

"EXHIBIT A"

DESCRIPTION OF AN ALLEY ABANDONMENT (NOT A SURVEY)

LEGAL DESCRIPTION (ALLEY ABANDONMENT)

AN ALLEY, PUBLICLY DEDICATED RIGHT-OF-WAY, WITHIN BLOCK 2, AS SHOWN ON THE PLAT OF CAMPBELL AND SAXON ADDITION, RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE ALLEY IN BLOCK 2, CAMPBELL AND SAXON ADDITION PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 125, LYING SOUTH OF LOTS 1-5, ALL INCLUSIVE, WITHIN BLOCK 2, OF SAID PLAT, AND LYING NORTH OF LOTS 6-10, ALL INCLUSIVE, WITHIN BLOCK 2, BEING BONDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF SECOND STREET (NORTHEAST 3RD AVENUE), AND ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF FIRST STREET (NORTHEAST SECOND AVENUE).

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON MARCH 6, 2025 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 LINES SHOWN HEREON ARE BASED ON "CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125.
2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT AN ALLEY RIGHT-OF-WAY ABANDONMENT, AS SHOWN HEREON. (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
MARCH 6, 2025

"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 03/06/2025	DRAWN SM	PROJECT FLB240130.00	SEC. 35 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 100 BOCA RATON, FL 33431 561.571.0280
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PZ25-18000001

LB 8085

7/23/2025

P&Z
BOHLER™

"EXHIBIT A"

SKETCH OF AN ALLEY ABANDONMENT (NOT A SURVEY)

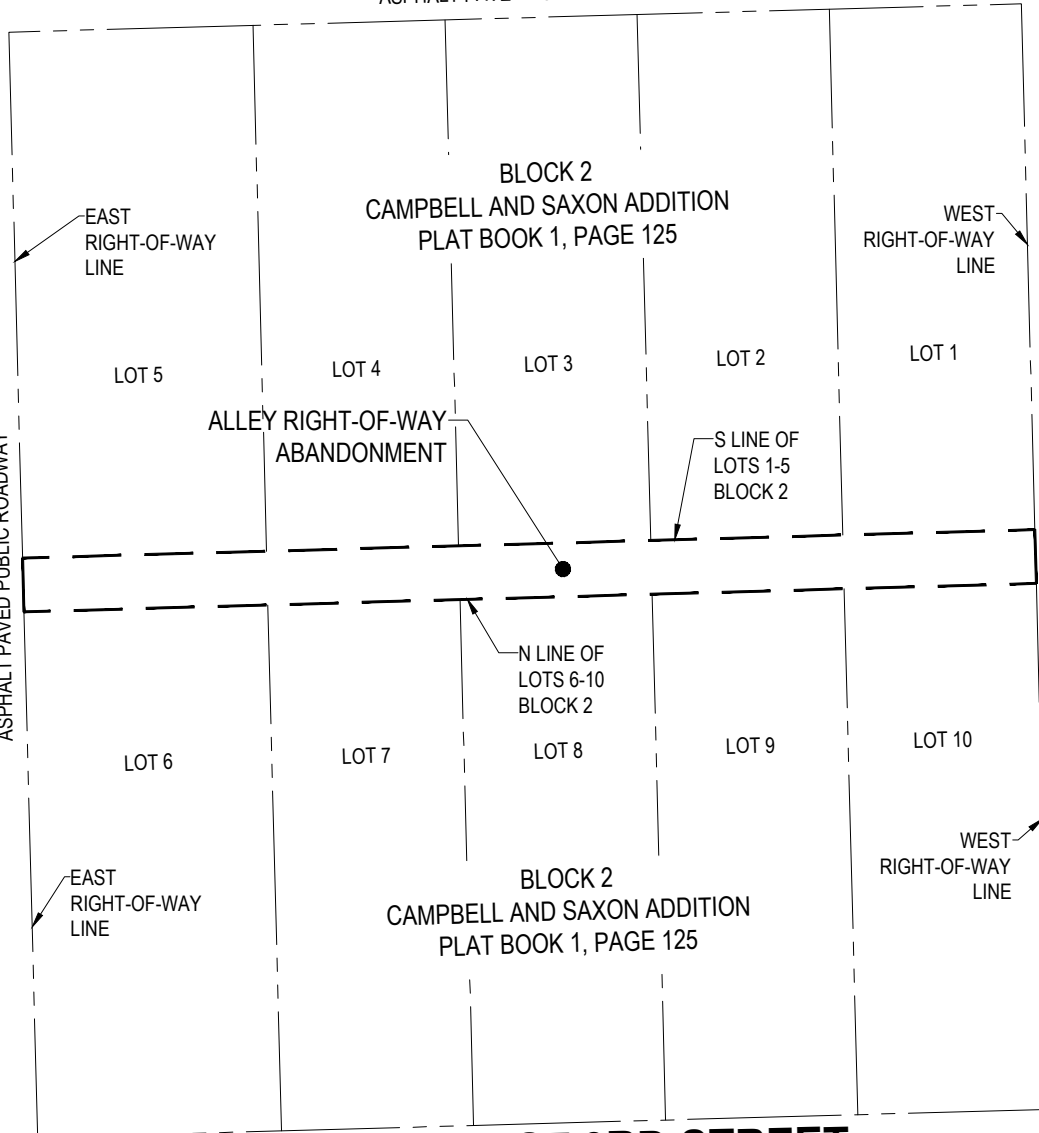
NORTH EAST 4TH STREET

50' PUBLIC RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



FIRST STREET (NORTHEAST 2ND AVENUE)

50' PUBLIC RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



SECOND STREET (NORTHEAST 3RD AVENUE)

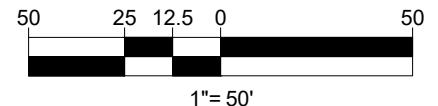
50' PUBLIC RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

NORTH EAST 3RD STREET

50' PUBLIC RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

LEGEND

N	NORTH	SEC	SECTION
W	WEST	TWN	TOWNSHIP
S	SOUTH	RNG	RANGE
E	EAST	PSM	PROFESSIONAL SURVEYOR AND MAPPER



SEE SHEET 1 OF 2 FOR DESCRIPTION

SCALE: 1"=50'	DATE 03/06/2025	DRAWN SM	PROJECT FLB240130.00	SEC. 35 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 10 BOCA RATON, FL 33431 561.571.0280	BOHLER ™ PZ25-18000001 LB 8085
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7/23/2025