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m.p.o.k.



L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

RECORDING AREA

**LEGAL DESCRIPTION OF:
16 FOOT VACATED EASEMENT**
BEING A 16 FOOT UTILITY EASEMENT
ORDINANCE NO. C-86-28
OFFICIAL RECORDS BOOK 13390, PAGE 436, B.C.R.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF A 16 FOOT UTILITY EASEMENT, AS SHOWN IN ORDINANCE NO. C-86-28, RECORDED IN OFFICIAL RECORDS BOOK 13390, PAGE 436, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 8, BLOCK D11, OF DIXIE CUT-OFF SECTION CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 89°10'15" WEST, ALONG THE NORTH LINE OF LOTS 7 AND 8, BLOCK D11 OF SAID PLAT, A DISTANCE OF 75.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK D11 AND THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 89°10'15" WEST, ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE OF LOT 7, BLOCK D11, A DISTANCE OF 8.22 FEET TO A POINT ON A LINE 8.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 5, BLOCK D11;

THENCE SOUTH 12°30'14" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 25.68 FEET;

THENCE SOUTH 89°10'15" WEST, A DISTANCE OF 8.22 FEET TO A POINT ON THE EAST LINE OF SAID LOT 5, BLOCK D11;

THENCE SOUTH 12°30'14" WEST, ALONG THE EAST LINE OF LOTS 5 AND 6, BLOCK D11 OF SAID PLAT, A DISTANCE OF 106.29 FEET TO SOUTHEAST CORNER OF SAID LOT 6, BLOCK D11;

THENCE NORTH 89°08'55" EAST, A DISTANCE OF 16.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK D11;

THENCE NORTH 12°30'14" EAST, ALONG THE WEST LINE OF SAID LOT 7, BLOCK D11, A DISTANCE OF 131.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK D11 AND THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 0.04 ACRES (1,906 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°08'55"E., ALONG THE CENTERLINE OF S.E. 31ST STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY OR OTHER MATTERS OF RECORD BY ECS.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY ECS LAND SURVEYORS, INC., WITHOUT THE BENEFIT OF A TITLE SEARCH. FOR MORE INFORMATION ABOUT POSSIBLE EASEMENTS AND RESTRICTIONS ON THIS PROPERTY REFER TO THE PUBLIC RECORDS OF THIS COUNTY AND THE PLAT OF RECORD (IF ANY).

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 MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

JAVIER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA

SHEET 1 OF 3

SKETCH No.
ECS3154 SD TASK 4-B

REVISIONS	DATE	BY
DATE OF SKETCH:	DRAWN BY	CHECKED BY
04/18/23	J.E.C.	J.D.L.R.
		FIELD BOOK
		N/A



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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°10'15" W	8.22'
L2	S 12°30'14" W	25.68'
L3	S 89°10'15" W	8.22'
L4	N 89°08'55" E	16.44'

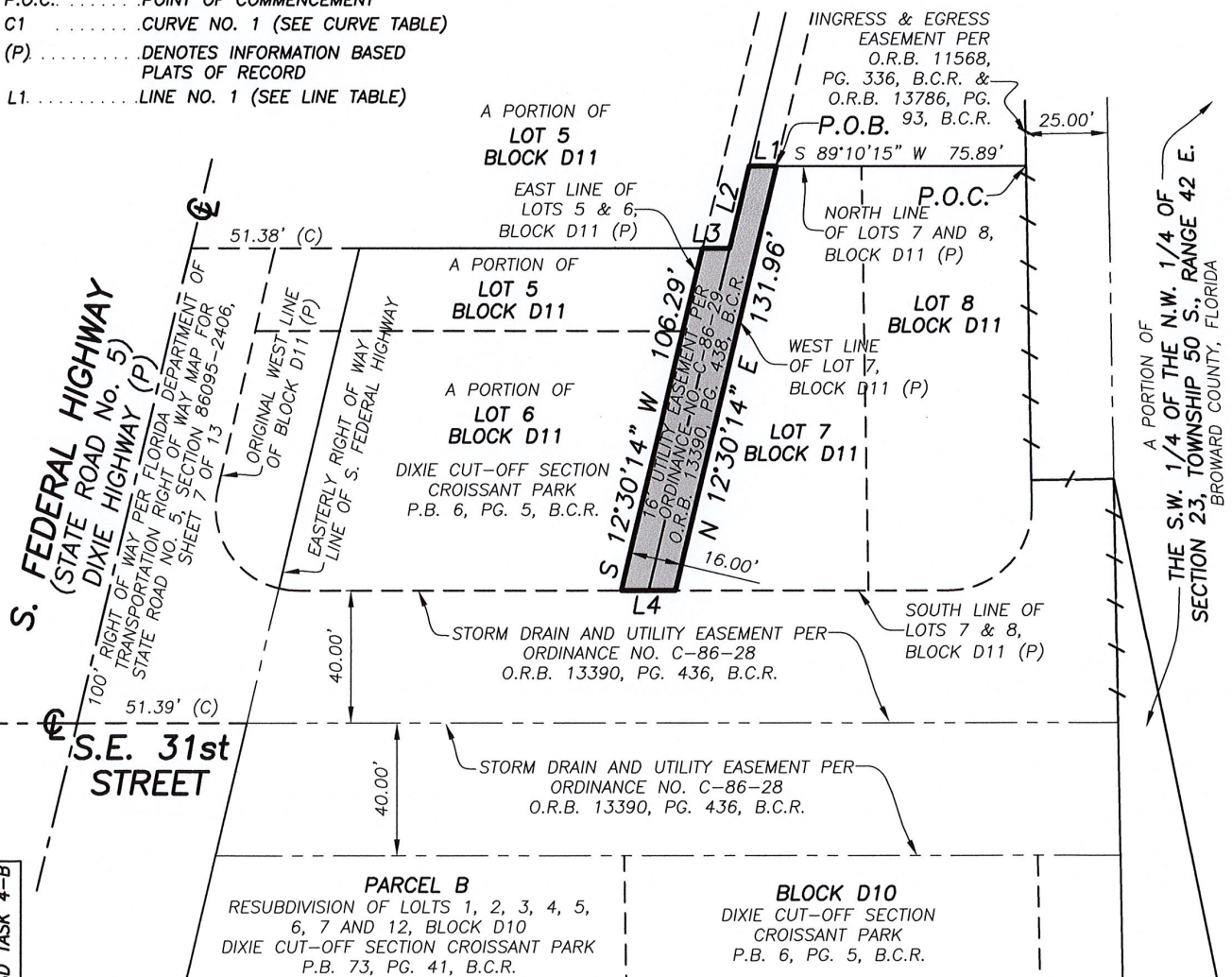
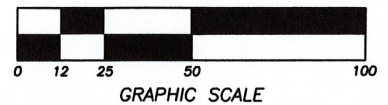
LEGEND:

B.C.R. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
C1 CURVE NO. 1 (SEE CURVE TABLE)
(P) DENOTES INFORMATION BASED
PLATS OF RECORD
L1 LINE NO. 1 (SEE LINE TABLE)

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
(C) CALCULATED
--- LIMITED ACCESS LINE
C CENTERLINE

SCALE: 1" = 50'



SKETCH No.
ECS3154 SD TASK 4-B

SHEET 2 OF 3

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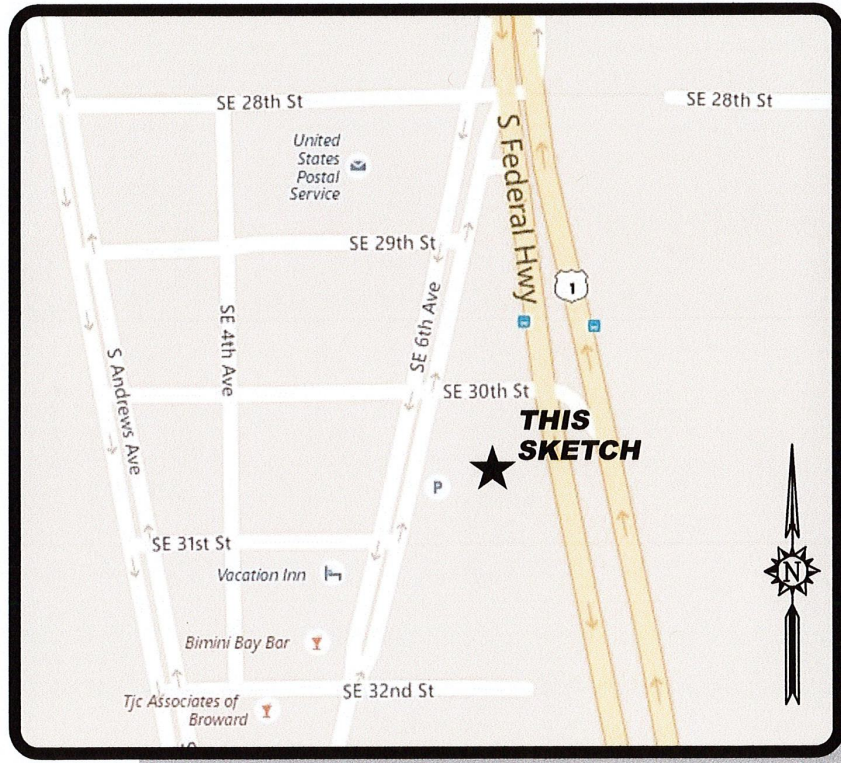


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LOCATION SKETCH OF:
16 FOOT VACATED EASEMENT
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ORDINANCE NO. C-86-28
OFFICIAL RECORDS BOOK 13390, PAGE 436, B.C.R.



LOCATION MAP
NOT TO SCALE

SKETCH No.
ECS3154 SD TASK 4-B

SHEET 3 OF 3