

**SKETCH & DESCRIPTION  
EASEMENT VACATION  
PORTION OF "TAMARAC WATER UTILITY EASEMENT"  
O.R. 42994, PG. 737, B.C.R.  
SAFEGUARD PROPERTIES, INC.**

**LEGAL DESCRIPTION - EASEMENT VACATION**

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", THE FOUNTAINS CORPORATE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THE "TAMARAC WATER UTILITY EASEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 42994, PAGE 737, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE S 00°27'38" E ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 81.43 FEET TO A POINT ON THE SAID 15 FT. TAMARAC WATER UTILITY EASEMENT, SAID POINT BEING THE POINT OF BEGINNING

THENCE CONTINUE S 00°27'38" E CONTINUING ALONG THE SAID WEST LINE OF PARCEL "A" AND CONTINUING ALONG THE SAID "TAMARAC WATER UTILITY EASEMENT", A DISTANCE OF 15.10 FEET;

THENCE N 82°53'13" E CONTINUING ALONG THE SAID "TAMARAC WATER UTILITY EASEMENT", A DISTANCE OF 25.41 FEET;

THENCE N 02°32'15" W CONTINUING ALONG THE SAID "TAMARAC WATER UTILITY EASEMENT", A DISTANCE OF 33.71 FEET;

THENCE S 89°28'20" W CONTINUING ALONG THE SAID "TAMARAC WATER UTILITY EASEMENT", A DISTANCE OF 15.01 FEET;

THENCE S 02°32'15" E CONTINUING ALONG THE SAID "TAMARAC WATER UTILITY EASEMENT", A DISTANCE OF 20.39 FEET;

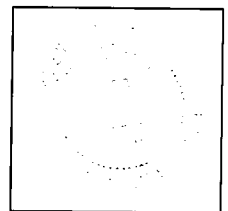
THENCE S 82°53'13" W CONTINUING ALONG THE SAID "TAMARAC WATER UTILITY EASEMENT", A DISTANCE OF 9.81 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE WITHIN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA, CONTAINING 670 SQUARE FEET, MORE OR LESS.

**NOTES**

1. AWN DESIGN & CONSULTING GROUP, INC. STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7260
2. BEARING SHOWN HEREON ARE ASSUMED AND REFERENCED TO THE WEST LINE OF PARCEL "A", THE FOUNTAINS CORPORATE CENTER, PLAT BOOK 139, PAGE 44, BROWARD COUNTY RECORDS, SAID LINE HAVING A BEARING OF S00°27'38"E.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO VACATE A PORTION OF THE "TAMARAC WATER UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 42994, PAGE 737, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA
4. THIS IS NOT A SURVEY

SHEET 1 OF 2



**SEAL**

NOT VALID WITHOUT THE  
SIGNATURE AND THE  
ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER  
STEVEN M. WATTS  
PSM #4588

**CERTIFICATE**

I, Steven M. Watts. do hereby state that this Sketch and Description was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Sketch and Description was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Ch. 472.027.



**AWN DESIGN & CONSULTING GROUP, INC.**  
**SURVEYORS - MAPPERS - DESIGNERS**  
**227 GOOLSBY BOULEVARD**  
**DEERFIELD BEACH, FLORIDA 33442**  
**LB 7260 PHONE: (954) 481-8682**



PROFESSIONAL SURVEYOR AND MAPPER #LS 4588, STATE OF FLORIDA  
STEVEN M. WATTS AWN DESIGN & CONSULTING GROUP, INC.

DATE OF SKETCH

08/25/17

DRAWN BY

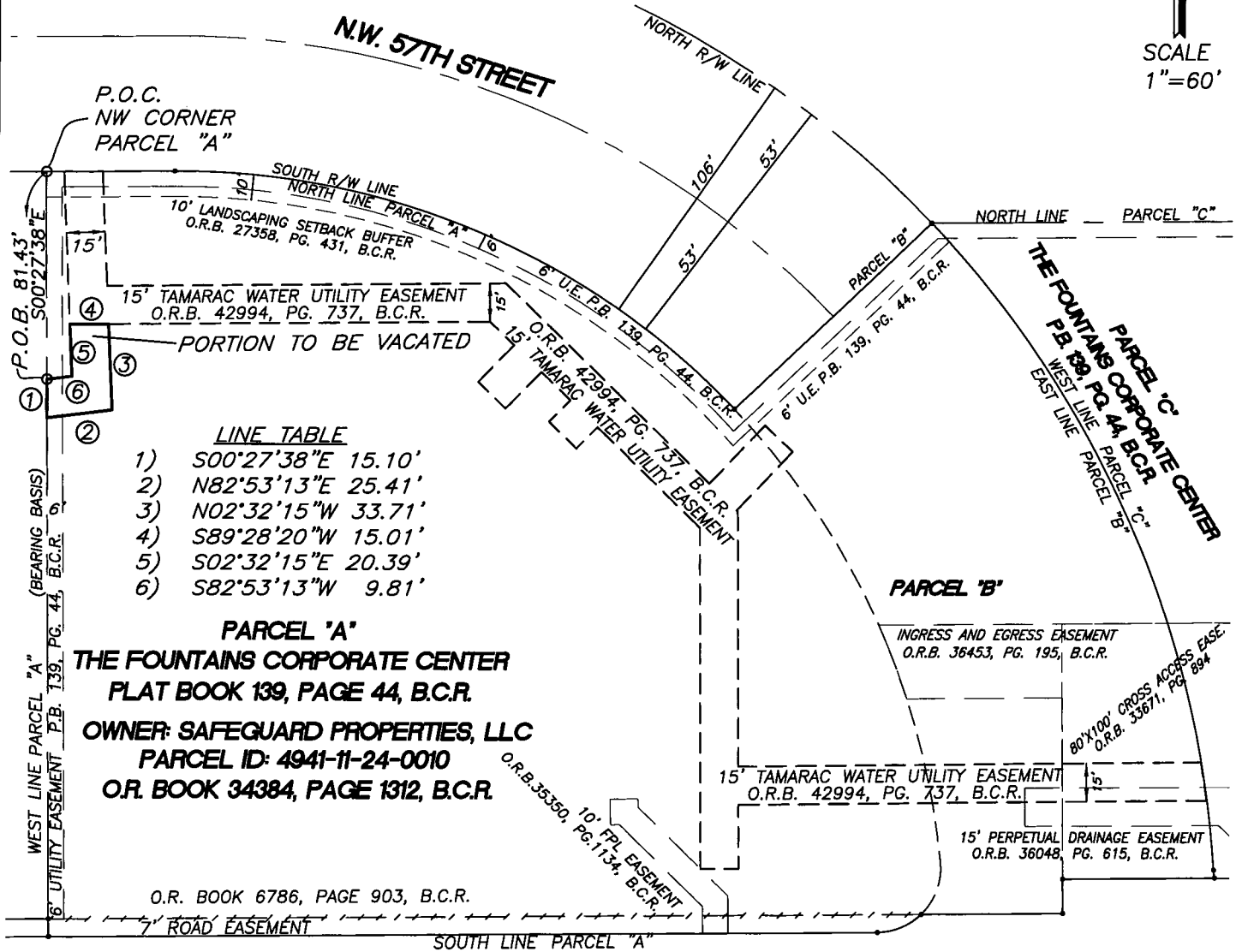
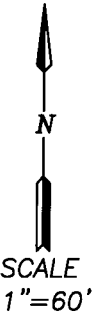
SMW

CHECKED BY

SMW

DRAWING NAME  
EASEMENT VACATION

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**COMMERCIAL BOULEVARD**

SOUTH LINE, SW 1/4, SECTION 11, T49S, R41E

SHEET 2 OF 2



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DATE OF SKETCH 08/25/17	DRAWN BY SMW	CHECKED BY SMW	DRAWING NAME EASEMENT VACATION
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