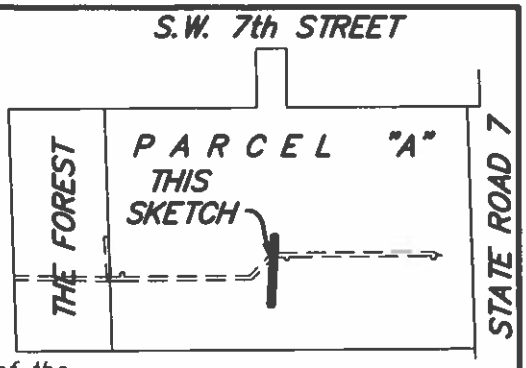
McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

SCALE
1" = 200'

EXHIBIT "A"

SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
12' SEWER EASEMENT
BEING A PORTION OF
(O.R. 14001, PG. 864, B.C.R.)



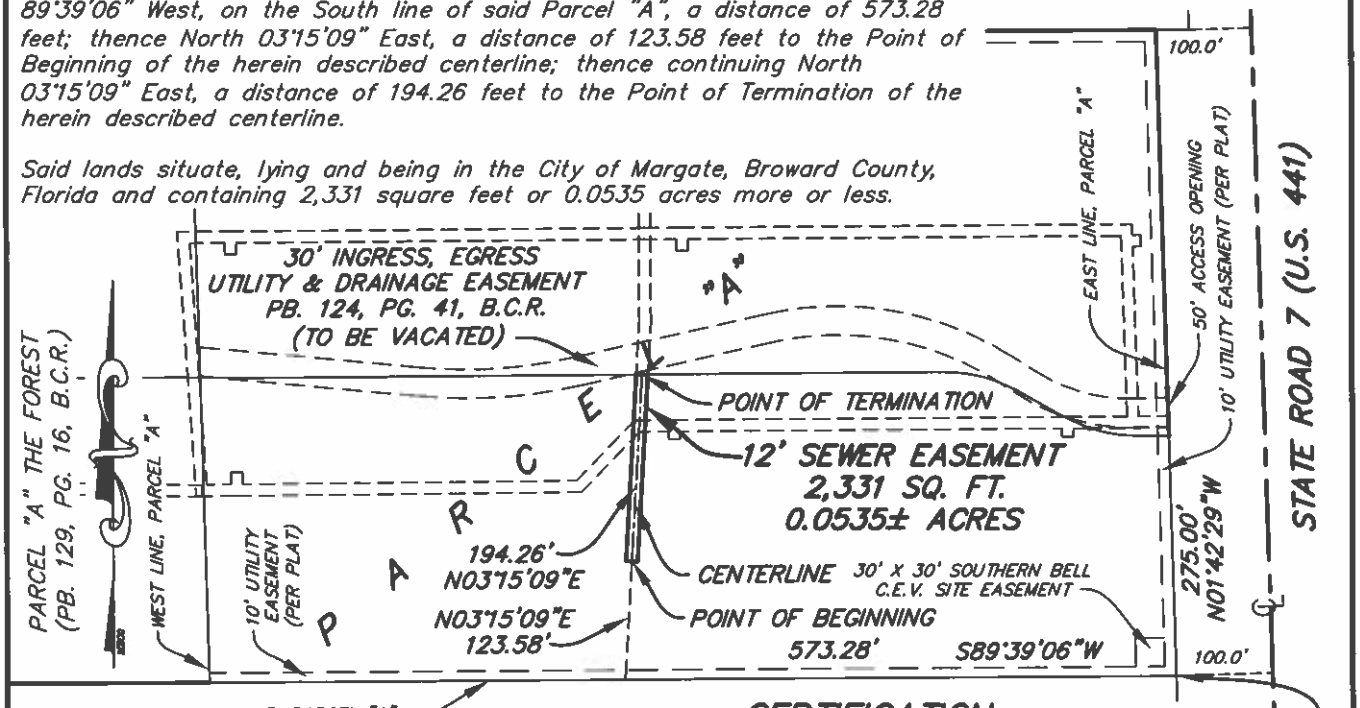
SITE LAYOUT
NOT TO SCALE

LEGEND:
B.C.R.=BROWARD COUNTY RECORDS
PB, PG= PLAT BOOK AND PAGE
O.R. =OFFICIAL RECORDS BOOK

LEGAL DESCRIPTION:
A strip of land 12.00 feet in width, lying 6.00 feet on each side of the centerline, over, under, across and through a portion of Parcel "A", 441 SOUTH, LTD., II, according to the plat thereof, as recorded in Plat Book 124, Page 41, of the public records of Broward County, Florida, said centerline being more fully described as follows:

Commencing at the Southeast corner of said Parcel "A"; thence South 89°39'06" West, on the South line of said Parcel "A", a distance of 573.28 feet; thence North 03°15'09" East, a distance of 123.58 feet to the Point of Beginning of the herein described centerline; thence continuing North 03°15'09" East, a distance of 194.26 feet to the Point of Termination of the herein described centerline.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 2,331 square feet or 0.0535 acres more or less.



PARCEL "A" KELLY PLAT (PB. 136, PG. 38, B.C.R.)

LEGAL DESCRIPTION NOTE:
IT IS THE INTENT OF THIS DESCRIPTION THAT THE SIDELINES BE LENGTHENED OR SHORTENED TO THE POINT OF INTERSECTION WITH EACH OTHER AND AT ENDPOINTS.

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 appropriate surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY.
5) Bearings shown assume the East line of Parcel "A" as North 01°42'29" West, per record plat (124/41).

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 29th day of August, 2023.
Revised this 19th day of September, 2023.

McLAUGHLIN ENGINEERING COMPANY
A DIVISION OF CONTROL POINT ASSOC. INC.

JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

FIELD BOOK NO. _____ DRAWN BY: JMMjr

JOB ORDER NO. 230169 CHECKED BY: _____

REF. DWG.: 01-3-070 C:\JMMjr/2023/230169 (777 PROP)