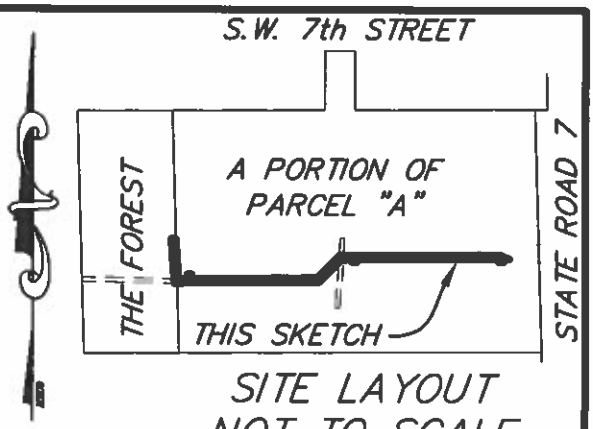
McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

EXHIBIT "A"

SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
12' WATER DISTRIBUTION EASEMENT
BEING A PORTION OF
(O.R. 14001, PG. 862, B.C.R.)
SHEET 1 OF 2 SHEETS



SITE LAYOUT
NOT TO SCALE

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 AND a portion of Parcel "A", THE FOREST, according to the plat thereof, as recorded in Plat Book 129, Page 16, 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 North 01°42'29" West, on the East line of said Parcel "A", a distance of 264.65 feet; thence South 89°34'09" West, a distance of 97.21 feet to the Point of Beginning (1) of the herein described centerline; thence continuing South 89°34'09" West, a distance of 8.09 feet to a Reference Point "A"; thence continuing South 89°34'09" West, a distance of 408.85 feet to a Reference Point "B"; thence continuing South 89°34'09" West, a distance of 38.62 feet; thence South 44°02'06" West, a distance of 87.15 feet; thence South 89°24'12" West, a distance of 357.17 feet to a Reference Point "C"; thence continuing South 89°24'12" West, a distance of 36.88 feet; thence North 03°07'20" West, a distance of 118.42 feet to the Point of Termination (1) of the herein described centerline.

TOGETHER WITH:
Beginning (2) at aforementioned Reference Point "A"; thence South 00°25'51" East, a distance of 14.75 feet to the Point of Termination (2) of the herein described centerline.

ALSO TOGETHER WITH:
Beginning (3) at aforementioned Reference Point "B"; thence South 00°25'51" East, a distance of 13.88 feet to the Point of Termination (3) of the herein described centerline.

AND ALSO TOGETHER WITH:
Beginning (4) at aforementioned Reference Point "C"; thence North 00°25'48" West, a distance of 18.71 feet to the Point of Termination (4) of the herein described centerline.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 13,015 square feet or 0.2988 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 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 31st 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)

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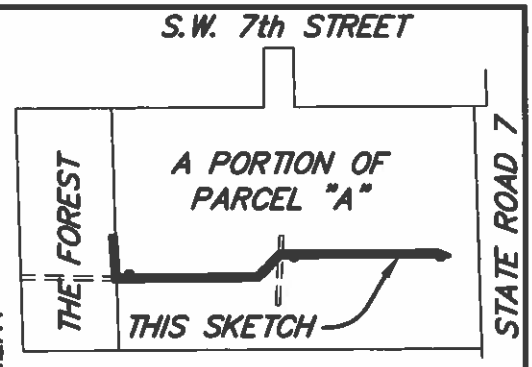
SCALE 1" = 200'

EXHIBIT "A"

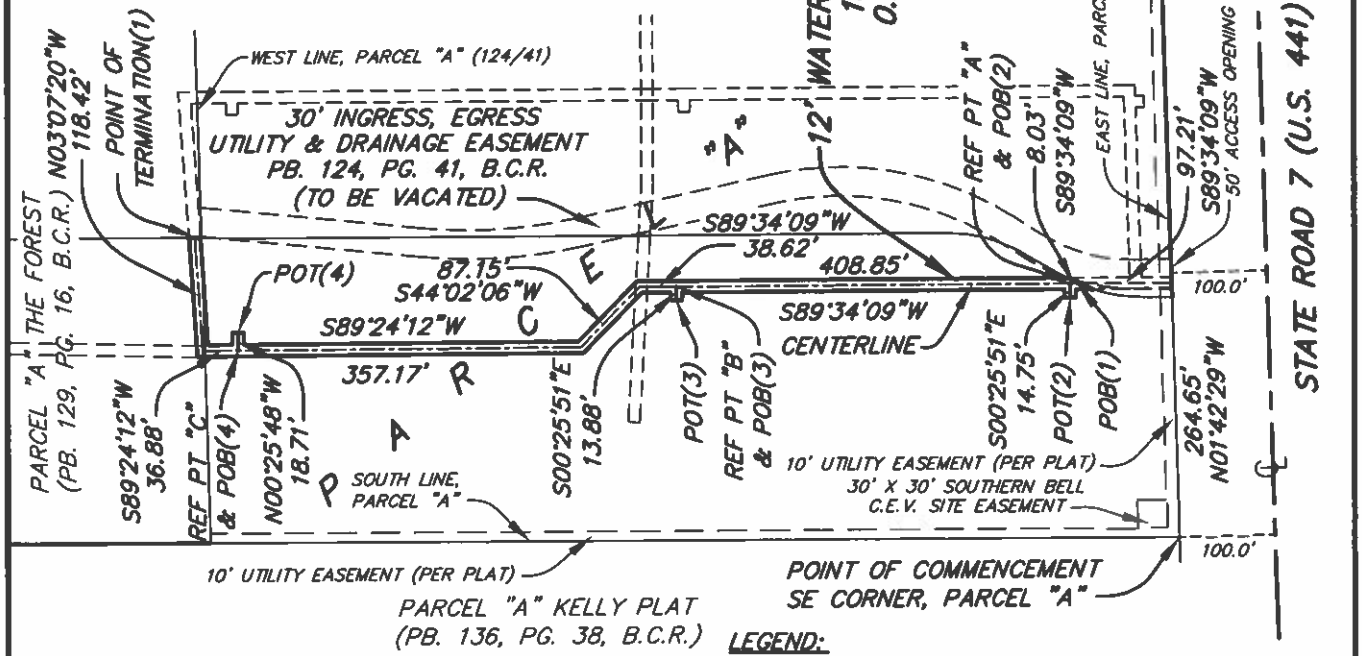
SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
12' WATER DISTRIBUTION EASEMENT
BEING A PORTION OF
(O.R. 14001, PG. 862, B.C.R.)
SHEET 2 OF 2 SHEETS



SITE LAYOUT
NOT TO SCALE

BRIEF 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 AND a portion of Parcel "A", THE FOREST, according to the plat thereof, as recorded in Plat Book 129, Page 16, of the public records of Broward County, Florida said centerline being more fully described on Sheet 1 of 2 Sheet.



LEGEND:

POB= POINT OF BEGINNING
POT= POINT OF TERMINATION
REF PT= REFERENCE POINT B.C.R.=
B.C.R.= BROWARD COUNTY RECORDS
PB, PG= PLAT BOOK AND PAGE

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).

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.

FIELD BOOK NO. _____ DRAWN BY: JMMjr

JOB ORDER NO. 230169 CHECKED BY: _____

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