

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



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

EXHIBIT "A"

**LEGAL DESCRIPTION OF
VACATION OF A PORTION OF S.W. 28TH STREET
ADJACENT TO LOT 36, D & M ACRES, PLAT BOOK 85, PAGE 15, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PORTION OF S.W. 28TH STREET RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF D & M ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 36 OF SAID PLAT;

THENCE S.89°58'25" E., ALONG THE SOUTH LINE OF SAID LOT 36, SAID LINE ALSO BEING THE NORTH RIGHT-OF- WAY LINE OF SAID S.W. 28TH STREET, A DISTANCE OF 240.96 FEET, TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°08'26", FOR AN ARC DISTANCE OF 39.33 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 36;

THENCE S.00°06'51"E., ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 36, A DISTANCE OF 55.06 FEET, TO A POINT ON THE CENTERLINE OF SAID S.W. 28TH STREET;

THENCE N.89°58'25"W., ALONG SAID CENTERLINE, A DISTANCE OF 265.96 FEET, TO A POINT ON THE WEST LINE OF SAID PLAT;

THENCE N.00°14'19"W., ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 0.19 ACRES (8,115 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 HERE ON ARE BASED ON S.00°14'19"E., ALONG THE WEST LINE OF LOTS 36 & 37, D & M ACRES, RECORDED IN PLAT BOOK 85, PAGE 15, 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. 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
1. MINOR REVISIONS	8/14/17	JDS

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/09/16	JDS	JDS	N/A

SEAL

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

SHEET 1 OF 2

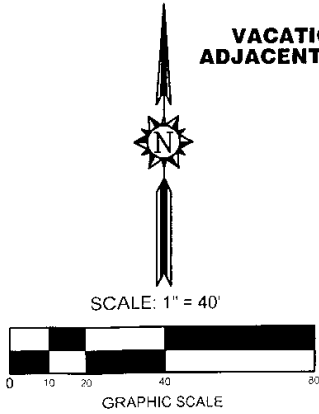
SKETCH NO.
16-8366 LOT 36 R/W



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Davie, Florida 33314

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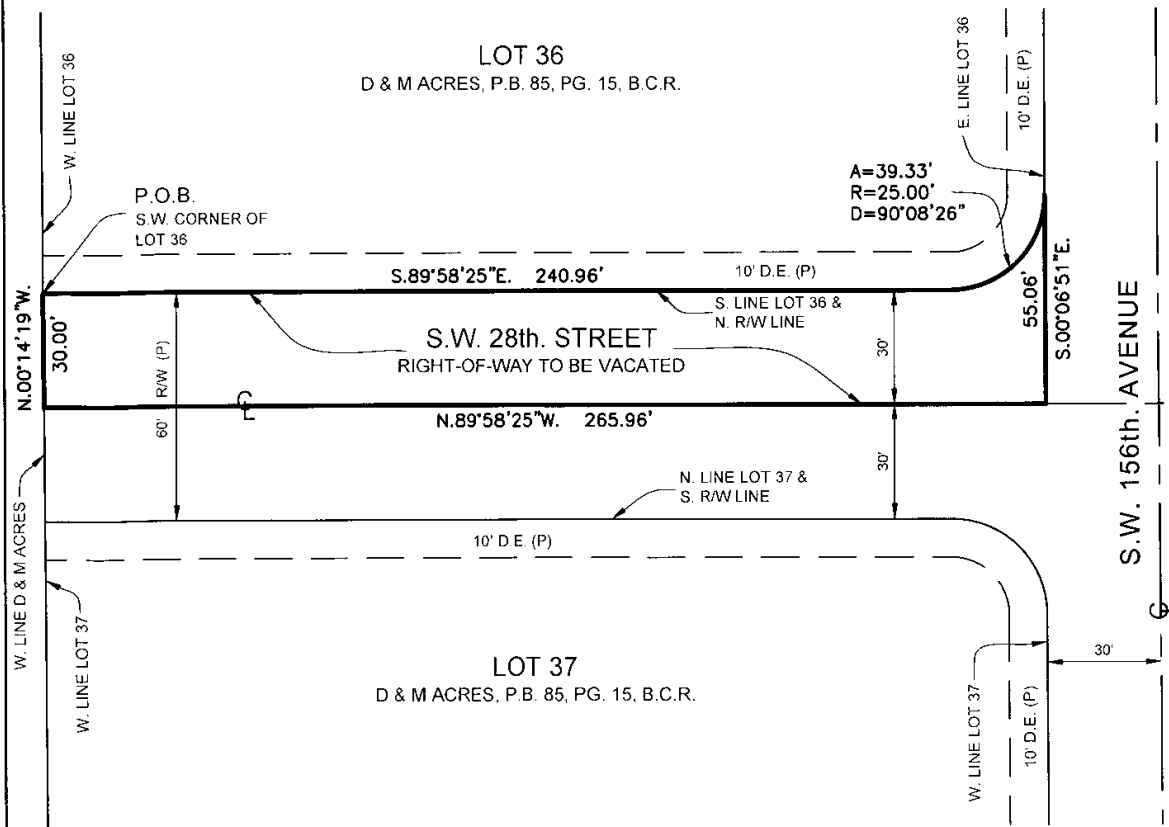
SKETCH OF DESCRIPTION
VACATION OF A PORTION OF S.W. 28TH STREET RIGHT-OF-WAY
ADJACENT TO LOT 36, D & M ACRES, PLAT BOOK 85, PAGE 15, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



- LEGEND:
- B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - PG. PAGE
 - (P) PER PLAT OR RECORD
 - P.O.B. POINT OF BEGINNING
 - R.W. RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - CL CENTERLINE
 - A= ARC DISTANCE
 - R= RADIUS
 - D= DELTA / CENTRAL ANGLE

31	30
32	29
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LOCATION MAP
NOT TO SCALE



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

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EXHIBIT "A"

**LEGAL DESCRIPTION OF
VACATION OF A PORTION OF A 10 FOOT WIDE DRAINAGE EASEMENT
LOT 36, D & M ACRES, PLAT BOOK 85, PAGE 15, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A 10-FOOT-WIDE DRAINAGE EASEMENT BEING A PORTION OF LOT 36, AS SHOWN ON THE PLAT OF D & M ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 36 OF SAID PLAT;

THENCE S.89°58'25" E., ALONG THE SOUTH LINE OF SAID LOT 36, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID S.W. 28TH STREET, A DISTANCE OF 240.96 FEET, TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°08'26", FOR AN ARC DISTANCE OF 39.33 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 36;

THENCE S.89°53'09"W., ALONG A LINE RADIAL TO THE PREVIOUS AND NEXT DESCRIBED CURVE, A DISTANCE OF 10.00 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°08'26", FOR AN ARC DISTANCE OF 23.60 FEET, TO A POINT ON A LINE 10.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 36 AND A POINT OF TANGENCY;

THENCE N.89°58'25"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 241.01 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 36;

THENCE S.00°14'19"E., ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 0.06 ACRES (2,724 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 HERE ON ARE BASED ON S.00°14'19"E. ALONG THE WEST LINE OF LOTS 36 & 37, D & M ACRES, RECORDED IN PLAT BOOK 85, PAGE 15, 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. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

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REVISIONS	DATE	BY

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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SURVEYOR'S SEAL

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/09/16	JDS	JDS	N/A

SHEET 1 OF 2

SKETCH NO. 16-8368 LOT 36 ESMIT



STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

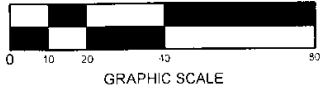
4341 S.W. 62nd AVE.
Davie, Florida 33314

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SKETCH OF DESCRIPTION
VACATION OF A PORTION OF A 10 FOOT WIDE DRAINAGE EASEMENT
LOT 36, D & M ACRES, PLAT BOOK 85, PAGE 15, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SCALE: 1" = 40'

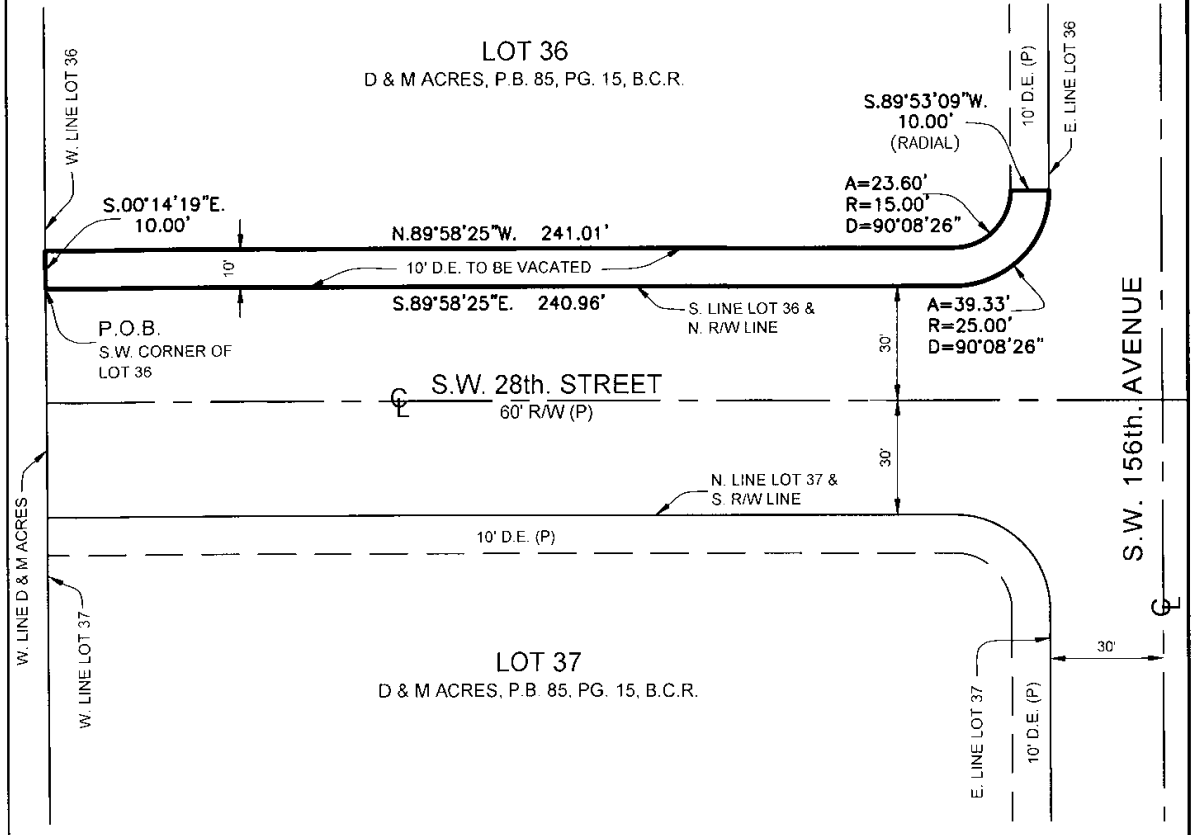


- LEGEND:
- B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - PG. PAGE
 - (P). PER PLAT OR RECORD
 - P.O.B. POINT OF BEGINNING
 - R/W. RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - CL. CENTERLINE
 - A=. ARC DISTANCE
 - R=. RADIUS
 - D=. DELTA / CENTRAL ANGLE

31	30
32	29
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36	25
37	24
38	23
39	22
40	21
41	20

S.W. 28th ST
S.W. 156th AVE

LOCATION MAP
NOT TO SCALE



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

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Davie, Florida 33314



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EXHIBIT "A"

**LEGAL DESCRIPTION OF
VACATION OF A PORTION OF S.W. 28TH STREET
ADJACENT TO LOT 37, D & M ACRES, PLAT BOOK 85, PAGE 15, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PORTION OF S.W. 28TH STREET RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF D & M ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37 OF SAID PLAT;

THENCE S.89°58'25" E., ALONG THE NORTH LINE OF SAID LOT 37, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. 28TH STREET, A DISTANCE OF 240.95 FEET, TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°51'34", FOR AN ARC DISTANCE OF 39.21 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 37;

THENCE N.00°06'51"W., ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 37, A DISTANCE OF 54.94 FEET, TO A POINT ON THE CENTERLINE OF SAID S.W. 28TH STREET;

THENCE N.89°58'25"W., ALONG SAID CENTERLINE, A DISTANCE OF 265.96 FEET, TO A POINT ON THE WEST LINE OF SAID PLAT;

THENCE S.00°14'19"E., ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 0.19 ACRES (8,111 SQUARE FEET), MORE OR LESS.

NOTES:

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REVISIONS	DATE	BY
1. MINOR REVISIONS	8/14/17	JDS

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

SEAL

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SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/09/16	JDS	JDS	N/A

SHEET 1 OF 2

SKETCH NO. 16-8968 LOT 37 P/W



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

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

SKETCH OF DESCRIPTION
VACATION OF A PORTION OF S.W. 28TH STREET RIGHT-OF-WAY
ADJACENT TO LOT 37, D & M ACRES, PLAT BOOK 85, PAGE 15, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



SCALE: 1" = 40'



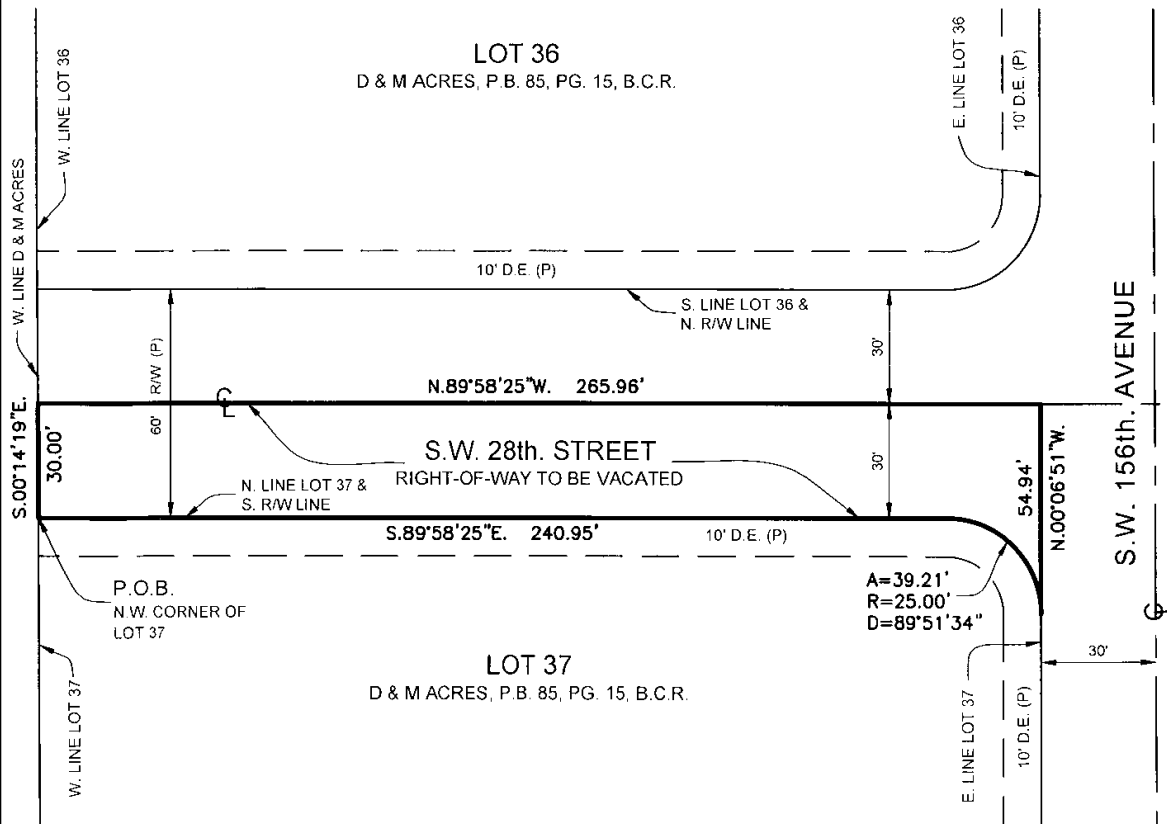
LEGEND:

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36	25
37	24
38	23
39	22
40	21
41	20

S.W. 28th ST
S.W. 156th AVE

LOCATION MAP
NOT TO SCALE



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

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

EXHIBIT "A"

LEGAL DESCRIPTION OF

**VACATION OF A PORTION OF A 10 FOOT WIDE DRAINAGE EASEMENT
LOT 37, D & M ACRES, PLAT BOOK 85, PAGE 15, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A 10-FOOT-WIDE DRAINAGE EASEMENT BEING A PORTION OF LOT 37, AS SHOWN ON THE PLAT OF D & M ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37 OF SAID PLAT;

THENCE S.89°58'25" E., ALONG THE NORTH LINE OF SAID LOT 37, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID S.W. 28TH STREET, A DISTANCE OF 240.95 FEET, TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°51'34", FOR AN ARC DISTANCE OF 39.21 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 37;

THENCE S.89°53'09"W., ALONG A LINE RADIAL TO THE PREVIOUS AND NEXT DESCRIBED CURVE, A DISTANCE OF 10.00 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°51'34", FOR AN ARC DISTANCE OF 23.53 FEET, TO A POINT ON A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 37 AND A POINT OF TANGENCY;

THENCE N.89°58'25"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 240.91 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 37;

THENCE N.00°14'19"W., ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, CONTAINING 0.06 ACRES (2,723 SQUARE FEET), MORE OR LESS.

NOTES:

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1. MINOR REVISIONS	8/14/17	JDS

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/09/16	JDS	JDS	N/A

SEAL

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

SHEET 1 OF 2

SKETCH NO. 10-8988 LOT 37 ESMT



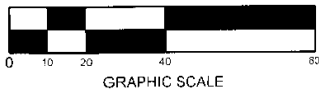
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SKETCH OF DESCRIPTION
VACATION OF A PORTION OF A 10 FOOT WIDE DRAINAGE EASEMENT
LOT 37, D & M ACRES, PLAT BOOK 85, PAGE 15, B.C.R.
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



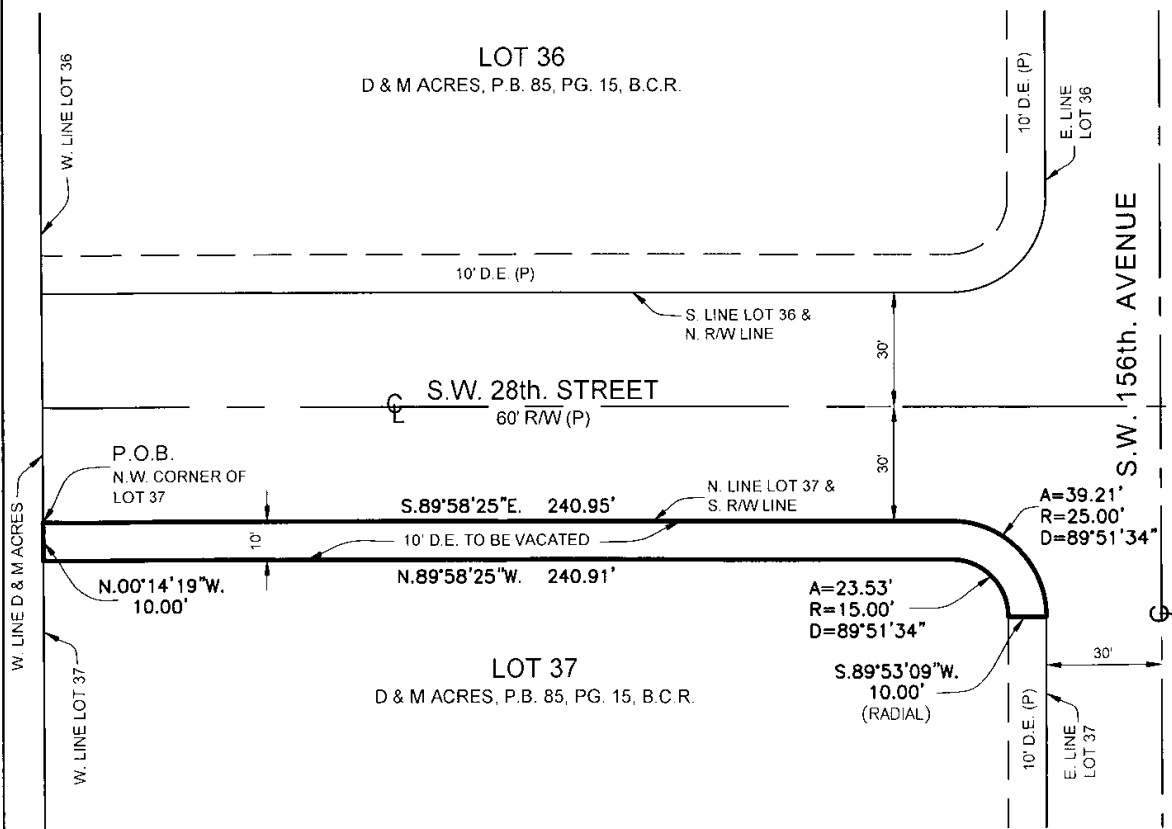
SCALE: 1" = 40'



- LEGEND:
- B.C.R. BROWARD COUNTY RECORDS
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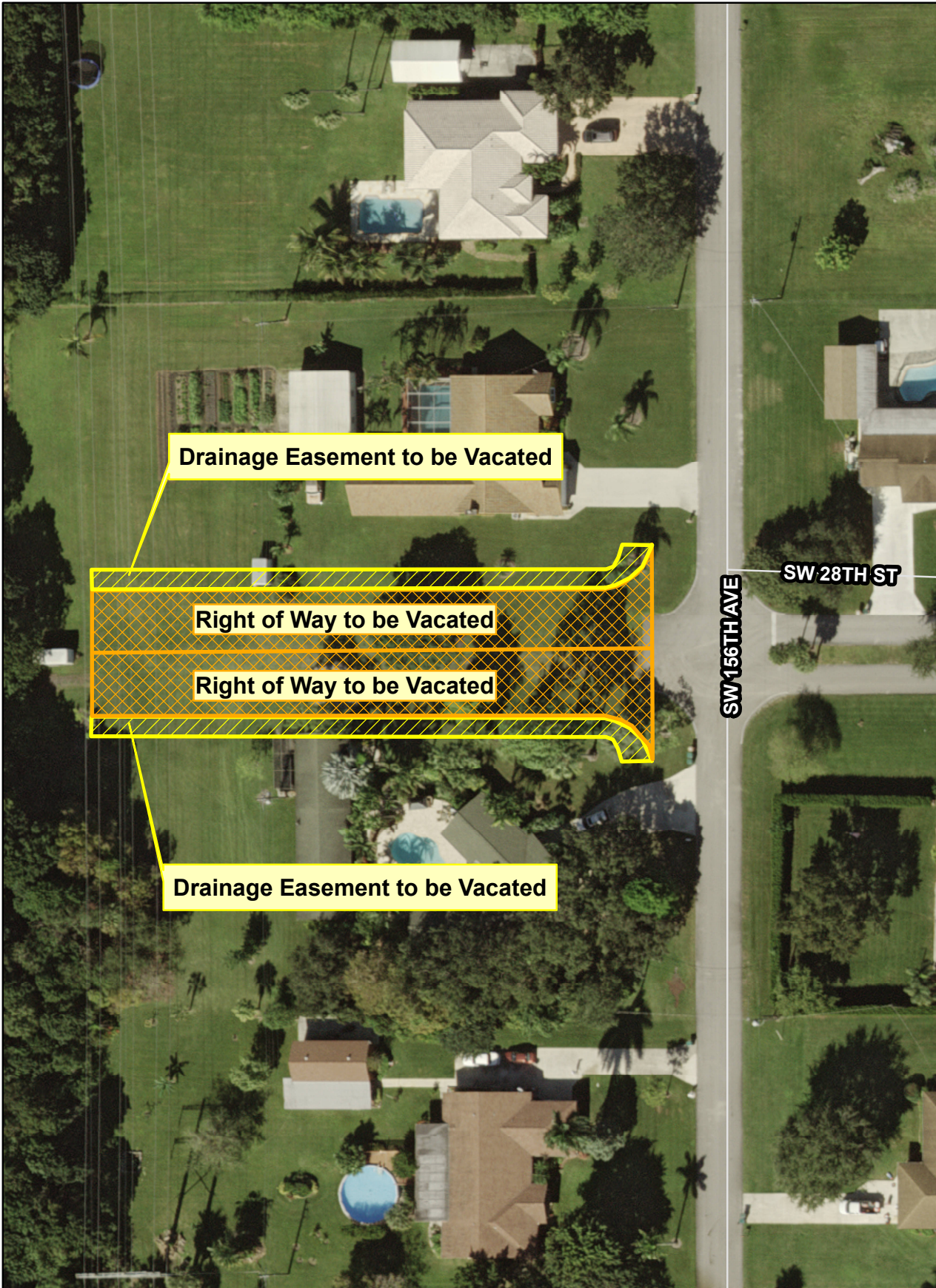
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40	21
41	20

LOCATION MAP
NOT TO SCALE



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

Aerial Location Map



Drainage Easement to be Vacated

Right of Way to be Vacated

Right of Way to be Vacated

Drainage Easement to be Vacated

SW 156TH AVE

SW 28TH ST

