

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THAT CERTAIN 10-FOOT WIDE DRAINAGE EASEMENT LYING IN LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11TH 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.

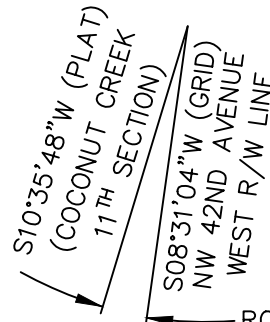
SAID LANDS LYING AND BEING IN SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 900 SQUARE FEET, MORE OR LESS.

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 42ND 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	D.E. - DRAINAGE EASEMENT
POC - POINT OF COMMENCEMENT	U.E. - UTILITY EASEMENT
POT - POINT OF TERMINUS	CL - CENTERLINE
P.B. - PLAT BOOK	
PG. - PAGE	
LB - LICENSED BUSINESS	
R/W - RIGHT-OF-WAY	



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.

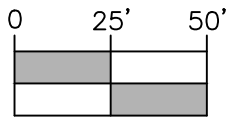
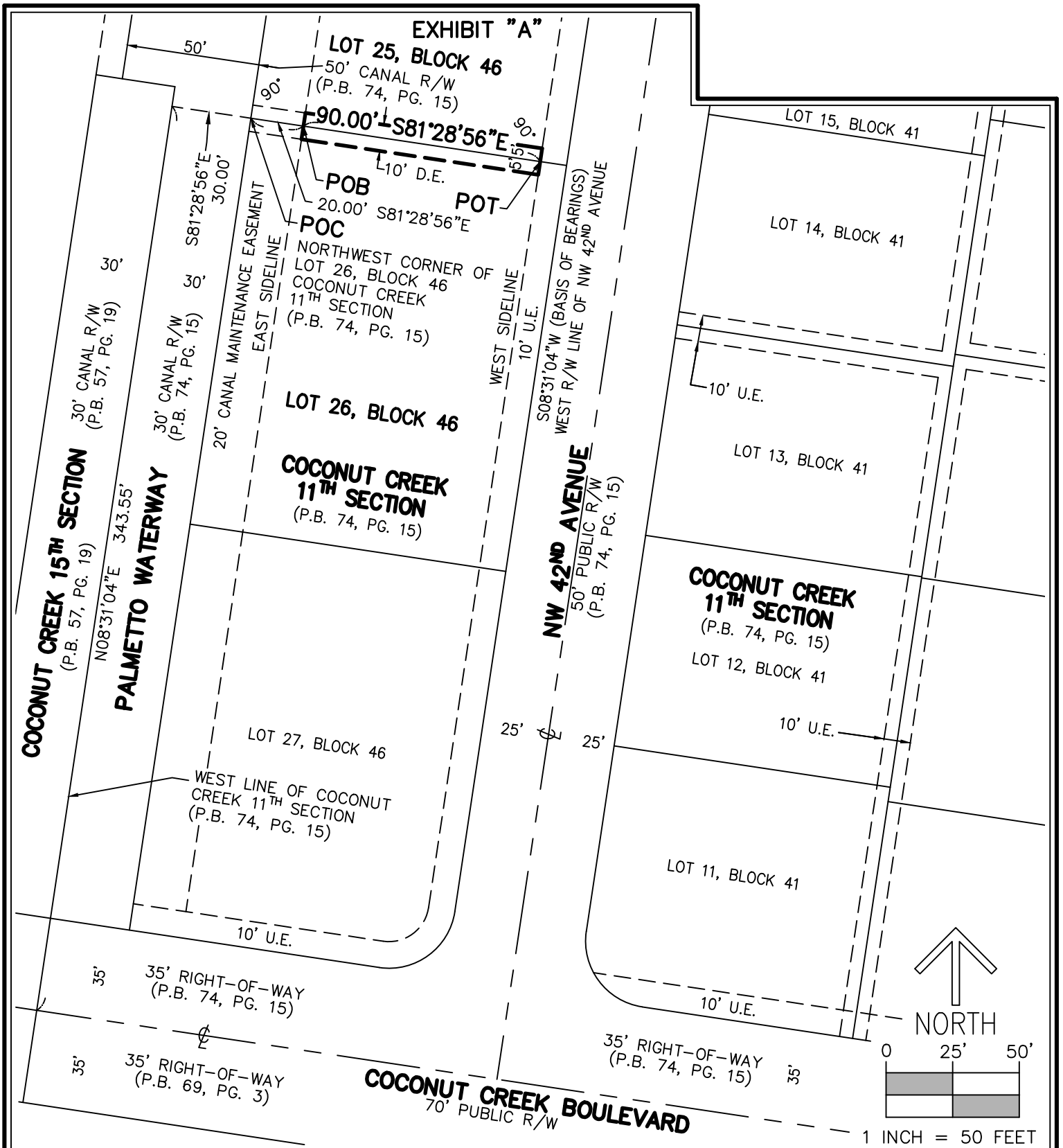
SHEET 1 OF 2

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

**DRAINAGE EASEMENT ABANDONMENT
 LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11TH SECTION
 SKETCH & DESCRIPTION**

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



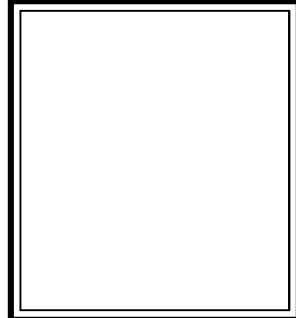
1 INCH = 50 FEET

THIS IS NOT A SURVEY

SHEET 2 OF 2

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 LOTS 25 AND 26, BLOCK 46, COCONUT CREEK 11TH SECTION
 SKETCH & DESCRIPTION**



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