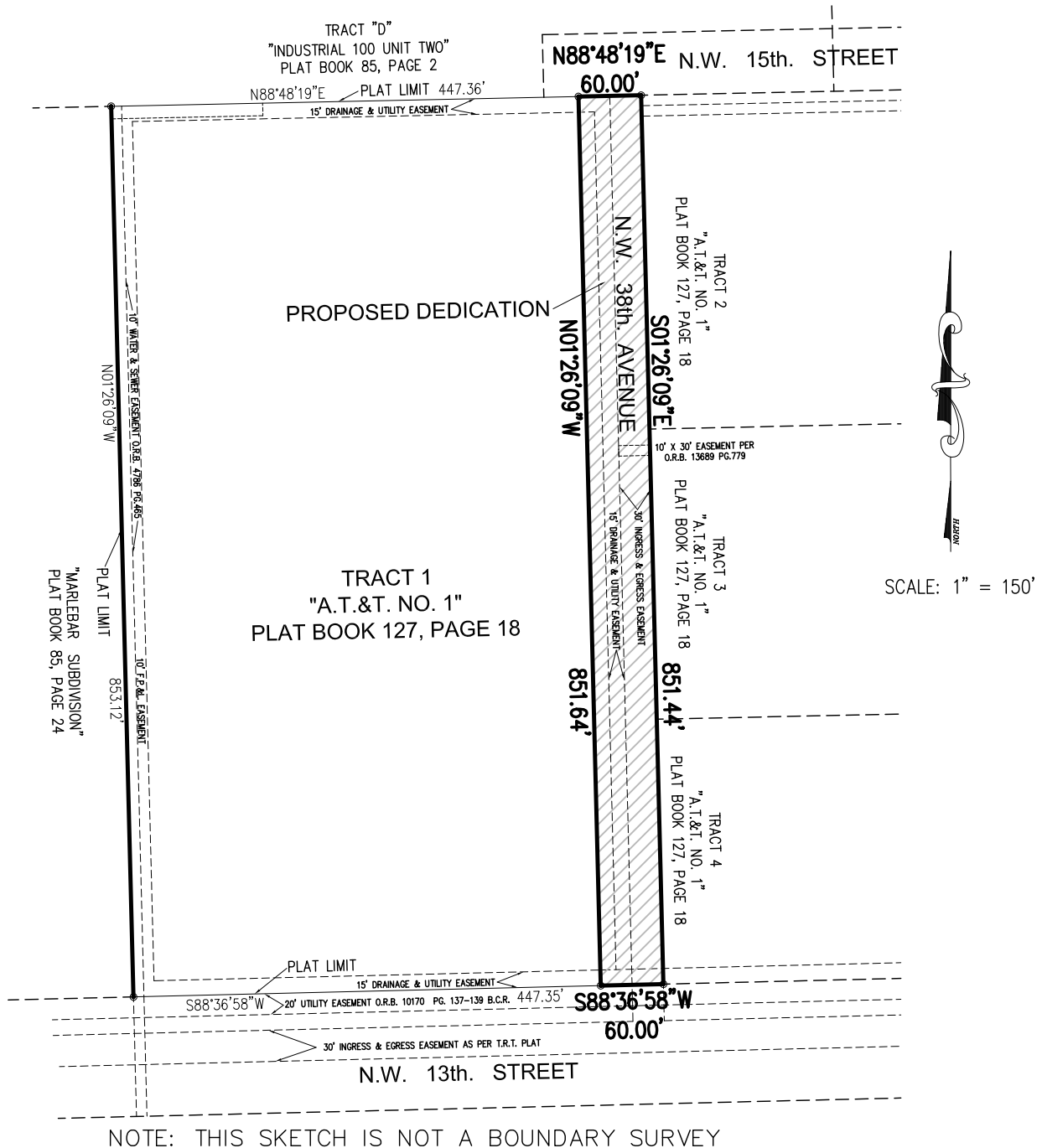
Professional Surveyor & Mapper

State of Florida Reg. No. 6231

Dated 04/24/24

Page 1 of 2

SKETCH & LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION EXHIBIT "A"



F:\DRAWING\1340 NW 40 AVENUE\3831 NW 13 STREET LAUDERHILL RIGHT OF WAY DEDICATION_RP24-0500.dwg 4/24/2024

ROYAL POINT LB #7282
LAND SURVEYORS, INC.

6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014

PHONE: 305-822-6062 * FAX: 305-827-9669

JOB NO. RP-24-0500

Page 2 of 2

This Document is not full and complete without all Sheets, Containing a total of (2) Sheets