

**SKETCH AND DESCRIPTION  
VACATION OF RIGHT-OF-WAY  
DIXIE CUT-OFF SECTION OF CROISSANT PARK  
(P.B. 6, PG. 5, B.C.R.)  
BROWARD COUNTY, FLORIDA**

*Refer to hand copy  
for official sign-off*

**LAND DESCRIPTION:**

A portion of a road right-of-way adjacent to Lots 12 and 13, Block D-3, Dixie Cut-Off Section of Croissant Park, according to the Plat thereof as recorded in Plat Book 6, Page 5, Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Lot 13, Block D-3; thence N 89°10'05" E, along the north line of said Lot, 25.43 feet to the POINT OF BEGINNING; thence continue N 89°10'05" E, 49.57 feet; thence S 01°49'36" E, along a line 25 feet east and parallel to the east line of Block D-3, a distance of 246.80 feet; thence S 89°09'24" W, along the easterly extension of the south line of said Lot 12, 50.44 feet, to a point of cusp also being a point on a curve, radial bearing to said point S 00°50'36" E said curve being concave to the northwest, radius of 25.00 feet and a central angle of 90°59'00"; thence northeast along the easterly lot line of said Lot 12, an arc distance of 39.70 feet to a point of tangency; thence N 01°49'36" W, along the east line Block D-3, 196.80 feet to a point of curvature of a curve, concave to the southwest, having radius of 25.00 feet and a central angle of 89°01'00"; thence northwesterly along the easterly line of said Lot 13 an arc distance of 38.84 feet to the POINT OF BEGINNING.

Said lands lying in Broward County, Florida containing 6,438 square feet more or less.

**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, DIXIE CUT-OFF SECTION OF CROISSANT PARK, based on the east line of Block D-3, having a bearing of N 01°49'36" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R/W = Right-of-Way.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: \_\_\_\_\_

*1/23/2019*

*[Signature]*

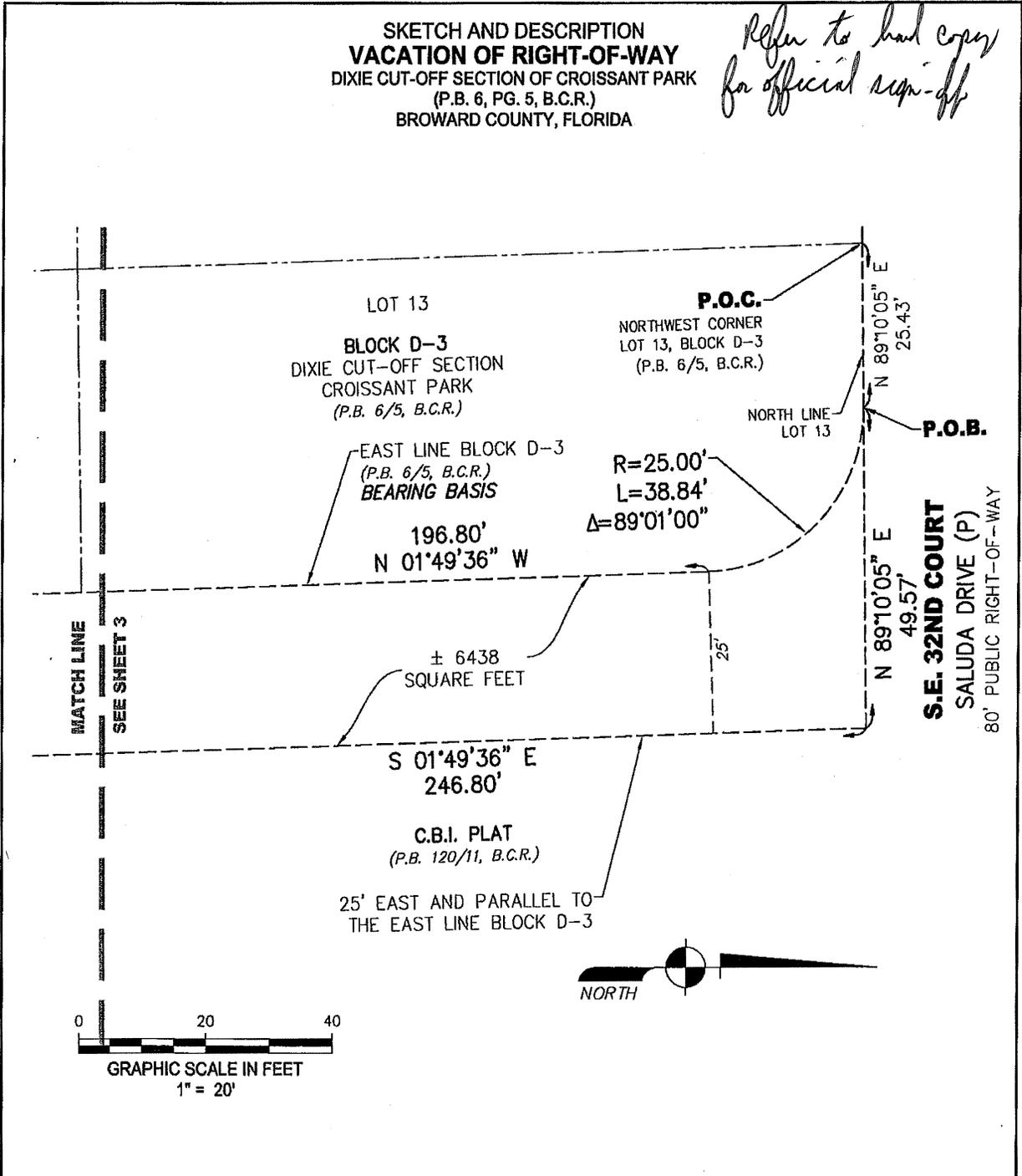
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT SHEETS 1-3**

<b>REVISIONS</b>	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2694 / www.AVIROMSURVEY.com</p> <p><small>©2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<p><b>JOB #:</b> 11017-1A <b>SCALE:</b> 1" = 20' <b>DATE:</b> 01/22/2019 <b>BY:</b> S.R.L. <b>CHECKED:</b> J.T.D. <b>F.B.:</b> N/A <b>PG.:</b> N/A <b>SHEET:</b> 1 OF 3</p>

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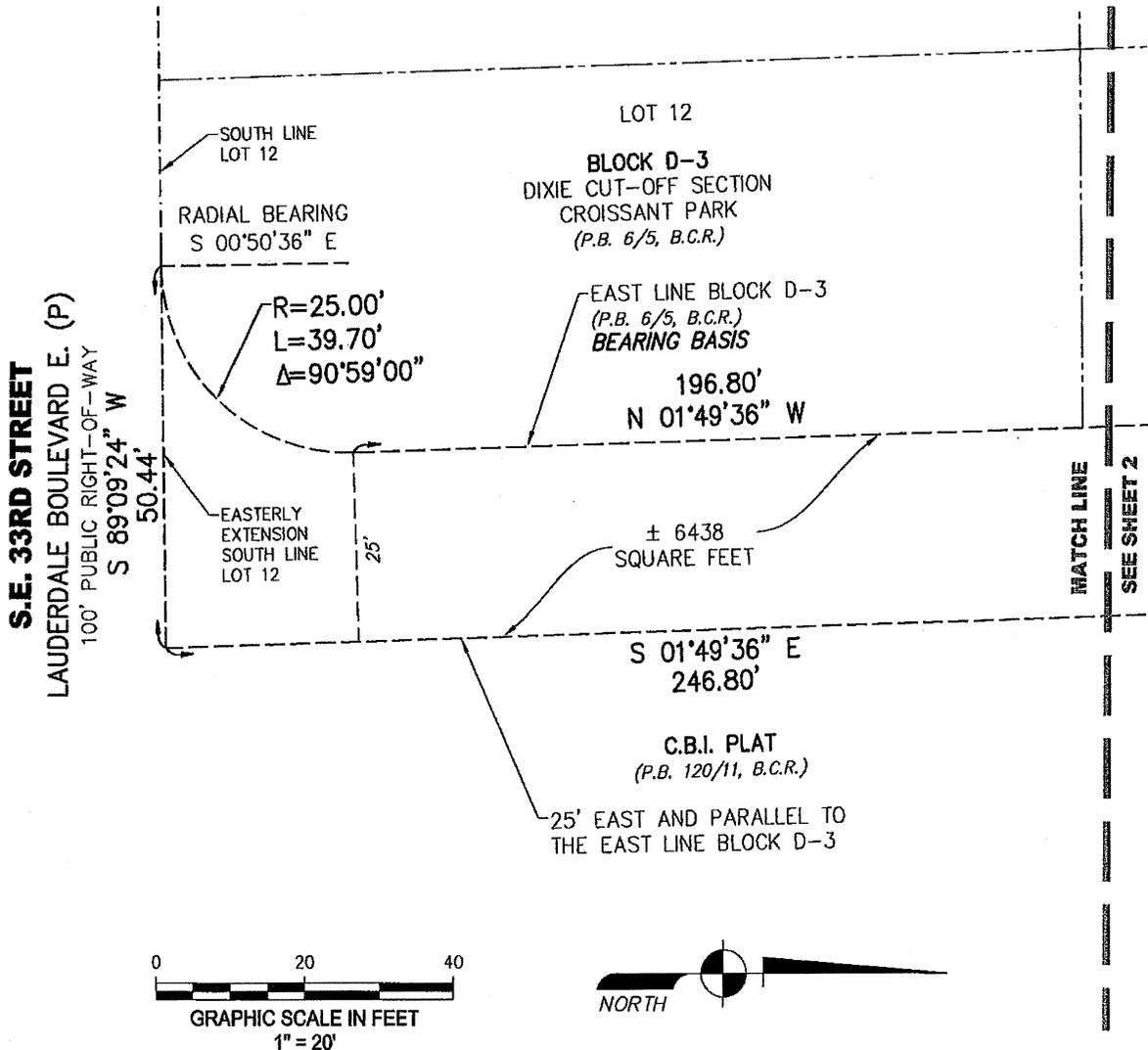


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F.B.:	N/A PG. N/A
SHEET:	2 OF 3

SKETCH AND DESCRIPTION  
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SHEET:	3 OF 3

**SKETCH AND DESCRIPTION  
UTILITY EASEMENT  
DIXIE CUT-OFF SECTION OF CROISSANT PARK  
(P.B. 6, PG. 5, B.C.R.)  
BROWARD COUNTY, FLORIDA**

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COMMENCE at the northwest corner of said Lot 13, Block D-3; thence N 89°10'05" E, along the north line of said Lot, 60.00 feet to the POINT OF BEGINNING; thence continue N 89°10'05" E, along the easterly extension of the north line of said Lot 13, a distance of 15.00 feet; thence S 01°49'36" E, along a line 25 feet east and parallel to the east line of Block D-3, a distance of 246.80 feet; thence S 89°09'24" W, along the easterly extension of the south line of said Lot 12, 15.00 feet; thence N 01°49'36" W, along a line 10.00 east and parallel to the east line Block D-3, 246.80 feet to the POINT OF BEGINNING.

Said lands lying in Broward County, Florida containing 3,702 square feet more or less.

**SURVEYOR'S REPORT:**

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*J. Doogan*  
JOHN T. DOOGAN, P.L.S.  
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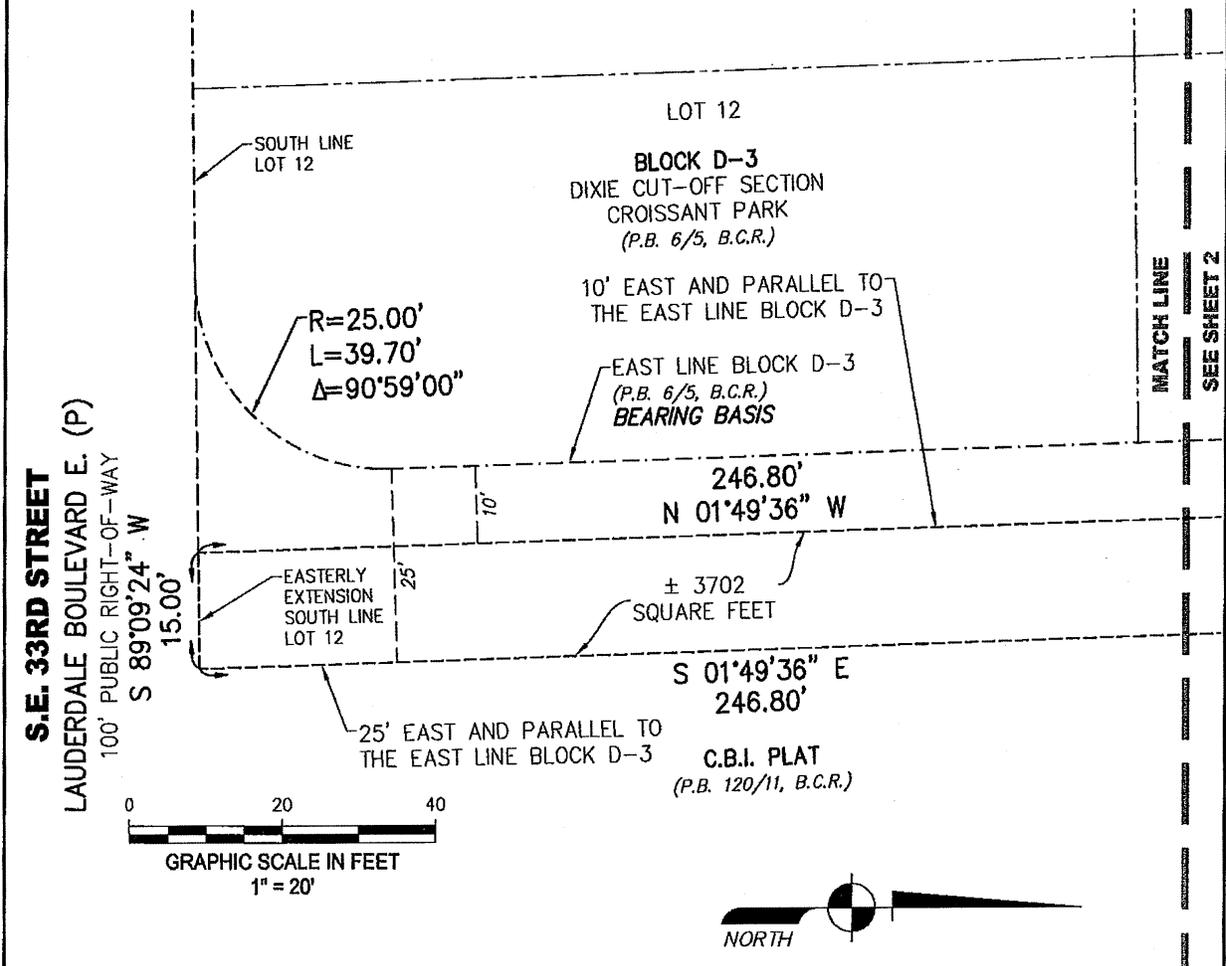
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		<b>CHECKED:</b> J.T.D.
		<b>F.B. N/A PG. N/A</b>
<b>SHEET:</b> 1 OF 3		



**SKETCH AND DESCRIPTION  
UTILITY EASEMENT  
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