

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THAT 12 FOOT UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 45025, PAGE 229 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN PARCEL "A", SPRINGS – MCKENZIE PLAT, AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE N.00°24'54"W. ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 51.14 FEET; THENCE N.89°39'00"E., A DISTANCE OF 25.80 FEET TO THE POINT OF BEGINNING AND A POINT OF INTERSECTION WITH A BOUNDARY LINE OF SAID 10.00 FOOT UTILITY EASEMENT; THENCE N.00°01'22"W. ALONG SAID BOUNDARY LINE, A DISTANCE OF 430.00 FEET; THENCE N.89°58'38"E., A DISTANCE OF 12.00 FEET TO A POINT OF INTERSECTION WITH A BOUNDARY LINE OF SAID 10.00 FOOT UTILITY EASEMENT; THENCE S.00°01'22"E. ALONG SAID BOUNDARY LINE, A DISTANCE OF 429.93 FEET; THENCE S.89°39'00"W., A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,160 SQUARE FEET/0.1184 ACRES, MORE OR LESS.

SAID LANDS LYING IN SECTIONS 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF PARCEL "A", SPRINGS – MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES 6 AND 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING N00°24'54"W.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. ORB – DENOTES OFFICIAL RECORD BOOK

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 FEBRUARY 27, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF 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

PARCEL "A" SPRINGS – MCKENZIE PLAT
12' UTILITY EASEMENT ABANDONMENT
SKETCH OF DESCRIPTION

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

DATE 2/27/19

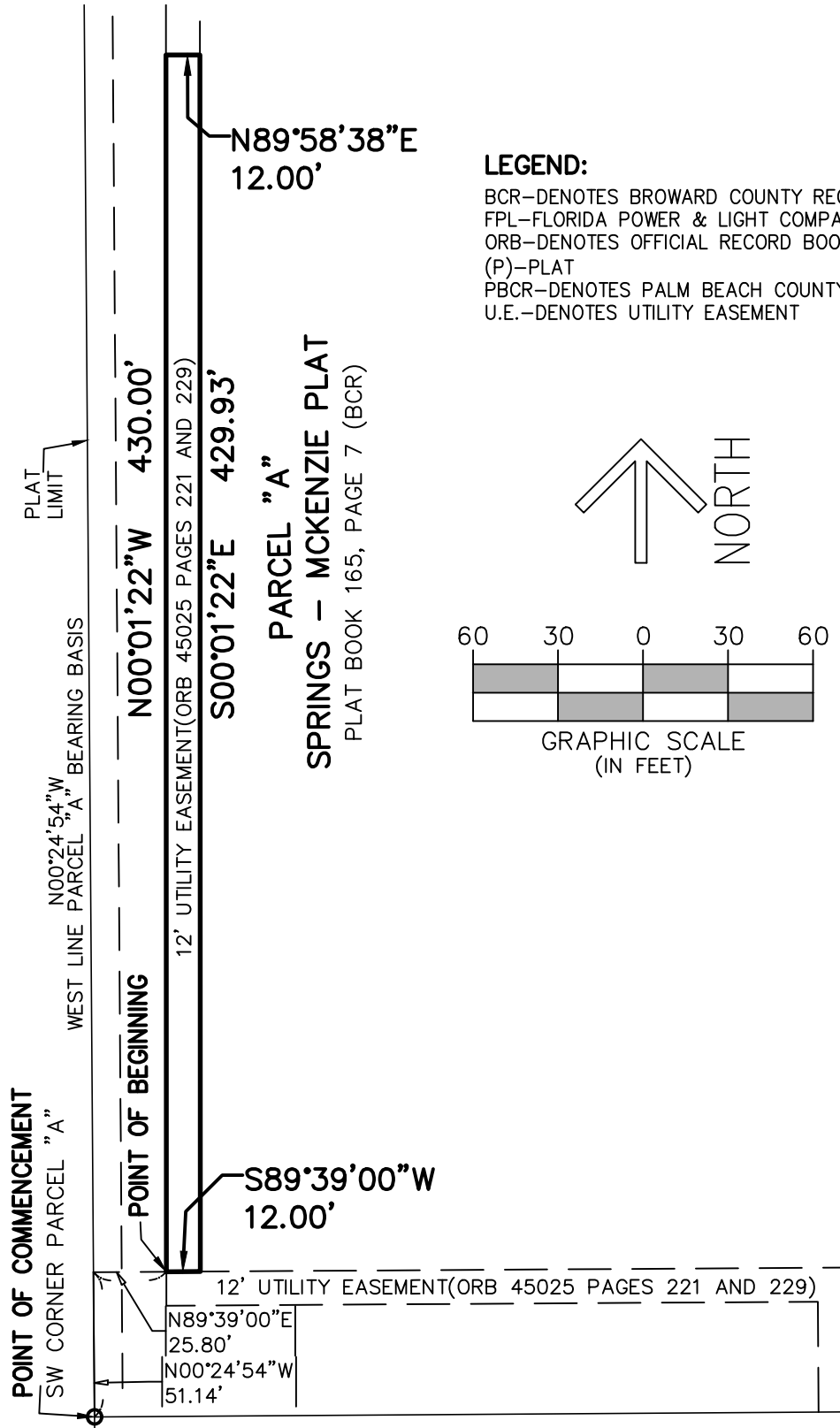
DRAWN BY DL

F.B./ PG. N/A

SCALE NONE

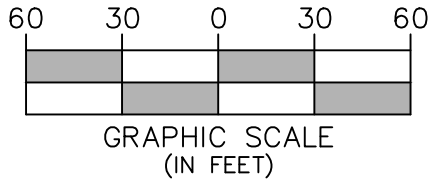
JOB NO. 8281 12UEAB

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LEGEND:

- BCR-DENOTES BROWARD COUNTY RECORDS
- FPL-FLORIDA POWER & LIGHT COMPANY
- ORB-DENOTES OFFICIAL RECORD BOOK
- (P)-PLAT
- PBCR-DENOTES PALM BEACH COUNTY RECORDS
- U.E.-DENOTES UTILITY EASEMENT



SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100

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**PARCEL "A" SPRINGS - MCKENZIE PLAT
12' UTILITY EASEMENT ABANDONMENT
SKETCH OF DESCRIPTION**

DATE 2/27/19

DRAWN BY DL

F.B./ PG. N/A

SCALE 1"=60'

JOB NO. 8281 12UEAB