

m.p.o.k.



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (UTILITY EASEMENT VACATION)

THAT CERTAIN UTILITY AS RECORDED IN OFFICIAL RECORDS BOOK 49863, PAGE 212 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING PORTIONS OF THE FOLLOWING; LOTS 1 AND 2, **"RESUBDIVISION OF BLOCK 38, CROISSANT PARK"**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 8, OF THE PUBLIC RECORDS IN BROWARD COUNTY, FLORIDA, AND THE VACATED RIGHT-OF-WAY OF S.E. 16TH STREET AS RECORDED IN OFFICIAL RECORDS BOOK 34245, PAGE 470 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 11°09'15" WEST ALONG THE WEST LINE OF SAID LOT 2 FOR 22.65 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 11°09'15" WEST ALONG THE WEST LINE OF SAID LOTS 1 AND 2 AND THE NORTHERLY EXTENSION THEREOF 75.00 FEET; THENCE NORTH 78°50'45" EAST 10.00 FEET TO A POINT ON A LINE LYING 10.00 FEET EAST OF AND PARALLEL WITH SAID NORTHERLY EXTENSION AND SAID WEST LINE; THENCE SOUTH 11°09'15" EAST ALONG SAID PARALLEL LINE 75.00 FEET; THENCE SOUTH 78°50'45" WEST 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 750 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 11°09'15" WEST ALONG THE WEST LINE OF RESUBDIVISION OF BLOCK 38, CROISSANT PARK, RECORDED IN PLAT BOOK 52, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: KIMLEY HORN

SCALE: N/A DRAWN: M.M.M.

ORDER NO.: 74249-B

DATE: 4/29/25

UTILITY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BROWARD HEALTH NORTH

SHEET 1 OF 2

Michael
M
Mossey
Digitally signed
by Michael M
Mossey
Date: 2025.04.30
12:16:28 -04'00'

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

M.D.O.C.

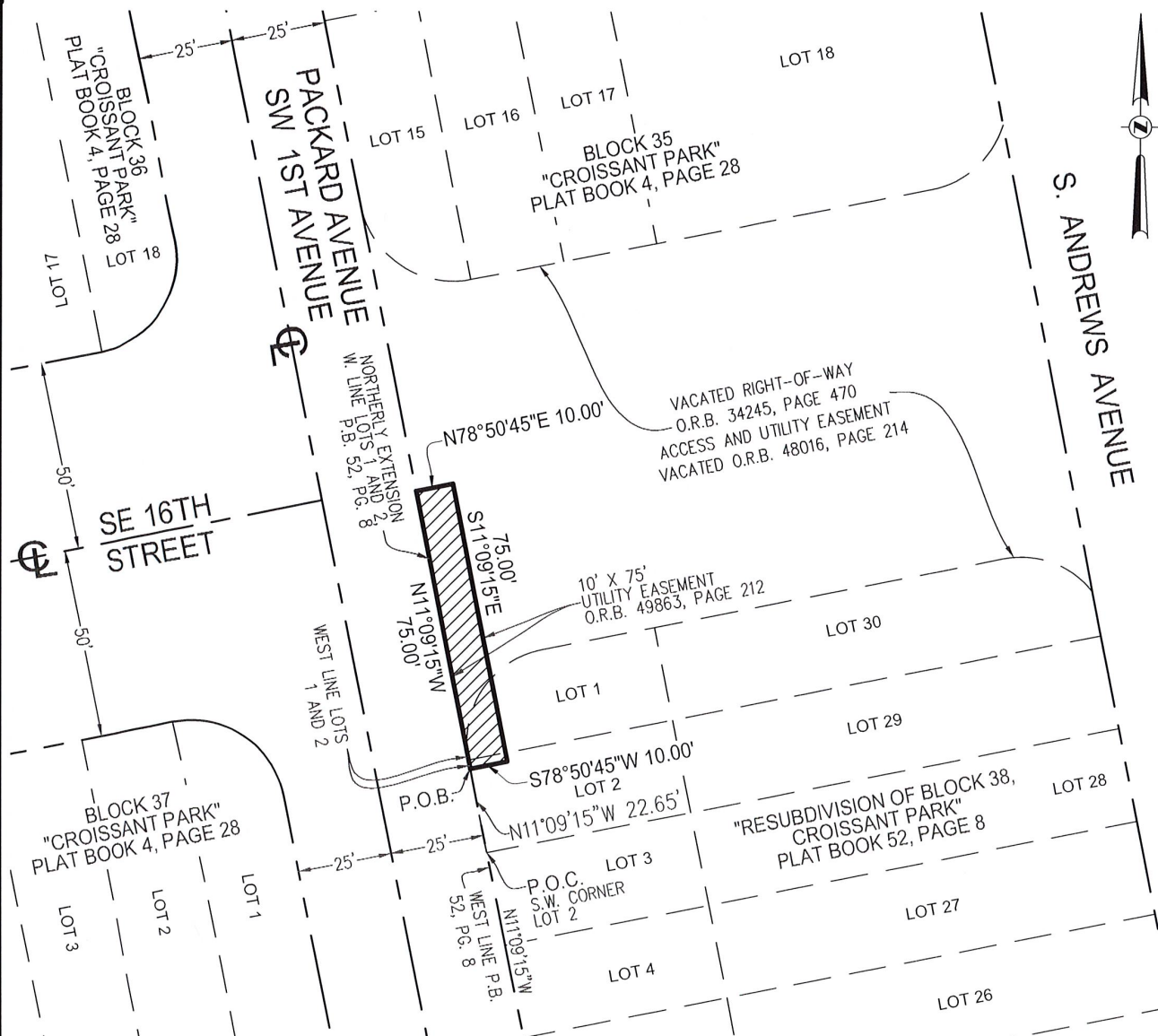


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CLIENT: KIMLEY HORN

SCALE: 1"=40'

DRAWN: M.M.M.

ORDER NO.: 74249-B

DATE: 4/29/25

UTILITY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BROWARD HEALTH NORTH

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

CL	CENTRLINE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
Pg.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

CAM #25-0637

Exhibit 2

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