



SUNRISE BLVD. (SR 838)

DUE EAST 5'

RIGHT OF WAY  
PER PB 24,  
PG 14, B.C.R.

BMW SUNRISE PLAT  
(181-42 B.C.R.)  
PARCEL A

N 00°01'00" W  
313.92'

S 00°01'00" E  
313.92'

N.E. 10TH AVENUE

HOLIDAY PARK  
(P.B. 24, PG. 14, B.C.R.)

BY: \_\_\_\_\_  
CARY D. WINNINGHAM  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2961  
STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS

HOLIDAY PARK  
(P.B. 24, PG. 14, B.C.R.)

P.O.B.  
S.E. CORNER  
BMW SURISE  
PLAT (181-42)

**HOLMAN BENTLEY**  
HOLMAN AUTOMATIVE, INC.

VACATION OF A 5' ACCESS AND PARKING EASEMENT  
**SKETCH & DESCRIPTION**

**WINNINGHAM & FRADLEY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winfrad.com

EB-0002995 LB-0002995	DRAWN: AMF CHECKED: CDW	DATE: 09/2017 DATE: 09/2017	PROJECT NUMBER <b>17017</b>	SHEET <b>1 OF 2</b>
--------------------------	----------------------------	--------------------------------	--------------------------------	------------------------

DESCRIPTION OF A 5' ACCESS AND PARKING EASEMENT TO BE VACATED

A STRIP OF LAND LYING WITHIN PARCEL A OF THE "BMW SUNRISE PLAT" AS RECORDED IN PLAT BOOK 181 AT PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL A OF THE "BMW SUNRISE PLAT" RUN DUE WEST (BASIS OF BEARINGS A PLAT BEARING) FOR A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL A; THENCE RUN NORTH 00°0'00" WEST FOR A DISTANCE OF 313.92 FEET TO A POINT; THENCE RUN DUE EAST FOR A DISTANCE OF 5.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A; THENCE RUN SOUTH 00°0'00" EAST FOR A DISTANCE OF 313.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY FLORIDA AND CONTAINING 1,570 SQUARE FEET MORE OR LESS.

**HOLMAN BENTLEY**

HOLMAN AUTOMATIVE, INC.

ACCESS AND PARKING EASEMENT

**LEGAL DESCRIPTION**

**W****WINNINGHAM & FRADLEY, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winfrad.com

EB-0002995  
LB-0002995

DRAWN: AMF DATE: 09/2017  
CHECKED: CDW DATE: 09/2017

PROJECT NUMBER  
**17017**

SHEET  
**2 OF 2**

J:\2017\17017-Holman Bentley Aston Martin\CAD\SRV\Easement Vacation\Parking Easement\Legal Description Parking Esmt.dgn(Default)

5/22/2018, 1:21:19 PM

CAM #18-0490

Exhibit 3

2 of 2