

1 RESOLUTION NO. 2021-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
4 REGARDING VACATION PETITION NO. 2020-V-15  
5 VACATING A 10-FOOT UTILITY EASEMENT AND 12-FOOT  
6 ROADWAY EASEMENT LYING WITHIN PARCEL A OF  
7 WYNDHAM LAKES PLAZA (PLAT BOOK 163, PAGE 21), A  
8 12-FOOT UTILITY EASEMENT AND 12-FOOT ROADWAY  
9 EASEMENT LYING WITHIN PARCEL A OF WINDSOR  
10 SQUARE (PLAT BOOK 158, PAGE 26), AND ABANDONING  
11 A VARIABLE WIDTH ROADWAY EASEMENT (OFFICIAL  
12 RECORDS BOOK 26654, PAGE 424), A PORTION OF  
13 WILES ROAD RIGHT-OF-WAY (OFFICIAL RECORDS  
14 BOOK 3330, PAGE 162), AND A PORTION OF WILES  
15 ROAD RIGHT-OF-WAY (OFFICIAL RECORDS BOOK  
16 14536, PAGE 965); AND PROVIDING FOR SEVERABILITY  
17 AND AN EFFECTIVE DATE.

18 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised  
19 in accordance with law, a public hearing was held in the Commission Meeting Room 422,  
20 Broward County Governmental Center, located at 115 South Andrews Avenue, Fort  
21 Lauderdale, Florida, on Tuesday, October 5, 2021, to consider the advisability of  
22 renouncing and disclaiming the rights of Broward County ("County") and the public and  
23 to vacate and annul a 10-foot utility easement and 12-foot roadway easement lying with  
24 Parcel A of Wyndham Lakes Plaza (Plat Book 163, Page 21), a 12-foot utility easement  
and 12-foot roadway easement lying within Parcel A of Windsor Square (Plat Book 158,  
Page 26), and abandoning a variable width roadway easement (Official Records Book  
26654, Page 424), a portion of Wiles Road right-of-way (Official Records Book 3330,  
Page 162), and a portion of Wiles Road right-of-way (Official Records Book 14536, Page  
965) all included in the Official Records of Broward County, Florida, and generally located  
on the north side of Wiles Road, between Coral Ridge Drive and Sawgrass Expressway,

1 in the City of Coral Springs, Florida, Florida, said lands situate, being, and lying in Broward  
2 County, Florida, as described in Exhibit A, attached hereto; and

3  
4 WHEREAS, after hearing all interested parties and determining that the proposed  
5 action will not materially interfere with the County road system or adversely affect the  
6 interests of the citizens of Broward County, and will not affect the ownership of or deprive  
7 any person of convenient access to his/her premises, in accordance with  
8 Sections 177.101 and 336.09, Florida Statutes (as amended from time to time), it was  
9 determined that it would be in the best interest of all concerned to vacate, abandon and  
10 annul the rights of the County and the public to and in the aforementioned land as  
11 described in Exhibit A, all situate, being, and lying in Broward County, Florida, NOW,  
12 THEREFORE,

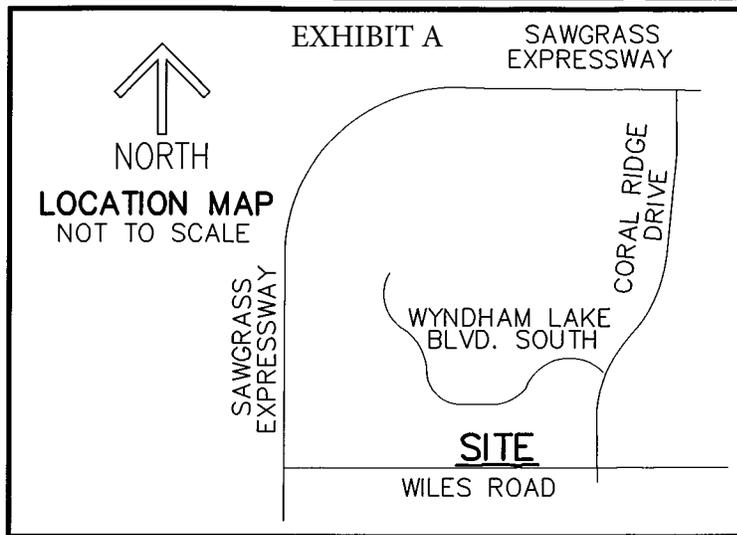
13  
14 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
15 BROWARD COUNTY, FLORIDA:

16  
17 Section 1. Vacation, Abandonment, and Annulment.

18 Pursuant to Sections 177.101 and 336.09, Florida Statutes, said Board hereby  
19 vacates and annuls the rights of the County and the public to the land set forth in Vacation  
20 Petition No. 2020-V-15, as described in Exhibit A, all situate, being, and lying in Broward  
21 County, Florida.

22  
23  
24





**DESCRIPTION:**

ALL OF THAT CERTAIN 12 FOOT WIDE UTILITY EASEMENT DEDICATED BY WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE SOUTHERLY SIDELINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.89°46'06"E., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 270.26 FEET; THENCE N.45°13'54"E., DEPARTING SAID SOUTH LINE, A DISTANCE OF 16.97 FEET; THENCE S.89°46'06"E., A DISTANCE OF 265.00 FEET; THENCE S.82°55'32"E., A DISTANCE OF 100.72 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID WYNDHAM LAKES PLAZA; THENCE S.89°46'06"E., ALONG SAID SOUTH LINE, A DISTANCE OF 37.99 FEET; THENCE N.45°13'54"E., DEPARTING SAID SOUTH LINE, A DISTANCE OF 16.97 FEET; THENCE S.89°46'06"E., A DISTANCE OF 174.73 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID WYNDHAM LAKES PLAZA AND THE POINT OF TERMINATION. THE NORTHERLY SIDELINE TO BE SHORTEN OR LENGTHENED TO INTERSECT THE EAST AND WEST LINES OF SAID WYNDHAM LAKES PLAZA.

CONTAINING 10,591 SQUARE FEET/0.2431 ACRES, MORE OR LESS,

SAID LANDS SITUATE IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST. THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°46'06"E., ALONG THE SOUTH LINE OF WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 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 MARCH 2, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**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

Digitally signed by David Lindley  
 DN: cn=US, st=FL, l=Boca Raton, o=Caulfield & Wheeler, inc. ou=Survey, cn=David Lindley, email=dave@cwiassoc.com  
 Date: 2021.03.02 11:25:54 -05'00'

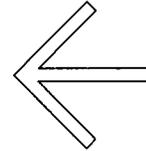
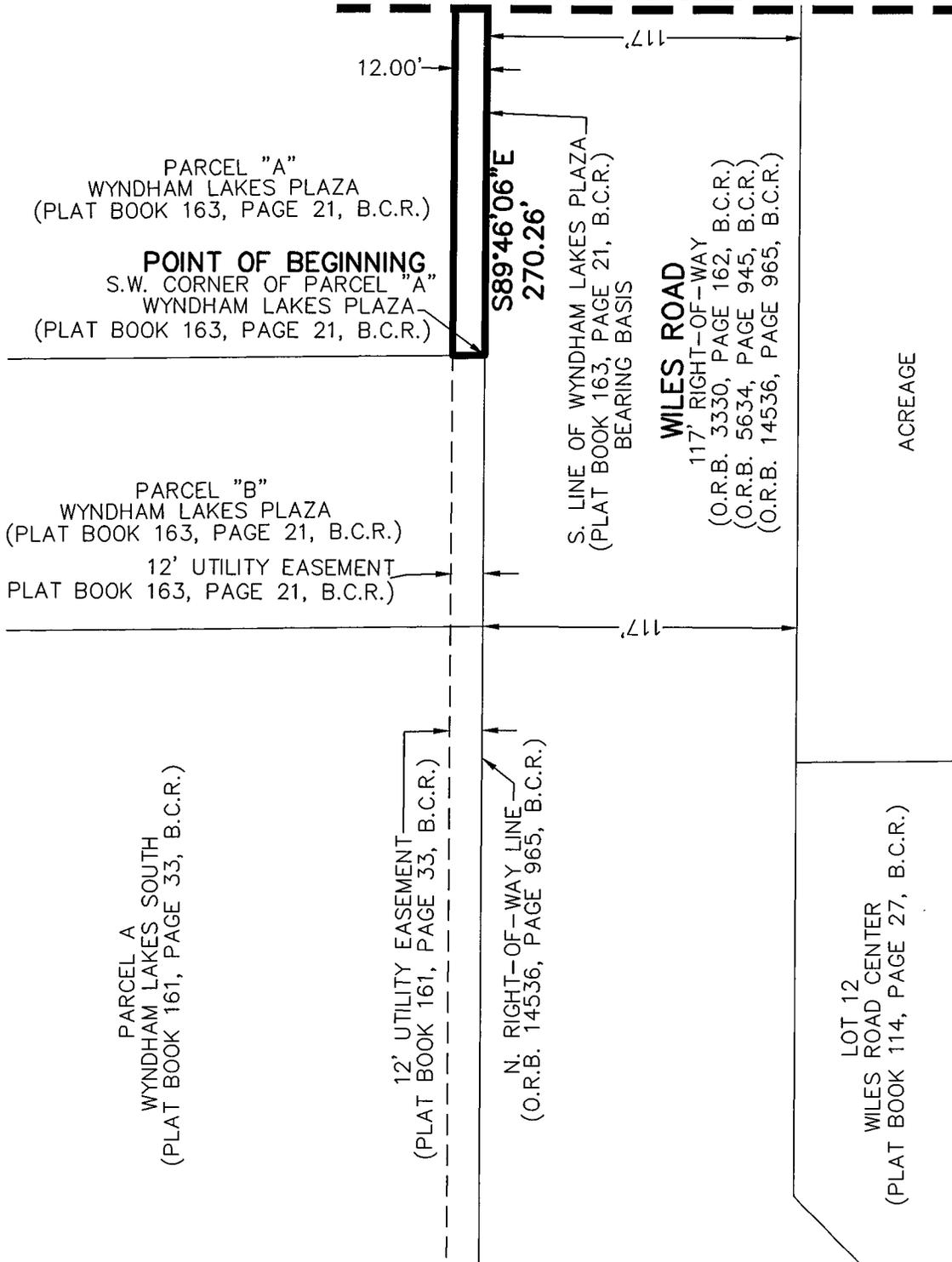
**David Lindley**

DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB# 3591

DATE	3/2/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224-UER1

**WYNDHAM LAKES PLAZA PB 163-21, BCR  
 UTILITY EASEMENT RELEASE  
 SKETCH OF DESCRIPTION**

MATCH LINE SHEET 3



NORTH

LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK

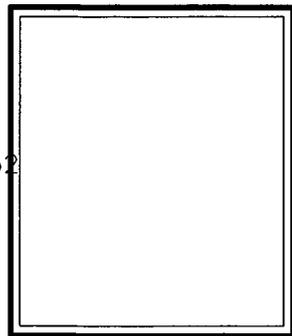


SHEET 2 OF 4

**CAULFIELD & WHEELER, INC.**  

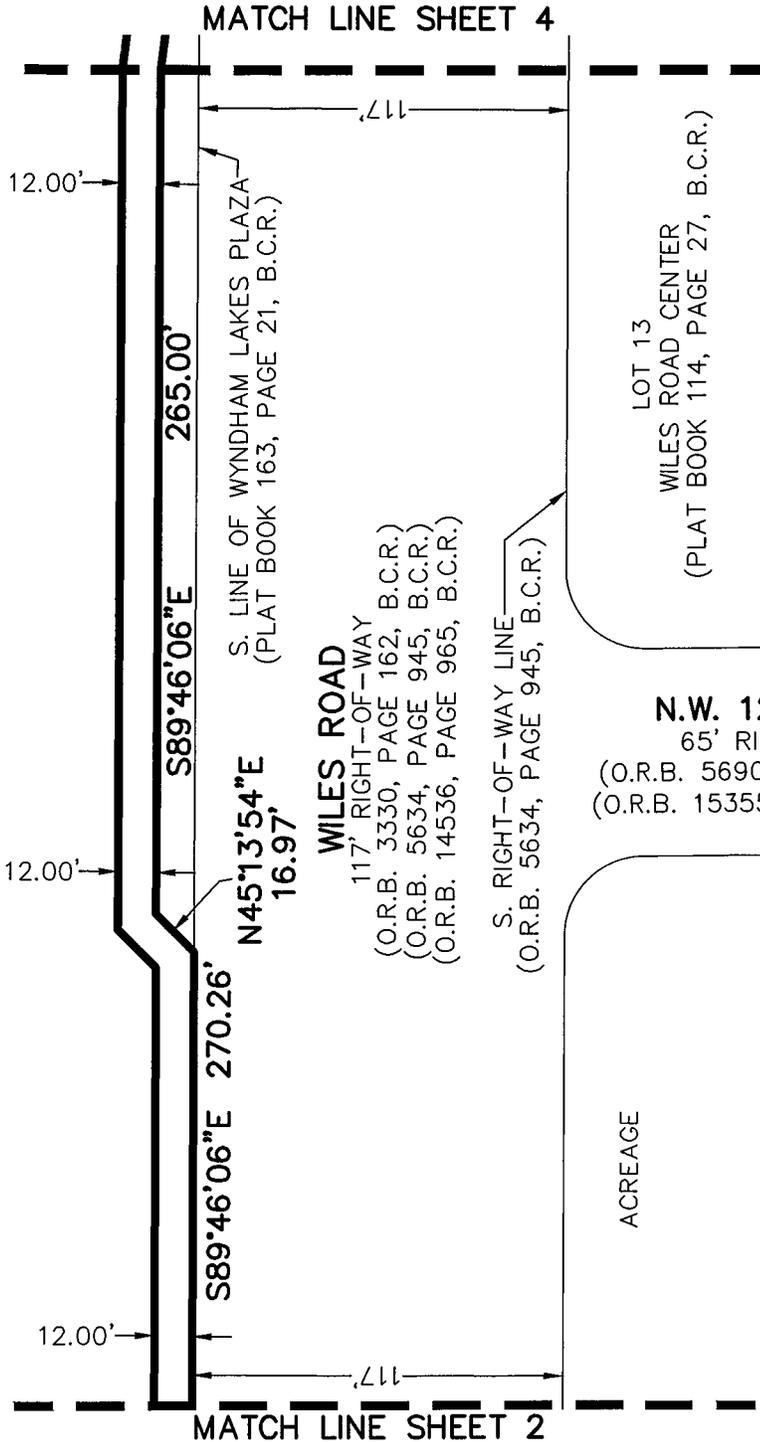
 CIVIL ENGINEERING - LAND SURVEYING  
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WYNDHAM LAKES PLAZA PB 163-21, BCR  
 UTILITY EASEMENT RELEASE  
 SKETCH OF DESCRIPTION

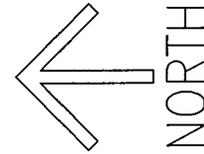


DATE	3/2/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224-UER1

PARCEL "A"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)



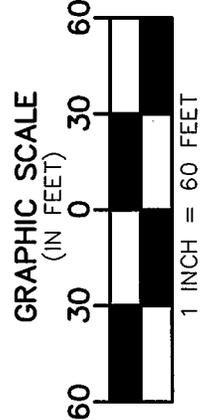
LOT 13  
WILES ROAD CENTER  
(PLAT BOOK 114, PAGE 27, B.C.R.)



LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK

**N.W. 120TH AVENUE**  
65' RIGHT-OF-WAY  
(O.R.B. 5690, PAGE 698, B.C.R.)  
(O.R.B. 15355, PAGE 543, B.C.R.)

ACREAGE



SHEET 3 OF 4



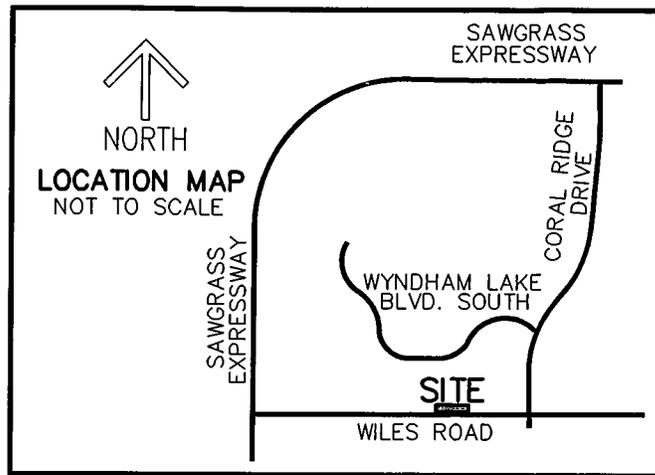
**CAULFIELD & WHEELER, INC.**

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

WYNDHAM LAKES PLAZA PB 163-21, BCR  
UTILITY EASEMENT RELEASE  
SKETCH OF DESCRIPTION

DATE	3/2/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224-UER1





**DESCRIPTION:**

ALL OF THOSE CERTAIN 12 FOOT WIDE ROADWAY EASEMENTS LYING WITHIN PARCEL "A", WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE N.89°46'06"W., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 187.00 FEET TO A POINT TO BE LATER REFERRED TO AS POINT "A"; THENCE DEPARTING SAID SOUTH LINE, N.45°13'54"E., A DISTANCE OF 16.97 FEET; THENCE S.89°46'06"E., ALONG A LINE 12.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 174.73 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL "A"; THENCE S.01°04'27"E. ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT "A"; THENCE N.89°46'06"W., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 37.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°46'06"W., ALONG SAID SOUTH LINE, A DISTANCE OF 377.00 FEET; THENCE DEPARTING SAID SOUTH LINE, N.45°13'54"E., A DISTANCE OF 16.97 FEET; THENCE S.89°46'06"E., ALONG A LINE 12.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 265.00 FEET; THENCE S.82°55'32"E., A DISTANCE OF 100.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,022 SQUARE FEET/0.1382 ACRES, MORE OR LESS.  
SAID LANDS SITUATE IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST.  
THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.89°46'06"W., ALONG THE SOUTH LINE OF PARCEL "A", WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 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 8, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 3**

**CAULFIELD & WHEELER, INC.**  
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BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

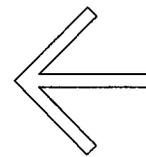
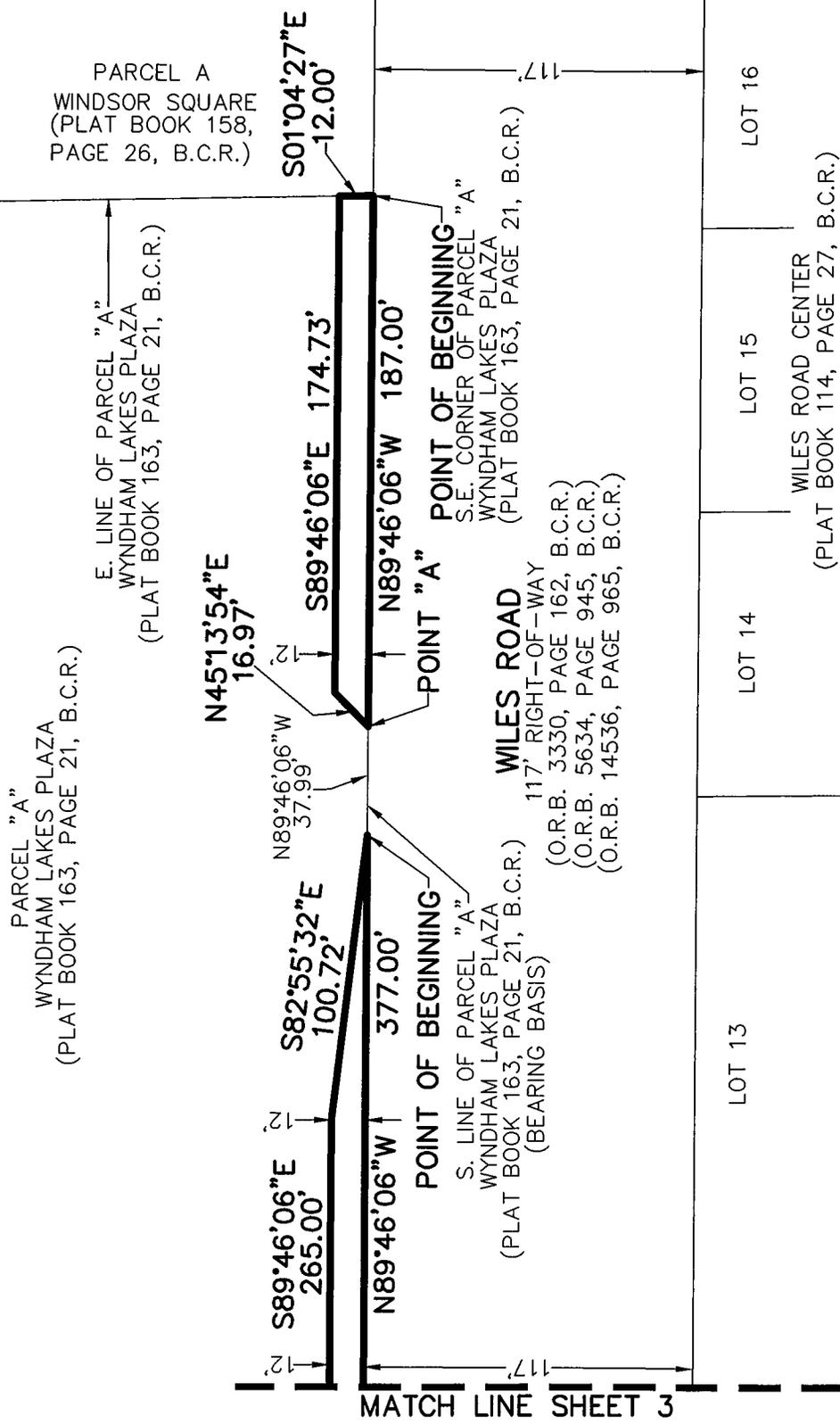
Digitally signed by David Lindley  
DN: cn=US, st=FL, o=Boca Raton, ou=Caulfield & Wheeler, Inc., ou=Survey, cn=David Lindley, email=dave@cwiasoc.com  
Date: 2021.03.09 08:38:02 -0500

**David Lindley**

DAVID P. LINDLEY  
REGISTERED LAND SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591

DATE	2/8/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224RWER2

**WYNDHAM LAKES PLAZA, PB 163-21, BCR  
ROADWAY EASEMENT RELEASE  
SKETCH OF DESCRIPTION**



NORTH



LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK

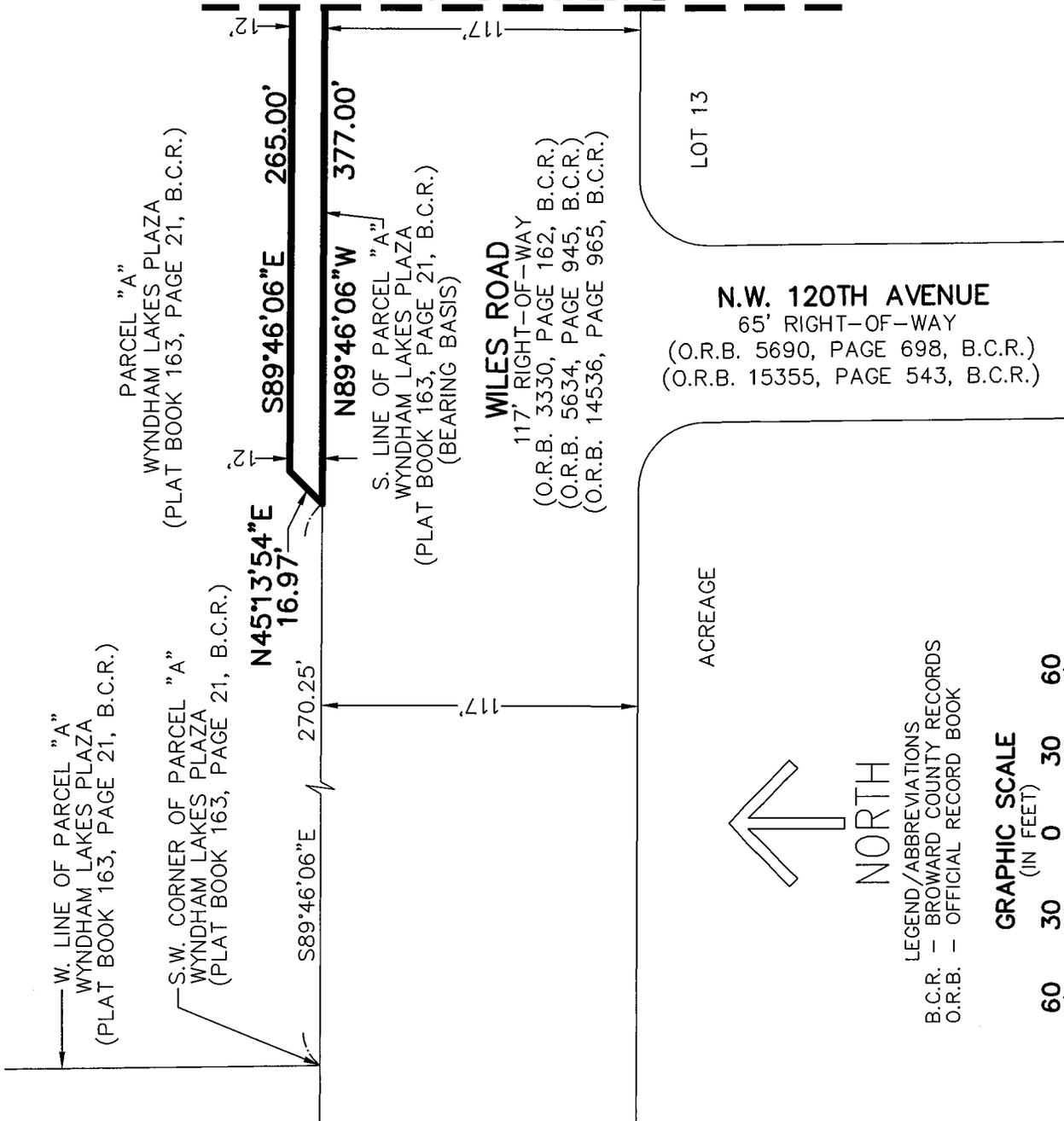
SHEET 2 OF 3

**CAULFIELD & WHEELER, INC.**  
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BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

WYNDHAM LAKES PLAZA, PB 163-21, BCR  
ROADWAY EASEMENT RELEASE  
SKETCH OF DESCRIPTION

DATE	2/8/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224RWER2

MATCH LINE SHEET 2



LEGEND/ABBREVIATIONS  
 B.C.R. - BROWARD COUNTY RECORDS  
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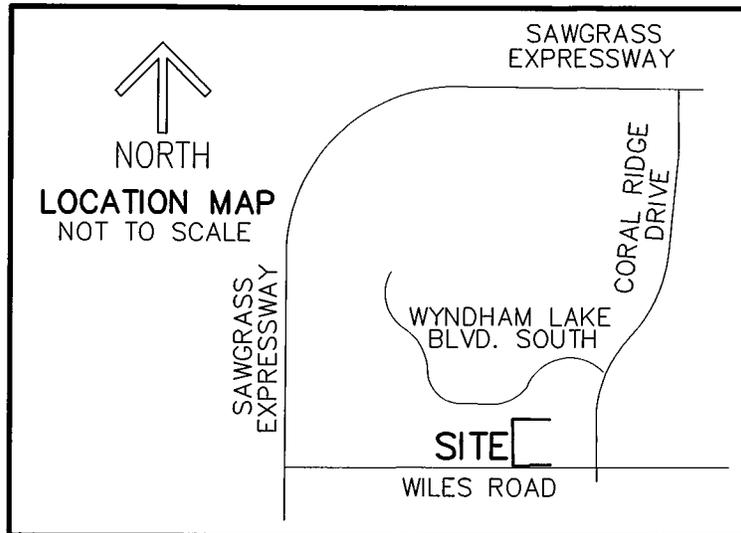
SHEET 3 OF 3



**CAULFIELD & WHEELER, INC.**  
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 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	2/8/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224RWER2

**WYNDHAM LAKES PLAZA, PB 163-21, BCR  
 ROADWAY EASEMENT RELEASE  
 SKETCH OF DESCRIPTION**



**DESCRIPTION:**

ALL OF THAT CERTAIN 12 FOOT WIDE UTILITY EASEMENT LYING IN PARCEL A, WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. CONTAINING 15,396 SQUARE FEET/0.3534 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST. THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°46'06"E., ALONG THE SOUTH LINE OF PARCEL A, WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 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 APRIL 9, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 3**

**CAULFIELD & WHEELER, INC.**  
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 PHONE (561)-392-1991 / FAX (561)-750-1452

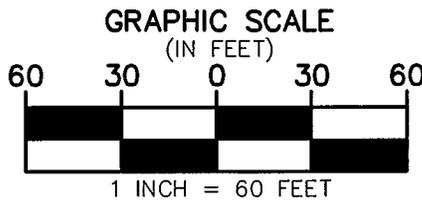
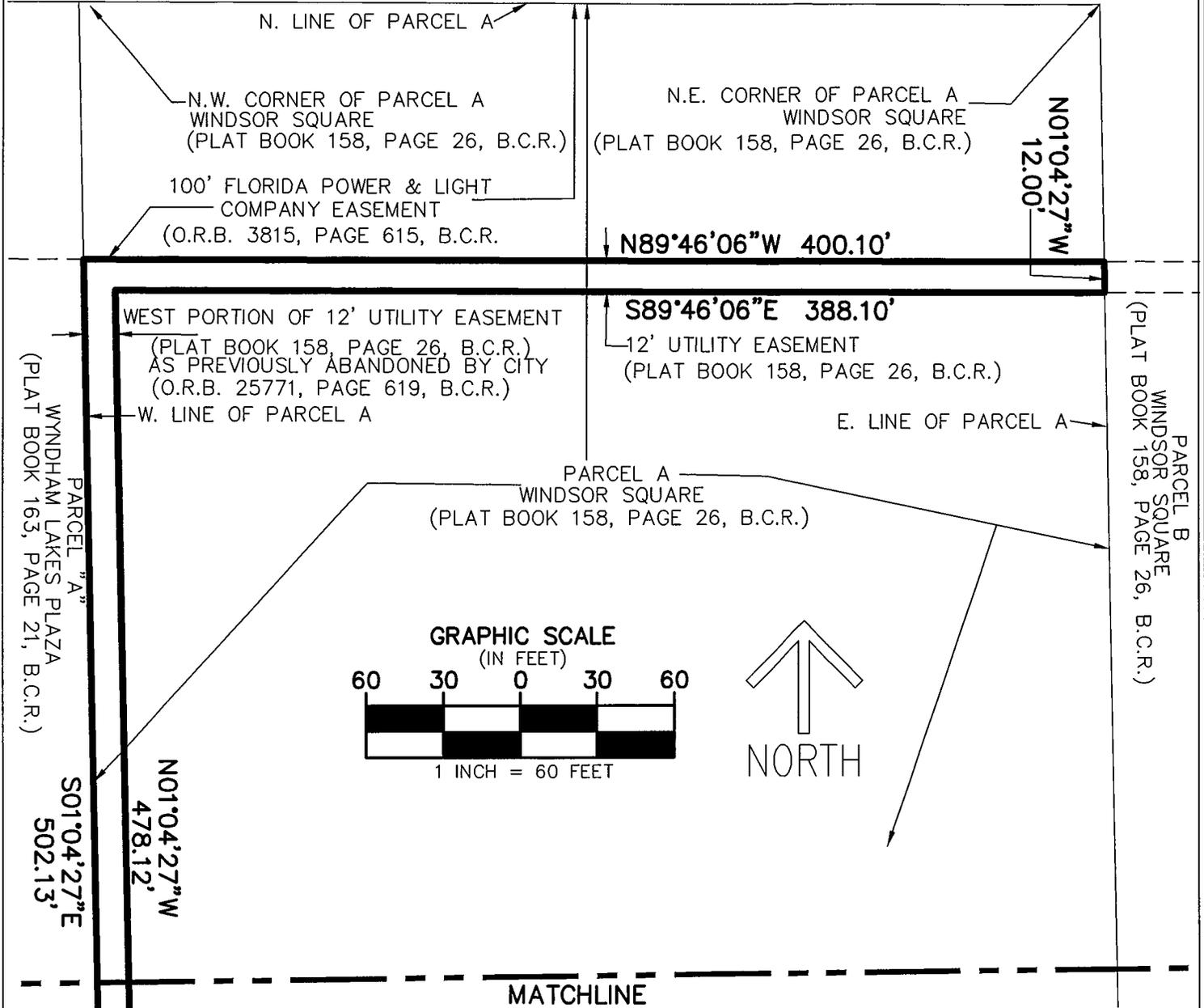
Digitally signed by David Lindley  
 DN: cn=US, st=FL, fo=Boca Raton, o=Caulfield & Wheeler, Inc, ou=Survey, cn=David Lindley, email=dave@cवासoc.com  
 Date: 2021.04.09 13:20:07 -0400

**David Lindley**  
 DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB# 3591

DATE	4/9/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224-UER3

**WINDSOR SQUARE PB 158-26, BCR  
 UTILITY EASEMENT RELEASE  
 SKETCH OF DESCRIPTION**





MATCHLINE

LEGEND/ABBREVIATIONS  
 B.C.R. - BROWARD COUNTY RECORDS  
 O.R.B. - OFFICIAL RECORD BOOK

SHEET 3 OF 3

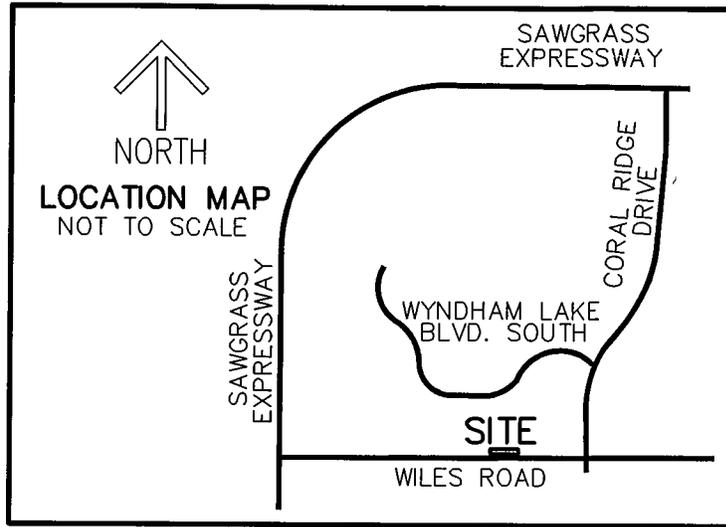
**CAULFIELD & WHEELER, INC.**



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

DATE	4/9/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224-UER3

WINDSOR SQUARE PB 158-26, BCR  
 UTILITY EASEMENT RELEASE  
 SKETCH OF DESCRIPTION



**DESCRIPTION:**

ALL OF THAT CERTAIN 12.00 FOOT WIDE ROADWAY EASEMENT LYING WITHIN PARCEL A, WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE S.88°47'59"W., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 82.78 FEET; THENCE N.89°46'06"W., ALONG SAID SOUTH LINE, A DISTANCE OF 162.74 FEET; THENCE DEPARTING SAID SOUTH LINE, N.45°13'54"E., A DISTANCE OF 16.97 FEET; THENCE S.89°46'06"E., ALONG A LINE 12.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 150.59 FEET; THENCE N.88°47'59"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 82.66 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL A; THENCE S.01°04'27"E. ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2,873 SQUARE FEET/0.0660 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST. THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
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5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**CERTIFICATE:**

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SHEET 1 OF 2

**CAULFIELD & WHEELER, INC.**  

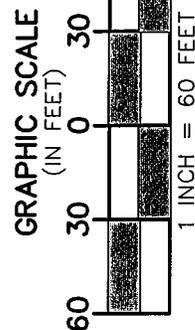
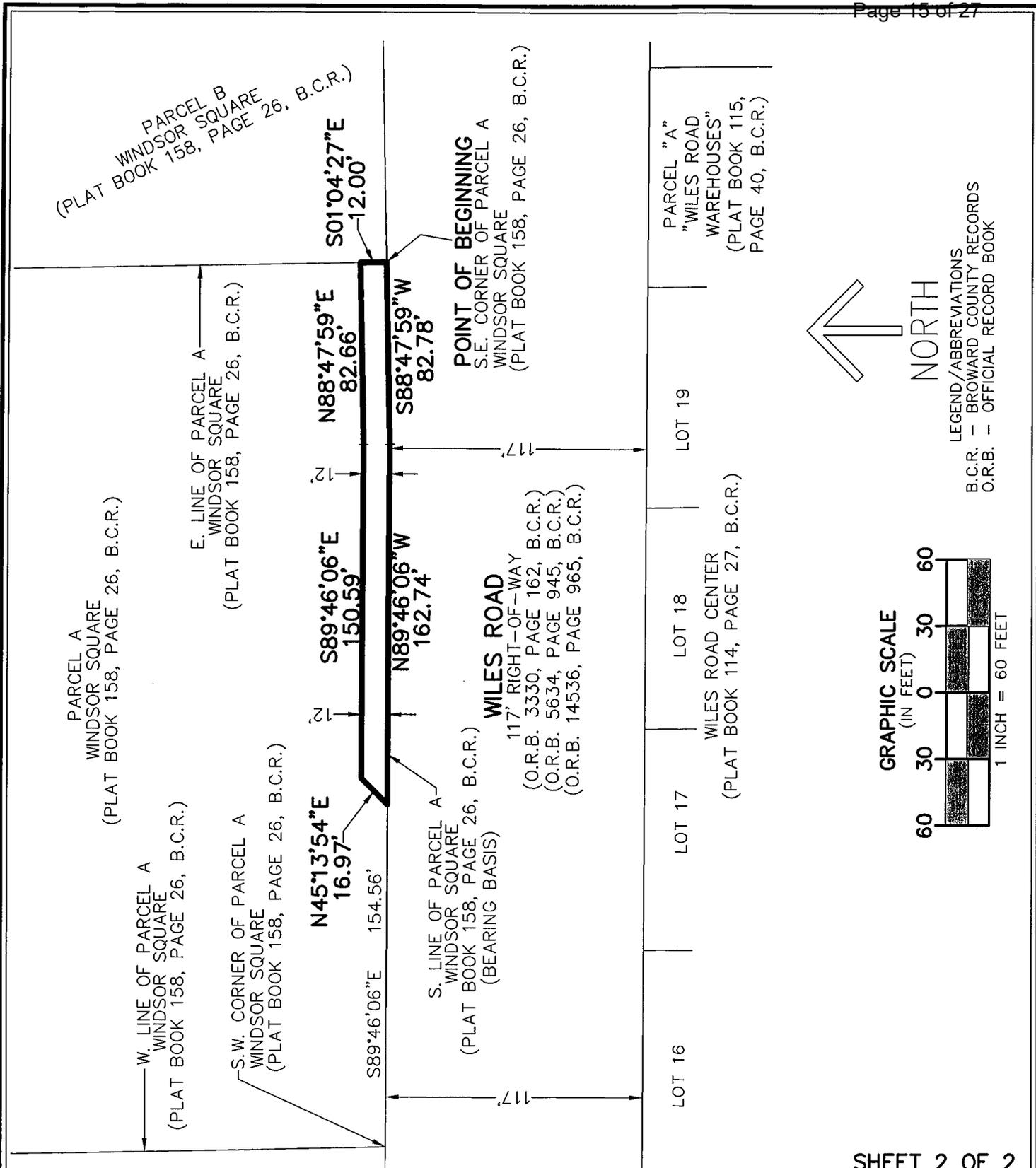
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 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by David Lindley  
 DN: c=US, st=FL, fo=Boca Raton, ou=Caulfield & Wheeler, Inc., ou=Survey, cn=David Lindley, email=dave@cvtiassoc.com  
 Date: 2021.04.09 13:21:36 -0400

**David Lindley**  
 DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB# 3591

DATE	4/9/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224RWER3

**WINDSOR SQUARE PB 158 PAGE 26 BCR  
 ROADWAY EASEMENT RELEASE  
 SKETCH OF DESCRIPTION**

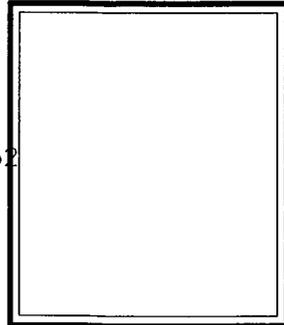


LEGEND/ABBREVIATIONS  
 B.C.R. - BROWARD COUNTY RECORDS  
 O.R.B. - OFFICIAL RECORD BOOK

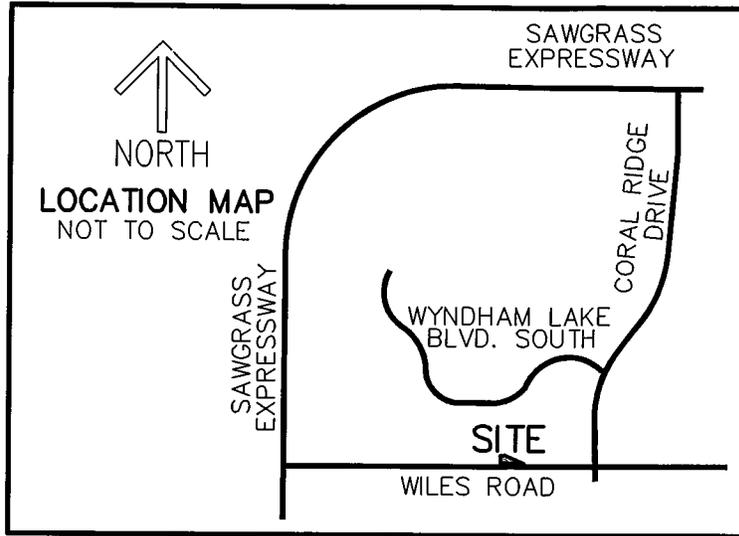
SHEET 2 OF 2

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

**WINDSOR SQUARE PB 158 PAGE 26, BCR  
 ROADWAY EASEMENT RELEASE  
 SKETCH OF DESCRIPTION**



DATE	4/9/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224RWER3



**DESCRIPTION:**

ALL OF THAT CERTAIN ROADWAY EASEMENT, RECORDED IN OFFICIAL RECORD BOOK 26654, PAGE 424 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT BEING A PORTION OF PARCEL A, WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.01°04'27"W., ALONG THE WEST LINE THEREOF, A DISTANCE OF 12.00 FEET; THENCE DEPARTING SAID WEST LINE, S.89°46'06"E., A DISTANCE OF 42.27 FEET; THENCE S.82°55'32"E., A DISTANCE OF 100.72 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID WINDSOR SQUARE; THENCE S.89°46'06"W., ALONG SAID SOUTH LINE, A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,106 SQUARE FEET/0.0254 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST. THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.01°04'27"W., ALONG THE WEST LINE OF WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 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 MARCH 2, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 2**

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**David Lindley**  
Digitally signed by David Lindley  
 DN: c=US, st=FL, o=Boon Raton, ou=Caulfield & Wheeler, Inc., email=David.Lindley@caulfieldwheeler.com, Date: 2021.03.02 11:27:39 -0500  
 DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB# 3591

DATE	3/2/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8224-RWER

**O.R.B. 26654 PAGE 242, BCR ROADWAY EASEMENT RELEASE SKETCH OF DESCRIPTION**

PARCEL "A"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

PARCEL A  
WINDSOR SQUARE  
(PLAT BOOK 158, PAGE 26, B.C.R.)

W. LINE OF WINDSOR SQUARE  
(PLAT BOOK 158, PAGE 26, B.C.R.)  
BEARING BASIS

N01°04'27"W  
12.00'

POINT OF BEGINNING  
S.W. CORNER OF PARCEL A  
WINDSOR SQUARE  
(PLAT BOOK 158, PAGE 26, B.C.R.)

S89°46'06"E  
42.27'

S82°55'32"E  
100.72'

S89°46'06"W  
142.00'

23' RIGHT-OF-WAY  
(O.R.B. 14536, PAGE 965, B.C.R.)

WILES ROAD  
117' RIGHT-OF-WAY

35' RIGHT-OF-WAY  
(O.R.B. 3330, PAGE 162, B.C.R.)

WILES ROAD  
117' RIGHT-OF-WAY

S. LINE OF SECTION 7-48-41

59' RIGHT-OF-WAY  
(O.R.B. 5634, PAGE 945, B.C.R.)

S. RIGHT-OF-WAY LINE

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

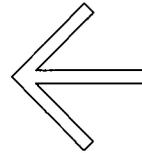
LOT 19

WILES ROAD CENTER  
(PLAT BOOK 114, PAGE 27, B.C.R.)

GRAPHIC SCALE  
(IN FEET)



1 INCH = 60 FEET



NORTH

LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK

SHEET 2 OF 2

**CAULFIELD & WHEELER, INC.**



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

O.R.B. 26654 PAGE 242, BCR  
ROADWAY EASEMENT RELEASE  
SKETCH OF DESCRIPTION

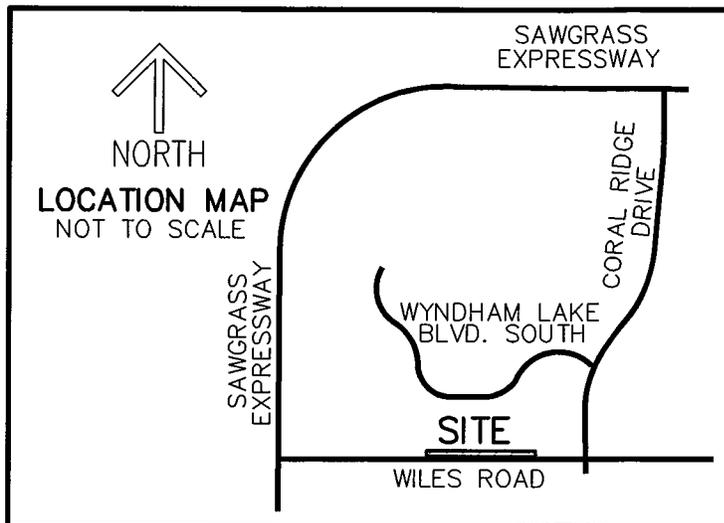
DATE 3/2/2021

DRAWN BY JC

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8224-RWER



**DESCRIPTION:**

A PORTION OF WILES ROAD RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 3330, PAGE 162 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "B", WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.00°33'43"E, A DISTANCE OF 23.00' TO A POINT OF INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORD BOOK 3330, PAGE 162 OF SAID PUBLIC RECORDS THENCE S.89°46'06"E., ALONG SAID NORTH LINE, A DISTANCE OF 1088.62 FEET; THENCE S.85°10'31"W., DEPARTING SAID LINE, A DISTANCE OF 158.84 FEET; THENCE N.89°46'06"W, ALONG A LINE 14.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 930.20 FEET; THENCE N.00°33'43"W., A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST. THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

CONTAINING 14,132 SQUARE FEET/0.3244 ACRES MORE OR LESS.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°46'06"E., ALONG THE SOUTH LINE OF WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 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 APRIL 9, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 5

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by David Lindley  
 DN: c=US, st=FL, In=Boca Raton, o=CAULFIELD & WHEELER, Inc., ou=Survey, cn=David Lindley, email=dave@caulstoc.com  
 Date: 2021.04.09 14:17:47 -0500

**David Lindley**  
 DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB# 3591

DATE	4/9/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N08224AB3330

**O.R.B. 3330, PAGE 162, BCR  
 WILES ROAD RIGHT-OF-WAY ABANDONMENT  
 SKETCH OF DESCRIPTION**

MATCH LINE SHEET 3

PARCEL "A"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

100' FLORIDA POWER & LIGHT  
EASEMENT  
ORB. 3815 PG. 615,  
ORB. 3866, PG. 118  
ORB. 25604, PG. 24  
BROWARD COUNTY RECORDS

PARCEL "B"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

PARCEL A  
WYNDHAM LAKES SOUTH  
(PLAT BOOK 161, PAGE 33, B.C.R.)  
**POINT OF COMMENCEMENT**  
S.W. CORNER OF PARCEL "B"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

**POINT OF BEGINNING**

N. RIGHT-OF-WAY LINE  
(O.R.B. 14536, PAGE 965, B.C.R.)  
S00°33'43"E  
23.00'

23' RIGHT-OF-WAY  
(O.R.B. 14536, PAGE 965, B.C.R.)  
N00°33'43"W  
14.00'

35' RIGHT-OF-WAY  
(O.R.B. 3330, PAGE 162, B.C.R.)  
S. LINE OF SECTION 7-48-41

59' RIGHT-OF-WAY  
(O.R.B. 5634, PAGE 945, B.C.R.)  
SOUTH 1/4 CORNER OF SECTION 7  
TOWNSHIP 48 SOUTH, RANGE 41 EAST

501.05'  
S. RIGHT-OF-WAY LINE

LOT 12  
WILES ROAD CENTER  
(PLAT BOOK 114, PAGE 27, B.C.R.)

ACREAGE

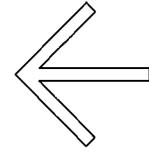
S89°46'06"E 1088.62'

N00°33'43"W 23.00'  
N89°46'06"W 930.20'

S89°46'06"E 929.90'

WILES ROAD  
117' RIGHT-OF-WAY

S. RIGHT-OF-WAY LINE



NORTH

LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK

GRAPHIC SCALE  
(IN FEET)



1 INCH = 60 FEET

SHEET 2 OF 5



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**O.R.B. 3330, PAGE 162, BCR  
WILES ROAD RIGHT-OF-WAY ABANDONMENT  
SKETCH OF DESCRIPTION**

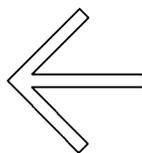
DATE 4/9/2021

DRAWN BY JC

F.B./ PG. N/A

SCALE AS SHOWN

JOB N08224AB3330

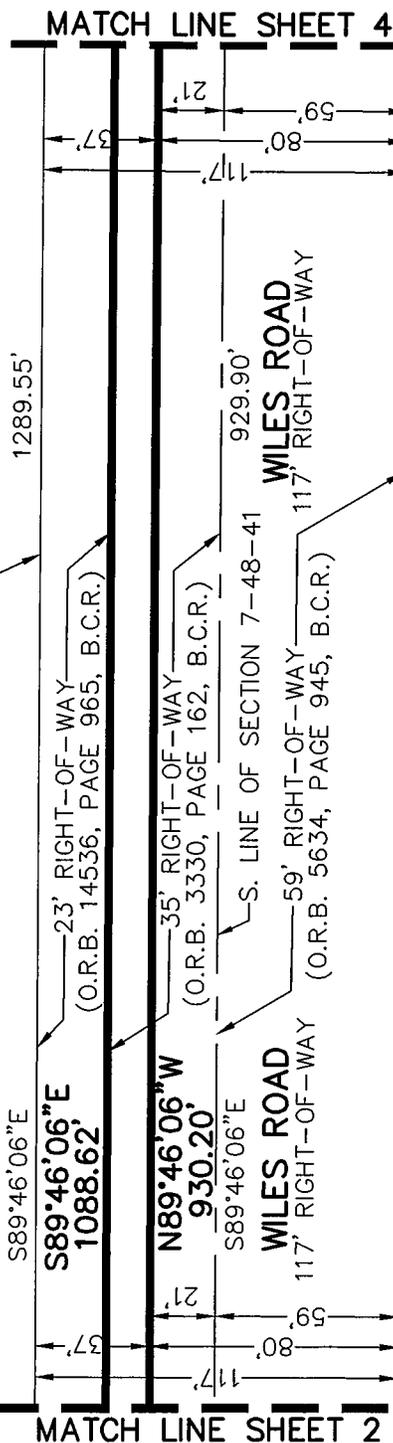


NORTH

LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK

PARCEL "A"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

N. RIGHT-OF-WAY LINE  
(O.R.B. 14536, PAGE 965, B.C.R.)  
S. LINE OF WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)  
BEARING BASIS



LOT 13  
WILES ROAD CENTER  
(PLAT BOOK 114, PAGE 27, B.C.R.)

N.W. 120TH AVENUE  
65' RIGHT-OF-WAY  
(O.R.B. 5690, PAGE 698, B.C.R.)  
(O.R.B. 15355, PAGE 543, B.C.R.)

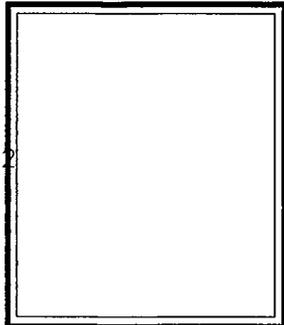
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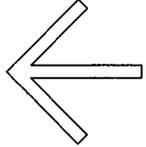
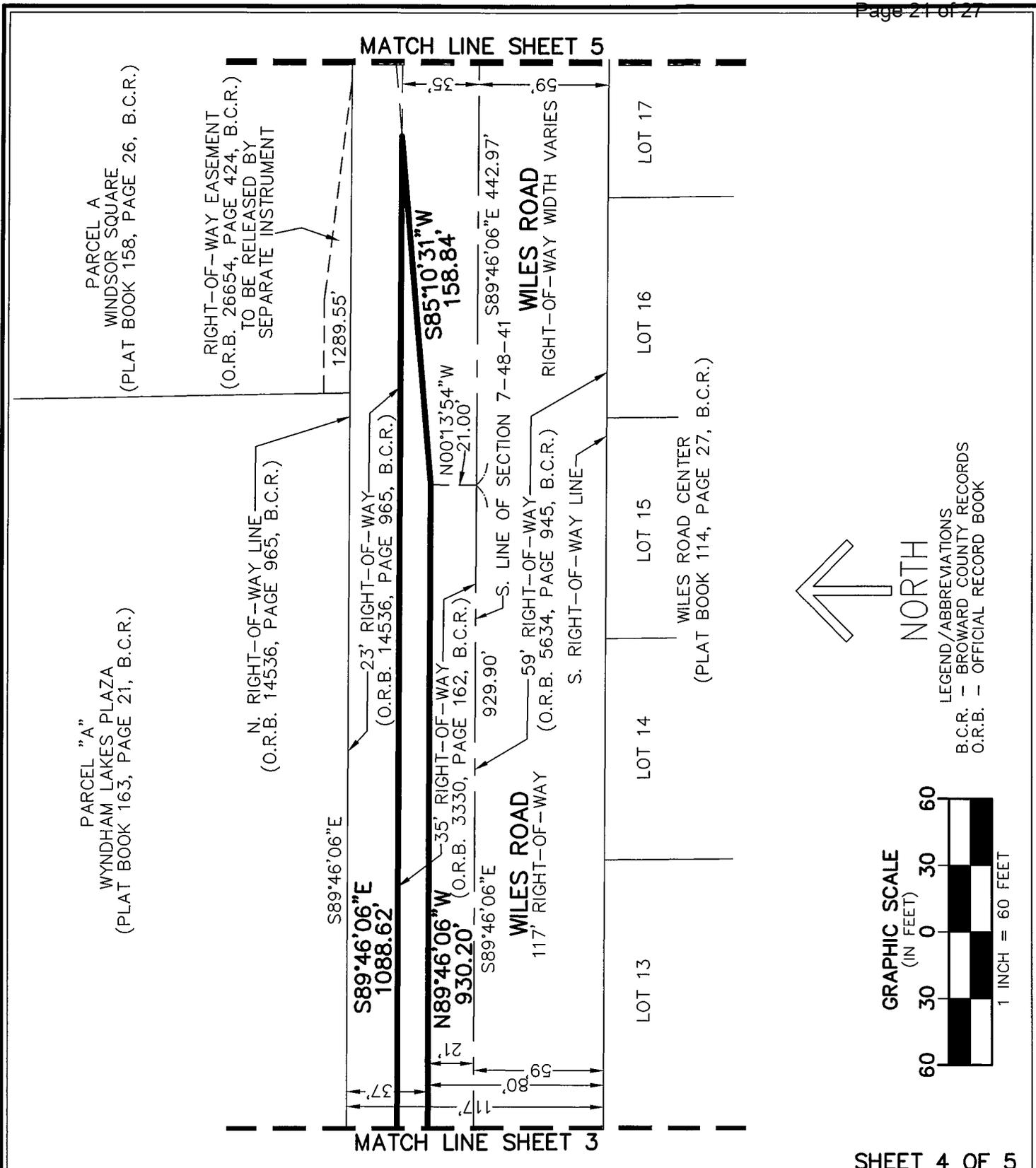
SHEET 3 OF 5

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

O.R.B. 3330, PAGE 162, BCR  
WILES ROAD RIGHT-OF-WAY ABANDONMENT  
SKETCH OF DESCRIPTION

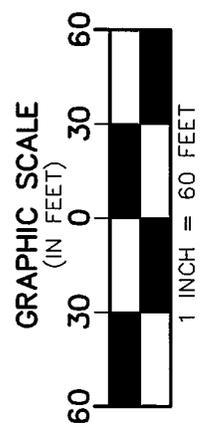


DATE	4/9/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N08224AB3330



**NORTH**

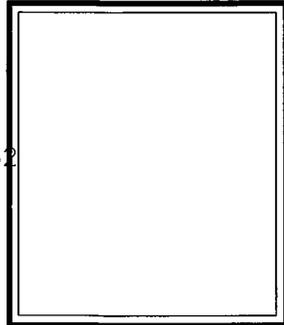
**LEGEND/ABBREVIATIONS**  
 B.C.R. - BROWARD COUNTY RECORDS  
 O.R.B. - OFFICIAL RECORD BOOK



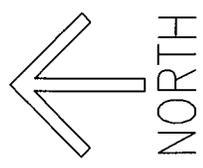
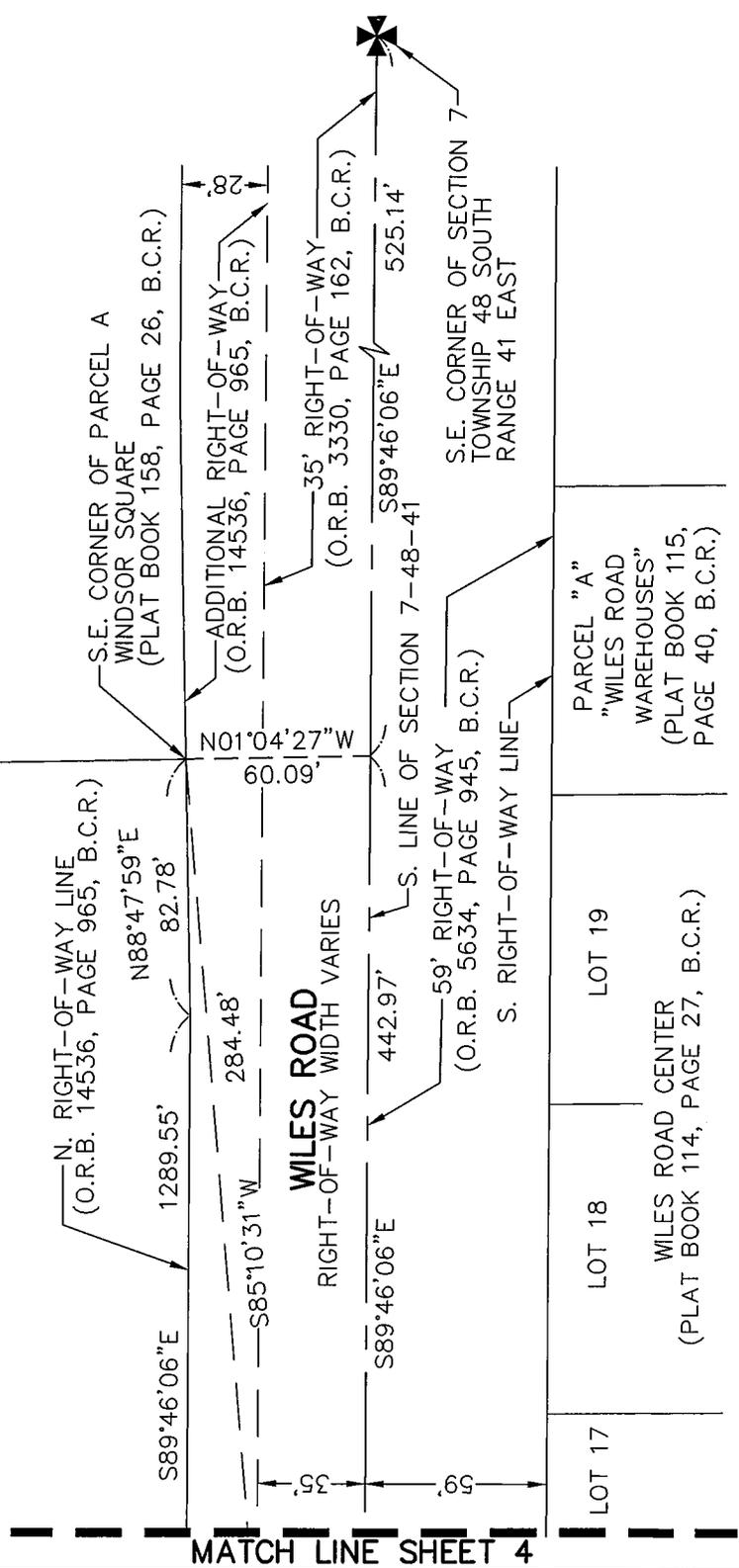
**SHEET 4 OF 5**

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

**O.R.B. 3330, PAGE 162, BCR**  
**WILES ROAD RIGHT-OF-WAY ABANDONMENT**  
**SKETCH OF DESCRIPTION**



DATE	4/9/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N08224AB3330



LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK



THIS SHEET IS PROVIDED TO SHOW REMAINDER OF SECTIONAL AND PLAT TIES

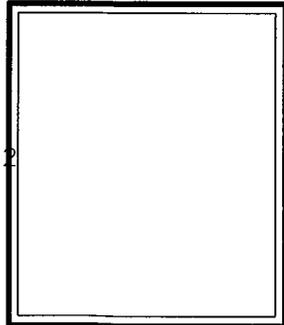
MATCH LINE SHEET 4

SHEET 5 OF 5

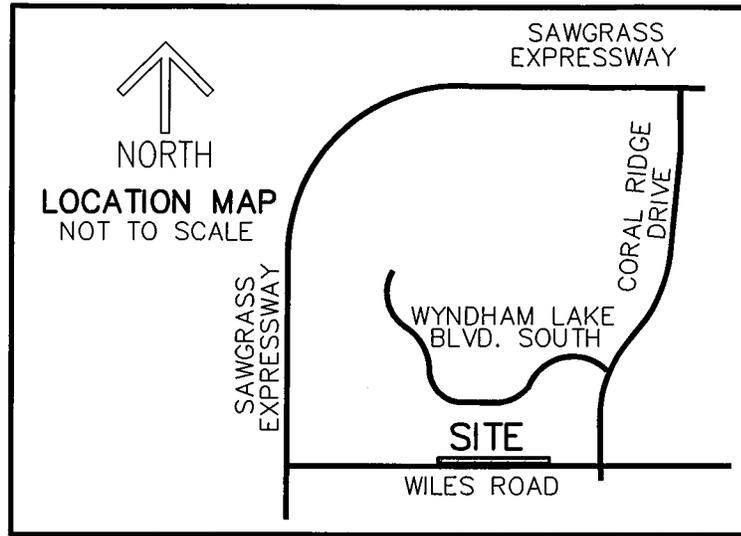
**CAULFIELD & WHEELER, INC.**  

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

**O.R.B. 3330, PAGE 162, BCR**  
**WILES ROAD RIGHT-OF-WAY ABANDONMENT**  
**SKETCH OF DESCRIPTION**



DATE	4/9/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB	N08224AB3330



**DESCRIPTION:**

A PORTION OF WILES ROAD RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 14536, PAGE 965 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "B", WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.89°46'06"E., ALONG THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 14536, PAGE 965 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 1289.55 FEET; THENCE N.88°47'59"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 82.78 FEET TO THE SOUTHEAST CORNER OF PARCEL A, WINDSOR SQUARE, AS RECORDED IN PLAT BOOK 158, PAGE 26 OF SAID PUBLIC RECORDS; THENCE S.85°10'31"W., DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 284.48 FEET; THENCE N.89°46'06"W, ALONG A LINE 23.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID WILES ROAD, A DISTANCE OF 1088.62 FEET; THENCE N.00°33'43"W., A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 41 EAST.

THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

CONTAINING 28,096 SQUARE FEET/0.6450 ACRES MORE OR LESS.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°46'06"E., ALONG THE SOUTH LINE OF WYNDHAM LAKES PLAZA, AS RECORDED IN PLAT BOOK 163, PAGE 21 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 MARCH 2, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 5**

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING — LAND SURVEYING  
 7900 GLADES ROAD — SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**David Lindley**  
Digitally signed by David Lindley  
 DN: cn=David Lindley, o=Caulfield & Wheeler, Inc., ou=Survey, c=FL, email=dave@caulstoc.com, Date: 2021.03.02 11:26:43 -0500  
 DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB# 3591

DATE	3/2/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	AB14536

**O.R.B. 14536, PAGE 965, BCR  
 WILES ROAD RIGHT-OF-WAY ABANDONMENT  
 SKETCH OF DESCRIPTION**

MATCH LINE SHEET 3

PARCEL "A"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

100' FLORIDA POWER & LIGHT  
EASEMENT  
ORB. 3815 PG. 615,  
ORB. 3866, PG. 118  
ORB. 25604, PG. 24  
BROWARD COUNTY RECORDS

PARCEL "B"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

PARCEL A  
WYNDHAM LAKES SOUTH  
(PLAT BOOK 161, PAGE 33, B.C.R.)

POINT OF BEGINNING  
S.W. CORNER OF PARCEL "B"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

N. RIGHT-OF-WAY LINE  
(O.R.B. 14536, PAGE 965, B.C.R.)  
N00°33'43"W  
23.00'

23' RIGHT-OF-WAY  
(O.R.B. 14536, PAGE 965, B.C.R.)

35' RIGHT-OF-WAY  
(O.R.B. 3330, PAGE 162, B.C.R.)

S89°46'06"E  
501.05'

S. LINE OF SECTION 7  
59' RIGHT-OF-WAY  
(O.R.B. 5634, PAGE 945, B.C.R.)

SOUTH 1/4 CORNER OF SECTION 7  
TOWNSHIP 48 SOUTH, RANGE 41 EAST

LOT 12  
WILES ROAD CENTER  
(PLAT BOOK 114, PAGE 27, B.C.R.)

S89°46'06"E  
1289.55'

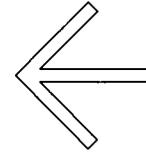
N89°46'06"W  
1088.62'

S89°46'06"E  
929.90'

WILES ROAD  
117' RIGHT-OF-WAY

S. RIGHT-OF-WAY LINE

ACREAGE



NORTH

LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK

GRAPHIC SCALE  
(IN FEET)



1 INCH = 60 FEET

SHEET 2 OF 5

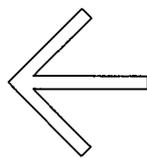
CAULFIELD & WHEELER, INC.



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

DATE	3/2/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	AB14536

O.R.B. 14536, PAGE 965, BCR  
WILES ROAD RIGHT-OF-WAY ABANDONMENT  
SKETCH OF DESCRIPTION



NORTH

LEGEND/ABBREVIATIONS  
 B.C.R. - BROWARD COUNTY RECORDS  
 O.R.B. - OFFICIAL RECORD BOOK

PARCEL "A"  
 WYNDHAM LAKES PLAZA  
 (PLAT BOOK 163, PAGE 21, B.C.R.)

N. RIGHT-OF-WAY LINE  
 (O.R.B. 14536, PAGE 965, B.C.R.)  
 S. LINE OF WYNDHAM LAKES PLAZA  
 (PLAT BOOK 163, PAGE 21, B.C.R.)  
 BEARING BASIS

MATCH LINE SHEET 4

1289.55'

1088.62'

S89°46'06"E

N89°46'06"W

S89°46'06"E

WILES ROAD

117' RIGHT-OF-WAY

S. LINE OF SECTION 7-48-41

59' RIGHT-OF-WAY

(O.R.B. 5634, PAGE 945, B.C.R.)

WILES ROAD

117' RIGHT-OF-WAY

929.90'

ACREAGE

N.W. 120TH AVENUE  
 65' RIGHT-OF-WAY  
 (O.R.B. 5690, PAGE 698, B.C.R.)  
 (O.R.B. 15355, PAGE 543, B.C.R.)

LOT 13  
 WILES ROAD CENTER  
 (PLAT BOOK 114, PAGE 27, B.C.R.)

GRAPHIC SCALE  
 (IN FEET)



1 INCH = 60 FEET

MATCH LINE SHEET 2

SHEET 3 OF 5



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O.R.B. 14536, PAGE 965, BCR  
 WILES ROAD RIGHT-OF-WAY ABANDONMENT  
 SKETCH OF DESCRIPTION

MATCH LINE SHEET 5

MATCH LINE SHEET 3

PARCEL A  
WINDSOR SQUARE  
(PLAT BOOK 158, PAGE 26, B.C.R.)

PARCEL "A"  
WYNDHAM LAKES PLAZA  
(PLAT BOOK 163, PAGE 21, B.C.R.)

RIGHT-OF-WAY EASEMENT  
(O.R.B. 26654, PAGE 424, B.C.R.)  
TO BE RELEASED BY  
SEPARATE INSTRUMENT

N. RIGHT-OF-WAY LINE  
(O.R.B. 14536, PAGE 965, B.C.R.)

1289.55'

23' RIGHT-OF-WAY  
(O.R.B. 14536, PAGE 965, B.C.R.)

1088.62'

158.84'

N00°13'54"W  
21.00'

S. LINE OF SECTION 7-48-41

59' RIGHT-OF-WAY  
(O.R.B. 5634, PAGE 945, B.C.R.)

S. RIGHT-OF-WAY LINE

WILES ROAD  
117' RIGHT-OF-WAY

WILES ROAD  
RIGHT-OF-WAY WIDTH VARIES

S89°46'06"E

S89°46'06"E

S89°46'06"E

S89°46'06"E

S89°46'06"E

S89°46'06"E

S89°46'06"E

S89°46'06"E

284.48'

S85°10'31"W

442.97'

442.97'

442.97'

442.97'

442.97'

442.97'

442.97'

442.97'

442.97'

LOT 17

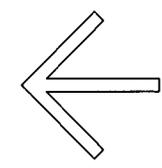
LOT 16

LOT 15

LOT 14

LOT 13

WILES ROAD CENTER  
(PLAT BOOK 114, PAGE 27, B.C.R.)



NORTH

LEGEND/ABBREVIATIONS  
B.C.R. - BROWARD COUNTY RECORDS  
O.R.B. - OFFICIAL RECORD BOOK



SHEET 4 OF 5

CAULFIELD & WHEELER, INC.



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PHONE (561)-392-1991 / FAX (561)-750-1452

O.R.B. 14536, PAGE 965, BCR  
WILES ROAD RIGHT-OF-WAY ABANDONMENT  
SKETCH OF DESCRIPTION

DATE	3/2/2021
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	AB14536

PARCEL B  
WINDSOR SQUARE  
(PLAT BOOK 158, PAGE 26, B.C.R.)

PARCEL A  
WINDSOR SQUARE  
(PLAT BOOK 158, PAGE 26, B.C.R.)

N. RIGHT-OF-WAY LINE  
(O.R.B. 14536, PAGE 965, B.C.R.)

N88°47'59"E

82.78'

1289.55'

284.48'

S85°10'31"W

WILES ROAD  
RIGHT-OF-WAY WIDTH VARIES

442.97'

S. LINE OF SECTION 7-48-41

S. RIGHT-OF-WAY LINE  
(O.R.B. 5634, PAGE 945, B.C.R.)

59' RIGHT-OF-WAY  
(O.R.B. 5634, PAGE 945, B.C.R.)

S. RIGHT-OF-WAY LINE

PARCEL "A"  
"WILES ROAD  
WAREHOUSES"  
(PLAT BOOK 115,  
PAGE 40, B.C.R.)

LOT 18  
WILES ROAD CENTER  
(PLAT BOOK 114, PAGE 27, B.C.R.)

LOT 17

LOT 19

S.E. CORNER OF PARCEL A  
WINDSOR SQUARE  
(PLAT BOOK 158, PAGE 26, B.C.R.)

ADDITIONAL RIGHT-OF-WAY  
(O.R.B. 14536, PAGE 965, B.C.R.)

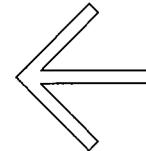
35' RIGHT-OF-WAY  
(O.R.B. 3330, PAGE 162, B.C.R.)

525.14'

S89°46'06"E

S.E. CORNER OF SECTION 7  
TOWNSHIP 48 SOUTH  
RANGE 41 EAST

MATCH LINE SHEET 4



NORTH

GRAPHIC SCALE  
(IN FEET)



1 INCH = 60 FEET

LEGEND/ABBREVIATIONS  
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SHEET 5 OF 5

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WILES ROAD RIGHT-OF-WAY ABANDONMENT  
SKETCH OF DESCRIPTION