

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PORTION OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AN ADDITIONAL THOROUGHFARE DEDICATION, EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S 86°18'17" W ALONG THE NORTH LINE OF SAID THOROUGHFARE DEDICATION ALSO BEING THE SOUTH LINE OF LOT 3, THE CROSSINGS NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 42, OF SAID PUBLIC RECORDS, A DISTANCE OF 17.046 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE DEPARTING SAID LINES RUN S 00°30'15" W ALONG THE EAST LINE OF AFORESAID PARCEL "A" ALSO BEING THE WEST LINE OF SAID ADDITIONAL THOROUGHFARE DEDICATION, A DISTANCE OF 172.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°30'15" W ALONG SAID LINES, A DISTANCE OF 73.21 FEET; THENCE RUN S 41°58'03" W ALONG SAID LINES, A DISTANCE OF 46.350 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAMPLE ROAD AND LYING ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.859 FEET, A CHORD BEARING OF S 86°58'03" W, AND A CHORD DISTANCE OF 223.29 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID LINES AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'24", AN ARC DISTANCE OF 223.429 FEET TO THE POINT OF TANGENCY; THENCE RUN N 89°29'45" W ALONG SAID LINES, A DISTANCE OF 2.587 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE DEPARTING SAID LINES RUN N 00°58'41" W ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, A DISTANCE OF 18.01 FEET; THENCE DEPARTING SAID LINES RUN S 89°29'45" E ALONG A LINE PARALLEL WITH AND 18.00 FEET NORTHERLY (AS MEASURED PERPENDICULARLY) WITH THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH RIGHT OF WAY LINE OF SAMPLE ROAD, A DISTANCE OF 3.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1791.86 FEET, A CHORD BEARING OF N 87°35'16" E, AND A CHORD DISTANCE OF 182.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE PARALLEL WITH AND 18.00 FEET NORTHERLY (AS MEASURED PERPENDICULARLY) WITH THE AFORESAID LINES THROUGH A CENTRAL ANGLE OF 05°49'57", AN ARC DISTANCE OF 182.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 42°35'16" E, AND A CHORD DISTANCE OF 33.51 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°10'02", AN ARC DISTANCE OF 36.72 FEET TO A POINT OF TANGENCY; THENCE RUN N 00°30'15" E, A DISTANCE OF 69.57 FEET; THENCE RUN S 89°29'45" E, A DISTANCE OF 49.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,621 SQUARE FEET OR 0.20 ACRE MORE OR LESS.

Abbreviation Legend:

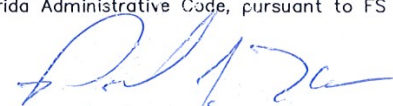
(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R41E - RANGE 41 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PG - PAGE	REC - RECOVERED
BCR - BROWARD COUNTY RECORDS	D/U - DRAINAGE AND UTILITY EASEMENT	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BLDG - BUILDING	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
BM - BENCH MARK	EOP - EDGE OF PAVEMENT	(M) - MEASURED	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
(C) - CALCULATED	ESMT - EASEMENT	N & D - NAIL AND DISK	POC - POINT OF COMMENCEMENT	SEC 14 - SECTION 14
C - CHORD	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NR - NON-RADIAL	POL - POINT ON LINE	SQ - SQUARE
CB - CHORD BEARING	FF - FINISH FLOOR	NSI - NO SURVEYOR IDENTIFICATION	PRC - POINT OF REVERSE CURVATURE	SQ FT - SQUARE FEET
CCR # - CERTIFIED CORNER RECORD NUMBER	FND - FOUND	OR - OFFICIAL RECORDS	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
C/L - CENTERLINE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY	T48S - TOWNSHIP 48 SOUTH
CM - CONCRETE MONUMENT	(G) - GRID (STATE PLANE)	(P) - PLAT	FEC - FLORIDA EAST COAST RAILWAY	(TYP) - TYPICAL
CONC - CONCRETE		PB - PLAT BOOK		UE - UTILITY EASEMENT
COR - CORNER		FS - FLORIDA STATUTE		W/ - WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF 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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
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- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:


I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 26, 2017. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: 
Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

TITLE BLOCK ABBREVIATIONS	
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL
Landscape = LANDSCAPE	N/A = NOT APPLICABLE
No. = NUMBER	P.O. = POST OFFICE
	© = COPYRIGHT

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Date: 06/26/17	Job No. B18302.1
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File: PARKING/ACCESS ESMT.DWG	


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Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

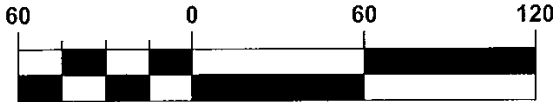
PARKING/ACCESS EASEMENT VACATION
SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

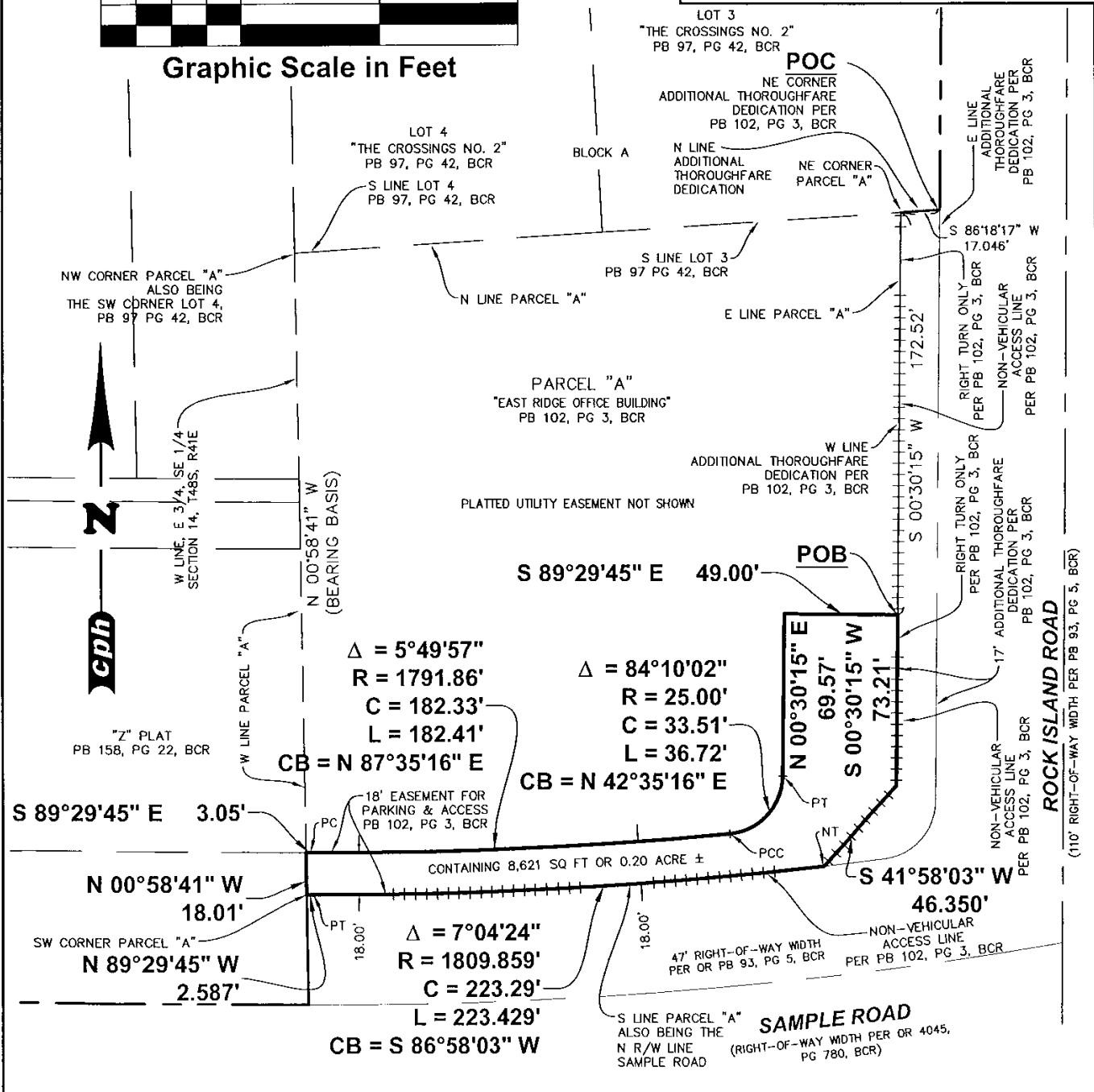
Sheet
1
1 of 2
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Graphic Scale in Feet



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Date: 06/26/17 Job No. B18302.1
 Drawn by: RDB Scale: 1"=60' File: PARKING/ACCESS ESMT.DWG

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PARKING/ACCESS EASEMENT VACATION
 SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
 BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet
2
 2 of 2
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COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN S 89°29'45" E ALONG THE SOUTH LINE THEREOF ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAMPLE ROAD, A DISTANCE OF 2.587 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.859 FEET, A CHORD BEARING OF S 89°32'03" E, AND A CHORD DISTANCE OF 2.40 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'35", AN ARC DISTANCE OF 2.40 FEET; THENCE DEPARTING SAID LINE RUN N 00°58'41" W ALONG A LINE PARALLEL WITH AND 5.00 FEET EASTERLY (AS MEASURED PERPENDICULARLY) WITH THE WEST LINE OF AFORESAID PARCEL "A", A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°58'41" W ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID LINE RUN N 89°42'17" E, A DISTANCE OF 242.97 FEET; THENCE RUN N 00°30'15" E ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY (AS MEASURED PERPENDICULARLY) WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 64.00 FEET; THENCE RUN N 89°42'17" E, A DISTANCE OF 10.00 FEET TO THE EAST LINE OF SAID PARCEL "A", AND THE WEST LINE OF ADDITIONAL DEDICATED THOROUGHFARE, OF SAID EAST RIDGE OFFICE BUILDING; THENCE RUN S 00°30'15" W ALONG THE EAST LINE OF THE AFORESAID PARCEL "A", ALSO BEING THE WEST LINE OF SAID ADDITIONAL DEDICATED THOROUGHFARE, A DISTANCE OF 74.00 FEET; THENCE DEPARTING SAID LINES RUN S 89°42'17" W, A DISTANCE OF 252.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,168 SQUARE FEET OR 0.07 ACRE MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOVT - GOVERNMENT	PC - POINT OF CURVATURE	R41E - RANGE 41 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	RAD - RADIAL
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CONC - CONCRETE		PB - PLAT BOOK		W/ - WITH
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Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on December 12, 2017. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: _____

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

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Date: 12/12/17	Job No. B18302.1
Scale: N/A	File: VAC 1 UE.DWG

Drawn by: PJK

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PARTIAL UTILITY EASEMENT VACATION
SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

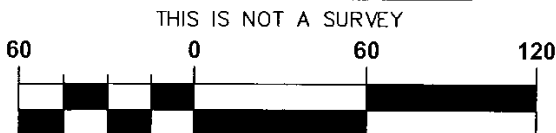
Sheet

1

1 of 2

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Sketch and Description:



Graphic Scale in Feet

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	0°04'35"	2.40'	1,809.859'	2.40'	S 89°32'03" E



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°29'45" E	2.587'
L2	N 00°58'41" W	60.00'
L3	S 00°30'15" W	74.00'

"Z" PLAT
PB 158, PG 22, BCR

N 00°58'41" W
10.00'

POC
SW COR OF PARCEL "A"
EAST RIDGE OFFICE BUILDING
PB 102, PG 3, BCR

PARCEL A
(R/W FOR PUBLIC PARKING)
PB 158, PG 22, BCR
ORB 5773, PG 13, BCR

(BEARING BASIS)
(N 00°58'41" W)

W LINE PARCEL "A"

5.00' UE

W LINE OF THE E 3/4 OF THE
SE 1/4 OF SEC 14, T48S, R41E

L2

PC

C1

L1

5.00' UE

POB

N 89°42'17" E 242.97'

S 89°42'17" W 252.71'

E LINE PARCEL "A"
N 00°30'15" E 64.00'

N 89°42'17" E 10.00'

W LINE ADDITIONAL
THOROUGHFARE
DEDICATION PER
PB 102, PG 3, BCR

W R/W LINE OF
ROCK ISLAND RD

10' UE

ROCK ISLAND ROAD

17' ADDITIONAL THOROUGHFARE (110' RIGHT-OF-WAY WIDTH PER PB 93, PG 5, BCR)
DEDICATION PER
PB 102, PG 3, BCR

LOT 3
"THE CROSSINGS NO. 2"
PB 97, PG 42, BCR

BLOCK A

LOT 4
"THE CROSSINGS NO. 2"
PB 97, PG 42, BCR

PARCEL "A"
"EAST RIDGE OFFICE BUILDING"
PB 102, PG 3, BCR

PLATTED
PARKING & ACCESS
EASEMENT NOT SHOWN

N 00°30'15" E 64.00'

10.00'

10.00'

10.00'

10.00'

CONTAINING 3,168 SQ FEET
OR 0.07 ACRE ±

S LINE PARCEL "A"

N R/W LINE
SAMPLE ROAD

SAMPLE ROAD

(RIGHT-OF-WAY WIDTH PER OR 4045,
PG 780, BCR)

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SHEETS 1 AND 2 OF 2.

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Job No. B18302.1

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File: VAC 1 UE.DWG



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Lndscp. Lic. No. LC0000298

PARTIAL UTILITY EASEMENT VACATION
SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

Sheet
2
2 of 2

SKETCH AND DESCRIPTION

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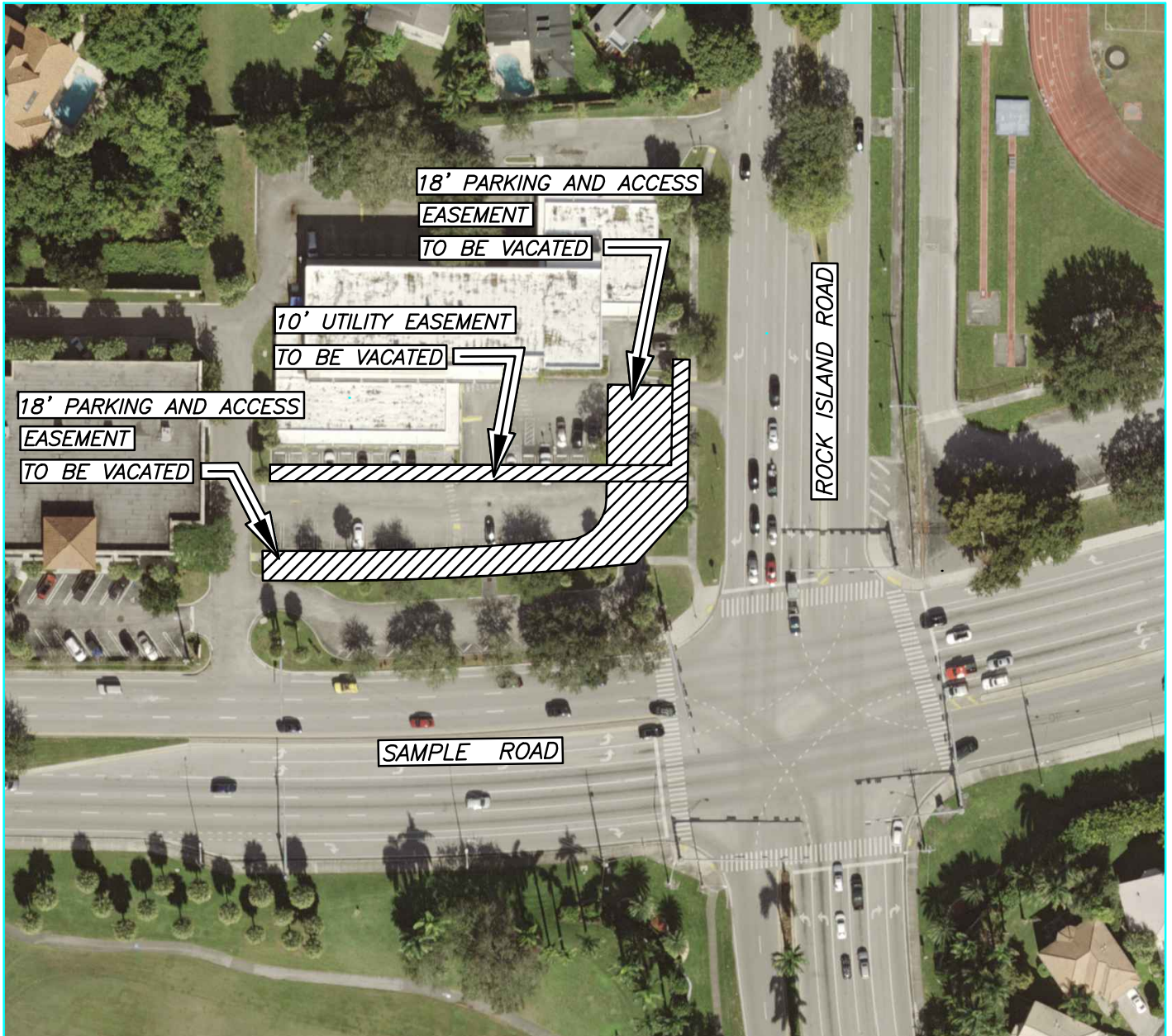
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LOCATION SKETCH

PROJECT: 2018-V-10
PETITIONER: SAMPLE ROCK, LLC
MUNICIPALITY: CITY OF CORAL SPRINGS
COMMISSION DISTRICT: 2



SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST



SHEET 1 OF 1

Scale: Not to Scale	Drawn by: JAT	Date: 3-19-18	Checked by: GWD	Date: 3-19-18	File location: E:\RW\Location Maps\Vacations\2018-V-10
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