

EXHIBIT "A"
LEGAL DESCRIPTION OF:
A PORTION OF WATER MAIN EASEMENT TO BE VACATED
A PORTION OF TRACT "A", WHITWORTH PLAT No. 1
P.B. 164, PG. 1, B.C.R.
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF A 15 FOOT WIDE WATER MAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 35243, PAGE 1308 AND OFFICIAL RECORDS BOOK 35245, PAGE 239, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT LYING WITHIN TRACT "A", WHITWORTH PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AT THE NORTHWEST CORNER OF SAID TRACT "A";

THENCE N.89°37'36"E. ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 163.90 FEET TO A POINT ON THE WESTERLY SIDELINE OF SAID 15 FOOT WIDE WATER MAIN EASEMENT;

THENCE S.00°22'24"E. ALONG SAID WESTERLY SIDELINE, A DISTANCE OF 53.80 FEET;

THENCE N.89°37'36"E. A DISTANCE OF 15.40 FEET;

THENCE S.00°22'24"E. A DISTANCE OF 18.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.00°22'24"E. A DISTANCE OF 58.94 FEET;

THENCE N.89°37'36"E. A DISTANCE OF 15.00 FEET;

THENCE N.00°22'24"W. A DISTANCE OF 58.99 FEET;

THENCE S.89°26'32"W. A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 0.02 ACRES (885 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°37'36"E., ALONG THE NORTH LINE OF SAID TRACT "A", WHITWORTH PLAT No. 1, RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

FILE: T:\Archived Project Directory\ARCHIVED RECENT PROJECTS\MISC\12-7798 - Gunther Motor Company\Easement\Gunther Motor Co_Abandoned U.E.-3.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

RICHARD G. CRAWFORD Jr. 
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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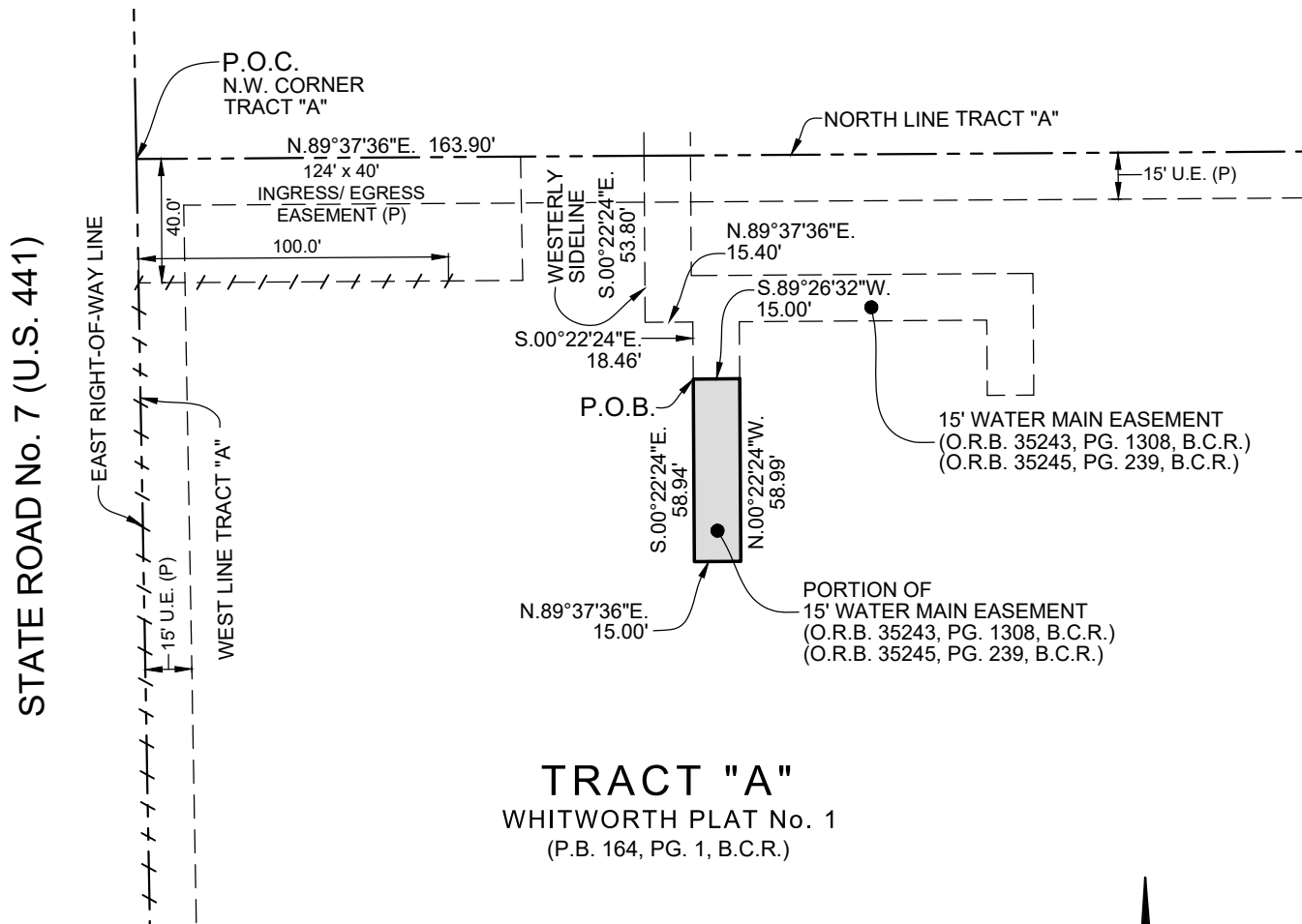
DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
11/9/17	DRL	RGC	N/A



SHEET 1 OF 2

SKETCH NO. 12-7798-VAC_3

EXHIBIT "A"
SKETCH OF DESCRIPTION:
A PORTION OF WATER MAIN EASEMENT TO BE VACATED
A PORTION OF TRACT "A", WHITWORTH PLAT No. 1
P.B. 164, PG. 1, B.C.R.
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



TRACT "A"
 WHITWORTH PLAT No. 1
 (P.B. 164, PG. 1, B.C.R.)

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- --- --- NON-VEHICULAR ACCESS LINE

NOTE:
 SEE SHEET 1 OF 2 FOR THE
 LEGAL DESCRIPTION OF THE
 PROPERTY SHOWN
 GRAPHICALLY HEREON.



SCALE: 1" = 60'



GRAPHIC SCALE