

## SKETCH OF DESCRIPTION

### LEGAL DESCRIPTION:

(NOT A BOUNDARY SURVEY)

A PORTION OF THAT CERTAIN "10 FOOT EASEMENT", AS RECORDED IN OFFICIAL RECORDS BOOK 37935, PAGE 1858, BEING, OVER, ACROSS AND THROUGH A PORTION OF PARCELS 1 AND 2, "OAKLAND HILLS 7TH SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING 5 FEET ON BOTH SIDES OF THE CENTERLINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "2"; THENCE SOUTH 89°02'30" EAST, ON THE SOUTH LINE OF SAID PARCEL "2", A DISTANCE OF 320.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 526.50 FEET; THENCE NORTH 89°02'30" WEST, A DISTANCE OF 91.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 23.00 FEET; THENCE NORTH 89°02'30" WEST, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF SAID "10 FOOT EASEMENT"; THENCE ALONG SAID CENTERLINE, SOUTH 00°00'00" EAST, A DISTANCE OF 37.93 FEET FOR A POINT OF BEGINNING OF THE HEREON DESCRIBED CENTERLINE; THENCE CONTINUE SOUTH 00°00'00" EAST, A DISTANCE OF 2.07 FEET; THENCE SOUTH 44°59'04" WEST, A DISTANCE AT 75.82 FEET; THENCE NORTH 89°38'00" WEST, A DISTANCE OF 47.98 FEET; THENCE SOUTH 42°29'57" WEST, A DISTANCE OF 12.58 FEET; THENCE SOUTH 00°36'51" WEST, A DISTANCE OF 126.66 FEET; THENCE SOUTH 45°58'16" EAST, A DISTANCE OF 29.42 FEET; THENCE SOUTH 86°46'06" EAST, A DISTANCE OF 33.56 FEET TO A REFERENCE POINT (A); THENCE CONTINUING SOUTH 86°46'06" EAST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 44°52'27" EAST, A DISTANCE OF 21.08 FEET; THENCE SOUTH 00°07'33" WEST, A DISTANCE OF 220.59 FEET; THENCE SOUTH 41°11'28" EAST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 88°38'51" EAST, A DISTANCE OF 16.00 FEET TO A REFERENCE POINT (B); THENCE CONTINUING SOUTH 88°38'51" EAST, A DISTANCE OF 61.76 FEET; THENCE NORTH 48°05'22" EAST, A DISTANCE OF 7.49 FEET; THENCE NORTH 01°02'35" EAST, A DISTANCE OF 94.31 FEET TO A REFERENCE POINT (C); THENCE CONTINUING NORTH 01°02'35" EAST, A DISTANCE OF 28.47 FEET; THENCE NORTH 89°05'08" EAST, A DISTANCE OF 36.94 FEET TO THE POINT OF TERMINATION OF HEREIN DESCRIBED CENTERLINE.

### TOGETHER WITH:

BEGINNING (2) AT THE AFOREMENTIONED REFERENCE POINT (A); THENCE SOUTH 00°00'12" EAST, A DISTANCE OF 12.70 FEET TO THE POINT OF TERMINATION (2) OF THE HEREIN DESCRIBED CENTERLINE;

### TOGETHER WITH:

BEGINNING (3) AT THE AFOREMENTIONED REFERENCE POINT (B); THENCE SOUTH 00°00'12" EAST, A DISTANCE OF 34.50 FEET TO THE POINT OF TERMINATION (3) OF THE HEREIN DESCRIBED CENTERLINE;

### TOGETHER WITH:

BEGINNING (4) AT THE AFOREMENTIONED REFERENCE POINT (C); THENCE SOUTH 89°59'48" WEST, A DISTANCE OF 28.60 FEET TO THE POINT OF TERMINATION (4) OF THE HEREIN DESCRIBED CENTERLINE;

SAID LAND SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 9,006 SQUARE FEET OR 0.2067 ACRES, MORE OR LESS.

SHEET NO.

**1**  
OF 2



Phone: (813) 886-6080 / Fax: (813) 886-6081  
Certificate of Authorization Number: LB-7652

### SURVEY REPORT:

1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SKETCH OF DESCRIPTION AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE: 12/6/2016  
DRAWN: JMW  
CHECKED: JLK  
REVISION:  
FILE: PV10VACATESODX.dwg

PROJECT NUMBER:  
**PVIC0010**

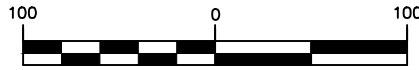
**SKETCH OF DESCRIPTION**  
**PARTIAL RELEASE OF EASEMENT**  
**A PORTION OF PARCELS 1 & 2**  
**OAKLAND HILLS, 7TH SECTION**  
**BROWARD COUNTY, FLORIDA**

JEFFREY L. KOHLER, PSM  
License Number: LS-6201  
Date Signed: \_\_\_\_\_

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"W	23.00'
L2	N89°02'30"W	10.00'
L3	S00°00'00"E	37.93'
L4	S00°00'00"E	2.07'
L5	S44°59'04"W	75.82'
L6	N89°38'00"W	47.98'
L7	S42°29'57"W	12.58'
L8	S45°58'16"E	29.42'
L9	S86°46'06"E	33.56'
L10	S86°46'06"E	12.90'
L11	S44°52'27"E	21.08'
L12	S41°11'28"E	12.17'
L13	S88°38'51"E	16.00'
L14	S88°38'51"E	61.76'
L15	N48°05'22"E	7.49'
L16	N01°02'35"E	94.31'
L17	N01°02'35"E	28.47'
L18	N89°05'08"E	36.94'
L19	S00°00'12"E	12.70'
L20	S00°00'12"E	34.50'
L21	S89°59'48"W	28.60'

## SKETCH OF DESCRIPTION (NOT A BOUNDARY SURVEY)

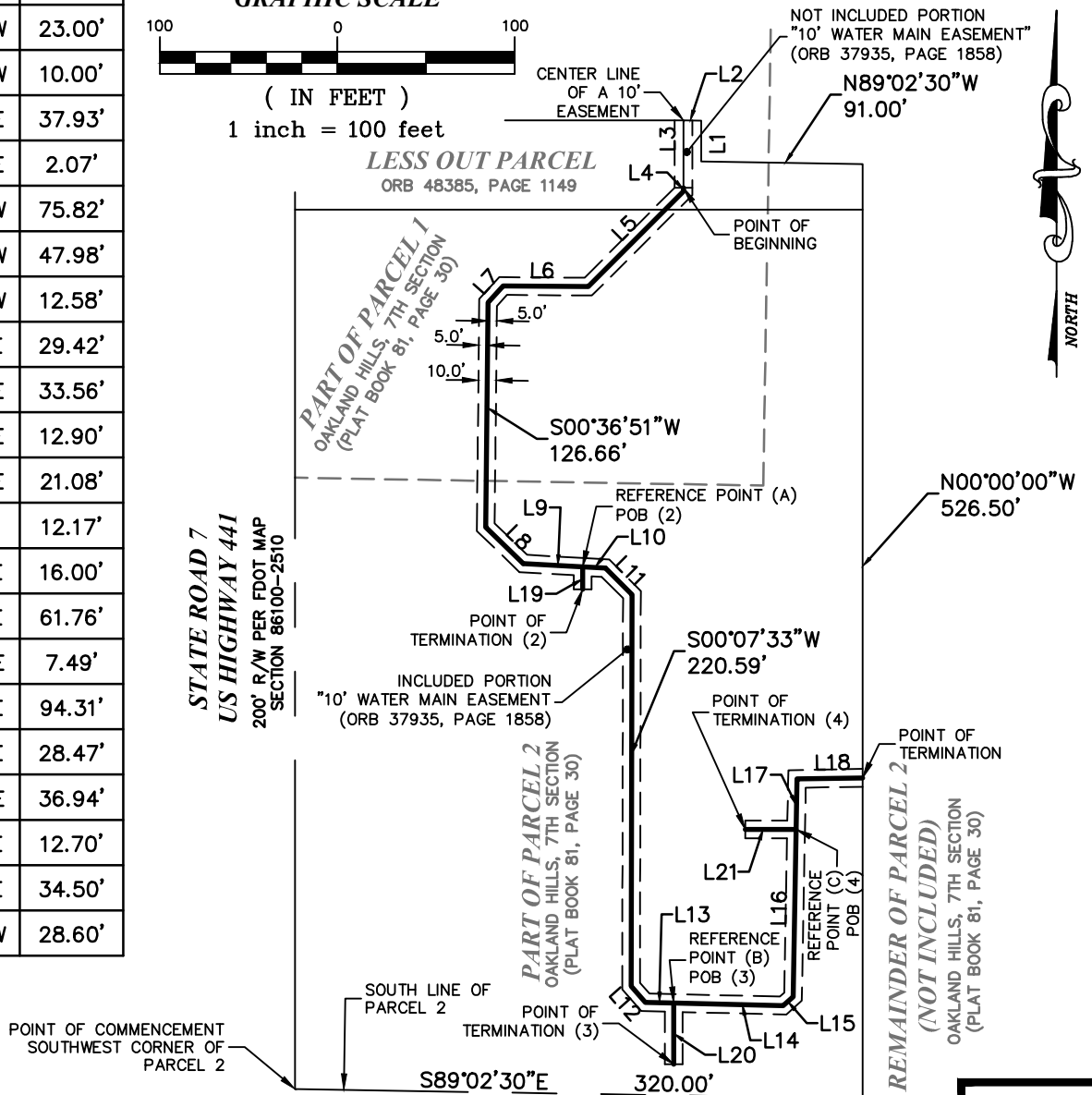
### GRAPHIC SCALE



1 inch = 100 feet

### LESS OUT PARCEL

ORB 48385, PAGE 1149



### LEGEND

#### ABBREVIATIONS

FDOT FLORIDA DEPARTMENT OF  
TRANSPORTATION  
ID IDENTIFICATION  
LB LICENSED BUSINESS NUMBER  
LS LICENSED SURVEYOR  
ORB OFFICIAL RECORDS BOOK  
POB POINT OF BEGINNING  
PSM PROFESSIONAL SURVEYOR  
AND MAPPER  
R/W RIGHT-OF-WAY

**EBI Surveying**  
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2. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT ALL SHEETS.