

LEGAL DESCRIPTION

A PORTION OF A PUBLIC UTILITIES EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10532, PAGE 47 TO BE RELEASED, LOCATED IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WITHIN PARCEL "D", ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1, RECORDED IN PLAT BOOK 111, PAGE 22 OF THE SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A", YELLOW FREIGHT PLAT AS SHOWN ON SAID ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1; THENCE ALONG THE EAST LINE OF SAID PARCEL "A", S01°22'17"E FOR 30.00 FEET TO THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 10532, PAGE 47; THENCE ALONG SAID SOUTH LINE, N88°29'51"E FOR 35.45 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, N88°29'51"E FOR 392.72 FEET; THENCE N01°21'25"W FOR 15.00 FEET; THENCE S88°29'51"W FOR 369.96 FEET; THENCE S55°09'07"W FOR 27.29 FEET TO THE SAID SOUTH LINE AND THE POINT OF BEGINNING.

CONTAINING 5,720 SQUARE FEET (0.131 ACRES), MORE OR LESS.

NOTES:

1) THIS DESCRIPTION IS BASED ON OFFICIAL RECORDS BOOK 10532, PAGE 47, YELLOW FREIGHT PLAT RECORDED IN PLAT BOOK 94, PAGE 33 AND ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1 RECORDED IN PLAT BOOK 111, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

2) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT

P.O.B. - POINT OF BEGINNING

P.B. - PLAT BOOK

ORB - OFFICIAL RECORD BOOK

PG. - PAGE

U.E. - UTILITY EASEMENT

R/W - RIGHT OF WAY

(D) - DEED DIMENSION

(C) - CALCULATED DIMENSION

NAD - NORTH AMERICAN DATUM

3) BEARINGS ARE BASED ON S01°22'17"E (ASSUMED) ALONG THE EAST LINE OF PARCEL "A" OF YELLOW FREIGHT PLAT AS SHOWN ON ADDITION TO COPANS INDUSTRIAL COMPLEX NO.1, PLAT BOOK 111, PAGE 22.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

John E Phillips

Digitally signed by John E Phillips
Date: 2024.04.30 08:49:31 -04'00'

REVISIONS:

REVISED PER ENGINEER COMMENTS 4-16-24

REVISED PER ENGINEER COMMENTS 4-23-24

REVISED PER ENGINEER COMMENTS 4-24-24



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES

CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

PUBLIC UTILITIES EASEMENT RELEASE

PROFESSIONAL SURVEYOR

STATE OF FLORIDA No. 4826

DRAWN: DKN

CHECKED: JEP

LEGAL DESCRIPTION &

DESCRIPTION NOTES

PROJ. No. 22-109E

SCALE: NONE

DATE: 3/7/24

SHEET 1 OF 3

PZ24-27000001

06/26/2024

100' CANAL R/W
(ORB 4805 PG.767)

P.O.C.
NE CORNER OF PARCEL "A"
AS SHOWN ON P.B.111, PG.22

PARCEL "D"
ADDITION TO COPANS
INDUSTRIAL COMPLEX NO.1
(P.B.111 PG.22)

A PORTION OF 30' U.E.
TO REMAIN
(ORB 10532, PG.47)

S01°22'17"E
30.00'

N88°29'51"E(D)
35.45'

P.O.B.

50'

SOUTH LINE ORB 10532, PG.47

S88°29'51"W 369.96'(C)

N88°29'51"E(D) 392.72'

A PORTION OF 30' U.E.
TO BE ABANDONED
(ORB 10532, PG.47)

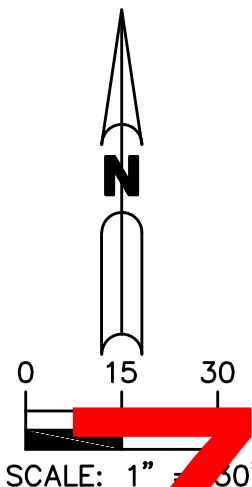
SEE SHEET 3

REMAINDER OF PARCEL "A"
YELLOW FREIGHT PLAT
(P.B.94 PG.33)

EAST LINE PARCEL "A"
AS SHOWN ON P.B.111, PG.22

EAST LINE PARCEL "A"
AS SHOWN ON P.B.94, PG.33

PARCEL "D"
ADDITION TO COPANS INDUSTRIAL
COMPLEX NO.1 P.B.111 PG.22



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PUBLIC UTILITIES EASEMENT RELEASE
CBI PORTLAND

(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN

PROJ. No. 22-109E

CHECKED: JEP

SCALE: 1" = 30'

SKETCH TO ACCOMPANY

DATE: 3/7/24

LEGAL DESCRIPTION

SHEET 2 OF 3

PZ24-27000001
06/26/2024

100' CANAL R/W
(ORB 4805 PG.767)

PARCEL "D"
ADDITION TO COPANS
INDUSTRIAL COMPLEX NO.1
(P.B.111 PG.22)

A PORTION OF 30' U.E.
TO REMAIN
(ORB 10532, PG.47)

30' U.E. TO REMAIN
(ORB 10532, PG.47)

N01°21'25"W(C)
15.00'

S88°29'51"W 369.96'(C)

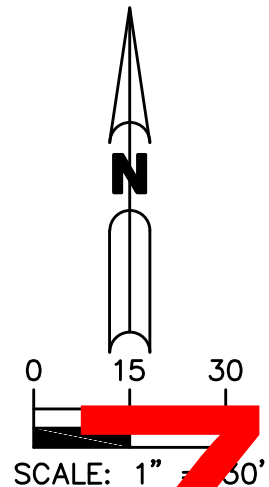
N88°29'51"E(D) 392.72'

SOUTH LINE ORB 10532, PG.47

A PORTION OF 30' U.E.
TO BE ABANDONED
(ORB 10532, PG.47)

PARCEL "D"
ADDITION TO COPANS INDUSTRIAL
COMPLEX NO.1 P.B.111 PG.22

WEST R/W OF
NORTH ANDREWS AVENUE
(P.B.111 PG.22)



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PUBLIC UTILITIES EASEMENT RELEASE

FOR THE CITY OF WEST PALM BEACH

(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN

PROJ. No. 22-109E

CHECKED: JEP

SCALE: 1" = 30'

SKETCH TO ACCOMPANY

DATE: 3/7/24

LEGAL DESCRIPTION

SHEET 3 OF 3

PZ24-27000001
06/26/2024