



RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

03/11/21-#212641



# LEGAL DESCRIPTION TO ACCOMPANY SKETCH EXISTING 10' X 10' TRAFFIC CONTROL EASEMENT TO BE VACATED

## LEGAL DESCRIPTION:

BEING THE EXISTING 10 FOOT BY 10 FOOT TRAFFIC CONTROL EASEMENT, LYING WITHIN TRACTS "A" AND "C", ACCORDING TO THE PLAT OF "INDIGO BEACH RESORT PLAT", AS RECORDED IN PLAT BOOK 176 AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF THE 3 FOOT BY 100 FOOT RIGHT-OF-WAY NO. 2, DEDICATED BY AND AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 100.00 FEET; THENCE SOUTH 85 DEGREES 14 MINUTES 15 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 3.00 FEET; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTHERLY LINE OF THE SAID 3 FOOT BY 100 FOOT RIGHT-OF-WAY NO. 2; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF THE 3 FOOT RIGHT-OF-WAY NO. 1, DEDICATED BY AND AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT"; FOR 28.55 FEET TO THE POINT OF BEGINNING OF THE EXISTING 10 FOOT BY 10 FOOT TRAFFIC CONTROL EASEMENT TO BE VACATED; THENCE CONTINUE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 10.00 FEET; THENCE NORTH 85 DEGREES 14 MINUTES 15 SECONDS WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 10.00 FEET; THENCE NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST FOR 10.00 FEET; THENCE SOUTH 85 DEGREES 14 MINUTES 15 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR 10.00 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED FOUR COURSES BEING COINCIDENT WITH THE LIMITS OF THE SAID 10 FOOT BY 10 FOOT TRAFFIC CONTROL EASEMENT; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY PLAT LIMITS OF THE HEREIN REFERENCED PLAT OF "INDIGO BEACH RESORT PLAT".
- 2) LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM.
- 3) ORDERED BY: THE RELATED GROUP
- 4) A PORTION OF BROWARD COUNTY PROPERTY TAX IDENTIFICATION No. 5142-26-22-0011.
- 5) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

## SURVEYOR'S LEGEND:

P.B.	DENOTES PLAT BOOK	////	DENOTES NON-VEHICULAR ACCESS LINE
O.R.B.	DENOTES OFFICIAL RECORDS BOOK	L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENT
PG.	DENOTES PAGE	U.E.	DENOTES UTILITY EASEMENT
P.O.B.	DENOTES POINT OF BEGINNING	EASMT.	DENOTES EASEMENT
P.O.C.	DENOTES POINT OF COMMENCEMENT	R/W	DENOTES RIGHT-OF-WAY
N.V.A.	DENOTES NON-VEHICULAR ACCESS		

K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\TRAFFIC CONTROL EASMT.dwg

SHEET 2 OF 2 SHEETS



**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954) 435-7010 FAX No. (954) 438-3288  
 ORDER NO. 204155  
 DATE: MAY 12, 2015  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

### REVISIONS

COUNTY COMMENTS
02/01/18-#206832
COUNTY COMMENTS
03/11/21-#212641