

DESCRIPTION:

A PORTION OF A 12 FOOT SEWER UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 31204, PAGE 1554, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT "F", COUNTRY'S POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 29, OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHEAST CORNER OF TRACT "F", COUNTRY'S POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEARING S.88°23'33"W. (CALCULATED) FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID TRACT "F", BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7, BEING A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE EAST HAVING A RADIUS OF 28,747.90 FEET AND A CENTRAL ANGLE OF 01°12'54", AN ARC DISTANCE OF 609.60 FEET; THENCE S.89°41'48"W., A DISTANCE OF 259.62 FEET; THENCE S.00°10'35"E., A DISTANCE OF 2.59 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.00°10'35"E., A DISTANCE OF 14.08 FEET; THENCE S.89°49'25"W., A DISTANCE OF 12.00 FEET; THENCE N.00°10'35"W., A DISTANCE OF 14.99 FEET; THENCE S.85°50'22"E., A DISTANCE OF 12.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 174 SQUARE FEET MORE OR LESS.

LEGEND

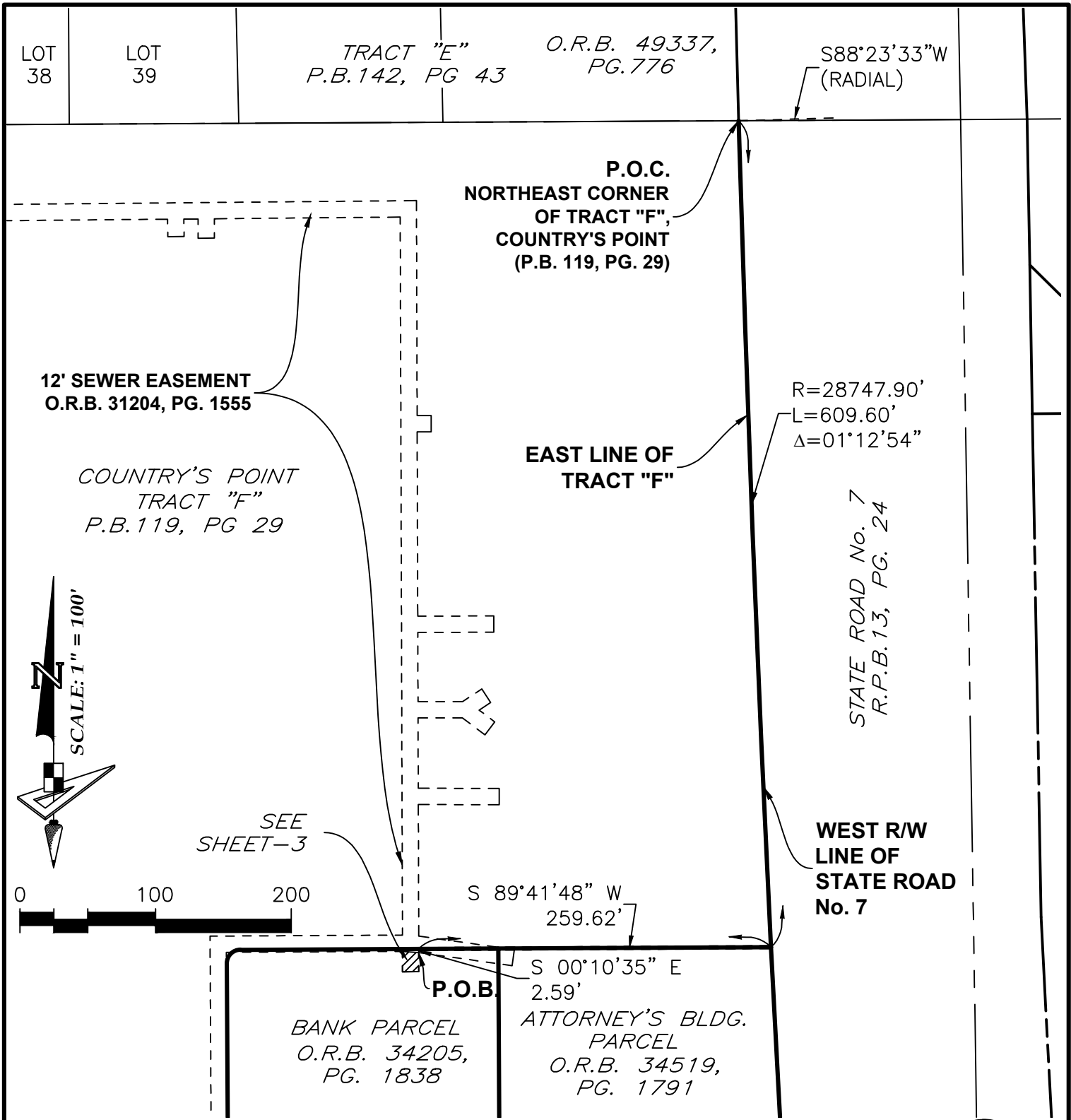
- P.O.B.* ---- *Point of Beginning*
- P.O.C.* ---- *Point of Commencement*
- R/W* ---- *Right-of-Way*
- P.B.* ---- *Plat Book*
- PG(s)* ---- *Page(s)*
- O.R./O.R.B.* ---- *Official Records Book*
- U.E.* ---- *Utility Easement*
- R* ---- *Radius*
- L* ---- *Arc Length*
- Δ ---- *Central Angle*

PARTIAL RELEASE UTILITY EASEMENT SKETCH & DESCRIPTION

REVISIONS				Prepared For: KIMLEY-HORN		 <p style="font-size: 24pt; font-weight: bold; margin: 0;">GeoPoint</p> <p style="font-size: 18pt; margin: 0;">Surveying, Inc.</p>	
No.	Date	Description	Dwn.	Date of Sketch: 5/3/19			
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828		Drawn: SWM Date: 05/03/19 Data File: Check: JLO P.C.: Field Book:	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Section: 1 Twn. 48S Rng. 41E Job #: SD Sewer Rel	

DWG NAME: W:\PARKLAND MALL\BANK\SKETCH & DESCRIPTIONS\IS & D - SEWER EASEMENT RELEASE.DWG PLOTTED BY: SERGIO MACHADO ON: 5/30/2019 11:35 AM LAST SAVED BY: SERGIOM ON: 5/13/2019 8:10 AM

DWG NAME: W:\PARKLAND MALL\BANK\SKETCH & DESCRIPTIONS\I & D - SEWER EASEMENT RELEASE.DWG PLOTTED BY: SERGIO MACHADO ON: 5/30/2019 11:35 AM LAST SAVED BY: SERGIOM ON: 5/13/2019 8:10 AM




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Date of Sketch: 5/3/19

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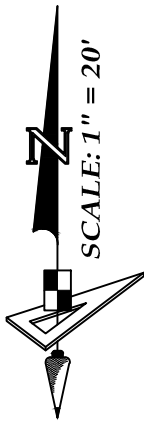


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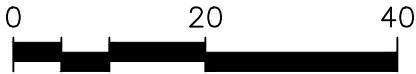
4152 W. Blue Heron Blvd. Suite 105
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Section: 1 Twn. 48S Rng. 41E		Job #: SD Sewer Rel



COUNTRY'S POINT
TRACT "F"
P.B. 119, PG. 29



12' SEWER EASEMENT
O.R.B. 31204, PG. 1555

S85°50'22"E
12.03'

S 89°41'48" W
259.62' (TOTAL)

N00°10'35"W
14.99'

S 00°10'35" E
2.59'

P.O.B.

S89°49'25"W
12.00'

S00°10'35"E
14.08'

**PARTIAL RELEASE UTILITY EASEMENT
SKETCH & DESCRIPTION**

REVISIONS

Prepared For: KIMLEY-HORN

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Sheet No. 3 of 3 Sheets

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