

EXHIBIT "A"

DESCRIPTION: EASEMENT ABANDONMENT #2

BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT ON COMMENCEMENT #2 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE 4 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER, S00°24'40"E, A DISTANCE OF 253.75 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 171.87 FEET TO POINT OF BEGINNING #2.

THENCE S43°37'44"W, A DISTANCE OF 30.16 FEET; THENCE S89°35'47"W, A DISTANCE OF 12.00 FEET; THENCE N00°24'13"W, A DISTANCE OF 4.85 FEET; THENCE N43°37'44"E, A DISTANCE OF 35.02 FEET; THENCE S46°22'16"E, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #2.

CONTAINING 420 SQUARE FEET OR 0.0096 ACRES, MORE OR LESS.

DESCRIPTION: EASEMENT ABANDONMENT #3

BEING A PORTION OF THE 12 FOOT CITY WATER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17848, PAGE 478, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT ON COMMENCEMENT #3 BEING THE SOUTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER, AS RECORDED IN PLAT BOOK 133 AT PAGE 4 OF SAID PUBLIC RECORDS; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL "A", HILLSBORO CENTER, S89°36'38"W, A DISTANCE OF 61.16 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°23'22"W, A DISTANCE OF 83.11 FEET TO POINT OF BEGINNING #3.

THENCE N00°57'50"E, A DISTANCE OF 13.06 FEET; THENCE N89°07'14"E, A DISTANCE OF 12.01 FEET; THENCE S00°57'50"W, A DISTANCE OF 13.45 FEET; THENCE N89°02'10"W, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #3.

CONTAINING 159 SQUARE FEET OR 0.0037 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

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 S89°36'38"W ALONG THE SOUTH LINE OF PARCEL "A" OF "HILLSBORO CENTER" PLAT BOOK 133, PAGE 4.
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 JUNE 2, 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



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

DATE	06/02/21
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8071-EAB 2-3

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

