

SKETCH & LEGAL DESCRIPTION EASEMENT CLOSURE EXHIBIT "A"

SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
Folio# #5042-01-14-0120

M.D.O.K.

LEGAL DESCRIPTION:

The Westerly 3.0 feet of the Easterly 5.5 feet of Lot 7, Block BA, according to the plat of 'SEABRIDGE", according to the Plat thereof recorded in Plat Book 21 at Page 46 of the Public Records of Broward County, Florida, in Section 1, Township 50 South, Range 42 East. Said easement shown on aforementioned plat as a "Sewer Easement".

Said parcel containing 300 square feet, more or less.

SURVEYOR'S NOTES:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
- 5) The North arrow shown hereon is based on recorded plat of "SEABRIDGE", according to the plat thereof as recorded in Plat Book 21, Page 46, Public Records of Broward County, Florida.

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LB #7282
LAND SURVEYORS, INC.
6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
PHONE: 305-822-6062 * FAX: 305-827-9669

JB NO. RP-21-0816

JACOB GOMIS
Professional Surveyor & Mapper
State of Florida Reg. No. 6231

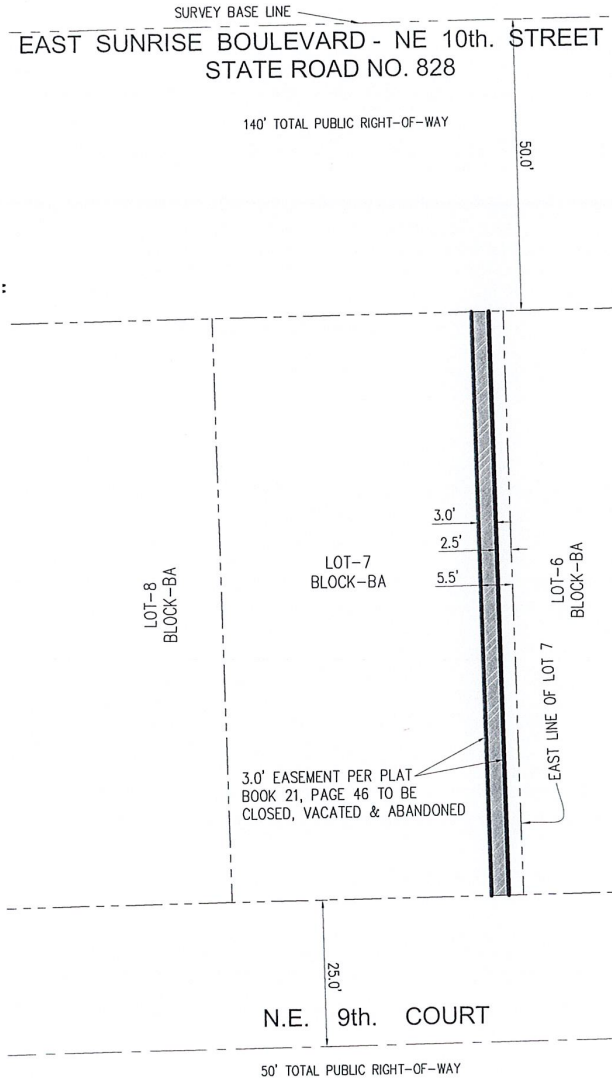
Dated 05/21/21

Page 1 of 2

SKETCH & LEGAL DESCRIPTION EASEMENT CLOSURE EXHIBIT "A"

SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
Folio# #5042-01-14-0120

M.D.O.K.



SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

----- Dated 05/21/21
JACOB GOMIS
Professional Surveyor & Mapper
State of Florida Reg. No. 6231

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

C:\Users\doniefr\ROYALPOINT\LS\Desktop\2626 EAST SUNRISE BOULEVARD_EASEMENT_VACATION_EXHIBITS_RP21-0816.dwg 4/4/2022

ROYALPOINT LB #7282
LAND SURVEYORS, INC.

6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
PHONE: 305-822-6062 * FAX: 305-827-9669 JB NO. RP-21-0816

SKETCH & LEGAL DESCRIPTION EASEMENT CLOSURE EXHIBIT "A"

SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
Folio# #5042-01-14-0120

m. D. o. k.

LEGAL DESCRIPTION:

The Westerly 3.0 feet of the Easterly 5.5 feet of Lot 7, Block BA, according to the plat of 'SEABRIDGE', according to the Plat thereof recorded in Plat Book 21 at Page 46 of the Public Records of Broward County, Florida, in Section 1, Township 50 South, Range 42 East. Said easement shown on aforementioned plat as a "Sewer Easement".

Said parcel containing 300 square feet, more or less.

SURVEYOR'S NOTES:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
- 5) The North arrow shown hereon is based on recorded plat of "SEABRIDGE", according to the plat thereof as recorded in Plat Book 21, Page 46, Public Records of Broward County, Florida.

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE:

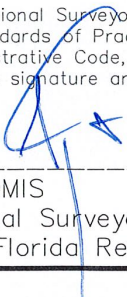
I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT
LAND SURVEYORS, INC.

LB #7282

6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
PHONE: 305-822-6062 * FAX: 305-827-9669

JB NO. RP-21-0816

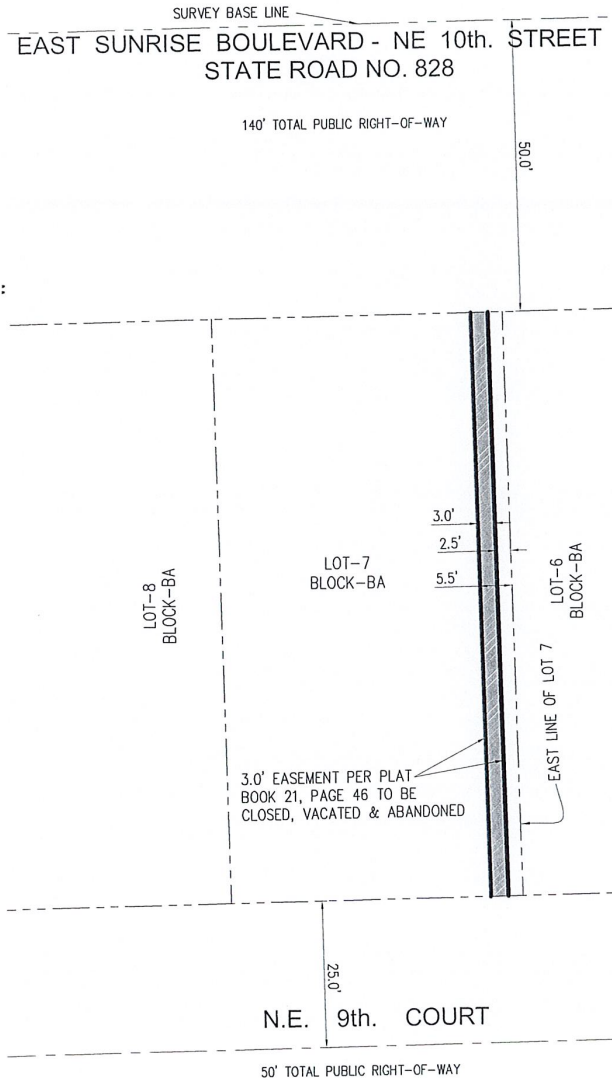

----- Dated 05/21/21
JACOB GOMIS
Professional Surveyor & Mapper
State of Florida Reg. No. 6231

Page 1 of 2

SKETCH & LEGAL DESCRIPTION EASEMENT CLOSURE EXHIBIT "A"

SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
Folio# #5042-01-14-0120

m. D. o. k.



SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

----- Dated 05/21/21
JACOB GOMIS
Professional Surveyor & Mapper
State of Florida Reg. No. 6231

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

C:\Users\donierm\KUTALPUN\ILS\Desktop\2828 EAST SUNRISE BOULEVARD EASEMENT VACATION EXHIBIT IS RP21-0816.dwg 4/4/2022

ROYAL POINT LB #7282
LAND SURVEYORS, INC.

6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
PHONE: 305-822-6062 * FAX: 305-827-9669 JB NO. RP-21-0816

SKETCH & LEGAL DESCRIPTION EASEMENT CLOSURE EXHIBIT "A"

SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
Folio# #5042-01-14-0120

M.O.

LEGAL DESCRIPTION:

The Westerly 3.0 feet of the Easterly 5.5 feet of Lot 7, Block BA, according to the plat of 'SEABRIDGE", according to the Plat thereof recorded in Plat Book 21 at Page 46 of the Public Records of Broward County, Florida, in Section 1, Township 50 South, Range 42 East. Said easement shown on aforementioned plat as a "Sewer Easement".

Said parcel containing 300 square feet, more or less.

SURVEYOR'S NOTES:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
- 5) The North arrow shown hereon is based on recorded plat of "SEABRIDGE", according to the plat thereof as recorded in Plat Book 21, Page 46, Public Records of Broward County, Florida.

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT
LAND SURVEYORS, INC.

LB #7282

6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
PHONE: 305-822-6062 * FAX: 305-827-9669

JB NO. RP-21-0816

JACOB GOMIS
Professional Surveyor & Mapper
State of Florida Reg. No. 6231

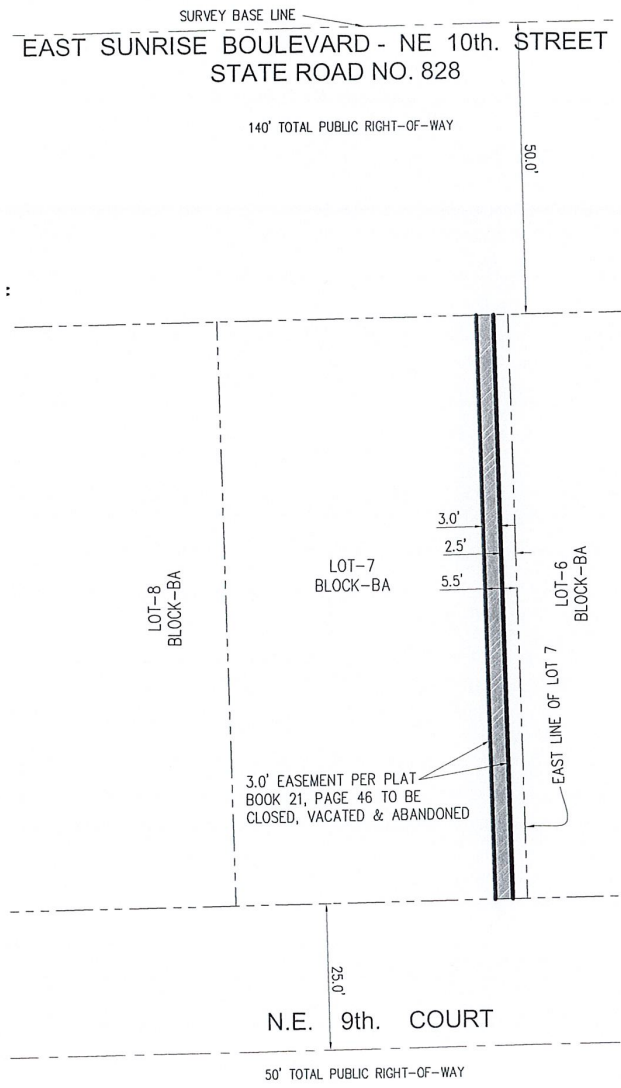
Dated 05/21/21

Page 1 of 2

SKETCH & LEGAL DESCRIPTION EASEMENT CLOSURE EXHIBIT "A"

SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
Folio# #5042-01-14-0120

M.P.O.K.



SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

----- Dated 05/21/21
JACOB GOMIS
 Professional Surveyor & Mapper
 State of Florida Reg. No. 6231

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

C:\Users\danielm.ROYAL\OneDrive\Desktop\2828 EAST SUNNISE BOULEVARD_EASEMENT_VACATION_EXHIBIT_IS_RP21-081b.dwg 4/4/2022

ROYAL POINT LB #7282
 LAND SURVEYORS, INC.

6175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
 PHONE: 305-822-6062 * FAX: 305-827-9669 JB NO. RP-21-0816