

EXHIBIT "A"

DESCRIPTION: EASEMENT ABANDONMENT #1

BEING A PORTION OF THE 12 FOOT CITY SEWER EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20281, PAGE 498 AND 503 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT ON COMMENCEMENT #1 BEING THE NORTHEAST CORNER OF SAID PARCEL "A", HILLSBORO CENTER – NO. 2 AS RECORDED IN PLAT BOOK 142 AT PAGE 45 OF SAID PUBLIC RECORDS; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", HILLSBORO CENTER –NO. 2, S00°24'40"E, A DISTANCE OF 218.15 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 97.03 FEET TO POINT OF BEGINNING #1.

THENCE S29°02'20"W, A DISTANCE OF 12.02 FEET; THENCE N64°08'27"W, A DISTANCE OF 29.66 FEET; THENCE N25°51'33"E. A DISTANCE OF 12.00 FEET; THENCE N64°08'27"W, A DISTANCE OF 30.32 FEET TO POINT OF BEGINNING #1.

CONTAINING 360 SQUARE FEET OR 0.0083 ACRES, MORE OR LESS.

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LAND DESCRIBED HEREON IS NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°36'38"W ALONG THE SOUTH LINE OF PARCEL "A" OF "HILLSBORO CENTER" PLAT BOOK 133, PAGE 4.
4. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 10, 2021. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

HILLSBORO MARKET PLACE
PORTIONS OF EASEMENTS TO BE ABANDONED
SKETCH OF DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

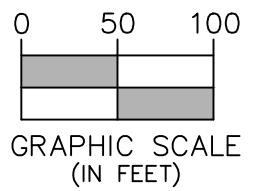
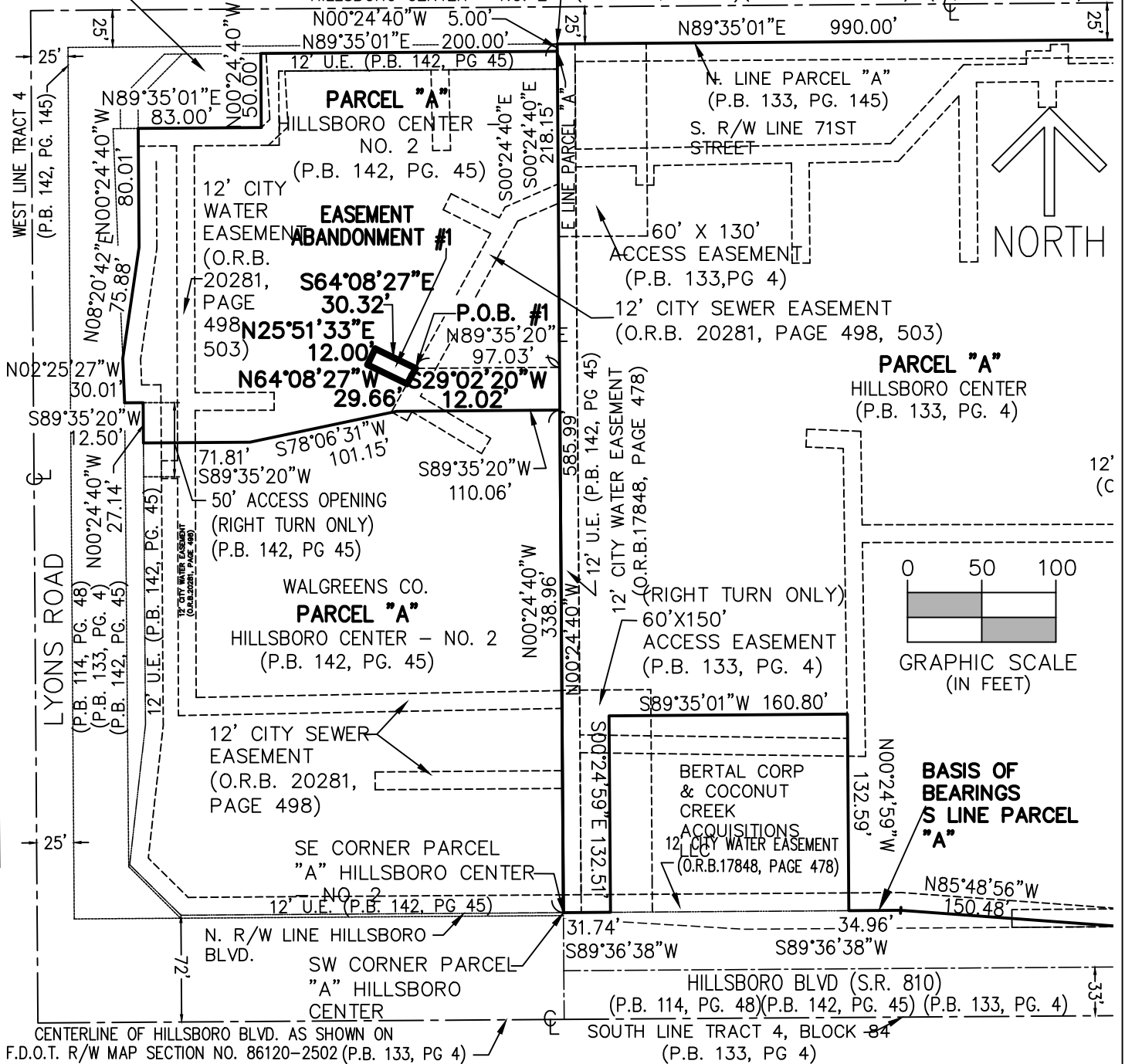
DATE	9/10/2021
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8418AB1R2R

EXHIBIT "A"

PARCEL "A"
SOUTHERN BELL
LYONS & HILLSBORO
(P.B. 114, PG. 48)

P.O.C. #1
PARCEL "A"
NW 71ST STREET
NE CORNER PARCEL "A"
HILLSBORO CENTER - NO. 2

(P.B. 114, PG 48)(P.B. 142, PG 45) (P.B. 133, PG 4)



BASIS OF BEARINGS
S LINE PARCEL "A"

LEGEND
CL - CENTER LINE BLVD - BOULEVARD
F.D.O.T.-FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B. - OFFICIAL RECORD BOOK

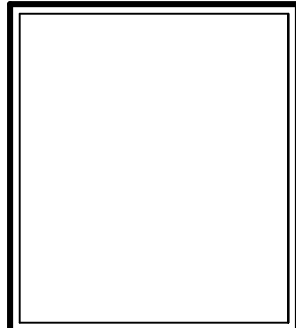
P.B. - PLAT BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.G - PAGE

R/W - RIGHT-OF-WAY
S.R. - STATE ROAD
U.E. - UTILITY EASEMENT

SHEET 2 OF 2

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