

**SKETCH AND LEGAL DESCRIPTION**

BY

PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351**

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870**LEGAL DESCRIPTION: (EASEMENT TO BE VACATED)**

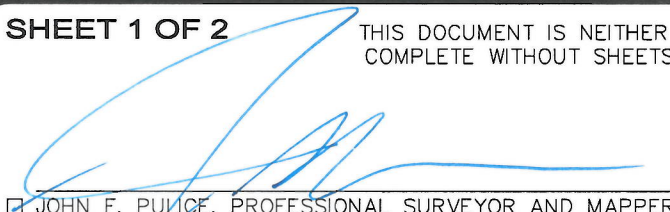
A PORTION OF THE 10 FOOT WIDE WATER MAIN EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 33857, PAGE 776 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH RECORDED IN SAID PUBLIC RECORDS, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST LYING ADJACENT TO SAID PLATS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 01°40'19" EAST 68.53 FEET TO THE SOUTHEAST CORNER OF SAID EASEMENT, BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID EASEMENT, THE FOLLOWING SIX (6) COURSES: 1) NORTH 88°32'39" WEST 10.00 FEET; 2) NORTH 01°27'21" EAST 13.85 FEET; 3) NORTH 46°27'21" EAST 43.26 FEET; 4) NORTH 01°15'00" EAST 126.19 FEET; 5) NORTH 43°32'39" WEST 42.60 FEET; 6) NORTH 01°27'21" EAST 4.15 FEET; THENCE SOUTH 88°30'44" EAST 10.00 FEET; THENCE ALONG THE BOUNDARY OF SAID EASEMENT, THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 43°32'39" EAST 42.58 FEET; 2) SOUTH 01°15'00" WEST 134.47 FEET; 3) SOUTH 46°27'21" WEST 43.28 FEET; 4) SOUTH 01°27'21" WEST 9.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 2,300 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE NW 1/4 SECTION 31-48-42, BEING S88°44'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP**SCALE: N/A****DRAWN: L.S.****ORDER NO.: 64627A****DATE: 5/8/18****UTILITY EASEMENT VACATION****MARGATE, BROWARD COUNTY, FLORIDA****FOR: CUMBERLAND FARMS****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2
☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

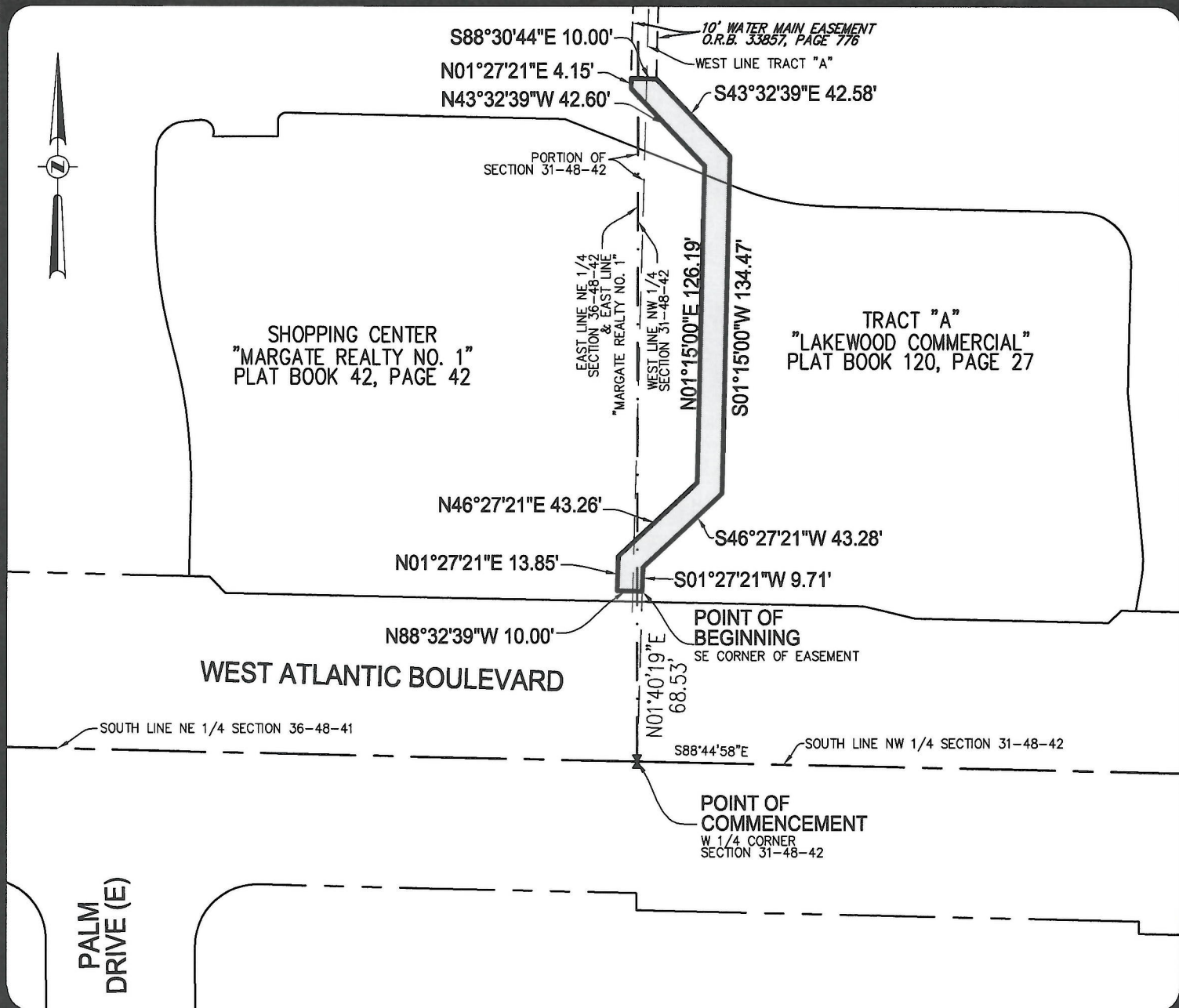


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FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=50'

DRAWN: L.S.

ORDER NO.: 64627A

DATE: 5/8/18

UTILITY EASEMENT VACATION

MARGATE, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 2 OF 2

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COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
X QUARTER SECTION CORNER