



CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

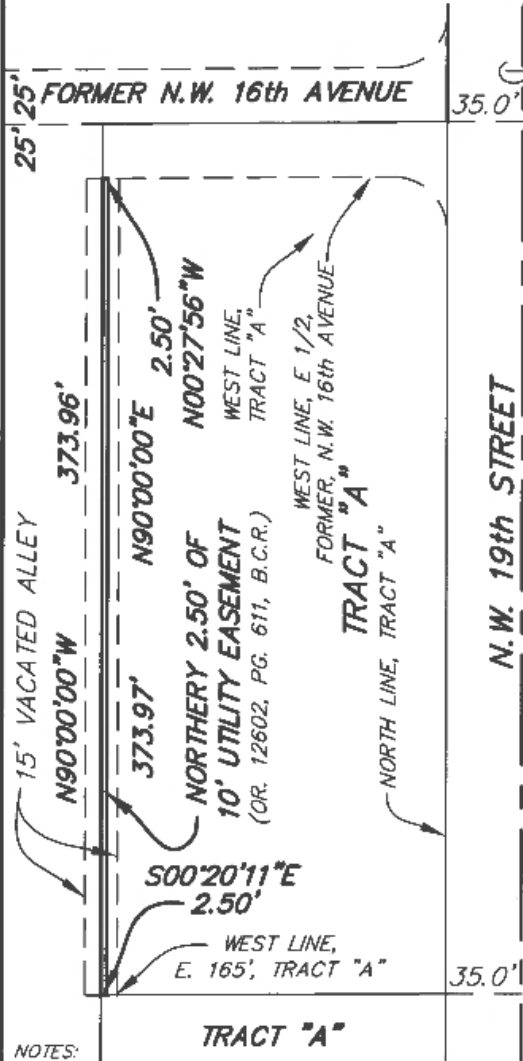
TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

M.D.O.K.

SCALE
1" = 80'

SKETCH AND DESCRIPTION
N. 2.5' OF 10' UTILITY EASEMENT
(O.R. 12602, PG. 611, B.C.R.)
DAJANI PLAZA

EXHIBIT "A"



LEGAL DESCRIPTION NOTE:

THE PORTION OF THE EASEMENT BEING DEPICTED AND DESCRIBED HEREON IS FOR THE PURPOSE OF VACATING THE NORTHERLY 2.50 FEET OF THAT CERTAIN 10 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 12602, PAGE 611, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGAL DESCRIPTION:

The South 2.50 feet of the North one-half (N 1/2), of that certain 15.00 foot Alley (now vacated) South of and adjacent to Tract "A", LESS the East 165.00 feet of RESUBDIVISION OF BLOCK 23, LAUDERDALE MANORS - AMENDED, according to the Plat thereof as recorded in Plat Book 35, Page 14, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 935 square feet or 0.0215 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 20th day of January, 2025. Revised this 27th day of March, 2025.

CONTROL POINT ASSOCIATES FL, LLC.

JAMES M. McLAUGHLIN JR.

Registered Land Surveyor No. LS4497
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by Control Point Associates, FL, LLC.
- 2) Legal description prepared by Control Point Associates, FL, LLC.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Tract "A", as North 90°00'00" East.

JOB ORDER NO. 15-230002-03

C: \JMMjr\2024\230002-03 (2.5 EASE VAC)

James M
McLaughlin Jr
Digitally signed
by James M
McLaughlin Jr
Date: 2025.03.27
10:49:40 -04'00'

DRAWN BY: JMMjr

CHECKED BY: