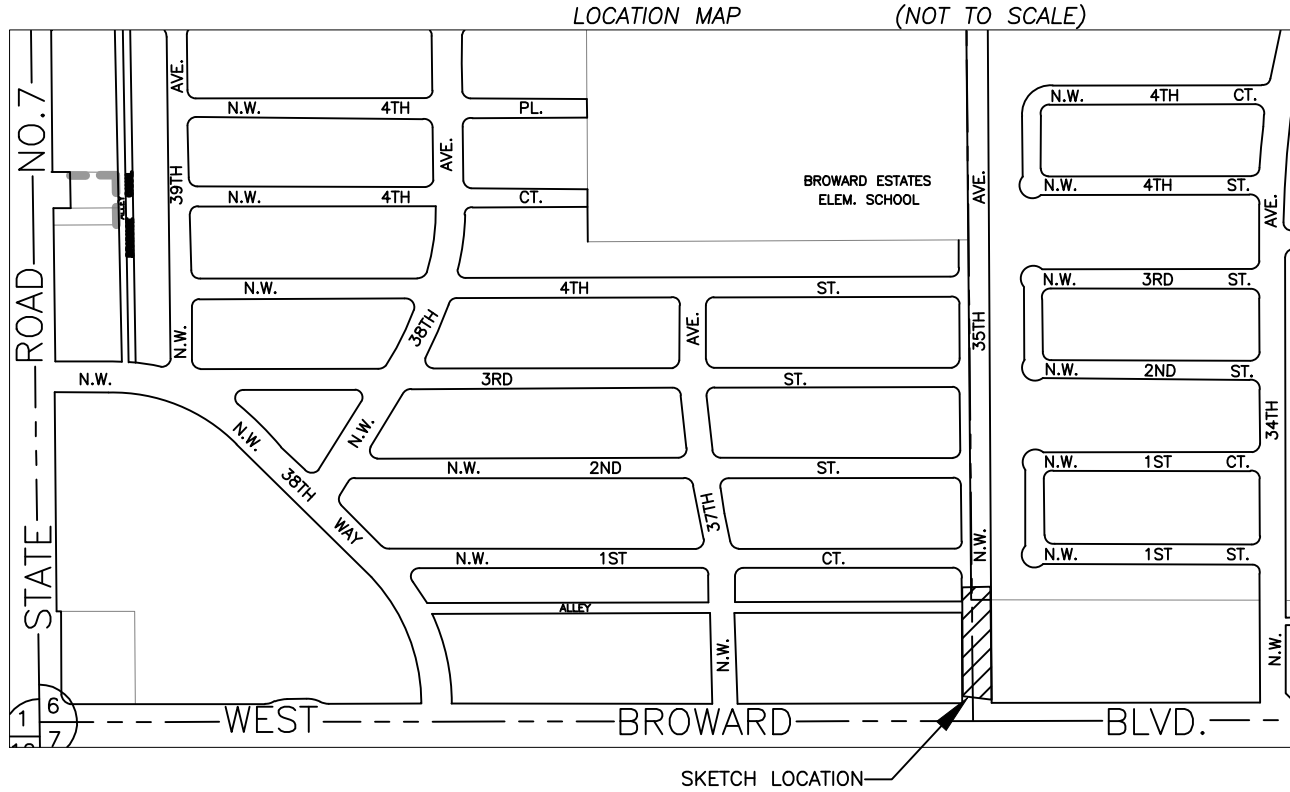


SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY



DESCRIPTION: 50.00 FOOT WIDE DRAINAGE EASEMENT

A STRIP OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND BEING A PORTION OF NW 35 AVENUE RIGHT OF WAY. SAID STRIP BEING AN EASEMENT FOR DRAINAGE PURPOSES 50.00 FEET WIDE LYING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST QUARTER (SE ¼) CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 6; THENCE NORTHERLY COINCIDENT WITH THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 62.43 FEET TO THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF EAST BROWARD BOULEVARD DETERMINED BY FDOT MAINTENANCE MAP SECTION 86006–MAINT.(2), SHEET 3 OF 8, RECORDED IN INSTRUMENT NUMBER 118312353, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY COINCIDENT WITH SAID EAST LINE A DISTANCE OF 300.58 FEET TO THE POINT OF TERMINATION. THE SIDELINES OF SAID CENTERLINE TO BE EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS.

ALL SAID LANDS LYING AND BEING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA. CONTAINING 15,030 SQUARE FEET MORE OR LESS.

- NOTES:
- 1) BEARINGS ARE BASED UPON A GRID BEARING OF N 02°25'58" W ALONG THE EAST LINE OF THE SW ¼ OF SAID SECTION 6.
 - 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
 - 3) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
 - 4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 - 5) THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT VALID OR COMPLETE WITHOUT ALL PAGES.

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

SHEET 1 OF 2

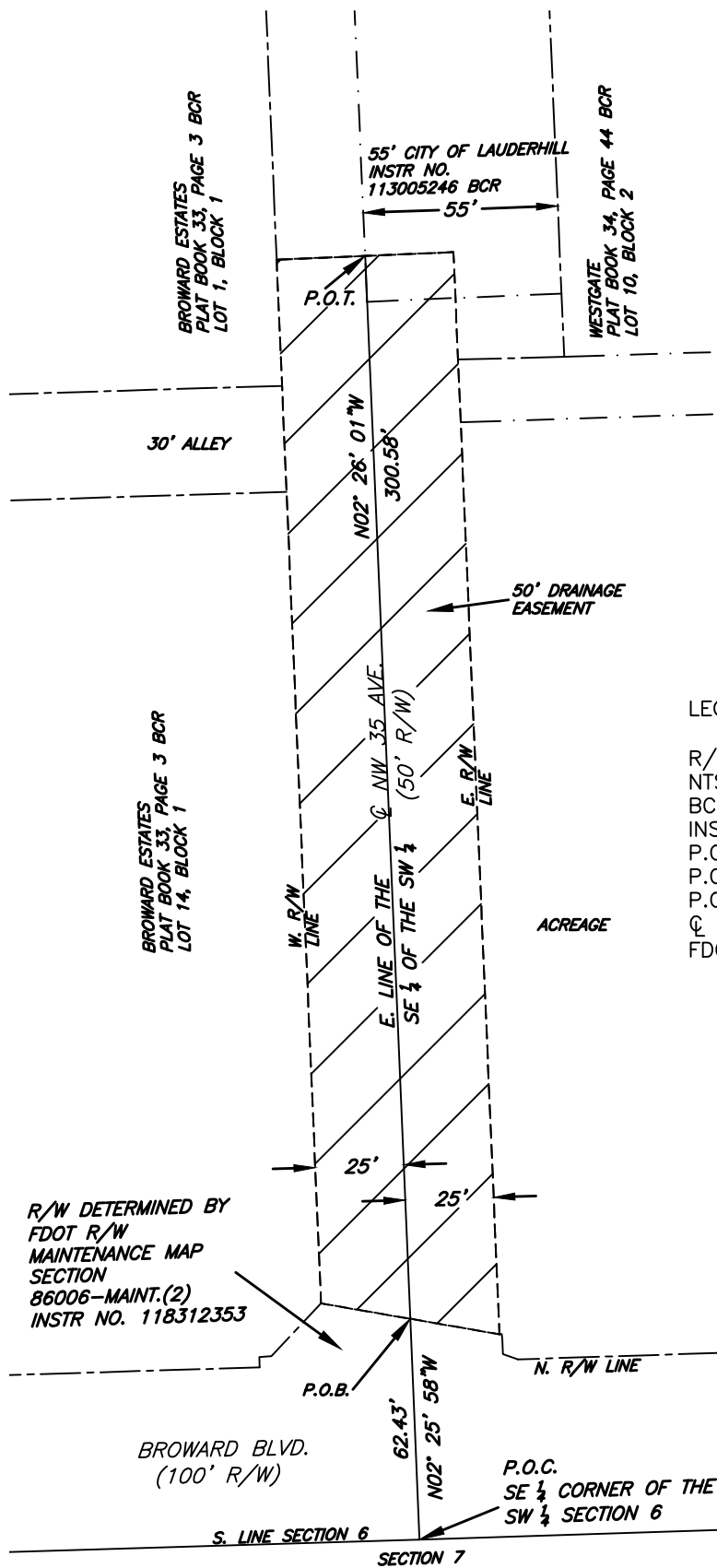
DATED: OCTOBER 10th, 2025

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

CITY OF FORT LAUDERDALE		
EXHIBIT 1 50' DRAINAGE EASEMENT NW 35 AVE.		
BY: M.D.	ENGINEERING DIVISION	DATE: 10/10/25
CHK'D M.D.		SCALE: NTS

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY



0 50 100

SCALE FEET

LEGEND:

R/W	RIGHT OF WAY
NTS	NOT TO SCALE
BCR	BROWARD COUNTY RECORDS
INSTR NO.	BROWARD COUNTY RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINATION
CL	CENTERLINE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

SHEET 2 OF 2

CITY OF FORT LAUDERDALE

EXHIBIT 1
50' DRAINAGE EASEMENT
NW 35 AVE.

BY: M.D.	ENGINEERING DIVISION	DATE: 10/10/25
CHK'D M.D.		SCALE: 1"=50'