

SKETCH AND DESCRIPTION

OF A PORTION OF A UTILITY EASEMENT TO BE ABANDONED

DESCRIPTION:

A PORTION OF A 12.0 FOOT WIDE UTILITY EASEMENT LYING WITHIN PARCEL "A", "LYONS CORPORATE PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID 12.0 FOOT WIDE UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 35243, PAGE 1340 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A";
 THENCE NORTH 00°24'54" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 257.34 FEET;
 THENCE SOUTH 89°36'21" WEST, A DISTANCE OF 540.92 FEET;
 THENCE NORTH 00°02'11" EAST, A DISTANCE OF 40.81 FEET;
 THENCE NORTH 89°36'25" EAST, A DISTANCE OF 31.05 FEET;
 THENCE NORTH 00°23'29" WEST, A DISTANCE OF 12.00 FEET;
 THENCE SOUTH 89°36'24" WEST, A DISTANCE OF 30.89 FEET;
 THENCE NORTH 00°18'04" WEST, A DISTANCE OF 84.87 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89°36'25" EAST, A DISTANCE OF 27.12 FEET;
 THENCE NORTH 00°23'29" WEST, A DISTANCE OF 12.00 FEET;
 THENCE SOUTH 89°36'29" WEST, A DISTANCE OF 26.89 FEET;
 THENCE SOUTH 00°42'24" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA, CONTAINING 324 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

CERTIFICATION:
 I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 471 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 9/27/19

(Signature)
 PAUL E. BREWER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3240

NOTE:

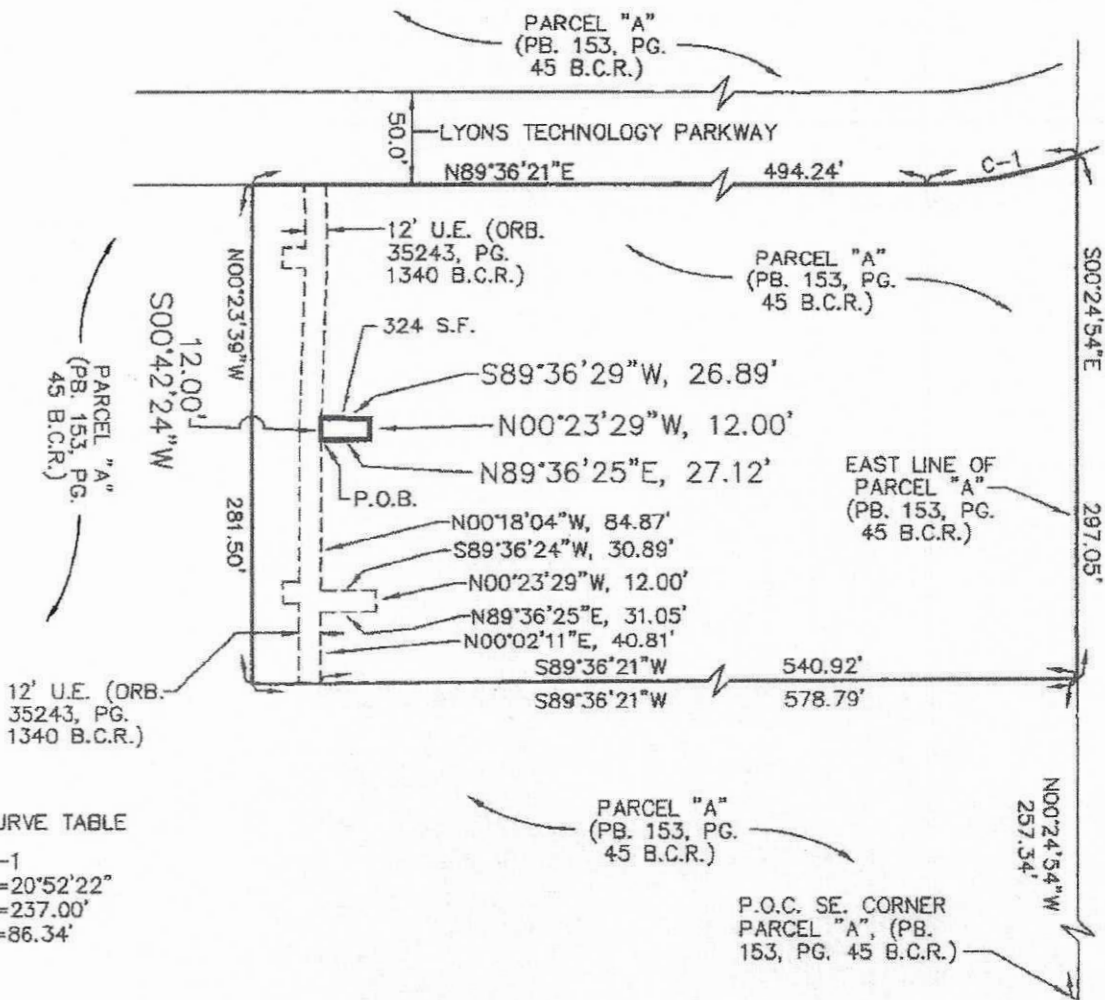
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



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	SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
	FB/PG:	N/A					
	DRAWN BY:	W.D.K.					
	CKD BY:	<i>(Signature)</i>					
	JOB NO:	1B-90-ABANDON					

SKETCH AND DESCRIPTION OF A PORTION OF A UTILITY EASEMENT TO BE ABANDONED



CURVE TABLE

C-1
 D=20°52'22"
 R=237.00'
 L=86.34'

LEGEND:

U.E. = UTILITY EASEMENT
 ORB. = OFFICIAL RECORD BOOK
 S.F. = SQUARE FEET
 PB. = PLAT BOOK
 PG. = PAGE
 D = CENTRAL ANGLE
 R = RADIUS
 L = ARC LENGTH
 B.C.R. = BROWARD COUNTY RECORDS
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

NOTES:

1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", LYONS CORPORATE PARK (PB. 153, PG. 45 B.C.R.) N00°24'54"W
3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

SHEET 2 OF 2



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		REVISIONS	DATE	BY	CKD	FB/PG
SCALE:	1"=100'					
FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
	18-90-ABANDON					
JOB NO:						