

TELEPHONE NO. 561-314-0769

FAX NO. 561-314-0770

m. J. G. K.



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

LEGAL DESCRIPTION OF: 40 FOOT VACATED EASEMENT

BEING A 40 FOOT STORM DRAIN AND UTILITY EASEMENT
ORDINANCE NO. C-86-28

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 13390, PAGE 436, B.C.R.

A PARCEL OF LAND BEING A 40 FOOT STORM DRAIN AND UTILITY EASEMENT, AS SHOWN IN ORDINANCE NO. C-86-28, RECORDED IN OFFICIAL RECORDS BOOK 13390, PAGE 436, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 8, BLOCK D11, OF DIXIE CUT-OFF SECTION CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 01°50'05" EAST, ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 95.27 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 01°50'05" EAST, ALONG SAID EAST LINE OF LOT 8, A DISTANCE OF 7.68 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°59'00" AND A RADIUS OF 25 FEET FOR AN ARC DISTANCE OF 39.70 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°08'55" WEST, ALONG THE SOUTH LINE OF LOTS 6, 7 AND 8, BLOCK D11 OF SAID PLAT AND A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 197.96 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°21'09" AND A RADIUS OF 25 FEET FOR AN ARC DISTANCE OF 5.83 FEET TO A POINT ON A NON-TANGENT LINE; SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF S. FEDERAL HIGHWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 5, SECTION 86095-2406, SHEET 7 OF 13;

THENCE SOUTH 12°30'05" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE 41.81 FEET TO A POINT ON A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH SOUTH LINE OF SAID BLOCK D11;

THENCE NORTH 89°08'55" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 264.51 FEET;

THENCE NORTH 01°50'05" WEST, A DISTANCE OF 73.55 FEET;

THENCE SOUTH 88°09'55" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 0.26 ACRES (11,351 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°08'55"E., ALONG THE CENTERLINE OF S.E. 31ST STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY OR OTHER MATTERS OF RECORD BY ECS.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY ECS LAND SURVEYORS, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. FOR MORE INFORMATION ABOUT POSSIBLE EASEMENTS AND RESTRICTIONS ON THIS PROPERTY REFER TO THE PUBLIC RECORDS OF THIS COUNTY AND THE PLAT OF RECORD (IF ANY).

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

SKETCH No. ECS3154 SD TASK 4-A	REVISIONS		DATE	BY
DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK	
04/18/23	J.E.C.	J.D.L.R.	N/A	

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA

SHEET 1 OF 3

CAM#23-0799

Exhibit 4

Page 1 of 3



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

SKETCH OF DESCRIPTION OF:
40 FOOT VACATED EASEMENT

BEING A 40 FOOT STORM DRAIN AND UTILITY EASEMENT
ORDINANCE NO. C-86-28
OFFICIAL RECORDS BOOK 13390, PAGE 436, B.C.R.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°50'05" E	7.68'
L2	S 12°30'05" W	41.81'
L3	N 01°50'05" W	73.55'
L4	S 88°09'55" W	25.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C2	5.83'	25.00'	13°21'09"
C1	39.70'	25.00'	90°59'00"

LEGEND:

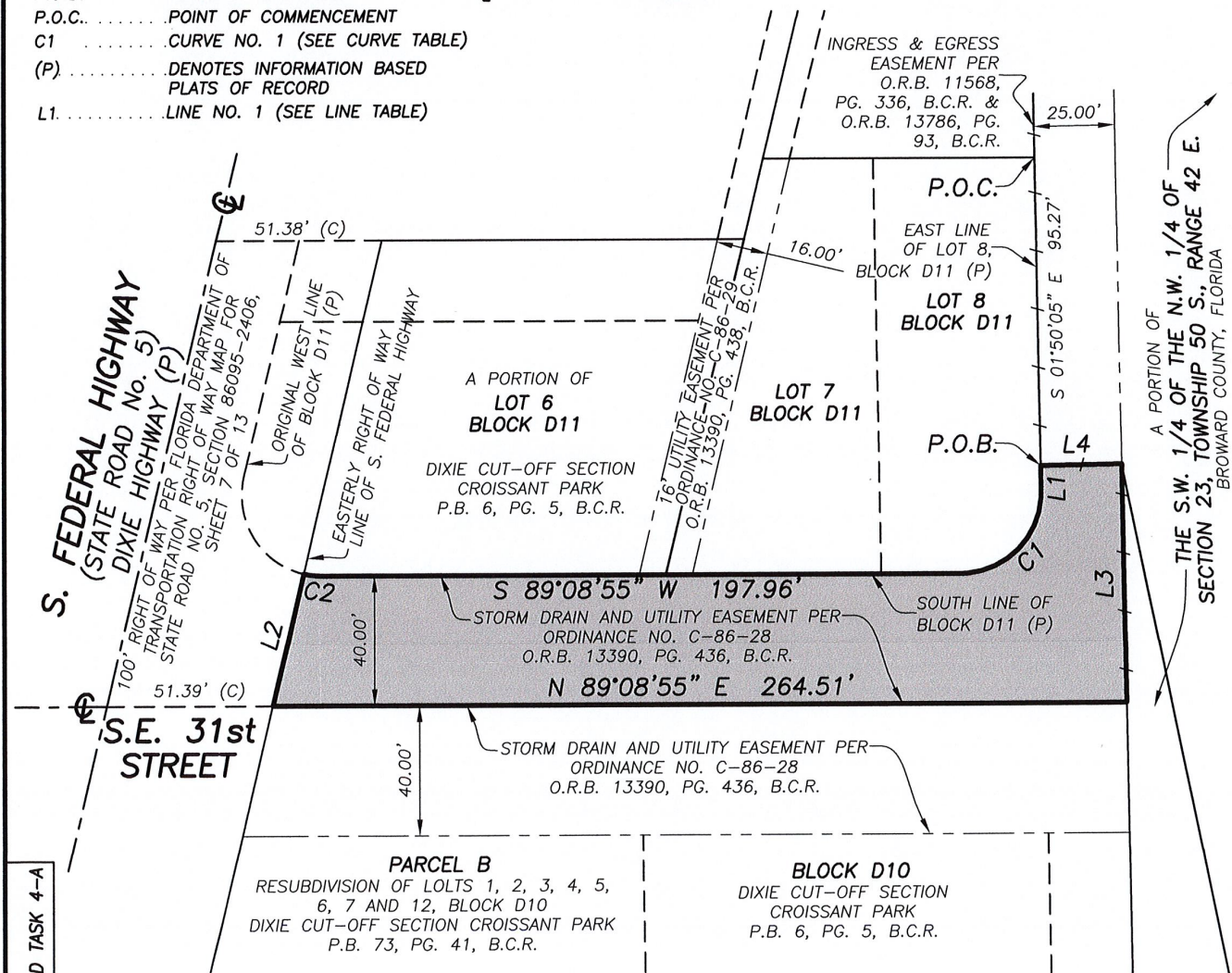
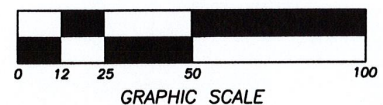
B.C.R. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
C1 CURVE NO. 1 (SEE CURVE TABLE)
(P) DENOTES INFORMATION BASED
PLATS OF RECORD
L1. LINE NO. 1 (SEE LINE TABLE)

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
(C)	CALCULATED
///	LIMITED ACCESS LINE
Q	CENTERLINE



SCALE: 1" = 50'



SHEET 2 OF 3

TELEPHONE NO. 561-314-0769

FAX NO. 561-314-0770

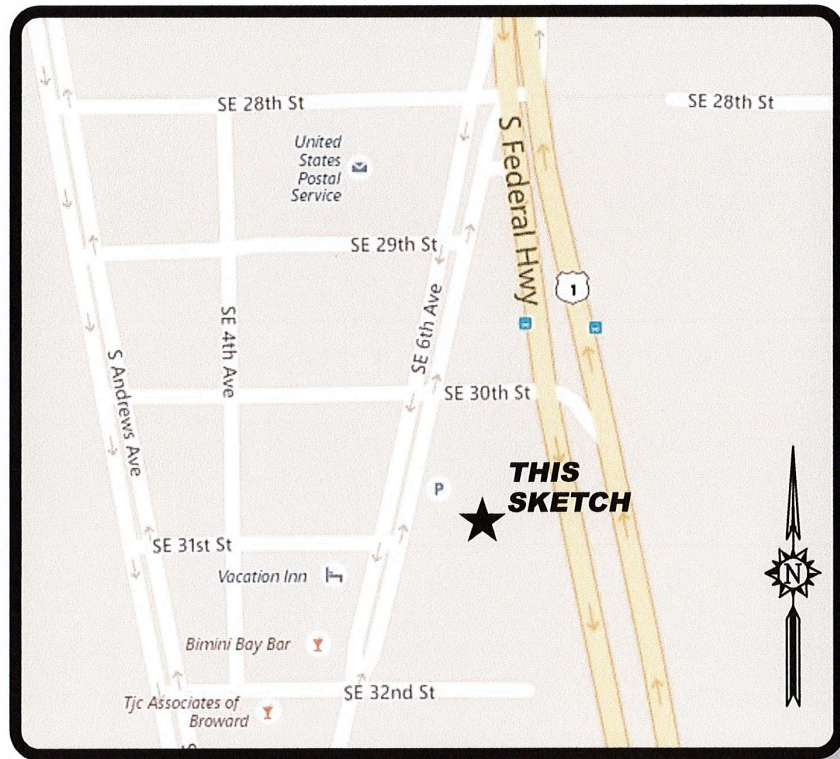


L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

LOCATION SKETCH OF:
40 FOOT VACATED EASEMENT
BEING A 40 FOOT STORM DRAIN AND UTILITY EASEMENT
ORDINANCE NO. C-86-28
OFFICIAL RECORDS BOOK 13390, PAGE 436, B.C.R.



LOCATION MAP
NOT TO SCALE

SKETCH No.
ECS3154 SD TASK 4-A

SHEET 3 OF 3