



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION (VACATION OF 50' INGRESS/EGRESS, WELL & UTILITY EASEMENT)

PORTIONS OF TRACTS "B" AND "C", **PALM AIRE VILLAGE 4TH SECTION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "C", THENCE NORTH 00°51'00" WEST ALONG THE WEST LINE OF SAID TRACT "C" 50.00 FEET TO A POINT ON A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT "C"; THENCE NORTH 89°53'18" EAST ALONG SAID PARALLEL LINE AND THE EASTERLY EXTENSION THEREOF 553.32 FEET TO A POINT ON A LINE LYING 50.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT "C", SAID POINT ALSO LYING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "B"; THENCE SOUTH 01°44'09" EAST ALONG SAID PARALLEL LINE 328.65 FEET TO A POINT ON A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT "B"; THENCE SOUTH 89°54'28" EAST ALONG SAID PARALLEL LINE 1269.49 FEET; THENCE SOUTH 01°48'11" EAST 50.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT "B"; THENCE NORTH 89°54'28" WEST ALONG SAID SOUTH LINE 1319.55 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE NORTH 01°44'09" WEST ALONG THE WEST LINE OF SAID TRACT "B" 328.48 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°53'18" WEST ALONG THE SOUTH LINE OF SAID TRACT "C" 504.09 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 107,584 SQUARE FEET (2.467 ACRES), MORE OR LESS.

CLIENT: KIEWIT WATER FACILITIES FLORIDA CO.

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 72962

DATE: 6/7/24

50' INGRESS/EGRESS, WELL & UTILITY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: PROSPECT LAKE CLEAN WATER

SHEET 1 OF 4

**John F
Pulice**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4

Digitally signed by

John F Pulice

Date: 2024.06.11

11:00:51 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

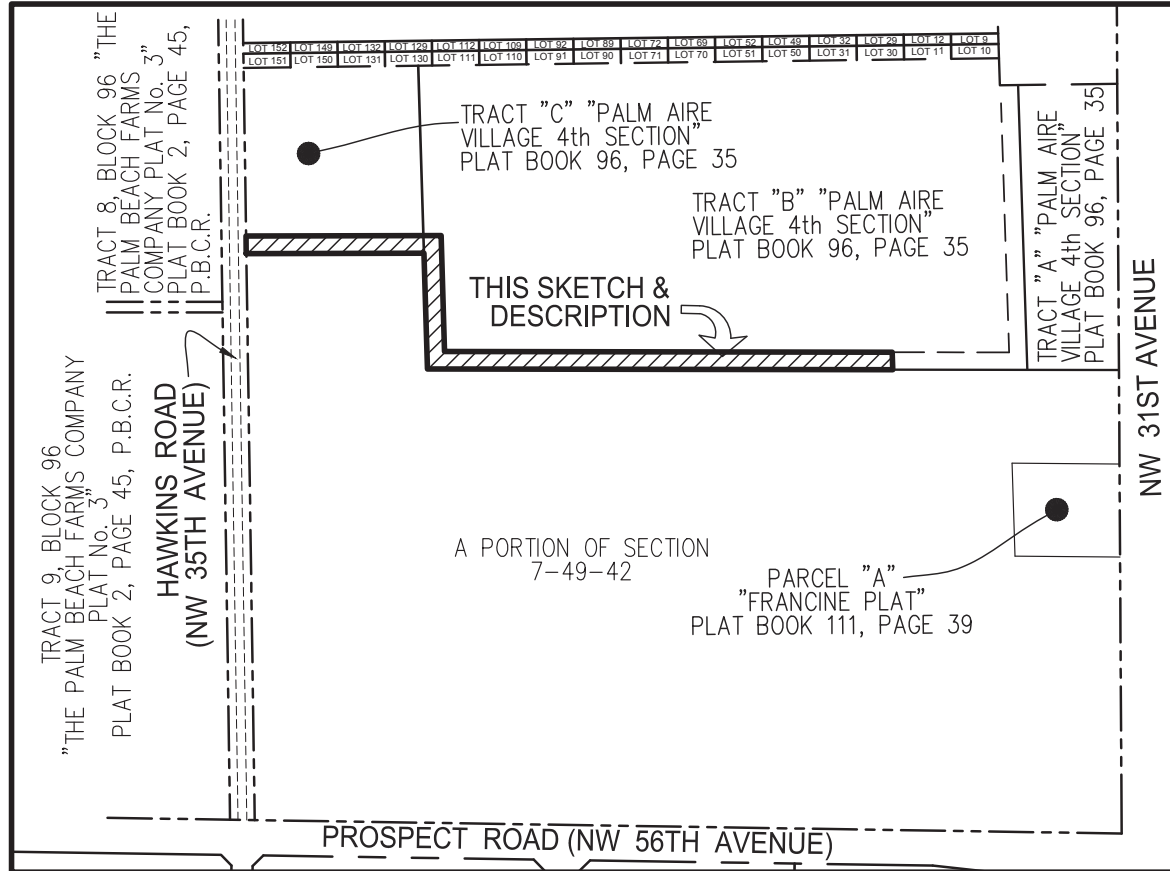
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VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF TRACT "C" BEING N00°51'00"W
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

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50' INGRESS/EGRESS, WELL & UTILITY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: PROSPECT LAKE CLEAN WATER

SHEET 2 OF 4

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SKETCH AND LEGAL DESCRIPTION

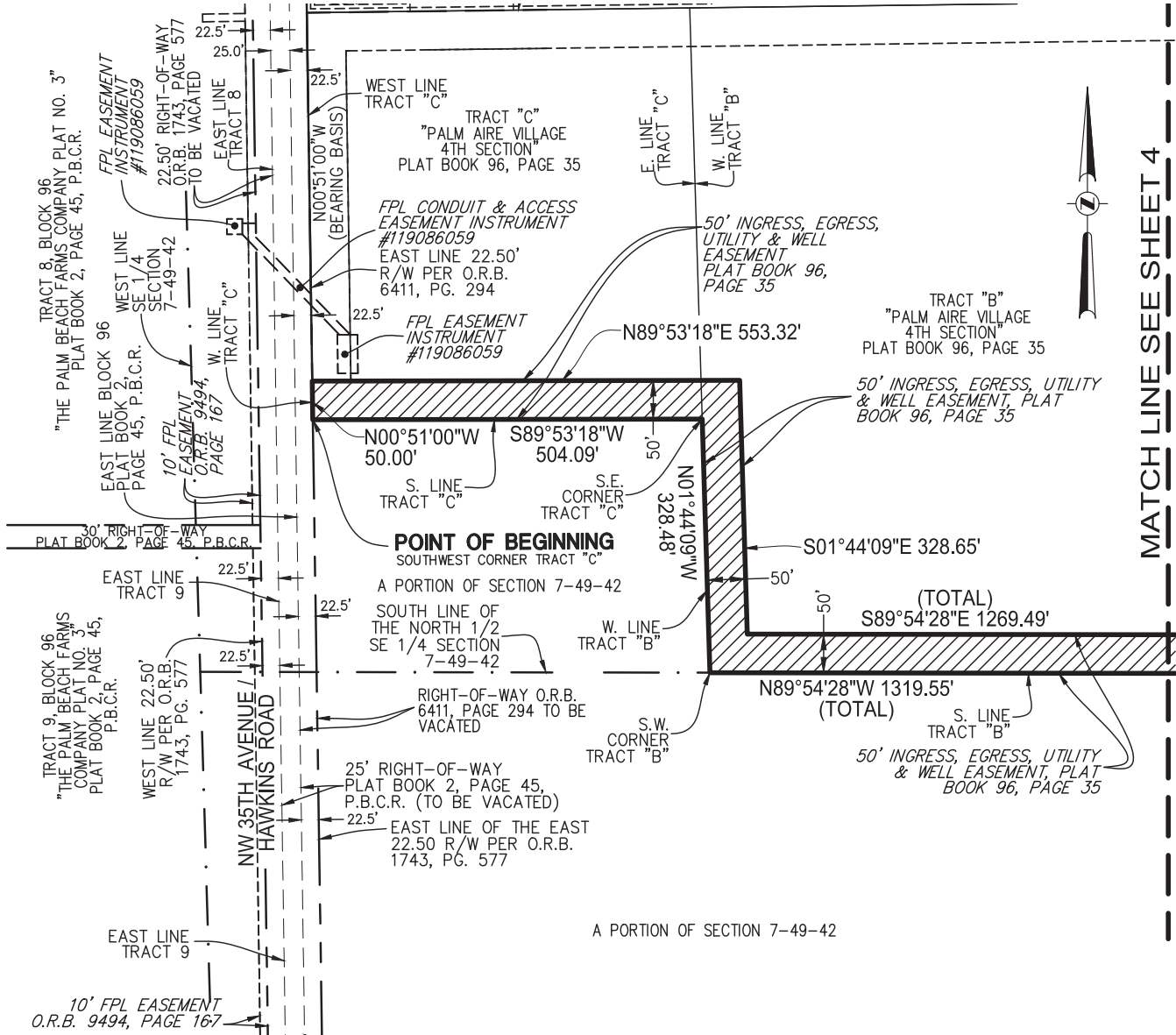
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MATCH LINE SEE SHEET 4



CLIENT: KIEWIT WATER FACILITIES FLORIDA CO.	
SCALE: 1" = 200'	DRAWN: M.M.M.
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DATE: 6/7/24	
50' INGRESS/EGRESS, WELL & UTILITY EASEMENT VACATION	
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SHEET 3 OF 4

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- LEGEND & ABBREVIATIONS:**
- FPL FLORIDA POWER AND LIGHT COMPANY
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.B.C.R. PALM BEACH COUNTY RECORDS
 - PG. PAGE
 - 7-49-42 SECTION-TOWNSHIP-RANGE



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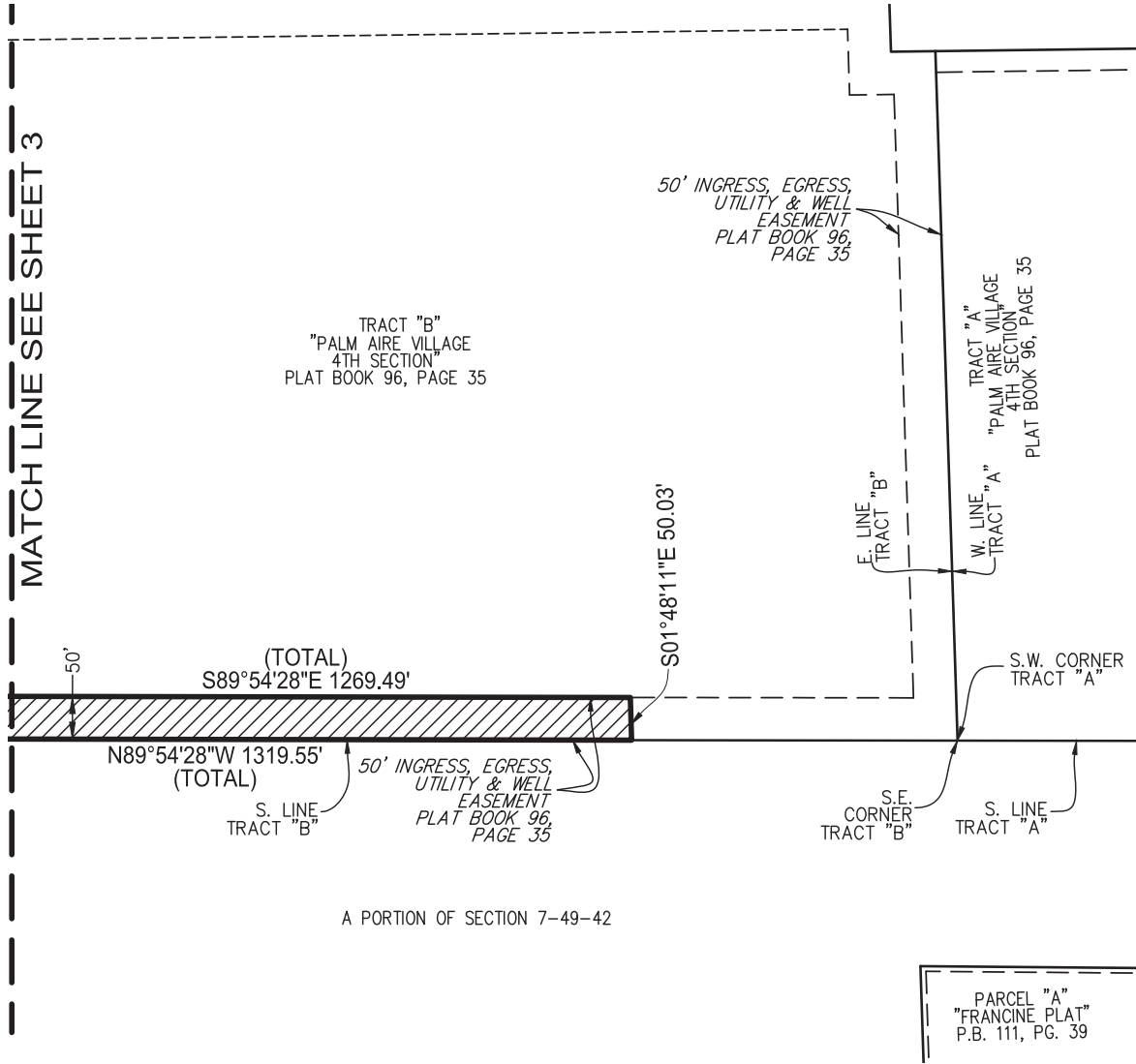
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