

"EXHIBIT A"

DESCRIPTION OF A 30' CROSS ACCESS EASEMENT ABANDONMENT (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF PARCEL A, BW ANDREWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 382-385, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A; THENCE RUNNING ALONG THE SOUTH LINE OF SAID PARCEL "A" NORTH 88°50'28" EAST, FOR A DISTANCE OF 33.21 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE NORTH 01°10'04" WEST, FOR A DISTANCE OF 87.03 FEET; THENCE SOUTH 88°50'55" WEST, FOR A DISTANCE OF 14.77 FEET TO A POINT ON THE WEST LINE OF PARCEL A; THENCE ALONG SAID WEST LINE NORTH 10°47'39" EAST, FOR A DISTANCE OF 25.55 FEET; THENCE DEPARTING SAID WEST LINE NORTH 88°50'55" EAST, FOR A DISTANCE OF 39.47 FEET; THENCE SOUTH 01°10'04" EAST, FOR A DISTANCE OF 112.03 FEET TO THE AFOREMENTIONED SOUTH LINE OF PARCEL A; THENCE ALONG SAID SOUTH LINE SOUTH 88°50'28" WEST; FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON NOVEMBER 13, 2024 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO BROWARD COUNTY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF PARCEL A RECORDED IN PLAT BOOK 183, PAGES 382-385, AS BEING NORTH 88°50'28" EAST. THIS SURVEY HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.

2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A 30' CROSS ACCESS EASEMENT AS SHOWN ON PLAT BOOK 183, PAGES 382-385, TO BE ABANDONED. (SEE SHEET 2 FOR SKETCH)

3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

COLLIN WOODYARD
LS NO. 7423
NOVEMBER 13, 2024

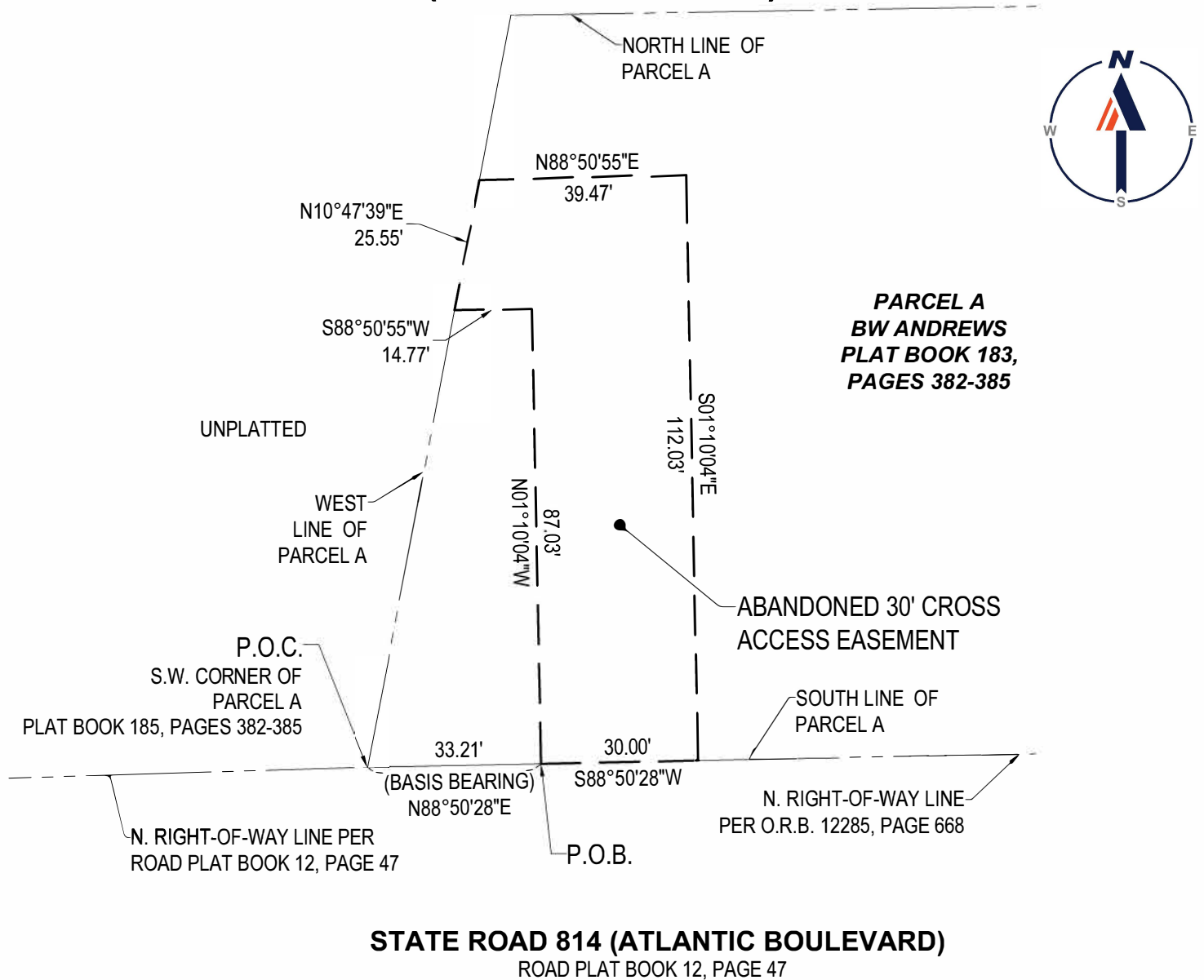
"NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL
RAISED SEAL OR DIGITAL
SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER"

SHEET 1 OF 2

SCALE: N.T.S.	DATE 11/13/2024	DRAWN SM	PROJECT FLB220043	SEC. 34 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER LB 8085
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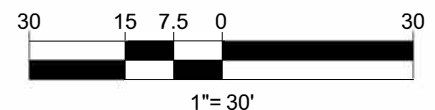
"EXHIBIT A"

SKETCH OF A 30' CROSS ACCESS EASEMENT ABANDONMENT (NOT A SURVEY)



LEGEND

N	NORTH	RNG	RANGE
W	WEST	P.O.B.	POINT OF BEGINNING
S	SOUTH	P.O.C.	POINT OF COMMENCEMENT
E	EAST	P.I.D	PROPERTY IDENTIFICATION
SEC	SECTION	P.S.M.	PROFESSIONAL SURVEYOR
TWN	TOWNSHIP		AND MAPPER



SHEET 2 OF 2

SCALE: 1"=30'	DATE 11/13/2024	DRAWN SM	PROJECT FLB220043	SEC. 34 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER LB 8085
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