



**SKETCH & LEGAL DESCRIPTION**  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

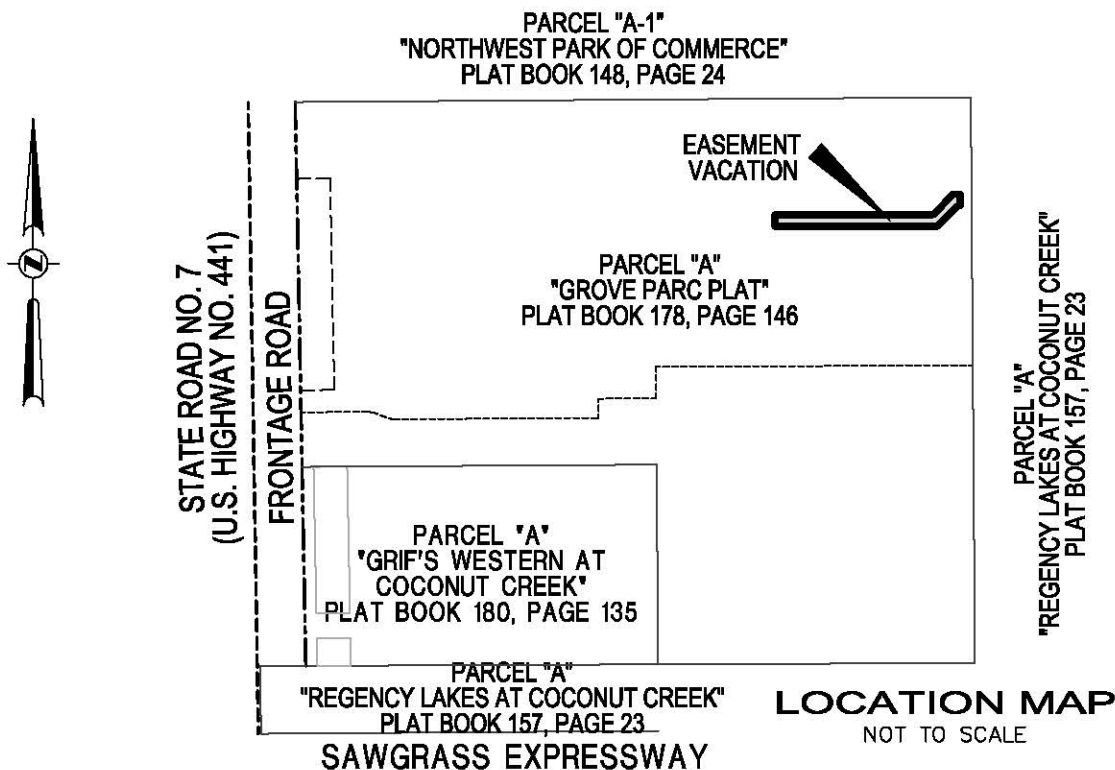
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: (12' WATER EASEMENT VACATION)**

A PORTION OF THE 12 FOOT WIDE WATER EASEMENT RECORDED IN INSTRUMENT NUMBER 113470243, BEING A PORTION OF PARCEL "A", "GROVE PARC PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 146, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 00°24'49" EAST ALONG THE EAST LINE OF SAID PARCEL "A" 101.43 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID EASEMENT; THENCE NORTH 87°27'01" WEST ALONG A NORTH LINE OF SAID EASEMENT 12.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°24'49" EAST 12.02 FEET TO A POINT ON A SOUTH LINE OF SAID EASEMENT; THENCE NORTH 87°20'50" WEST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTH LINE 2.19 FEET; THENCE SOUTH 45°00'00" WEST 30.07 FEET; THENCE SOUTH 89°56'12" WEST 169.42 FEET; THENCE NORTH 00°24'49" WEST 12.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE; THENCE NORTH 89°56'12" EAST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTH LINE 164.53 FEET; THENCE NORTH 45°00'00" EAST 30.39 FEET; THENCE SOUTH 87°27'01" EAST 6.85 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING & BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 2,421 SQUARE FEET, MORE OR LESS.



**FILE: COCONUT CREEK HOSPITALITY**

**SCALE: N/A** | **DRAWN: L.S.**

**ORDER NO.: 66784**

**DATE: 2/7/20**

**EASEMENT VACATION**

**COCONUT CREEK, BROWARD COUNTY, FLORIDA**

**FOR: RESIDENCE INN**

**SHEET 1 OF 2**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by John F Pulice  
Date: 2020.08.05 14:49:05 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR & MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR & MAPPER LS6136



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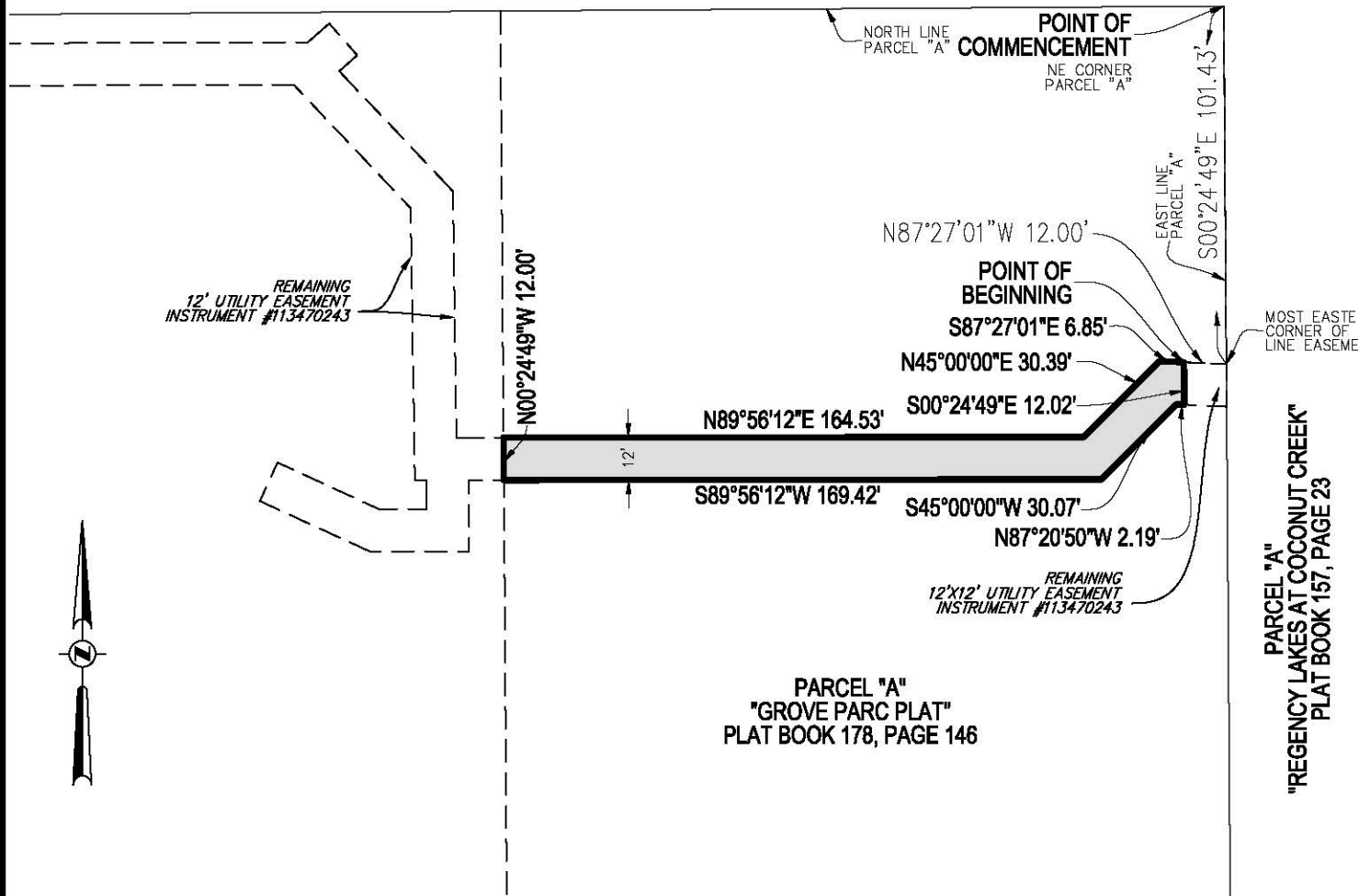
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PARCEL "A-1"  
"NORTHWEST PARK OF COMMERCE"  
PLAT BOOK 148, PAGE 24



NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST LINE OF PARCEL "A", BEING  $S00^{\circ}24'49''E$ .
- 2) THIS IS NOT A SKETCH OF SURVEY & DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- 4) ALL RECORDING INFORMATION IS PER BROWARD COUNTY RECORDS.

FILE: COCONUT CREEK HOSPITALITY

SCALE: 1"=50'

DRAWN: L.S.

ORDER NO.: 66784

DATE: 2/7/20

EASEMENT VACATION

COCONUT CREEK, BROWARD COUNTY, FLORIDA

FOR: RESIDENCE INN

SHEET 2 OF 2

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