

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the record Plat and are relative to the centerline of Coral Tree Circle, having a bearing of North 1°29'24" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 3 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
 - A. Record plat entitled TARTAN COCONUT CREEK PHASE IV, Plat Book 130, Page 25, Broward County Public Records.
 - B. Resolution No. 93-19, Official Records Book 21057, Page 866, Broward County Public Records.
 - C. Water and Utility Easement, Official Records Book 21057, Page 873, Broward County Public Records.

Digitally signed by Donald L Cooper
 DN: c=US, o=SUN-TECH ENGINEERING INC,
 ou=A01410D00000171EA2B43170000BAA9, cn=Donald L Cooper
 Date: 2021.06.09 10:43:33 -04'00'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.
 Date of Preparation: June 8, 2021.

Donald L. Cooper 6.8.2021
 Donald L. Cooper, P.S.M. Date
 Professional Surveyor and Mapper
 Florida Registration No. 6269

DATE	REVISION	BY	CHK.



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JOB No.:
20-4035

LEGAL DESCRIPTION - Vacation of Water & Utility Easement

An easement 12 feet in width lying over and across a portion of Tract B, **TARTAN COCONUT CREEK PHASE IV**, according to the Plat thereof as recorded in Plat Book 130, Page 25, and as depicted in Official Records Book 21057, Page 866 and Official Records Book 21057, Page 873, all of the Public Records of Broward County, Florida, whose centerline is described as follows:

COMMENCE at the centerline intersection of Sample Road and Coral Tree Circle as depicted on said Plat of TARTAN COCONUT CREEK PHASE IV; thence North 1°29'24" West, along the centerline of said Coral Tree Circle for 283.00 feet; thence South 88°30'36" West, to a point on the westerly right-of-way line of said Coral Tree Circle for 37.00 feet and to the POINT OF BEGINNING; thence continue South 88°30'36" West 32.00 feet; thence North 1°29'24" West, 180 feet; thence South 88°30'36" West 113.00 feet; thence South 1°29'24" East, 53.00 feet to the end of said centerline.

Note: The side lines of said easement are to be terminated at the existing building lines.

Said lands situate, lying, and being in the City of Coconut Creek, Broward County, Florida and containing 4,537 square feet (0.1042 Acres) more or less.

THIS DRAWING IS NOT VALID WITHOUT SHEET 1 & 3 OF 3



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Engineers • Planners • Surveyors

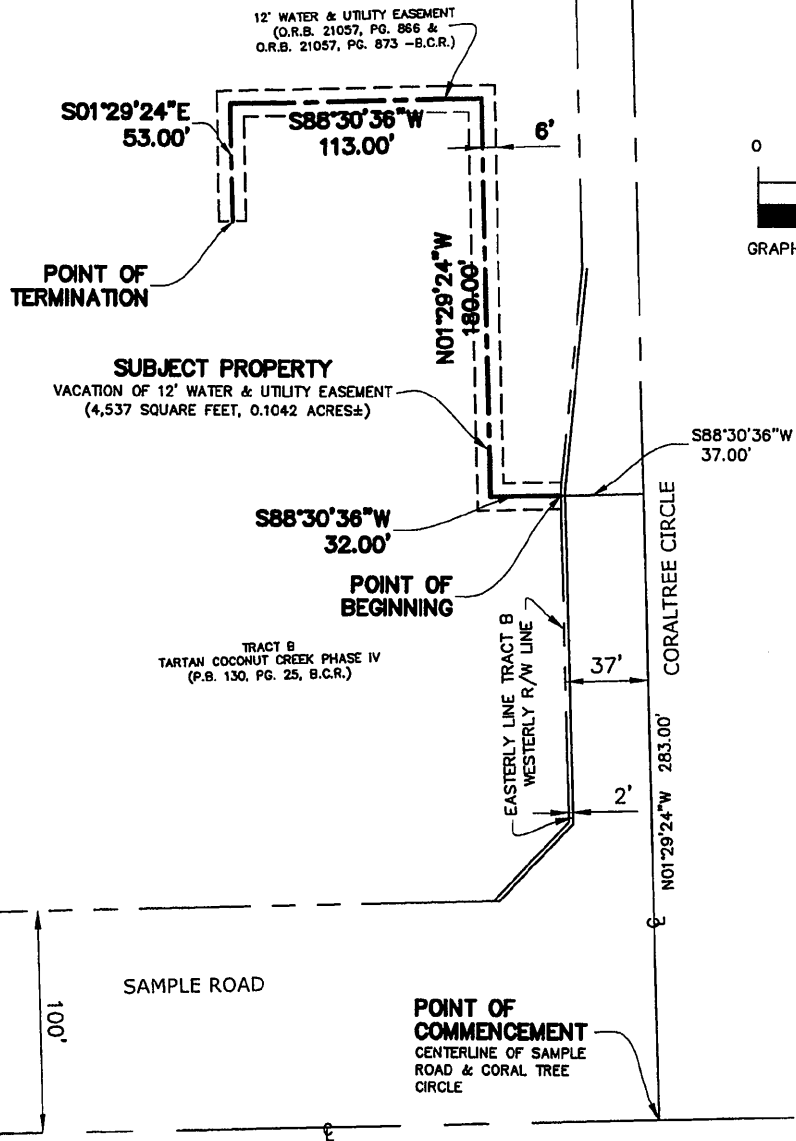
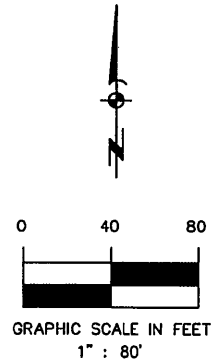
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KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER

THIS DRAWING IS NOT VALID WITHOUT SHEETS 1 & 2

STE Sun-Tech
 Engineering, Inc.
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