

631 NW 42 Ave

Coconut Creek, Florida 33066

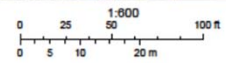
Barbara Parrish Rev Liv Tr

Property Id: 484232110880

\*\*Please see map disclaimer



May 1, 2023



Flight Date : Jan. 6 to Jan. 11, 2023 Broward County Property Appraiser



EXHIBIT "A"

DESCRIPTION:

A PORTION OF THAT CERTAIN 10-FOOT WIDE DRAINAGE EASEMENT LYING IN LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11<sup>TH</sup> SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF SAID 10.00-FOOT WIDE DRAINAGE EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE NORTH LINE OF SAID LOT 26, SOUTH 81°28'56" EAST A DISTANCE OF 20.00 FEET TO THE EAST SIDELINE OF THAT CERTAIN 20.00-FOOT WIDE CANAL MAINTENANCE EASEMENT AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING OF SAID 10-FOOT WIDE DRAINAGE EASEMENT; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 26, SOUTH 81°28'56" EAST A DISTANCE OF 90.00 FEET TO THE WEST SIDELINE OF THAT CERTAIN 10.00-FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT AND THE POINT OF TERMINUS OF SAID 10-FOOT WIDE DRAINAGE EASEMENT.

SAID LANDS LYING AND BEING IN SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 900 SQUARE FEET, MORE OR LESS.

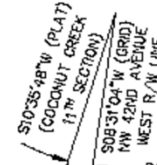
SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 08°31'04" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF NW 42<sup>ND</sup> AVENUE, AS RECORDED IN PLAT BOOK 74, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND/ABBREVIATIONS:

POB - POINT OF BEGINNING  
 POC - POINT OF COMMENCEMENT  
 POT - POINT OF TERMINUS  
 P.B. - PLAT BOOK  
 PG. - PAGE  
 LB - LICENSED BUSINESS  
 R/W - RIGHT-OF-WAY

D.E. - DRAINAGE EASEMENT  
 U.E. - UTILITY EASEMENT  
 CL - CENTERLINE



ROTATION:  
 PLAT TO GRID: 02°04'44"  
 COUNTER-CLOCKWISE

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 17, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

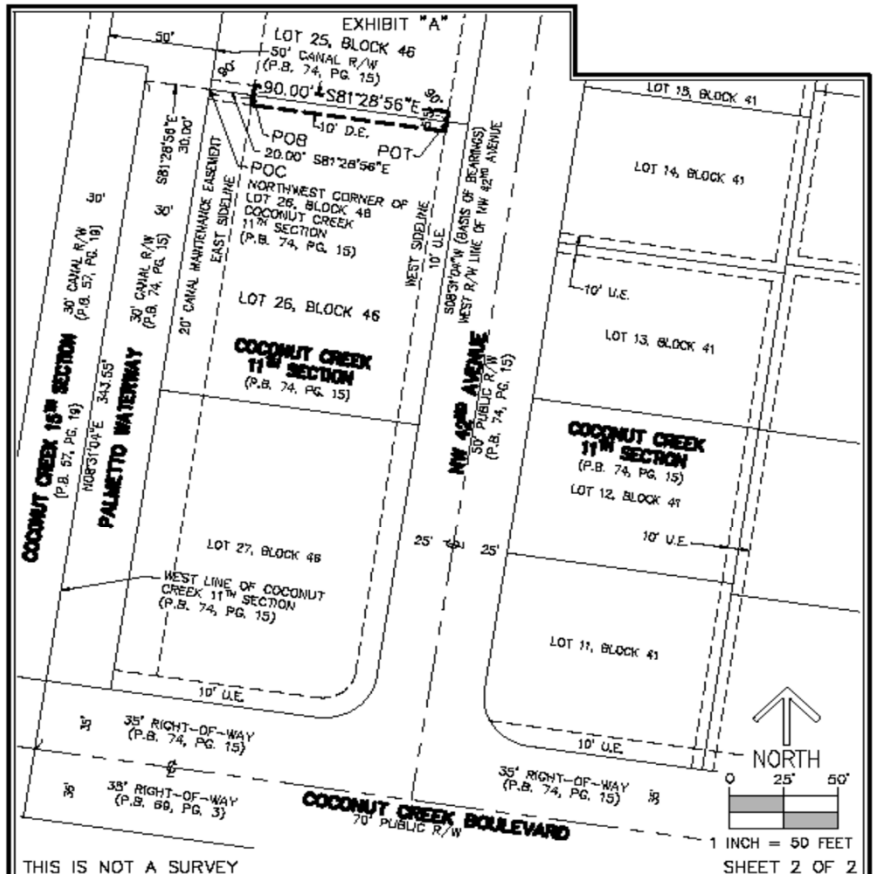
SHEET 1 OF 2

**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

DAVID E. ROHAL  
 PROFESSIONAL LAND  
 SURVEYOR NO. 4315  
 STATE OF FLORIDA  
 LB 3591

DATE	3-17-2023
DRAWN BY	SAS/dr
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	10324-Vac DE

DRAINAGE EASEMENT ABANDONMENT  
 LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11<sup>TH</sup> SECTION  
 SKETCH & DESCRIPTION



THIS IS NOT A SURVEY

SHEET 2 OF 2

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
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 7800 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-382-1991 / FAX (561)-750-1452



DATE	3-17-2023
DRAWN BY	SAS/dr
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	10324-Vac DE

DRAINAGE EASEMENT ABANDONMENT  
 LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11<sup>TH</sup> SECTION  
 SKETCH & DESCRIPTION