

DESCRIPTION - Partial Easement Vacation

A portion of that certain Utility Easement as recorded in Official Records Book 43759, Page 974 and lying over and across a portion of Parcel "A", "**JOHNSON ROAD COMMERCE CENTRE**", according to the Plat thereof, as recorded in Plat Book 177, Page 8, both of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the southeast corner of said Parcel "A"; thence along the East line of said Parcel "A", North 00°25'40" West, 544.71 feet to the **POINT OF BEGINNING**; thence South 89°34'00" West, 276.34 feet; thence North 00°24'02" West, 15.00 feet; thence North 89°34'00" East, 276.33 feet to a point on aforementioned East line of Parcel "A"; thence along said line, South 00°25'40" East, 15.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida, and containing 0.095 acres (4,145 square feet), more or less.

SURVEYOR'S NOTES

1. Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
7. Sources of information used in the preparation of this Sketch and Description are as follows:
 A) Plat of "JOHNSON ROAD COMMERCE CENTRE", Plat Book 177, Page 9;
 B) Site Plan prepared by Sun-Tech Engineering, Job. No. 19-3965;
 Unless otherwise noted the above referenced documents are recorded in the Public Records of Broward County, Florida.
8. Sun-Tech Engineering, Inc., is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. 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.
10. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
11. Bearings shown hereon are based on the record Plat and are relative to the South line of Parcel "A", bearing South 89°34'00" West.

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: December 10, 2019

Donald L. Cooper 12.11.2019
 Donald L. Cooper, P.S.M. Date
 Professional Surveyor and Mapper
 Florida Registration No. 6269

DATE	REVISION	BY	CHK.

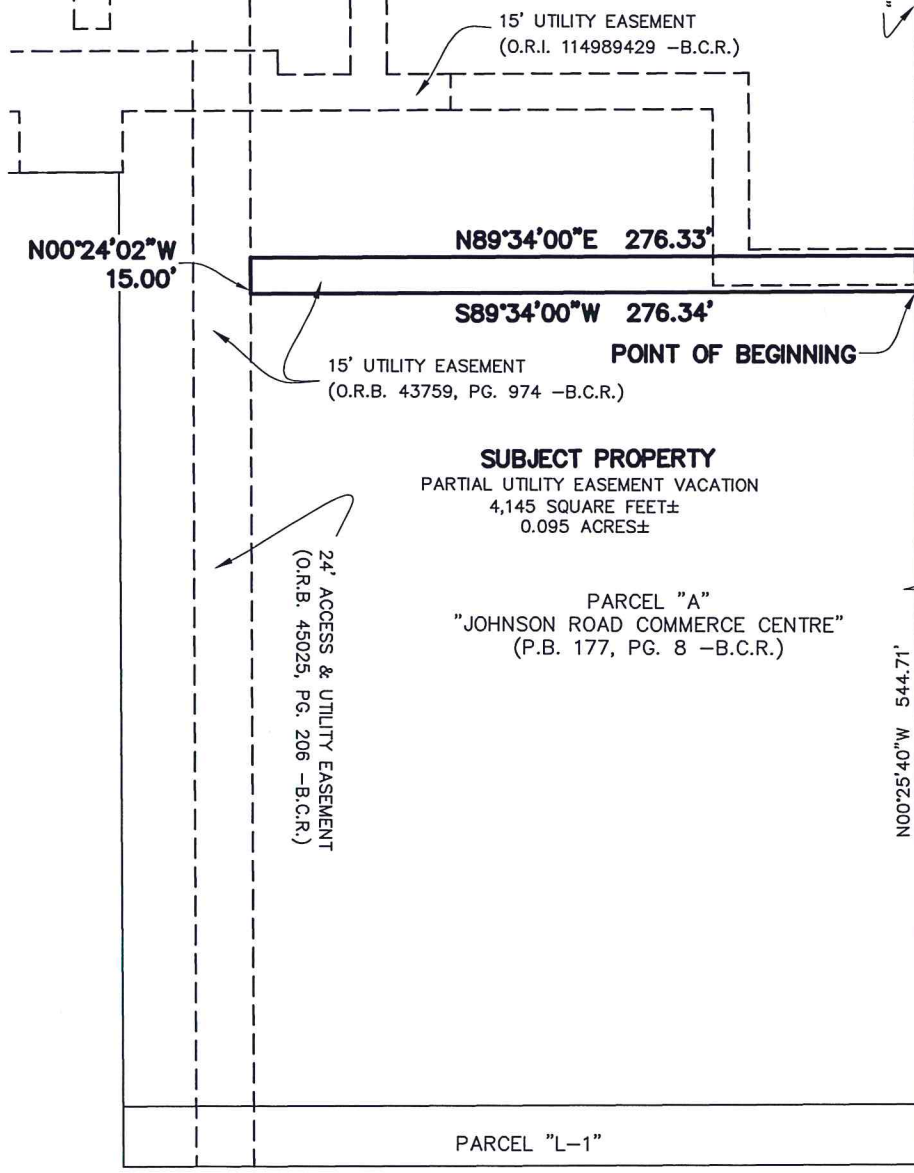
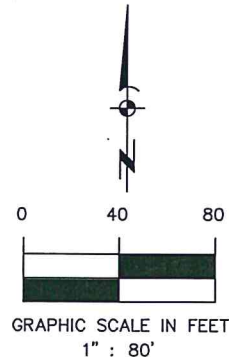


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3965sk1UEvac.dwg
 JOB No.:
19-3965



POINT OF BEGINNING

N89°34'00"E 276.33'

S89°34'00"W 276.34'

N00°24'02"W 15.00'

15' UTILITY EASEMENT (O.R.I. 114989429 -B.C.R.)

15' UTILITY EASEMENT (O.R.B. 43759, PG. 974 -B.C.R.)

SUBJECT PROPERTY

PARTIAL UTILITY EASEMENT VACATION

4,145 SQUARE FEET±

0.095 ACRES±

PARCEL "A"

"JOHNSON ROAD COMMERCE CENTRE"

(P.B. 177, PG. 8 -B.C.R.)

24' ACCESS & UTILITY EASEMENT (O.R.B. 45025, PG. 206 -B.C.R.)

S00°25'40"E 15.00'

N00°25'40"W 544.71'

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTRELINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
(TYP)	TYPICAL

POINT OF COMMENCEMENT
S.E. CORNER PARCEL "A"

PARCEL "L-1"

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