

EXHIBIT "A"

SKETCH AND DESCRIPTION

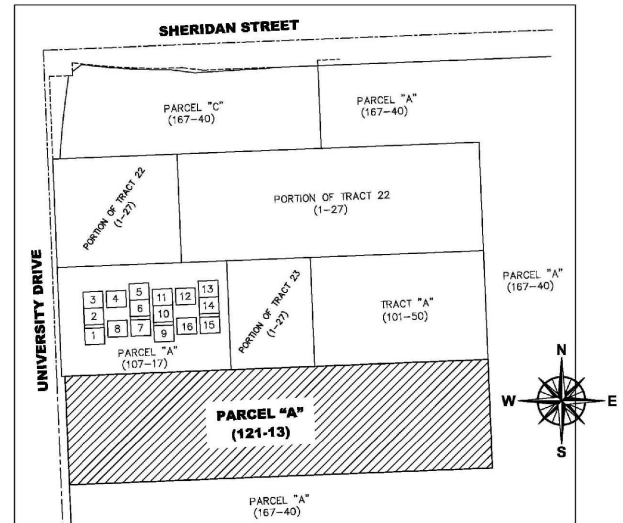
ROAD & UTILITY EASEMENT VACATION

LEGAL DESCRIPTION:

A PORTION OF PARCEL A, SOLOMON OFFICE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF THE ROAD AND UTILITY EASEMENT AS SHOWN ON SAID PLAT, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 02°21'28" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL A, A DISTANCE OF 290.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE NORTH 02°21'28" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 87°27'52" EAST, A DISTANCE OF 121.78 FEET; THENCE NORTH 82°37'19" EAST, A DISTANCE OF 301.42 FEET; THENCE NORTH 87°38'30" EAST, A DISTANCE OF 337.95 FEET, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE BACK OF AN EXISTING CONCRETE SIDEWALK; THENCE SOUTH 01°38'48" EAST, A DISTANCE OF 9.83 FEET; THENCE SOUTH 87°36'27" WEST, A DISTANCE OF 337.77 FEET; THENCE SOUTH 82°37'19" WEST, A DISTANCE OF 301.03 FEET; THENCE SOUTH 87°28'08" WEST TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 7,589 SQUARE FEET OR 0.174 ACRES MORE OR LESS.



LOCATION MAP

Not to Scale

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE WEST LINE OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 41 EAST IS ASSUMED TO BEAR NORTH 02°21'28" WEST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2015\15-0011_SOLOMON OFFICE PARK\DRAWINGS\SD_ROADWAY ESMT VAC 2

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

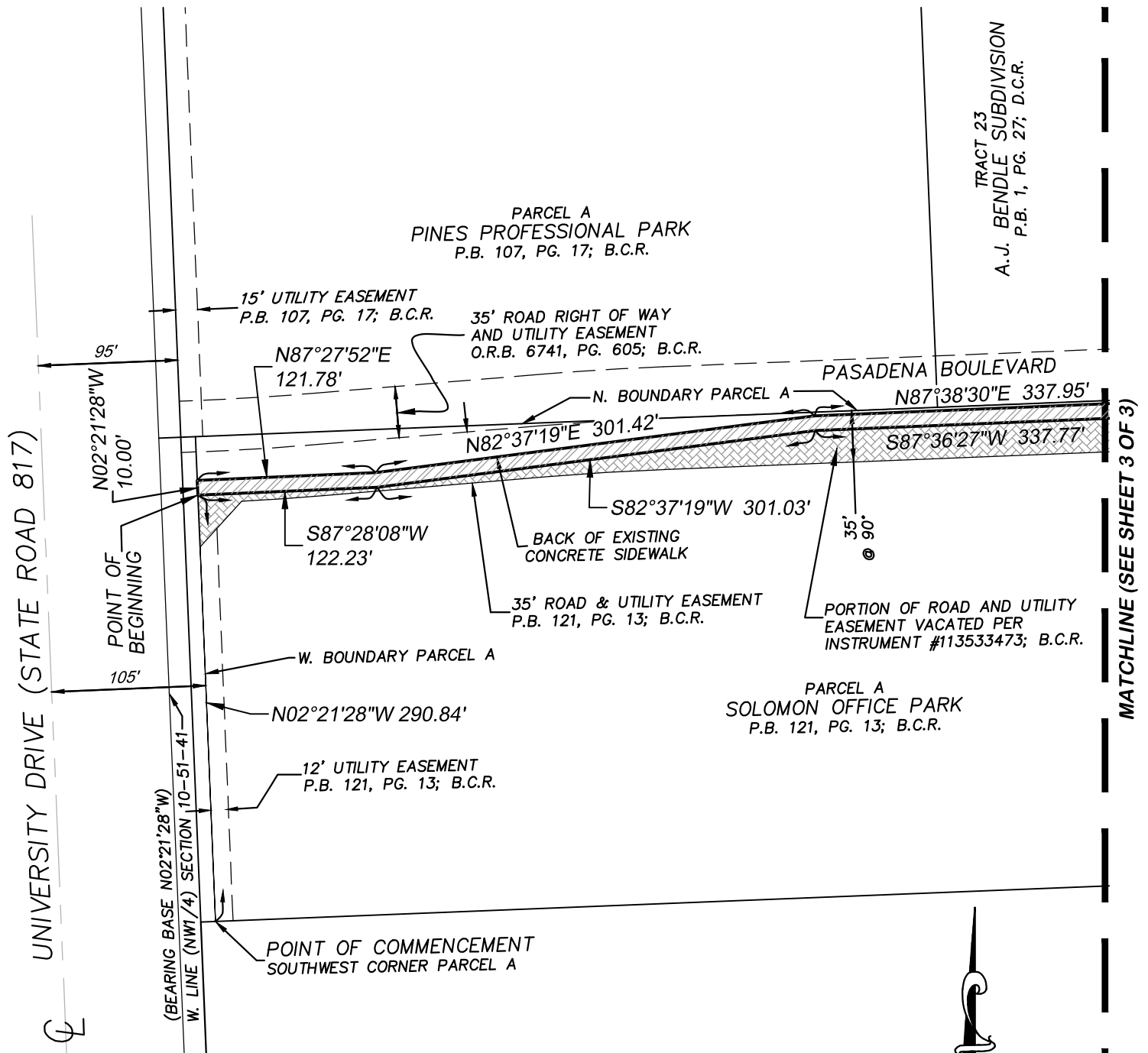
UPDATES and/or REVISIONS		DATE	BY	CK'D
1. REVISE PER CITY COMMENTS		1/6/20	RY	CD
JOB NO.: 05-0011-005-02		SHEET 1 OF 3 SHEETS		
DRAWN BY: RY		F.B. N/A PG. N/A		
CHECKED BY: NM		DATED: 10-30-19		



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
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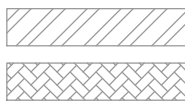
EXHIBIT "A"

ROAD & UTILITY EASEMENT VACATION



LEGEND

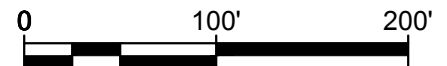
B.C.R. BROWARD COUNTY RECORDS
C.C.R. CENTERLINE
D.C.R. DADE COUNTY RECORDS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE



PROPOSED ROAD AND UTILITY EASEMENT VACATION

PORTION OF ROAD AND UTILITY EASEMENT VACATION
PER INSTRUMENT #113533473; B.C.R.

----- NON-VEHICULAR ACCESS LINE



GRAPHIC SCALE IN FEET

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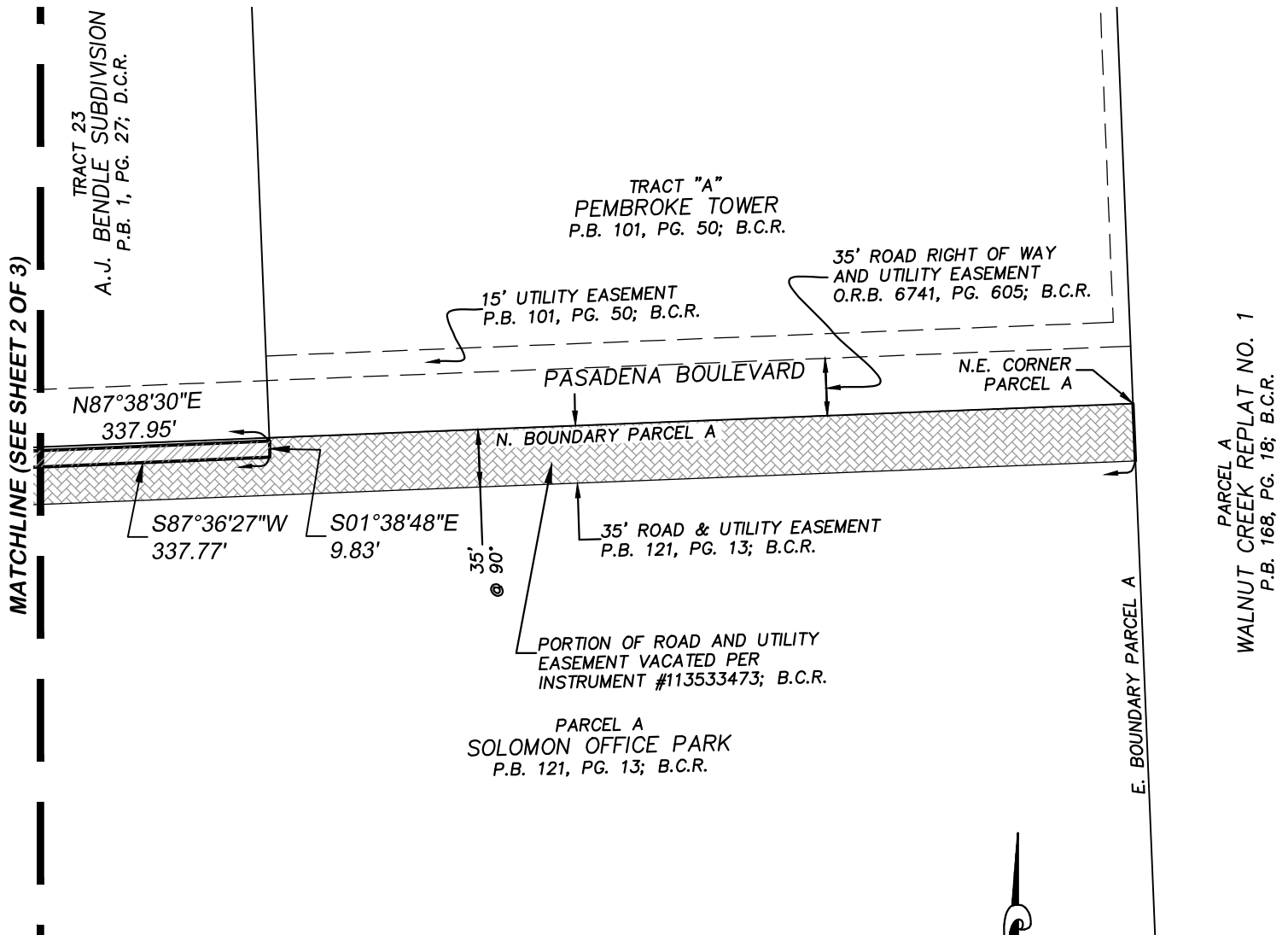


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JOB NO.: 15-0011-05-02	SHEET 2 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
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ROAD & UTILITY EASEMENT VACATION



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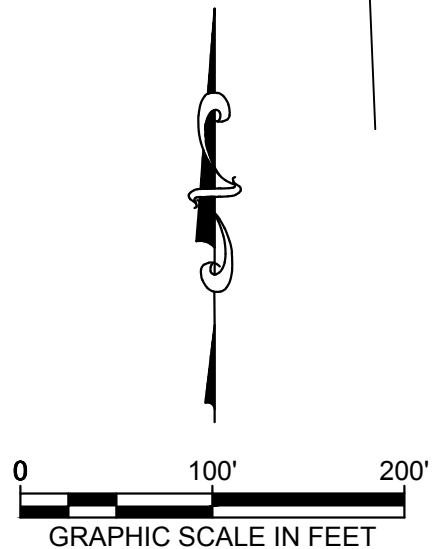
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SHEET 3 OF 3 SHEETS

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F.B. N/A PG. N/A

CHECKED BY: NM

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