



**STONER**  
**SURVEYORS • MAPPERS**  
Licensed Business No. 6633

4341 S.W. 62nd Avenue  
Davie, Florida 33314

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EXHIBIT "A"  
**LEGAL DESCRIPTION**  
**20-FOOT-WIDE DRAINAGE EASEMENT TO BE VACATED**  
**RECORDED IN OFFICIAL INST. No. 113882967, B.C.R.**  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A 20-FOOT-WIDE DRAINAGE EASEMENT, BEING A PORTION OF LOTS 6 AND 7, BLOCK 1, GALT OCEAN MILE, ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE CENTERLINE OF SAID DRAINAGE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE N.05°20'27"E., ALONG THE EASTERLY LINE OF SAID LOT 6, A DISTANCE OF 33.27 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;

THENCE N.82°32'08"W., A DISTANCE OF 136.23 FEET;

THENCE N.86°44'45"W., A DISTANCE OF 13.22 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 7, SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED EASEMENT.

THE SIDELINES OF SAID EASEMENT TO BE LENGTHEN OR SHORTEN TO MEET AT ANGLE POINTS AND TERMINATE ON THE WEST LINE OF SAID LOTS 6 AND 7.

SAID EASEMENT LYING AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.069 ACRES (2,989 SQUARE FEET), MORE OR LESS.

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF N.05°20'27"E. ALONG THE EAST LINE OF LOT 6 AND 7, BLOCK 1, GALT OCEAN MILE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEET 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

**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 WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 6.10.2024

James D Stoner

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

REVISIONS	DATE	BY
ADD RECORDING INFO	6/10/24	JDS
CONVERT TO LEGAL SIZE	6/10/24	JDS

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/10/23	DRL	JDS	N/A

SEAL

SHEET 1 OF 2

SKETCH NO  
22-9462-DE\_VAC

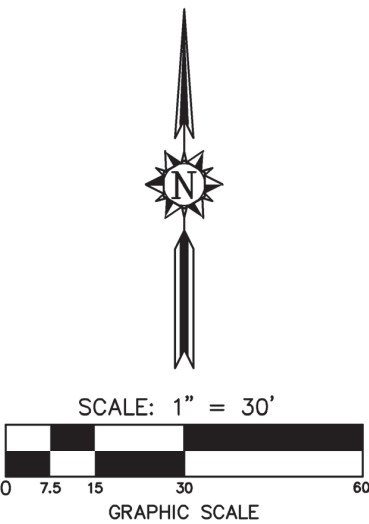
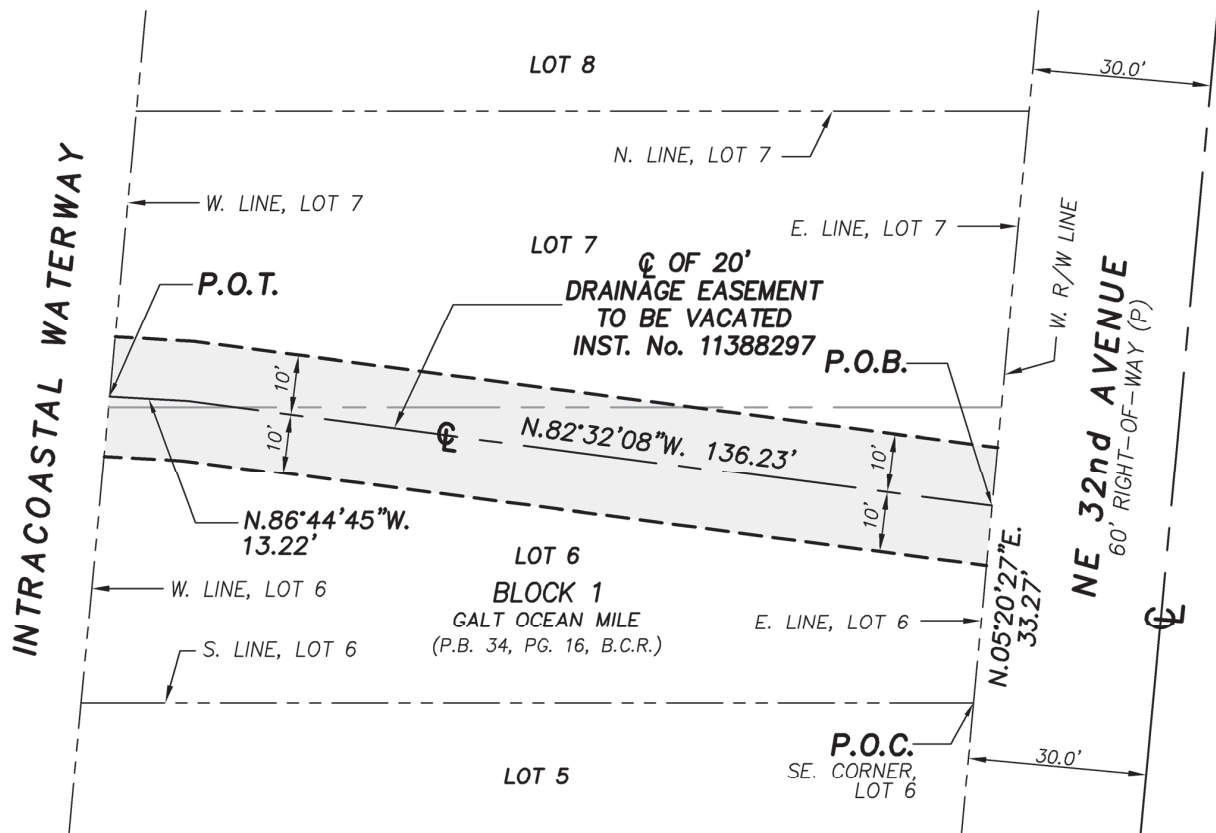


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**SKETCH OF DESCRIPTION**  
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**LEGEND:**

- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- PLS ..... PROFESSIONAL LAND SURVEYOR
- LB. .... LICENSED BUSINESS
- P.O.C. .... POINT OF COMMENCEMENT
- P.O.B. .... POINT OF BEGINNING
- P.O.T. .... POINT OF TERMINATION
- R/W ..... RIGHT-OF-WAY
- INST No. .... INSTRUMENT NUMBER
- ⊙ ..... CENTERLINE

NOTE:  
SEE SHEET 1 OF 2 FOR  
THE LEGAL DESCRIPTION  
OF THE PROPERTY SHOWN  
GRAPHICALLY HEREON.