

4341 S.W. 62nd Avenue
Davie, Florida 33314

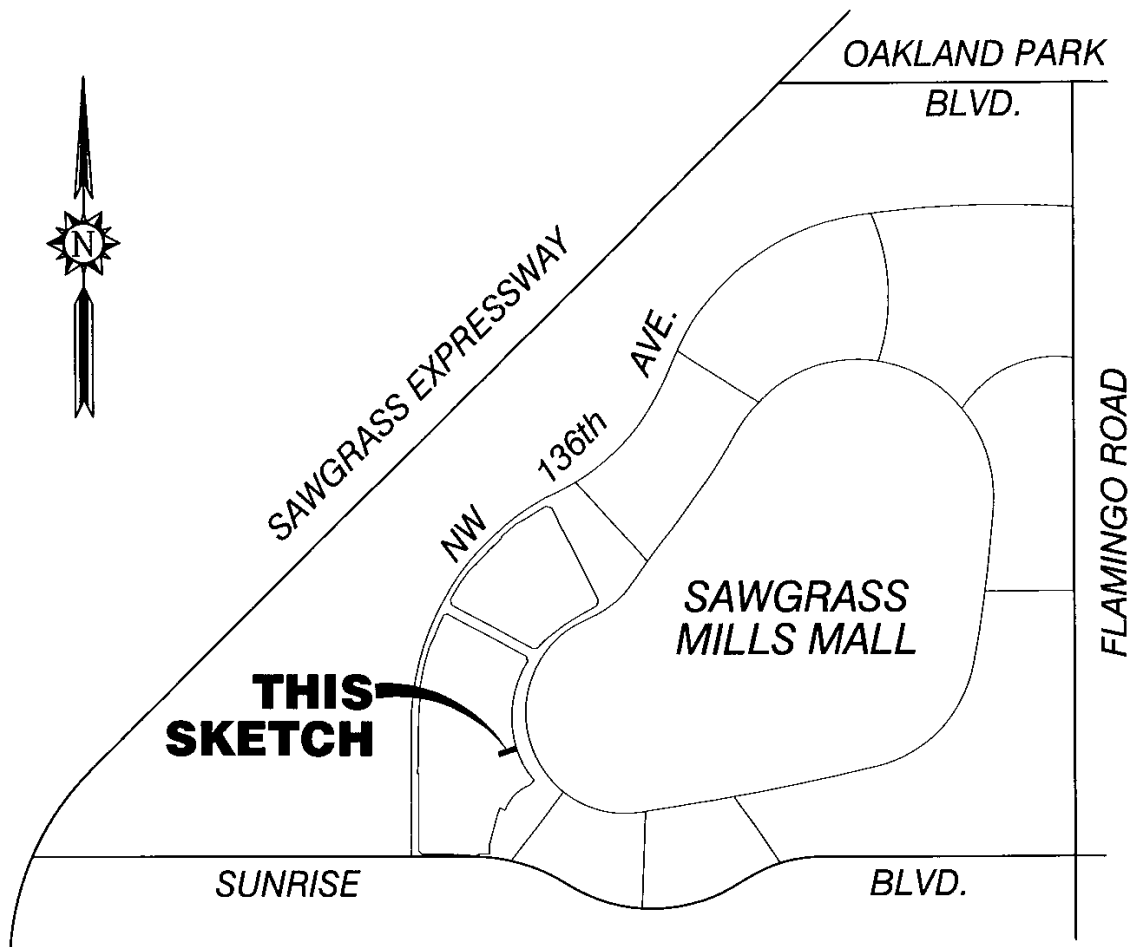


STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

**SKETCH AND LEGAL DESCRIPTION OF:
VACATION OF A PORTION OF A 15 FOOT WIDE
SANITARY SEWER EASEMENT
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**



**THIS
SKETCH**

TOWNSHIP 49 SOUTH, RANGE 40 EAST

LOCATION MAP

(NOT TO SCALE)

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL



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LEGAL DESCRIPTION:

A PORTION OF A 15 FOOT WIDE SANITARY SEWER EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 24292, PAGE 210, SAID EASEMENT LYING WITHIN PARCEL "A", OF "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID PARCEL "A";

THENCE S.40°05'11"W. ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 22.79 FEET, TO A POINT ON THE CENTERLINE OF SAID 15 FOOT WIDE SANITARY SEWER EASEMENT, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.49°10'38"W.;

THENCE NORTHWESTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°30'57" AND A RADIUS OF 827.50 FEET FOR AN ARC DISTANCE OF 281.86 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.76°48'20"W., A DISTANCE OF 7.58 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;

THENCE CONTINUE S.76°48'20"W. A DISTANCE OF 52.02 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

SAID EASEMENT SITUATE AND BEING WITHIN THE CITY OF SUNRISE, FLORIDA AND CONTAINING 781 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.40°05'11"W., ALONG THE SOUTHEASTERLY LINE OF PARCEL "A", AS SHOWN ON THE METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE: Nov 30, 2017

RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/11/16	DRL	RCC	N/A

SEAL

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AN EMBOSSED
SURVEYOR'S SEAL

SKETCH NO.
05-6769_15SEW_VAC

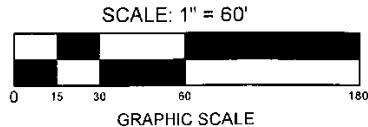
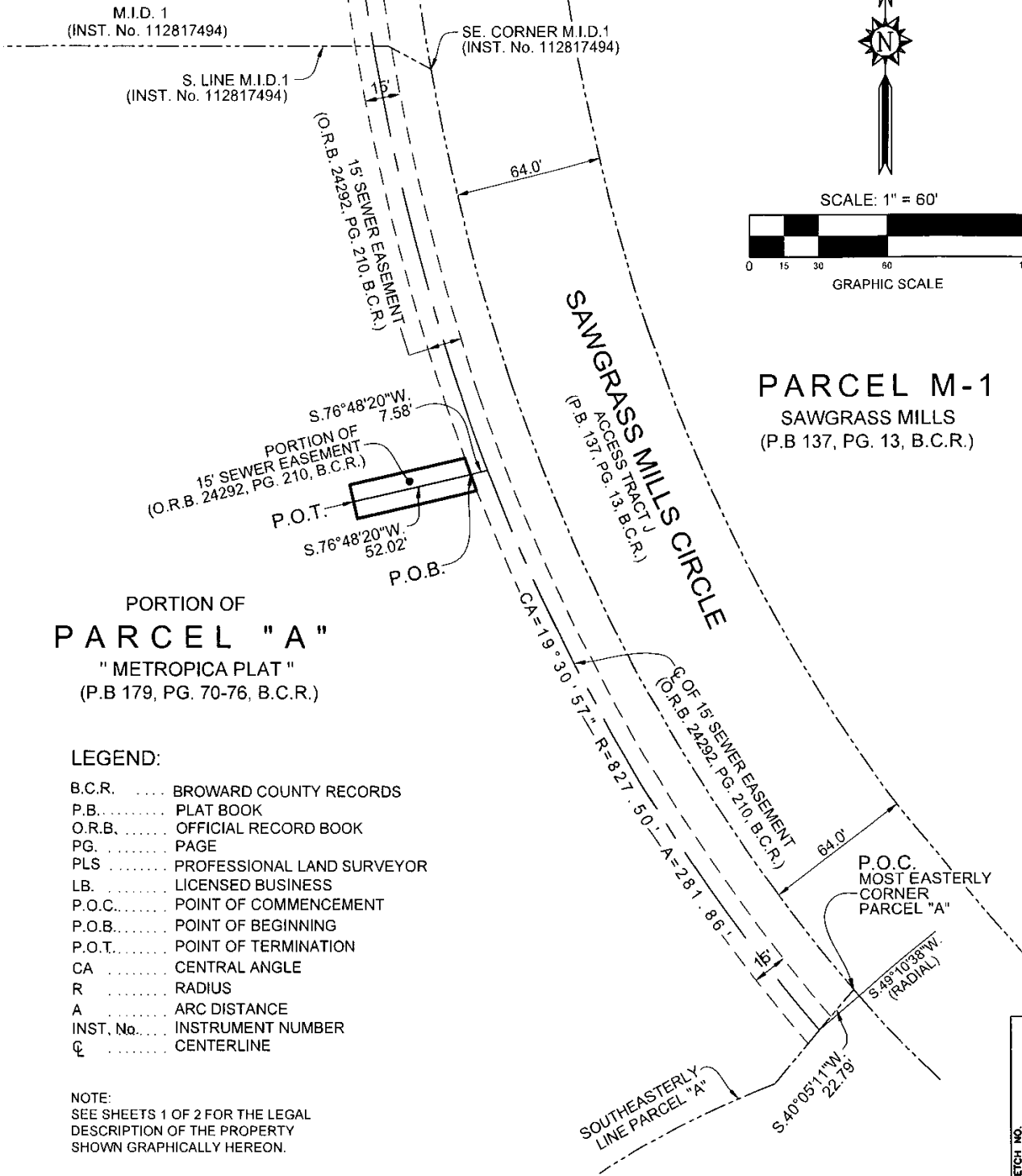
SHEET 2 OF 3



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PARCEL M-1
SAWGRASS MILLS
(P.B 137, PG. 13, B.C.R.)

PORTION OF
PARCEL "A"
"METROPICA PLAT"
(P.B 179, PG. 70-76, B.C.R.)

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- LB. LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- CA CENTRAL ANGLE
- R RADIUS
- A ARC DISTANCE
- INST. No. INSTRUMENT NUMBER
- ℄ CENTERLINE

NOTE:
SEE SHEETS 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

SKETCH NO.
05-6769_15SEW_VAC