

Existing

DESCRIPTION:

THE 12 FOOT UTILITY EASEMENT LYING IN SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 3113, PAGE 318 AND OFFICIAL RECORD BOOK 11241 PAGE 755 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID 12 FOOT UTILITY EASEMENT LYING 6.00 FEET EACH SIDE OF THE CENTERLINE OF SAID 12 FOOT UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A, H.R.S. BROWARD COUNTY SOUTH REGIONAL HEALTH CENTER AS RECORDED IN PLAT BOOK 143, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID CORNER ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 824 (PEMBROKE ROAD) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SECTION 86018-2501; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88°18'45" WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF 12 FOOT UTILITY EASEMENT;

THENCE, ALONG THE CENTERLINE OF SAID 12 FOOT UTILITY EASEMENT THE FOLLOWING FIVE (5) COURSES, NORTH 01°47'28" WEST, A DISTANCE OF 564.90 FEET; THENCE NORTH 52°50'50" WEST, A DISTANCE OF 381.07 FEET; THENCE NORTH 25°50'50" WEST, A DISTANCE OF 240.30 FEET; THENCE NORTH 68°50'50" WEST, A DISTANCE OF 370.00 FEET; THENCE NORTH 03°14'41" WEST, A DISTANCE OF 236.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 1, BLOCK 8 HILLWOOD SECTION THREE AS RECORDED IN PLAT BOOK 69, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF TERMINUS OF SAID CENTERLINE OF 12 FOOT UTILITY EASEMENT.

THE SIDES OF THE ABOVE DESCRIBED EASEMENTS SHALL BE LENGTHENED OR SHORTENED, AS NECESSARY, IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 12 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS, PROPERTY LINES AND RIGHTS-OF-WAY OF RECORD.

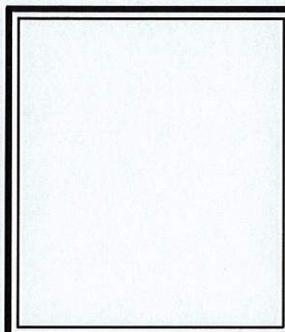
SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. CONTAINING 21,535 SQUARE FEET OR 0.494 ACRES MORE OR LESS.

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE 2/11/16

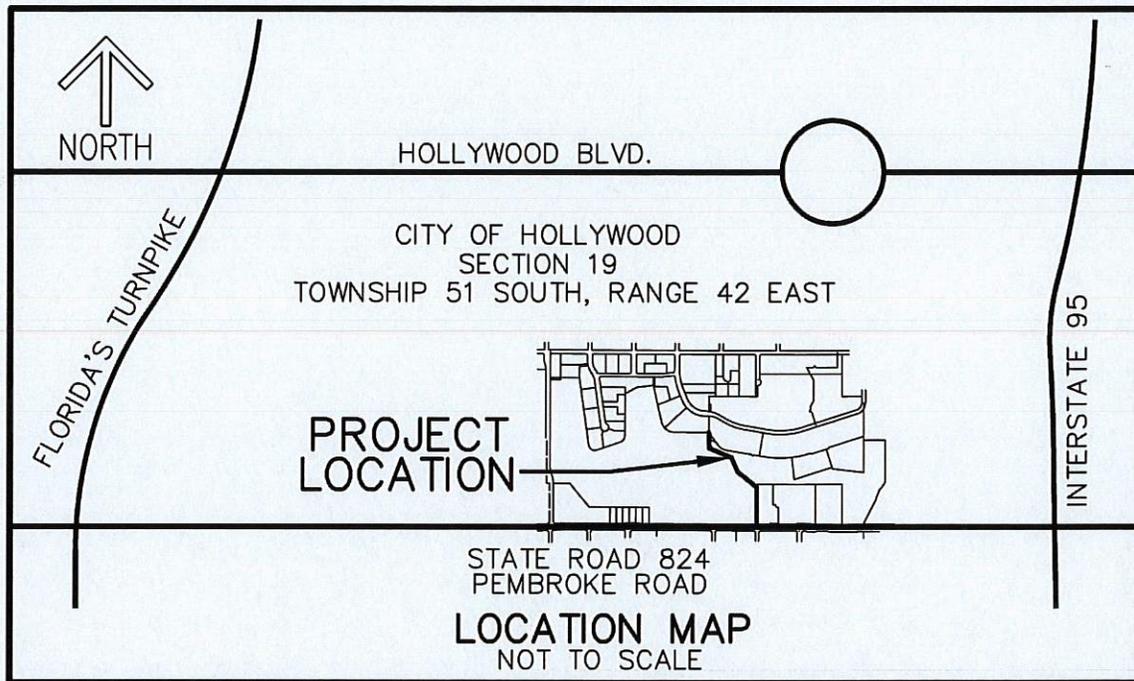
DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 6999-UE-AB

**HILLCREST COUNTRY CLUB
 12' UTILITY EASEMENT ABANDONMENT
 SKETCH OF DESCRIPTION**



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF SOUTH 01°47'28" EAST ALONG THE WEST LINE OF PARCEL A, H.R.S. BROWARD COUNTY SOUTH REGIONAL HEALTH CENTER AS RECORDED IN PLAT BOOK 143, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 11, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 4

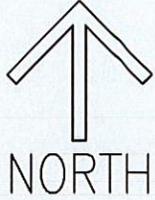
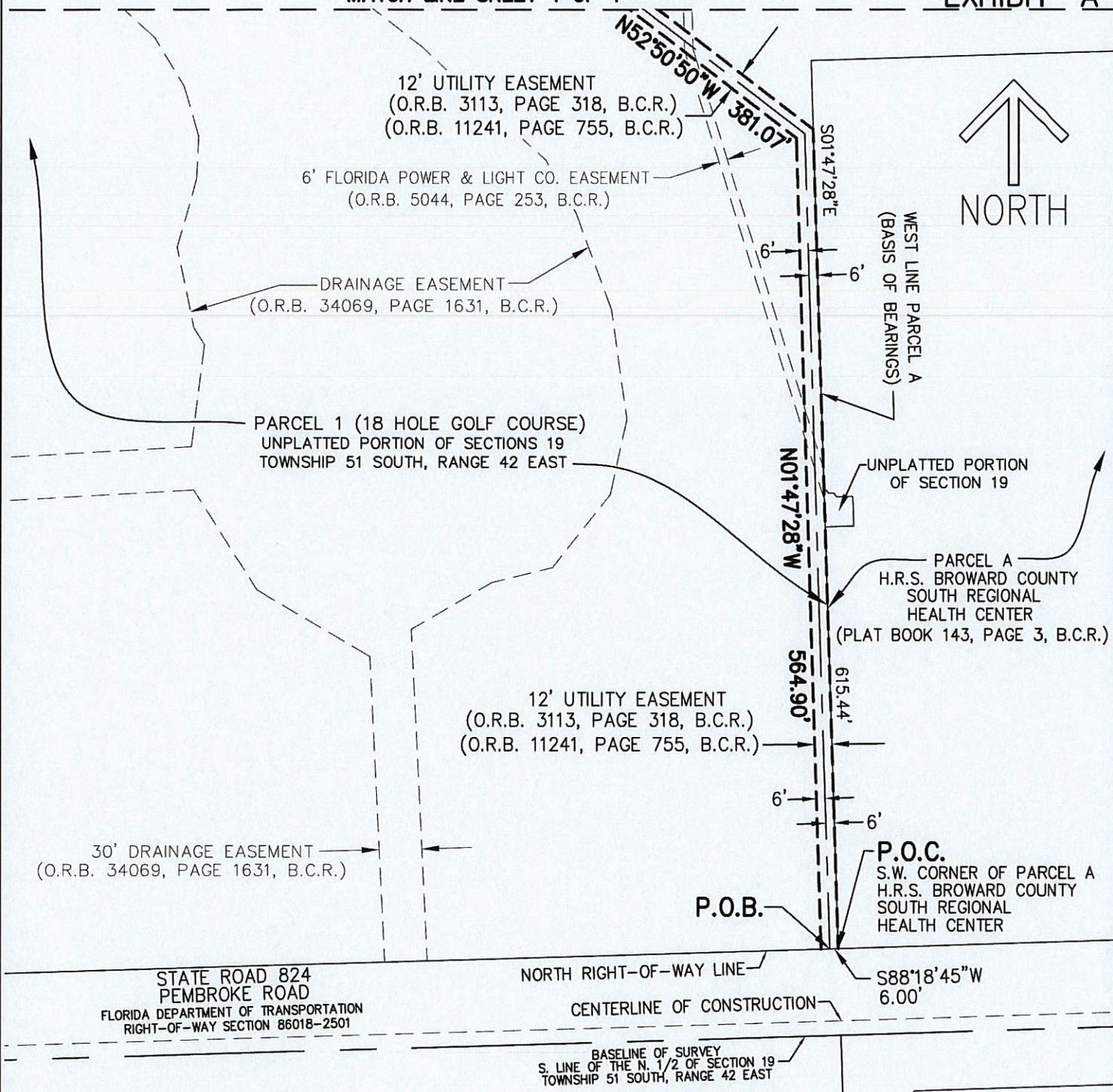
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 DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	2/11/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
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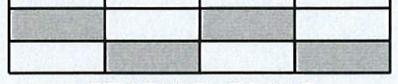
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LEGEND/ABBREVIATIONS

- B.C.R. - BROWARD COUNTY RECORDS
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS

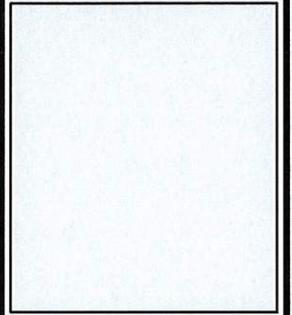
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GRAPHIC SCALE (IN FEET)

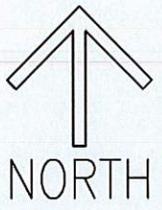
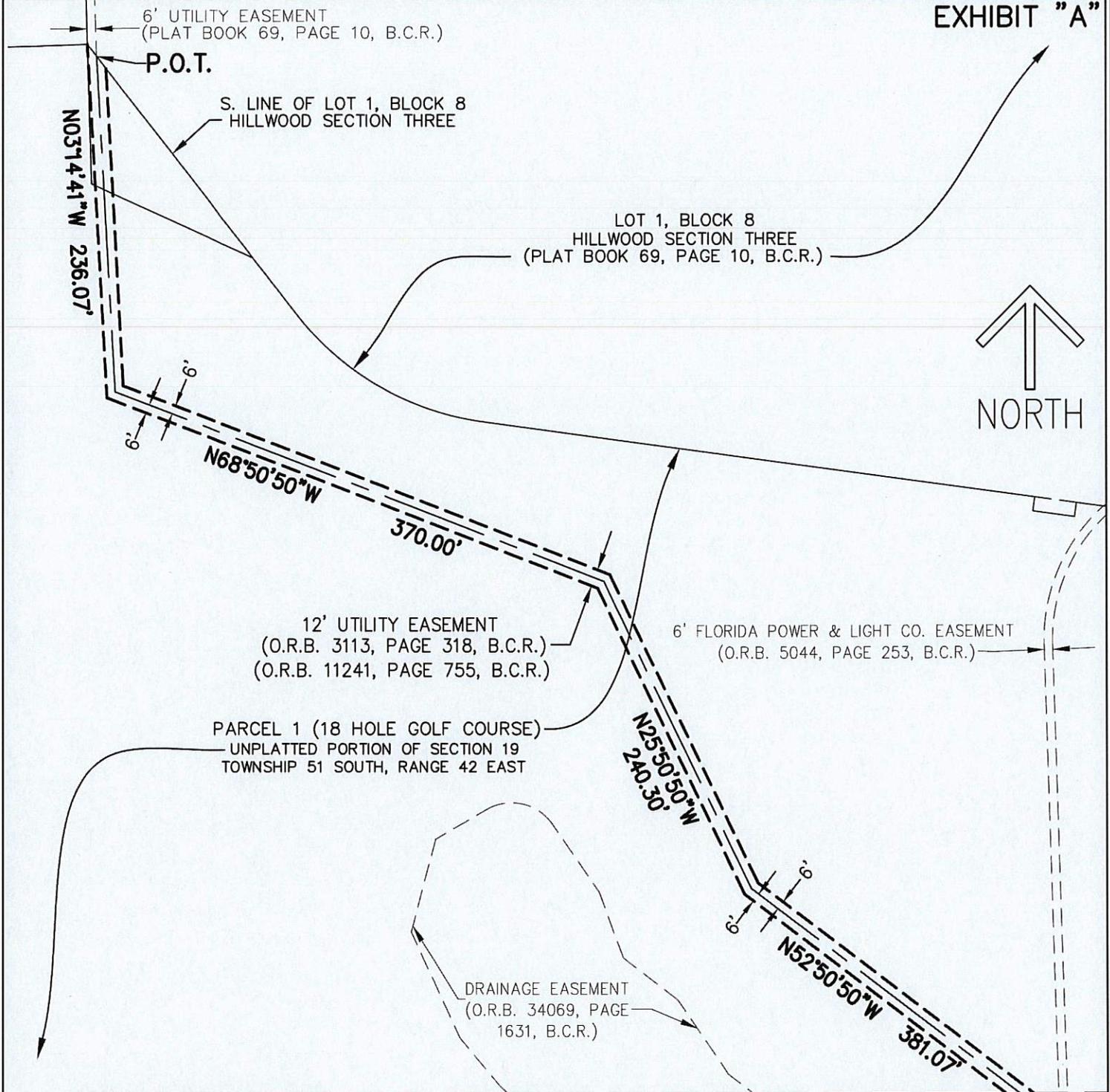
SHEET 3 OF 4

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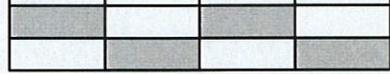
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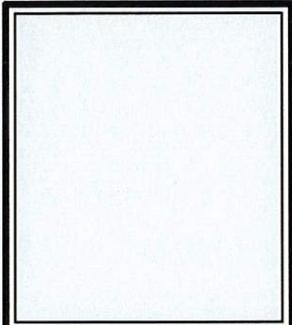


GRAPHIC SCALE
(IN FEET)

MATCH LINE SHEET 3 OF 4

SHEET 4 OF 4

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