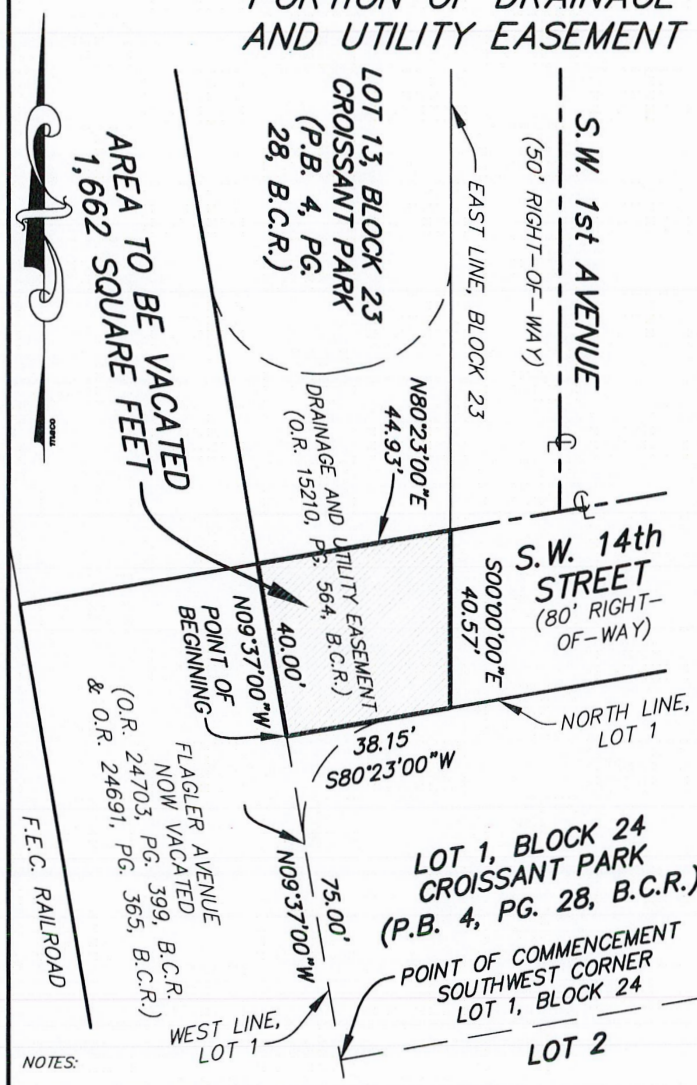
M.D. o.k.

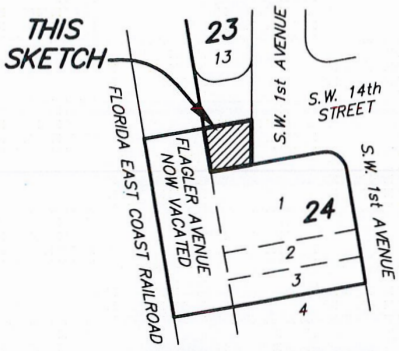
McLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA
33309 PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A"

SCALE 1" = 40'

SKETCH AND DESCRIPTION TO ACCOMPANY VACATION PETITION PORTION OF DRAINAGE AND UTILITY EASEMENT





SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of S.W. 14th Street right-of-way, now vacated in Official Records Book 15210, Page 564, Broward County Records, North of and adjacent to Lot 1, Block 24, CROISSANT PARK, according to the plat thereof, as recorded in Plat Book 4, Page 28, of the public records of Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 09°37'00" West, on the West line of said Lot 1, a distance of 75.00 feet to the Point of Beginning; thence continuing North 09°37'00" West, on the Northerly extension of said West line of Lot 1, a distance of 40.00 feet; thence North 80°23'00" East, on the former centerline of said N.W. 14th Street, a distance of 44.93 feet; thence South 00°00'00" East, on the Southerly extension of the East line of Block 23 of said CROISSANT PARK, a distance of 40.57 feet; thence South 80°23'00" West, on the North line of said Lot 1 and Westerly extension thereof, a distance of 38.15 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 1,662 square feet or 0.0381 acres more or less.

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 McLaughlin Engineering Company.
2) Legal description prepared by McLaughlin Engineering Co.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY.
5) Bearings shown assume the West line of Lot 1, as North 09°37'00" West.
6) It is the intent of this description to describe all of the Drainge, and Utility Easement in O.R. 15210, Page 564, B.C.R., lying South of the centerline extended West of S.W. 14th Street.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 2nd day of August, 2018.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____ DRAWN BY: JMMjr

JOB ORDER NO. V-3419 CHECKED BY: _____

REF. DWG.: 18-2- C: \JMMjr/2018/V3419 (EASE)