

"EXHIBIT A"

SKETCH & DESCRIPTION

RIGHT-OF-WAY TO BE VACATED

LEGAL DESCRIPTION:

A PORTION OF SOUTHWEST 15TH TERRACE, AMENDED PLAT OF RIVER HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 69, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


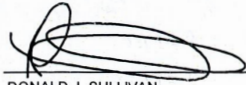
BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT 5, BLOCK 1; THENCE NORTH 02°02'59" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 15TH TERRACE AND THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 209.66 FEET TO THE MOST SOUTHERLY POINT OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 149, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86006-2501; THENCE NORTH 88°21'30" EAST, A DISTANCE OF 50.00 FEET TO THE MOST SOUTHERLY POINT OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 150, AS SHOWN ON THE AFORESAID RIGHT-OF-WAY MAP, SAID POINT LYING AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 15TH TERRACE AND THE WEST LINE OF BLOCK 6 OF THE AFORESAID PLAT; THENCE SOUTH 02°02'59" EAST ALONG SAID RIGHT-OF-WAY LINE AND WEST LINE OF SAID BLOCK 6, A DISTANCE OF 195.48 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°42'13" AND AN ARC LENGTH OF 23.48 FEET TO A POINT ON A LINE LYING AND BEING 25.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SOUTHWEST 1ST STREET; THENCE SOUTH 88°14'48" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 64.92 TO A POINT ON A LINE BEING THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE AFORESAID LOT 5; THENCE NORTH 02°02'59" WEST ALONG SAID LINE, A DISTANCE OF 0.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 10,570 SQUARE FEET MORE OR LESS.

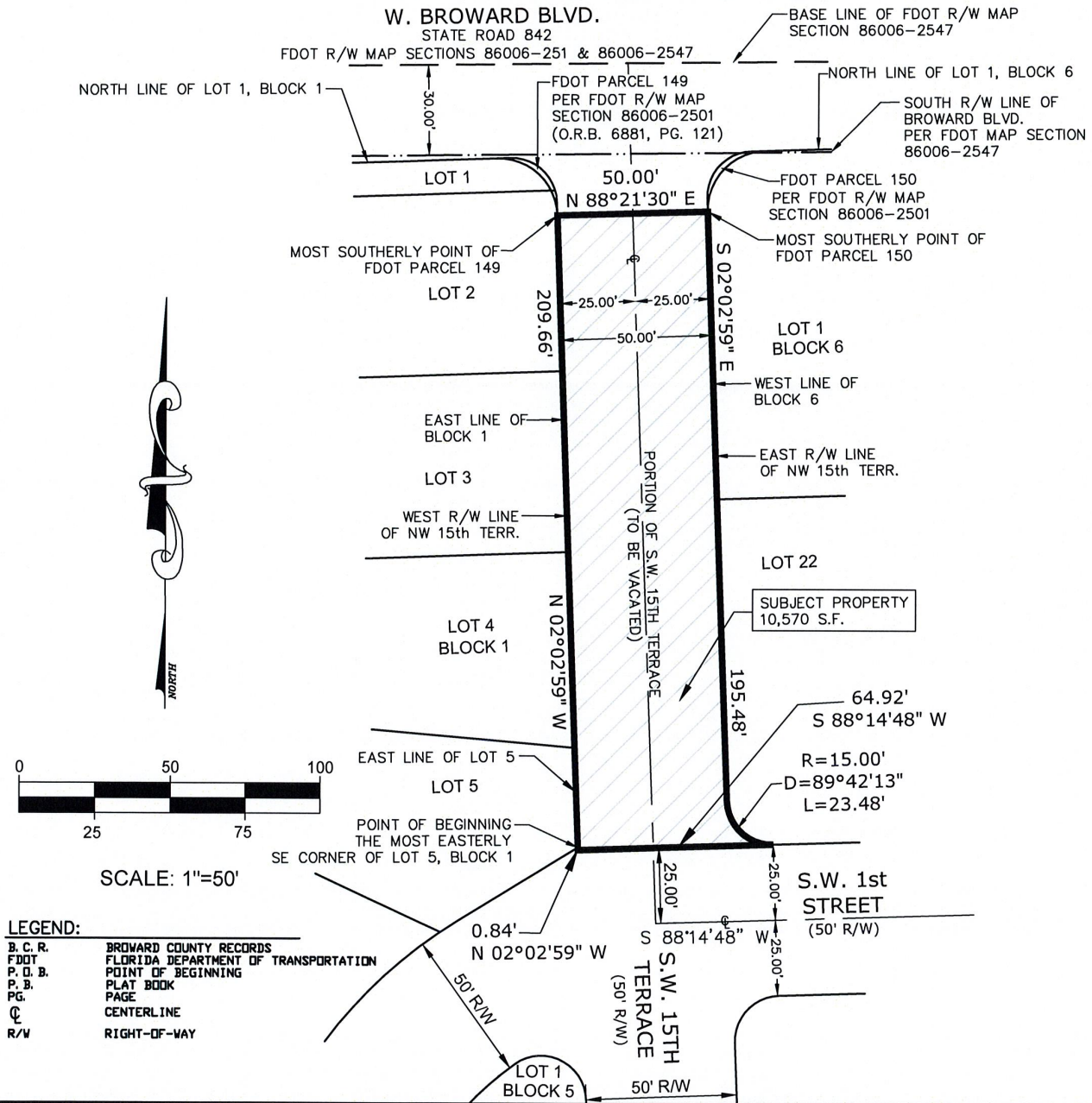
NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 15TH TERRACE HAVING AN ASSUMED BEARING OF N 02°02'59" W.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
6. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE CERTIFYING SURVEYOR. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 2/24/2021.

REVISE BOUNDARY/DESCRIPTION TO BE PARALLEL WITH 1ST ST. PER COMMENTS		04/16/2021	RM	DJS	
REVISIONS		DATE	BY	CHKD	F.B./PG.

 DJS SURVEYORS, INC. PROFESSIONAL SURVEYORS AND MAPPERS 20283 STATE ROAD 7, SUITE 200 BOCA RATON, FL 33498 PH. 561.883.0470, FX. 561.883.0480 CERTIFICATE OF AUTHORIZATION NO. LB 7870 www.djssurveyors.com	NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER  DONALD J. SULLIVAN PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 6422 DATED: 04/16/2021	JOB No: 21-187 FB/PG: 00/00 DRAWN BY: R.M. CKD. BY: D.J.S. SCALE: N/A	SHEET No: 1/2
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REVISE BOUNDARY/DESCRIPTION TO BE PARALLEL WITH 1ST ST. PER COMMENTS

ADD ADJACENT R/W INFO

REVISIONS

04/16/2021	RM	DJS	
4/15/21	RM	DJS	N/A
DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.

PROFESSIONAL SURVEYORS AND MAPPERS

20283 STATE ROAD 7, SUITE 200

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CERTIFICATE OF AUTHORIZATION NO. LB 7870

www.djssurveyors.com

JOB No: 21-187

FB/PG: 00/00

DRAWN BY: R.M.

CKD. BY: D.J.S.

SCALE: 1" = 50'

SHEET No:

2/2

CAM# 21-0372

Exhibit 2

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