

EXHIBIT "A"

DESCRIPTION: EASEMENT ABANDONMENT #4

BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGES 498 AND 503, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", HILLSBORO CENTER - NO. 2 AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER -NO. 2, S00°24'40"E, A DISTANCE OF 233.69 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 192.63 FEET TO THE POINT OF BEGINNING.

THENCE S00°11'43"E, A DISTANCE OF 12.00 FEET; THENCE S89°48'17"W, A DISTANCE OF 52.28 FEET; THENCE N00°11'43"W. A DISTANCE OF 12.00 FEET; THENCE N89°48'17"W, A DISTANCE OF 52.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 639 SQUARE FEET OR 0.0147 ACRES, MORE OR LESS.

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LAND DESCRIBED HEREON IS NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S00°24'40"W ALONG THE EAST LINE OF PARCEL "A" OF HILLSBORO CENTER - NO. 2 AS RECORDED IN PLAT BOOK 142, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 12, 2021. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**HILLSBORO MARKET PLACE
PORTION OF EASEMENT TO BE ABANDONED
SKETCH OF DESCRIPTION**

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	04/12/21
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8071-EAB#4

PARCEL "A"
SOUTHERN BELL
LYONS & HILLSBORO
(P.B. 114, PG. 48)

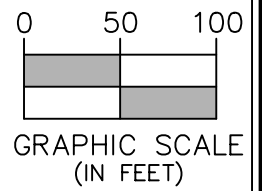
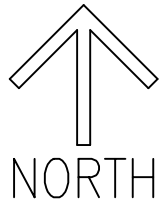
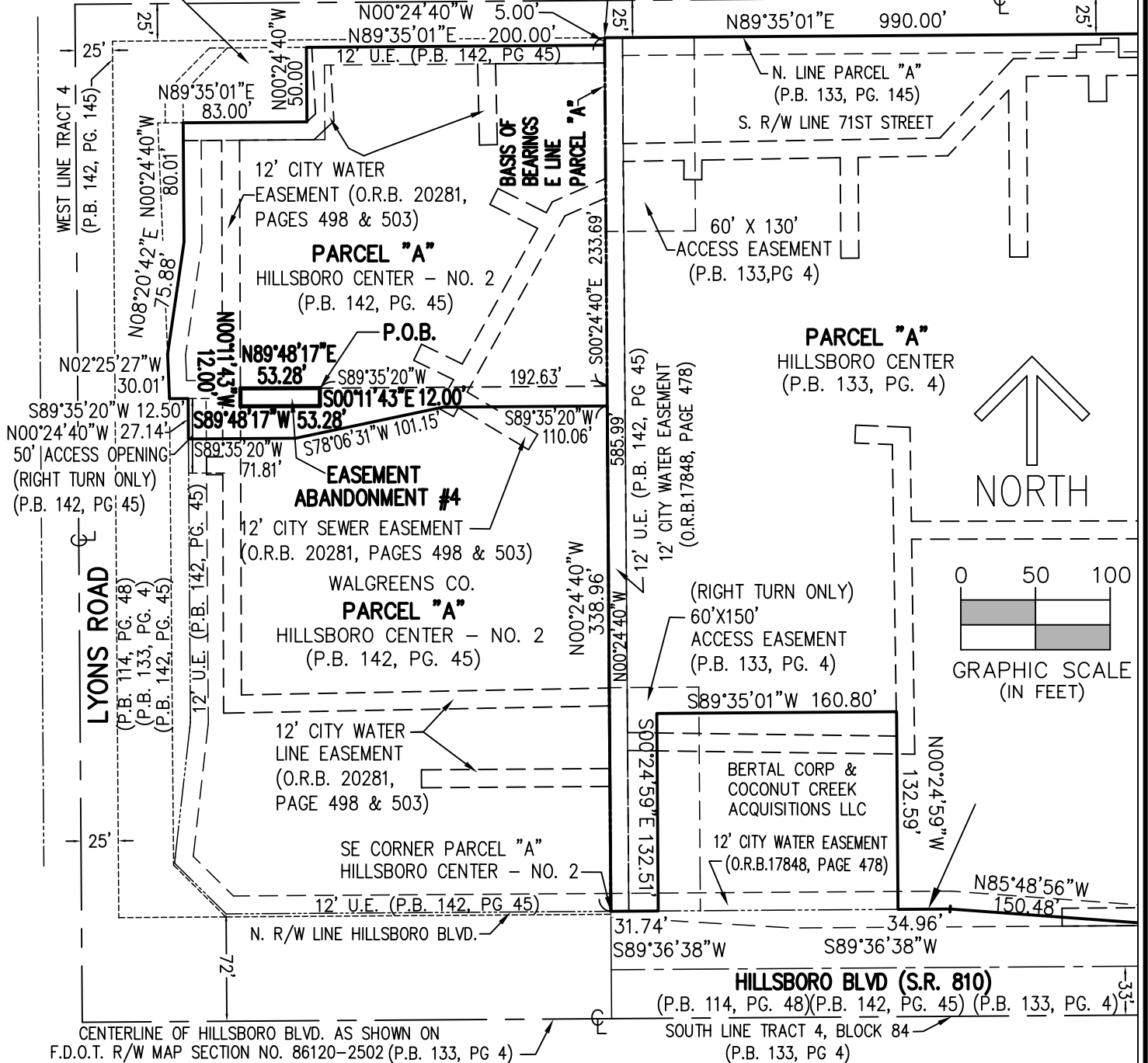
EXHIBIT "A"

NW 71ST STREET

P.O.C.

NE CORNER PARCEL "A"
HILLSBORO CENTER - NO. 2

(P.B. 114, PG 48)(P.B. 142, PG 45) (P.B. 133, PG 4)



LEGEND

- BLVD - BOULEVARD
- CL - CENTER LINE
- F.D.O.T.-FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.G - PAGE
- R/W - RIGHT-OF-WAY
- S.R. - STATE ROAD
- U.E. - UTILITY EASEMENT

SHEET 2 OF 2



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**HILLSBORO MARKET PLACE
PORTIONS OF EASEMENT TO BE ABANDONED
SKETCH OF DESCRIPTION**

DATE	04/12/21
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	1"=100'
JOB NO.	8071-EAB#4