

**PLAT REL**

**PROPOSED**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, REGARDING VACATION PETITION NO. 2025-V-04, VACATING,  
3 ANNULLING, AND ABANDONING A 30-FOOT-WIDE RIGHT-OF-WAY EASEMENT  
4 LYING WITHIN LOTS 1 THROUGH 12 OF THE COSDEN & BRACKNELL ADDITION  
5 TO DEERFIELD PLAT (PLAT BOOK 6, PAGE 9, OF THE OFFICIAL RECORDS OF  
6 PALM BEACH COUNTY, FLORIDA), AND RELEASING THE FOLLOWING INTERESTS  
7 WITHIN THE PLAT AS RECORDED IN THE OFFICIAL RECORDS OF BROWARD  
8 COUNTY, FLORIDA: (I) A 15-FOOT-WIDE UTILITY EASEMENT LYING WITHIN LOT  
9 13 (OFFICIAL RECORDS BOOK 5631, PAGE 855), (II) A 15-FOOT-WIDE UTILITY  
10 EASEMENT LYING WITHIN LOTS 1 THROUGH 3 (OFFICIAL RECORDS BOOK 5631,  
11 PAGE 857), (III) A 5-FOOT-WIDE UTILITY EASEMENT LYING WITHIN LOT 11  
12 (OFFICIAL RECORDS BOOK 7255, PAGE 70), (IV) A 15-FOOT-WIDE UTILITY  
13 EASEMENT LYING WITHIN LOT 10 (OFFICIAL RECORDS BOOK 7255, PAGE 71), (V)  
14 A 20-FOOT-WIDE UTILITY EASEMENT LYING WITHIN LOT 6 (OFFICIAL RECORDS  
15 BOOK 7255, PAGE 73), AND (VI) A 20-FOOT-WIDE UTILITY EASEMENT LYING  
16 WITHIN LOTS 3 THROUGH 5 AND LOTS 7 THROUGH 10 (OFFICIAL RECORDS  
17 BOOK 7255, PAGE 72); AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE  
18 DATE.

19  
20 WHEREAS, pursuant to a Notice of Public Hearing, duly and regularly advertised  
21 in accordance with law, a public hearing was held in the Commission Meeting Room 422,  
22 Broward County Governmental Center East, located at 115 South Andrews Avenue, Fort

23 Lauderdale, Florida, on August 21, 2025, at 10:00 a.m., to consider the advisability of  
24 renouncing and disclaiming the rights of Broward County ("County") and the public and  
25 to vacate and annul a 30-foot-wide right-of-way easement lying within Lots 1 through 12  
26 of the Cosden & Bracknell Addition to Deerfield Plat, as recorded in Plat Book 6, Page 9,  
27 of the Official Records of Palm Beach County, Florida ("Plat");

28 WHEREAS, at the same publicly noticed hearing, the Board also considered the  
29 advisability of releasing the following easements within the Plat: (i) a 15-foot-wide utility  
30 easement lying within Lot 13 (Book 5631, Page 855), (ii) a 15-foot-wide utility easement  
31 lying within Lots 1 through 3 (Book 5631, Page 857), (iii) a 5-foot-wide utility easement  
32 lying within Lot 11 (Book 7255, Page 70), (iv) a 15-foot-wide utility easement lying within  
33 Lot 10 (Book 7255, Page 71), (v) a 20-foot-wide utility easement lying within Lot 6 (Book  
34 7255, Page 73), and (vi) a 20-foot-wide utility easement lying within Lots 3 through 5 and  
35 Lots 7 through 10 (Book 7255, Page 72), all of which are recorded in the Official Records  
36 of Broward County, Florida;

37 WHEREAS, all interests identified above are within the Cosden & Bracknell  
38 Addition to Deerfield Plat and are generally located on the east side of Northeast  
39 1<sup>st</sup> Avenue between Northeast 5th Street and North Dixie Highway, in the City of Deerfield  
40 Beach, Florida, said lands situate, being, and lying in Broward County, Florida, as  
41 described in Exhibit A, attached hereto; and

42 WHEREAS, after hearing all interested parties and determining that the proposed  
43 action will not materially interfere with the County road system or adversely affect the  
44 interests of the citizens of Broward County, and will not affect the ownership of or deprive  
45 any person of convenient access to his/her premises, in accordance with

Sections 177.101 and 336.09, Florida Statutes (as amended from time to time), and Sections 27.68 and 27.69 of the Broward Administrative Code, it was determined that it would be in the best interest of all concerned to vacate, annul, abandon, and release the rights of the County and the public to and in the aforementioned land as described in Exhibit A, all situate, being, and lying in Broward County, Florida, NOW, THEREFORE,

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

Section 1. Vacation and Annulment.

Pursuant to Sections 177.101 and 336.09, Florida Statutes, and Chapter 5, Article IX, of the Broward County Code of Ordinances, said Board hereby vacates, annuls, and abandons the rights of the County and the public to the land set forth in Petition No. 2025-V-04, as described in Exhibit A, all situate, being, and lying in Broward County, Florida.

Section 2. Abandonment.

Pursuant to Section 336.09, Florida Statutes, and Section 27.68 of the Broward County Administrative Code, said Board hereby abandons the rights of the County and the public to the 30-foot-wide right-of-way easement as set forth in Petition No. 2025-V-04, as described in Exhibit A, all situate, being, and lying in Broward County, Florida.

Section 3. Release.

Pursuant to Section 27.69 of the Broward County Administration Code, said Board hereby releases the rights associated with the six (6) utility easements on the land as set forth in Petition No. 2025-V-04, as described in Exhibit A, all situate, being, and lying in Broward County, Florida.

Section 4. Severability.

If any portion of this Resolution is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Resolution. If any court determines that this Resolution, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Resolution to any other individual, group, entity, property, or circumstance.

Section 5. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this            day of            , 2025.

**PROPOSED**

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Jennifer D. Brown 05/14/2025  
Jennifer D. Brown (date)  
Senior Assistant County Attorney

By: /s/ Maite Azcoitia 05/14/2025  
Maite Azcoitia (date)  
Deputy County Attorney

ATTY/para  
Resolution Adopting Vacation Cosden Bracknell  
06/23/2025  
#60053



**EXHIBIT A**

**DESCRIPTION:**

BEING A PORTION OF COSDEN STREET, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH RIVER AVENUE, AS SHOWN ON SAID PLAT, N35°59'30"E, A DISTANCE OF 161.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N35°59'30"E, A DISTANCE OF 30.45 FEET; THENCE N44°07'51"W, A DISTANCE OF 30.47 FEET; THENCE N15°58'10"W, A DISTANCE OF 81.50 FEET; THENCE N29°19'23"W, A DISTANCE OF 96.43 FEET; THENCE N40°27'55"W, A DISTANCE OF 9.82 FEET; THENCE N26°16'19"W, A DISTANCE OF 33.28 FEET; THENCE N33°01'41"W, A DISTANCE OF 42.36 FEET; THENCE N02°28'03"E, A DISTANCE OF 41.04 FEET; THENCE N14°07'30"E, A DISTANCE OF 213.40 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 7, RIVERVIEW TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF LOT 6, BLOCK 1, RIVERVIEW TERRACE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, S88°36'10"W, A DISTANCE OF 31.14 FEET; THENCE S14°07'30"W, A DISTANCE OF 208.13 FEET; THENCE S02°28'03"W, A DISTANCE OF 53.71 FEET; THENCE S33°01'41"E, A DISTANCE OF 50.20 FEET; THENCE S26°16'19"E, A DISTANCE OF 35.25 FEET; THENCE S40°27'55"E, A DISTANCE OF 10.63 FEET; THENCE S29°19'23"E, A DISTANCE OF 89.99 FEET; THENCE S15°58'10"E, A DISTANCE OF 85.51 FEET; THENCE S44°07'51"E, A DISTANCE OF 43.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,874 SQUARE FEET OR 0.3874 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N00°42'14"W, ALONG THE WEST LINE OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD AND PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, EXCEPT PLAT BOOK 6, PAGE 9 THAT IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 1, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 3**



**CAULFIELD & WHEELER, INC.**

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



Digitally signed by  
David Lindley  
Date: 2025.04.01  
13:31:12 -04'00'  
Adobe Acrobat  
version:  
2025.001.20435

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

DATE 04-01-2025

DRAWN BY SAS

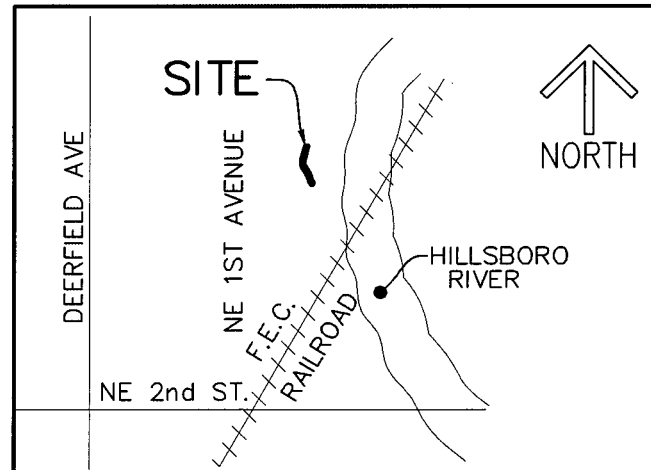
F.B./ PG. N/A

SCALE NONE

JOB NO.7954-RW Aban

**COSDEN AND BRACKNELL,  
RIGHT-OF-WAY ABANDONMENT  
SKETCH & DESCRIPTION**

EXHIBIT A



**LOCATION MAP**  
(NOT TO SCALE)

**LEGEND/ABBREVIATIONS:**

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PG(S). - PAGES
- R/W - RIGHT-OF-WAY
- O.R.B. - OFFICIAL RECORDS BOOK
- LB - LICENSES BUSINESS
- F.E.C. - FLORIDA EAST COAST
- ST. - STREET
- AVE. - AVENUE
- BCR - BROWARD COUNTY RECORDS
- PBCR - PALM BEACH COUNTY RECORDS
- (P) - MAP OF COSDEN AND BRACKNELL  
ADDITION TO DEERFIELD, PLAT  
BOOK 6, PAGE 9, PALM BEACH  
COUNTY RECORDS, FLORIDA.

THIS IS NOT A SURVEY

SHEET 2 OF 3



**CAULFIELD & WHEELER, INC.**

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

**COSDEN AND BRACKNELL,  
RIGHT-OF-WAY ABANDONMENT  
SKETCH & DESCRIPTION**

DATE 04-01-2025

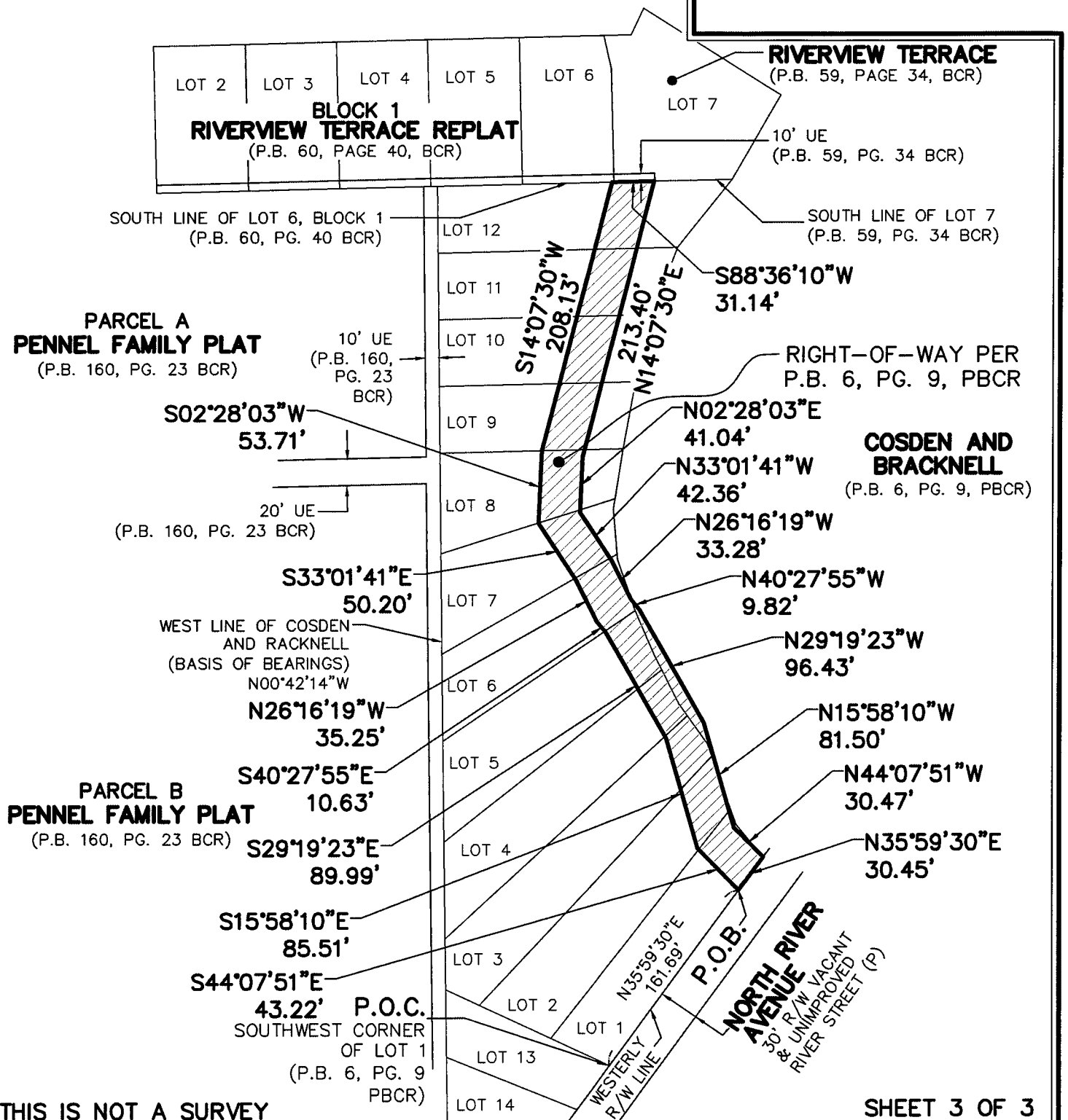
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO.7954-RW Aban

EXHIBIT A



THIS IS NOT A SURVEY

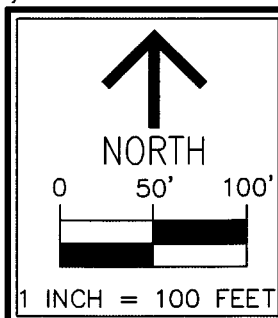
SHEET 3 OF 3



**CAULFIELD & WHEELER, INC.**

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

**COSDEN AND BRACKNELL,  
RIGHT-OF-WAY ABANDONMENT  
SKETCH & DESCRIPTION**



DATE	04-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	7954-RW Aban

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

☒ 2025-V-04  
☐ Right of way approved - Public RAW  
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 4/3/25  
Sanchez



**EXHIBIT A**

**DESCRIPTION:**

A PORTION OF LOT 13 OF THE COSDEN AND BRACKNELL'S ADDITION TO DEERFIELD ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, THE POINT OF BEGINNING FOR THIS DESCRIPTION, RUN SOUTHERLY 15 FEET ALONG THE EASTERLY BOUNDARY OF LOT 13; THENCE NORTHWESTERLY ON A DIRECT LINE TO THE NORTHWEST CORNER OF LOT 13; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY TO LOT 13 TO THE NORTHEAST CORNER OF LOT 13, BEING THE POINT OF BEGINNING

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN ROAD AND MAINTENANCE EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5631, PAGE 855 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 13, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE EAST LINE OF SAID LOT 13, S35°59'30"W, A DISTANCE OF 15.00 FEET; THENCE N58°11'44"W, A DISTANCE OF 130.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, S64°40'28"E, A DISTANCE OF 132.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 977 SQUARE FEET, 0.02243 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S39°59'30"W, ALONG THE EAST LINE OF LOT 13, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD AND PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, EXCEPT PLAT BOOK 6, PAGE 9 THAT IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**LEGEND/ABBREVIATIONS:**

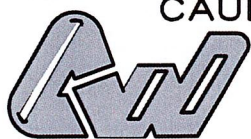
P.O.B. - POINT OF BEGINNING	R/W - RIGHT-OF-WAY	BCR - BROWARD COUNTY RECORDS
P.O.C. - POINT OF COMMENCEMENT	O.R.B. - OFFICIAL RECORDS BOOK	PBCR - PALM BEACH COUNTY RECORDS
P.B. - PLAT BOOK	LB - LICENSES BUSINESS	(P) - MAP OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, PLAT BOOK 6, PAGE 9, PALM BEACH COUNTY RECORDS, FLORIDA.
PG(S). - PAGES	AVE. - AVENUE	
	F.E.C. - FLORIDA EAST COAST	
	ST. - STREET	

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 1, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**

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



Digitally signed by  
David Lindley  
Date: 2025.04.01  
13:31:43 -04'00'  
Adobe Acrobat  
version:  
2025.001.20435

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

**LOT 13, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT  
(OFFICIAL RECORDS BOOK 5631, PAGE 855)  
SKETCH & DESCRIPTION**

DATE 04-01-2025

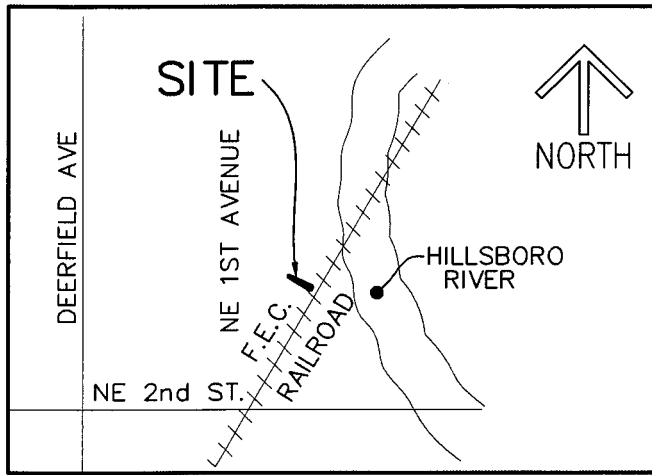
DRAWN BY SAS

F.B./ PG. N/A

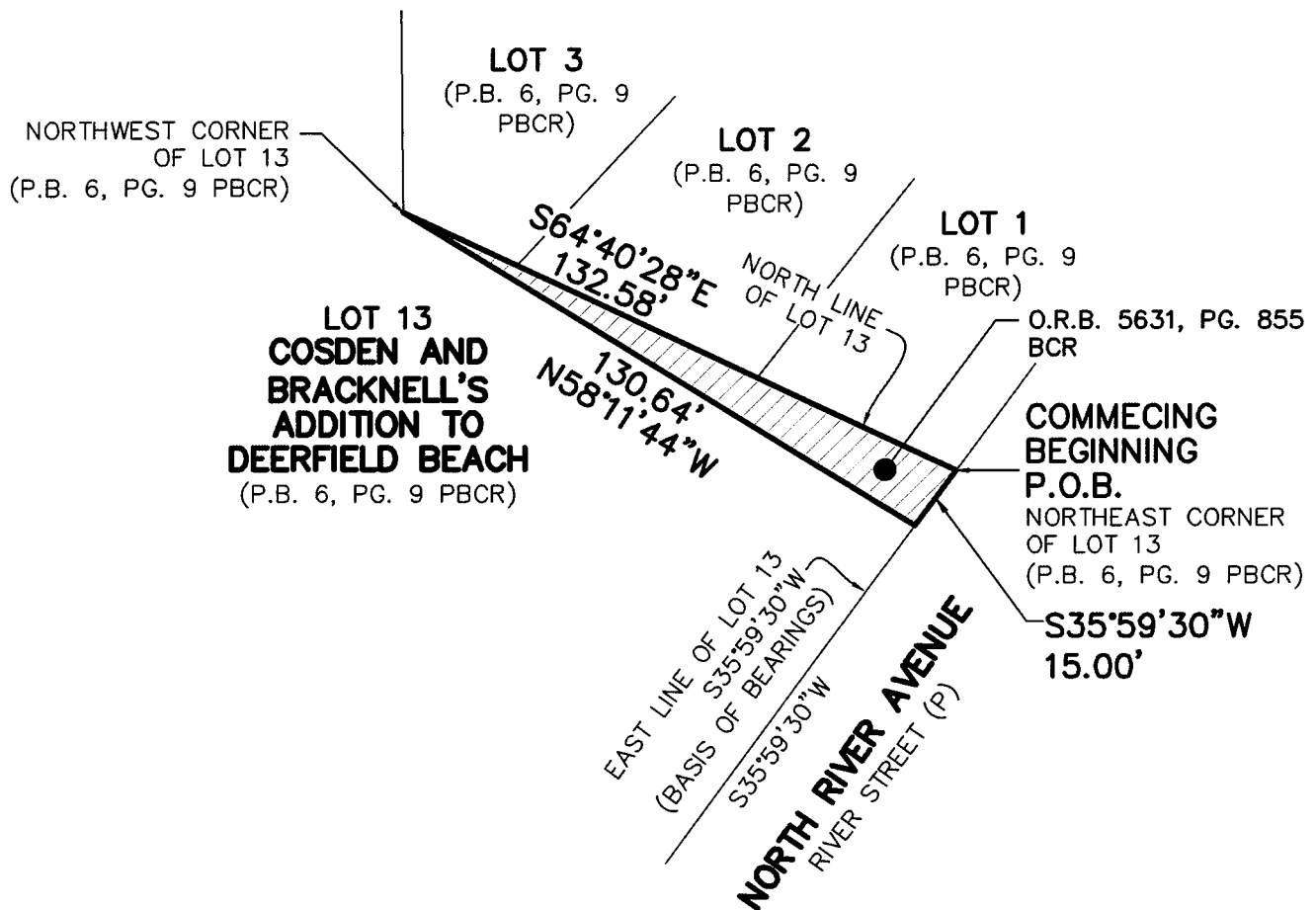
SCALE NONE

JOB NO. 7954-UE7

EXHIBIT A



**LOCATION MAP**  
(NOT TO SCALE)



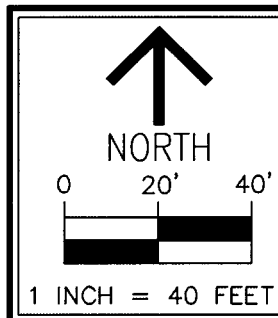
THIS IS NOT A SURVEY

SHEET 2 OF 2



**CAULFIELD & WHEELER, INC.**

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



DATE	04-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	7954-UE7

**LOT 13, CODSEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT**  
(OFFICIAL RECORDS BOOK 5631, PAGE 855)  
SKETCH & DESCRIPTION

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

☒ 2025-V-04  
☐ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 4/3/25  
Sanchez



**EXHIBIT A**

**DESCRIPTION:**

A PORTION OF LOTS 1, 2, AND 3 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THOSE PORTIONS OF LOTS 1, 2, AND 3 LYING WITHIN 20 FEET AND MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED LINE TO WIT:

A LINE COMMENCING AT A POINT 15 FEET SOUTHERLY FROM THE NORTHEAST CORNER AND ALONG THE EASTERLY BOUNDARY OF LOT 13 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD AND CONTINUING IN A NORTHWESTERLY DIRECTION THROUGH THE NORTHWEST CORNER OF LOT 13.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN ROAD AND MAINTENANCE EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5631, PAGE 857 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOTS 1, 2, 3 OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, N64°40'28"W, A DISTANCE OF 132.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE N00°42'14"W ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 23.72 FEET; THENCE S58°11'44"E, A DISTANCE OF 144.85 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID EASTERLY LINE S35°59'30"W, A DISTANCE OF 5.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,644 SQUARE FEET OR 0.0377 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S35°59'30"W, ALONG THE EAST LINE OF LOT 13, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD AND PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, EXCEPT PLAT BOOK 6, PAGE 9 THAT IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 1, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**

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



Digitally signed by  
David Lindley  
Date: 2025.04.01  
13:22:16 -04'00'  
Adobe Acrobat  
version:  
2025.001.20435

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

**LOT 13, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT  
(OFFICIAL RECORDS BOOK 5631, PAGE 857)  
SKETCH & DESCRIPTION**

DATE 04-01-2025

DRAWN BY SAS

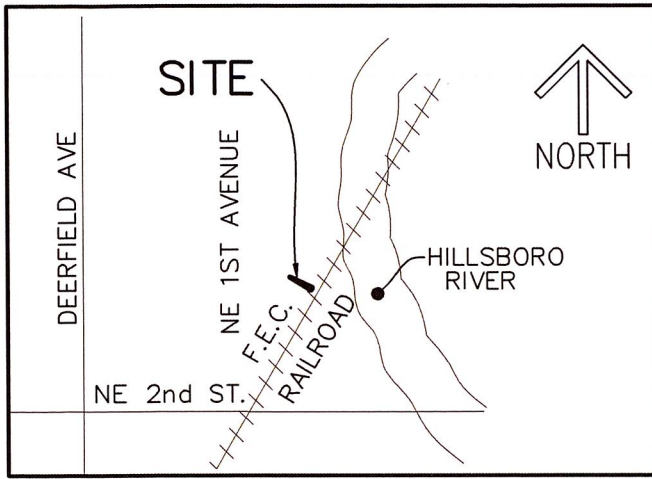
F.B./ PG. N/A

SCALE NONE

JOB NO. 7954-UE8



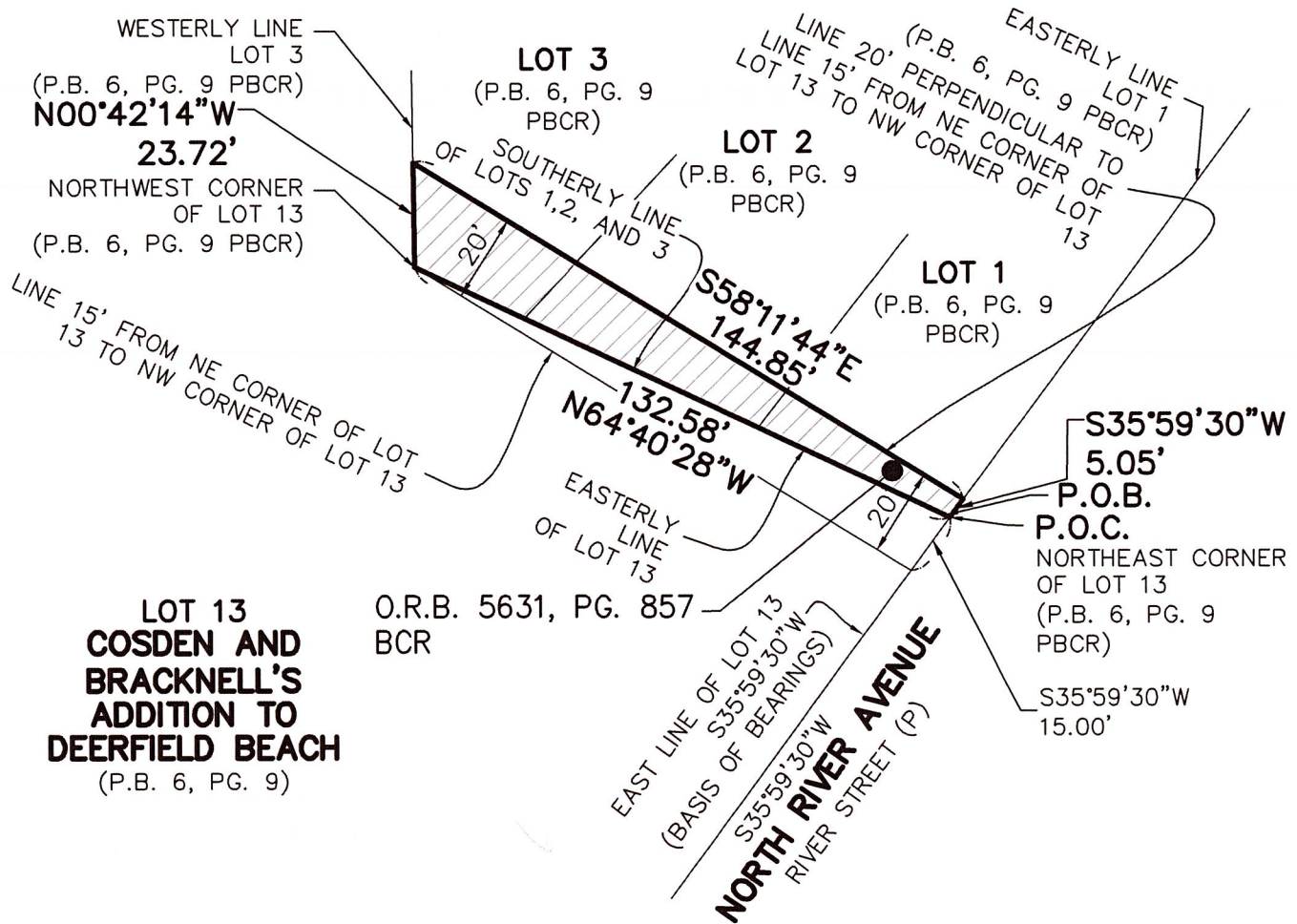
EXHIBIT A



**LOCATION MAP**  
(NOT TO SCALE)

**LEGEND/ABBREVIATIONS:**

- |                                  |   |
|----------------------------------|---|
| P.O.B. - POINT OF BEGINNING      | (P) - MAP OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, PLAT BOOK 6, PAGE 9, PALM BEACH COUNTY RECORDS, FLORIDA. |
| P.O.C. - POINT OF COMMENCEMENT   |   |
| P.B. - PLAT BOOK                 |   |
| PG(S). - PAGES                   |   |
| R/W - RIGHT-OF-WAY               |   |
| O.R.B. - OFFICIAL RECORDS BOOK   |   |
| LB - LICENSES BUSINESS           |   |
| AVE. - AVENUE                    |   |
| F.E.C. - FLORIDA EAST COAST      |   |
| ST. - STREET                     |   |
| BCR - BROWARD COUNTY RECORDS     |   |
| PBCR - PALM BEACH COUNTY RECORDS |   |



THIS IS NOT A SURVEY

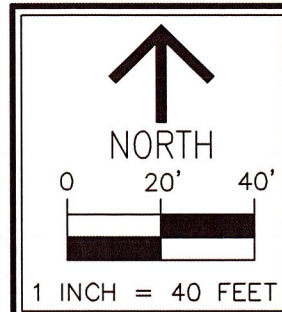
SHEET 2 OF 2



**CAULFIELD & WHEELER, INC.**

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

**LOT 13, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT**  
**(OFFICIAL RECORDS BOOK 5631, PAGE 857)**  
**SKETCH & DESCRIPTION**



DATE	04-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	7954-UE8

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

- ☒ 2025-V-04  
☐ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Soberino Date: 4/3/25  
Sanchez



**DESCRIPTION:**

**EXHIBIT A**

ALL OF THE WEST 20 FEET AND ALL OF THE EAST 25 FEET OF THE WEST 45 FEET OF THE SOUTH 5 FEET OF LOT 11, BOTH AS MEASURED ON A PERPENDICULAR FROM THE WESTERLY BOUNDARY OF LOT 11 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN 5-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 70 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 11, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF SAID LOT 11, N00°42'14" W, A DISTANCE OF 5.00 FEET; THENCE N88°36'10" E, A DISTANCE OF 45.00 FEET; THENCE S00°42'14" E, A DISTANCE OF 5.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 11; THENCE ALONG SAID SOUTH LINE, S88°36'10" W, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET, 0.005165 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N00°42'14"W, ALONG THE WEST LINE OF LOT 11, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD AND PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, EXCEPT PLAT BOOK 6 PAGE 9 THAT IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**LEGEND/ABBREVIATIONS:**

F.E.C. — FLORIDA EAST COAST	R/W — RIGHT-OF-WAY	BCR — BROWARD COUNTY RECORDS
ST. — STREET	O.R.B. — OFFICIAL RECORDS BOOK	PBCR — PALM BEACH COUNTY RECORDS
P.B. — PLAT BOOK	LB — LICENSES BUSINESS	(P) — MAP OF COSDEN AND BRACKNELL
PG(S). — PAGES	P.O.B. — POINT OF BEGINNING	ADDITION TO DEERFIELD, PLAT
AVE. — AVENUE	P.O.C. — POINT OF COMMENCEMENT	BOOK 6, PAGE 9, PALM BEACH
		COUNTY RECORDS, FLORIDA.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 1, 2025 I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

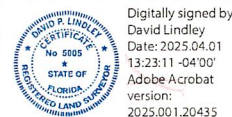
**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**

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

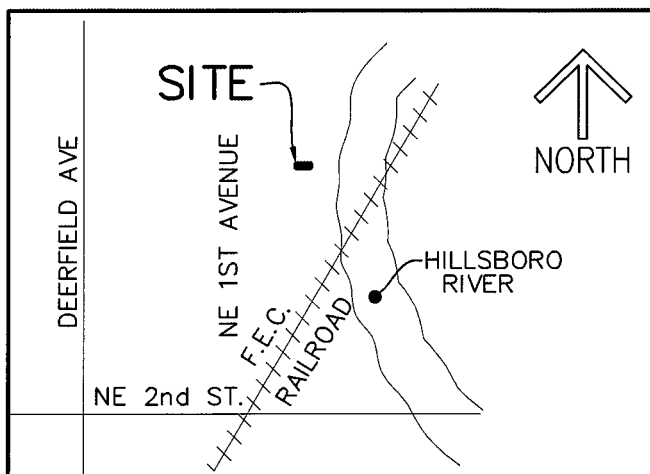


DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB 3591

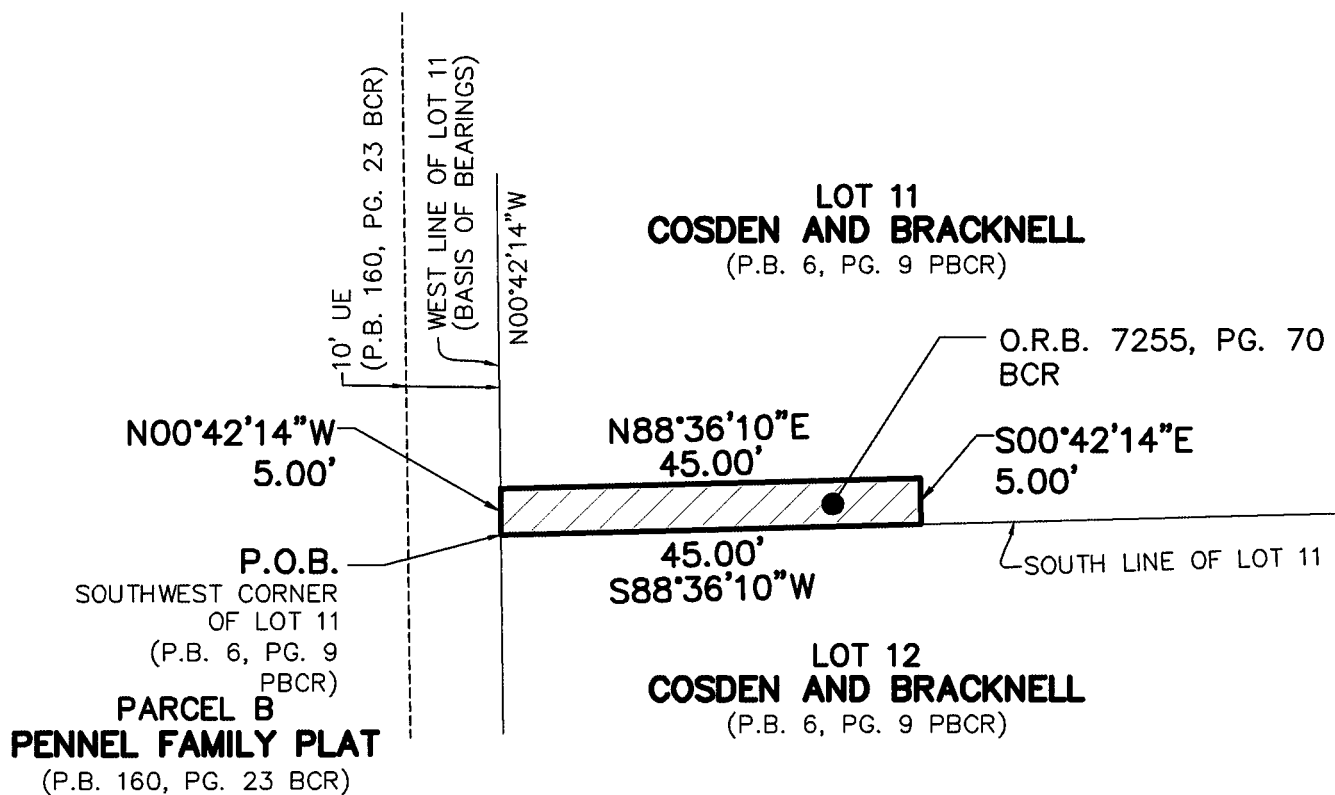
**LOT 11, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT  
(OFFICIAL RECORDS BOOK 7255, PAGE 70)  
SKETCH & DESCRIPTION**

DATE	04-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	7954-UE3

**EXHIBIT A**



**LOCATION MAP**  
(NOT TO SCALE)



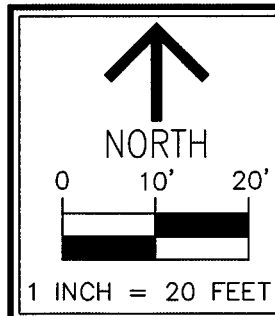
THIS IS NOT A SURVEY

SHEET 2 OF 2



**CAULFIELD & WHEELER, INC.**

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



DATE	04-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=20'
JOB NO.	7954-UE3

**LOT 11, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT**  
(OFFICIAL RECORDS BOOK 7255, PAGE 70)  
**SKETCH & DESCRIPTION**

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

- ☒ 2025-V-04  
☐ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 4/3/25  
Sanchez



**EXHIBIT A**

**DESCRIPTION:**

ALL OF THE WEST 20 FEET AND ALL OF THE EAST 25 FEET OF THE WEST 45 FEET OF THE NORTH 15 FEET OF LOT 10, BOTH AS MEASURED ON A PERPENDICULAR FROM THE WESTERLY BOUNDARY OF LOT 10 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**ALSO KNOWN AS:**

BEING ALL OF THAT CERTAIN 15-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 71 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 10, THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE NORTH LINE OF SAID LOT 10, N88°36'10"E, A DISTANCE OF 45.00 FEET; THENCE S00°42'14"E, A DISTANCE OF 15.00 FEET; THENCE S88°36'10"W, A DISTANCE OF 45.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 10; THENCE ALONG SAID WEST LINE, N00°42'14"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 675 SQUARE FEET, 0.0155 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N00°42'14"W, ALONG THE WEST LINE OF LOT 10, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD AND PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, EXCEPT PLAT BOOK 6, PAGE 9 THAT IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**LEGEND/ABBREVIATIONS:**

P.O.B. - POINT OF BEGINNING	R/W - RIGHT-OF-WAY	BCR - BROWARD COUNTY RECORDS
P.O.C. - POINT OF COMMENCEMENT	O.R.B. - OFFICIAL RECORDS BOOK	PBCR - PALM BEACH COUNTY RECORDS
P.B. - PLAT BOOK	LB - LICENSES BUSINESS	(P) - MAP OF COSDEN AND BRACKNELL
PG(S). - PAGES	F.E.C. - FLORIDA EAST COAST	ADDITION TO DEERFIELD, PLAT
AVE. - AVENUE	ST. - STREET	BOOK 6, PAGE 9, PALM BEACH
		COUNTY RECORDS, FLORIDA.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 1, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**

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



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

**LOT 10, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT  
(OFFICIAL RECORDS BOOK 7255, PAGE 71)  
SKETCH & DESCRIPTION**

DATE 04-01-2025

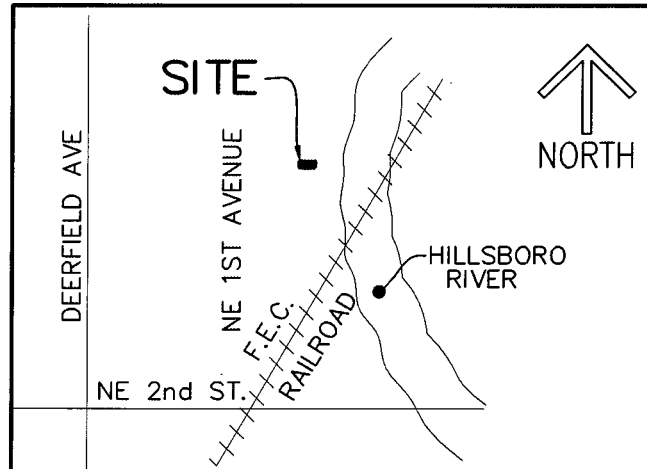
DRAWN BY SAS

F.B./ PG. N/A

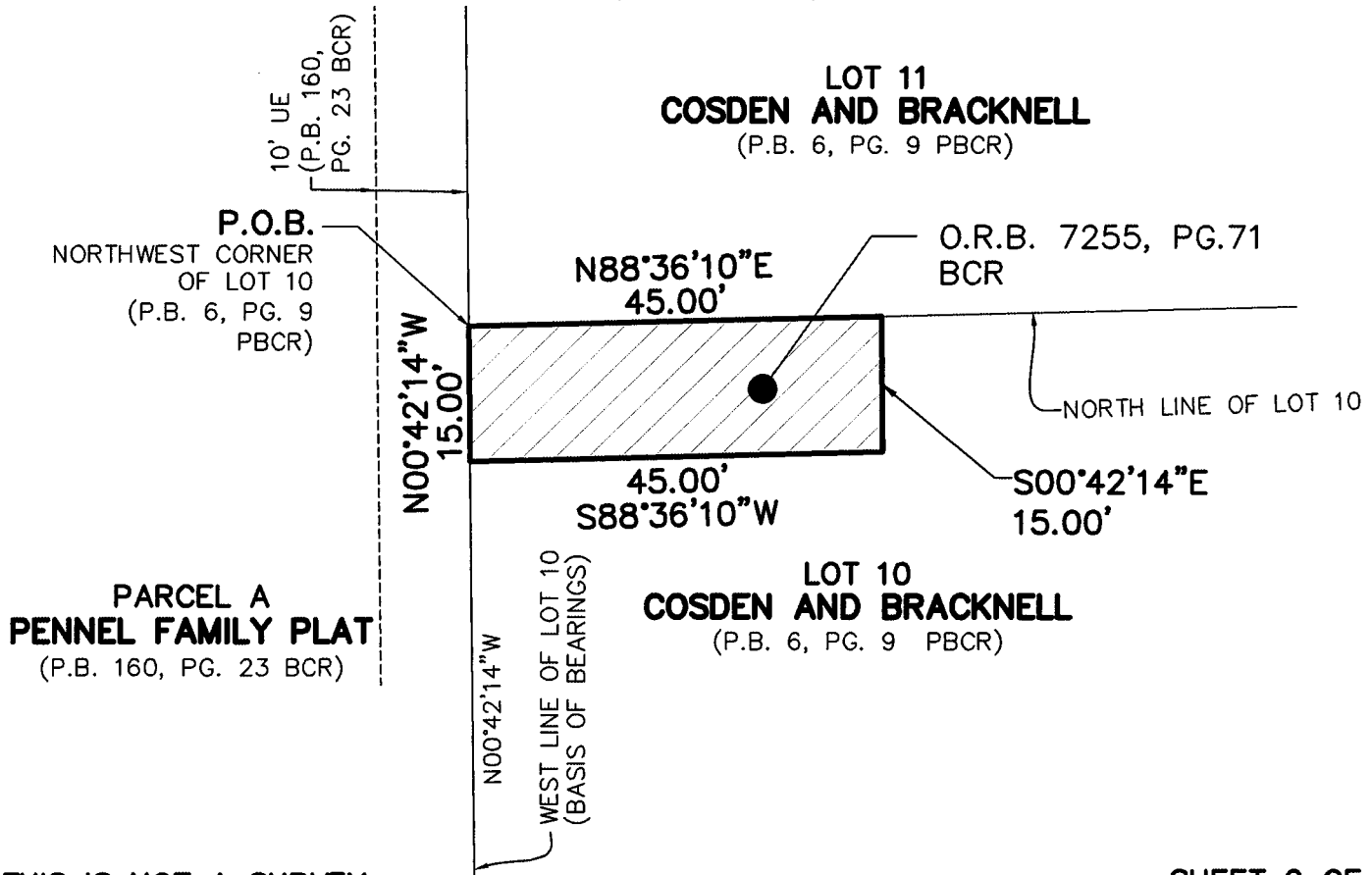
SCALE NONE

JOB NO. 7954-UE4

EXHIBIT A



**LOCATION MAP**  
(NOT TO SCALE)



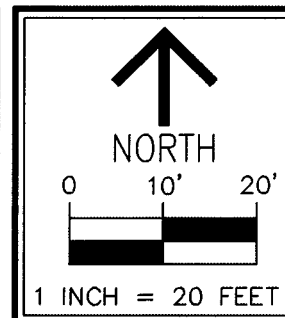
THIS IS NOT A SURVEY

SHEET 2 OF 2



**CAULFIELD & WHEELER, INC.**

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



DATE	04-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=20'
JOB NO.	7954-UE4

**LOT 10, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT**  
(OFFICIAL RECORDS BOOK 7255, PAGE 71)  
SKETCH & DESCRIPTION

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

✓ 2025-V-04

- ☐ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Sabeiro Date: 4/3/25  
Sánchez



**DESCRIPTION: EXHIBIT A**

A 20 FOOT STRIP OF LAND OF LOT 6 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE WEST 20 FEET OF LOT 6 AS MEASURED ON A PERPENDICULAR FROM THE WESTERLY BOUNDARY OF LOT 6.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN 20-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 73 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOT 6, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6, N59°48'32"E, A DISTANCE OF 22.98 FEET; THENCE S00°42'14"E, A DISTANCE OF 62.77 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6; THENCE ALONG SAID SOUTH LINE, S55°19'34"W, A DISTANCE OF 24.12 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 6; THENCE ALONG SAID WEST LINE, N00°42'14"W, A DISTANCE OF 64.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1277 SQUARE FEET, 0.02931 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N00°42'14"W, ALONG THE WEST LINE OF LOT 6, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD AND PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, EXCEPT PLAT BOOK 6, PAGE 9 THAT IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**LEGEND/ABBREVIATIONS:**

P.O.B. - POINT OF BEGINNING	R/W - RIGHT-OF-WAY	BCR - BROWARD COUNTY RECORDS
P.O.C. - POINT OF COMMENCEMENT	O.R.B. - OFFICIAL RECORDS BOOK	PBCR - PALM BEACH COUNTY RECORDS
P.B. - PLAT BOOK	LB - LICENSES BUSINESS	(P) - MAP OF COSDEN AND BRACKNELL
PG(S). - PAGES	AVE. - AVENUE	ADDITION TO DEERFIELD, PLAT
	F.E.C. - FLORIDA EAST COAST	BOOK 6, PAGE 9, PALM BEACH
	ST. - STREET	COUNTY RECORDS, FLORIDA.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 1, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**

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



Digitally signed by  
David Lindley  
Date: 2025.04.01  
13:24:46 -04'00'  
Adobe Acrobat  
version:  
2025.001.20435

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

DATE 04-01-2025

DRAWN BY SAS

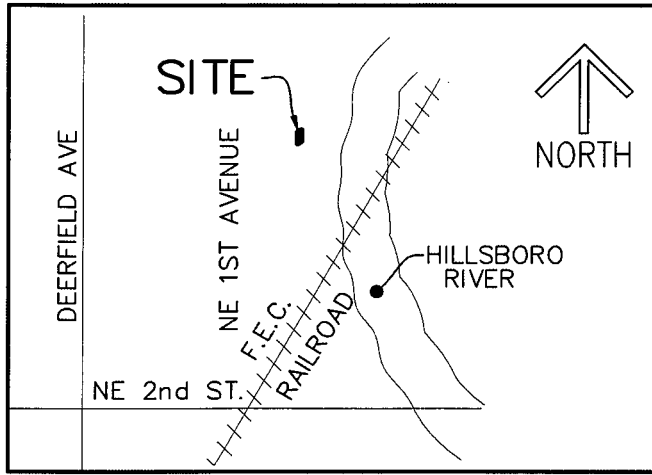
F.B./ PG. N/A

SCALE NONE

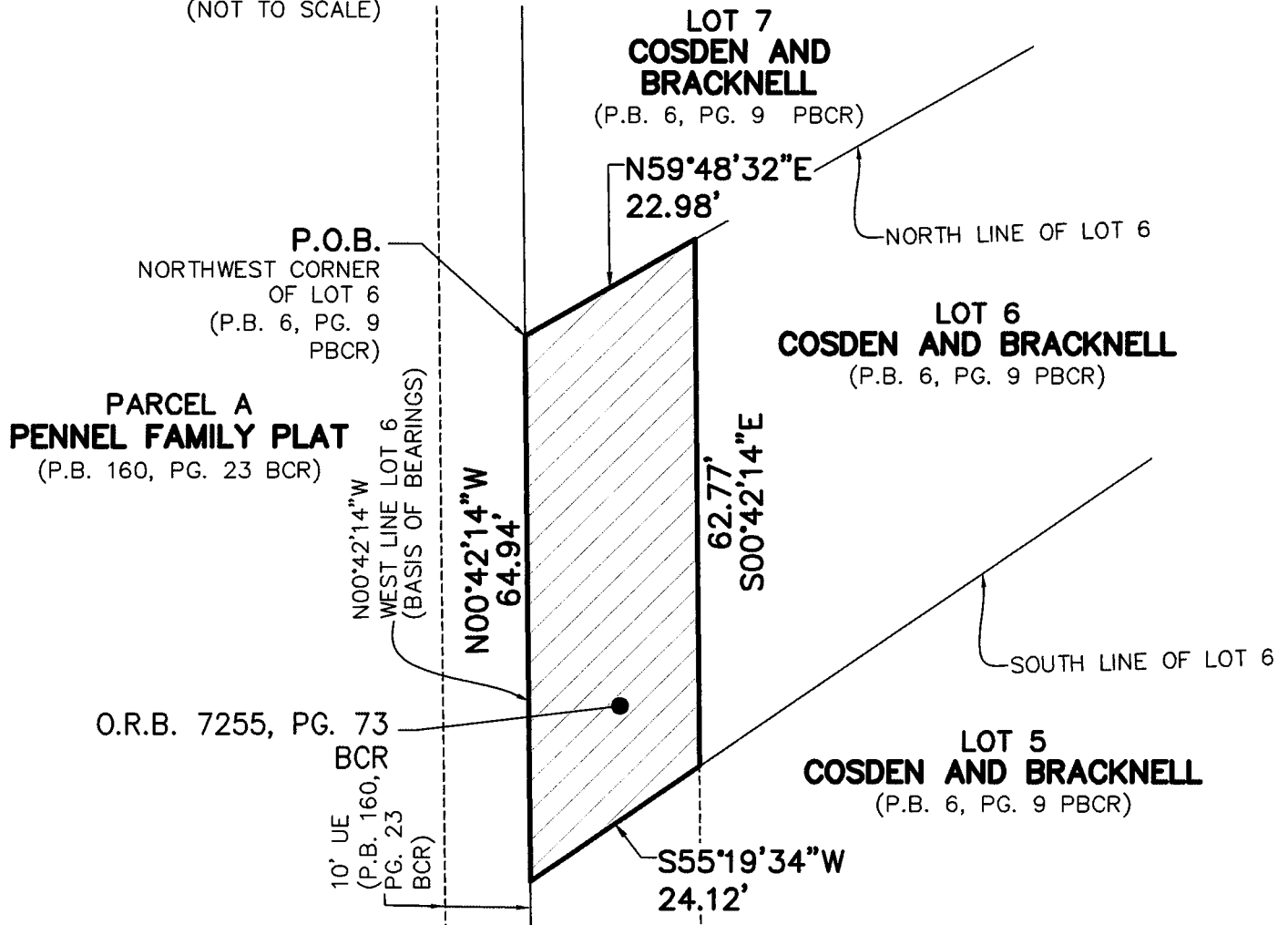
JOB NO. 7954-UE6

**LOT 6, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT  
(OFFICIAL RECORDS BOOK 7255, PAGE 73)  
SKETCH & DESCRIPTION**

EXHIBIT A



**LOCATION MAP**  
(NOT TO SCALE)



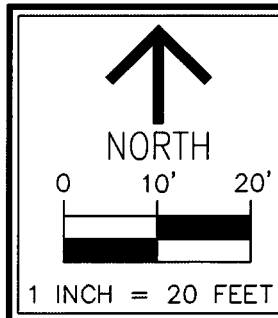
THIS IS NOT A SURVEY

SHEET 2 OF 2



**CAULFIELD & WHEELER, INC.**

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



DATE	04-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=20'
JOB NO.	7954-UE6

**LOT 6, COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT**  
(OFFICIAL RECORDS BOOK 7255, PAGE 73)  
**SKETCH & DESCRIPTION**

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

☒ 2025-V-04  
☐ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Sabeino Date: 4/3/25  
Sánchez



**EXHIBIT A**

**DESCRIPTION:**

A 20 FOOT STRIP OF LAND OF LOTS 3, 4, 5, 7, 8, 9 AND 10 OF THE COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE WEST 20 FEET OF LOTS 3, 4, 5, 7, 8, 9 AND 10 AS MEASURED ON A PERPENDICULAR FROM THE WESTERLY BOUNDARY OF LOTS 3, 4, 5, 7, 8, 9 AND 10.

ALSO KNOWN AS:

BEING ALL OF THAT CERTAIN 20-FOOT WIDE UTILITY EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 7255, PAGE 72 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN LOTS 3, 4, 5, 7, 8, 9 AND 10, COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINE OF SAID PLAT, N00°42'14"W, A DISTANCE OF 185.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE NORTH LINE OF SAID LOT 5, N55°19'34"E, A DISTANCE OF 24.12 FEET; THENCE S00°42'14"E, A DISTANCE OF 208.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE ALONG SAID SOUTH LINE, N64°40'28"W, A DISTANCE OF 22.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING #1 AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE NORTH LINE OF SAID LOT 10, N88°36'10"E, A DISTANCE OF 20.00 FEET; THENCE S00°42'14"E, A DISTANCE OF 238.94 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, S59°48'32"W, A DISTANCE OF 22.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE WEST LINE OF SAID PLAT, N00°42'14"W, A DISTANCE OF 250.01 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 8823 SQUARE FEET (TOTAL), 0.2025 ACRES (TOTAL), MORE OR LESS.

**LEGEND/ABBREVIATIONS:**

P.O.B. - POINT OF BEGINNING	BCR - BROWARD COUNTY RECORDS
P.O.C. - POINT OF COMMENCEMENT	PBCR - PALM BEACH COUNTY RECORDS
P.B. - PLAT BOOK	(P) - MAP OF COSDEN AND BRACKNELL
PG(S). - PAGES	ADDITION TO DEERFIELD, PLAT
R/W - RIGHT-OF-WAY	BOOK 6, PAGE 9, PALM BEACH
O.R.B. - OFFICIAL RECORDS BOOK	COUNTY RECORDS, FLORIDA.
LB - LICENSES BUSINESS	
F.E.C. - FLORIDA EAST COAST	
ST. - STREET	
AVE. - AVENUE	

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 1, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 3**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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



Digitally signed by  
David Lindley  
Date: 2025.04.01  
13:30:34 -04'00'  
Adobe Acrobat  
version:  
2025.001.20435

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

**COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT  
(OFFICIAL RECORDS BOOK 7255, PAGE 72)  
SKETCH & DESCRIPTION**

DATE 04-01-2025

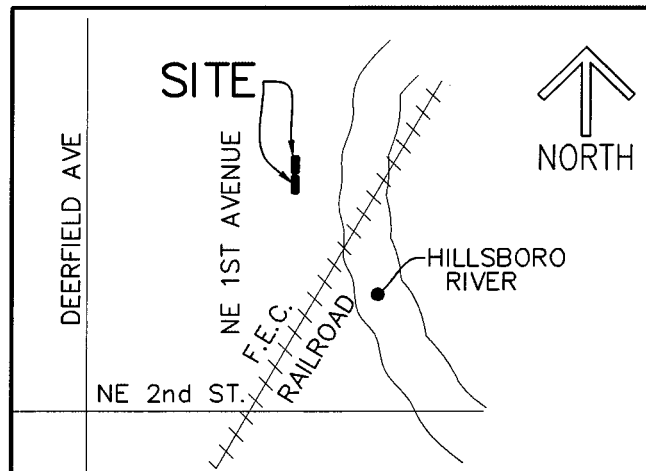
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 7954-UE5

EXHIBIT A



**LOCATION MAP**  
(NOT TO SCALE)

**SURVEYOR'S NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF  $N00^{\circ}42'14''W$ , ALONG THE WEST LINE OF COSDEN AND BRACKNELL ADDITION TO DEERFIELD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD AND PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNY, EXCEPT PLAT BOOK 6, PAGE 9 THAT IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**THIS IS NOT A SURVEY**

**SHEET 2 OF 3**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

**COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT  
(OFFICIAL RECORDS BOOK 7255, PAGE 72)  
SKETCH & DESCRIPTION**

DATE 04-01-2025

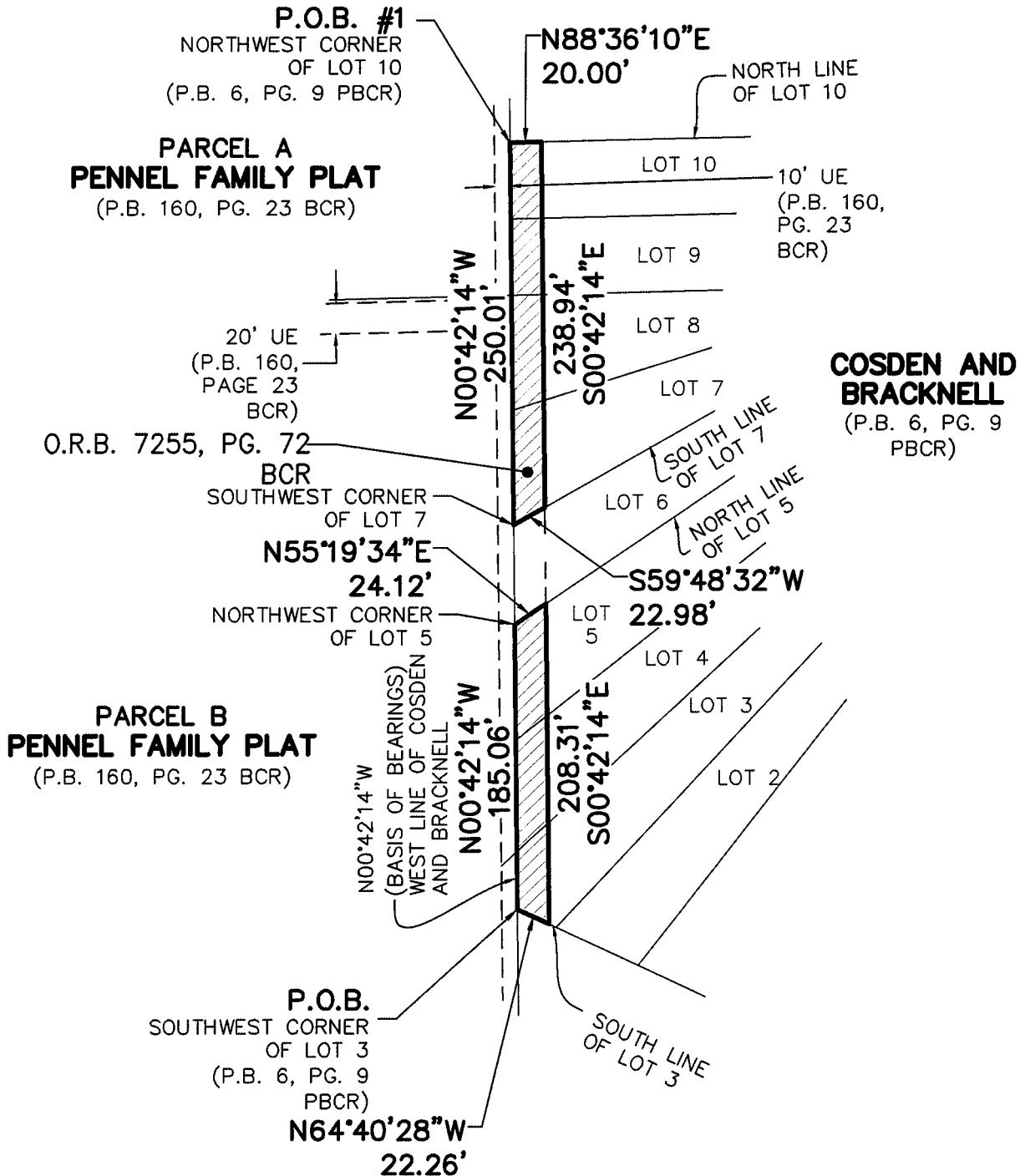
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 7954-UE5

EXHIBIT A



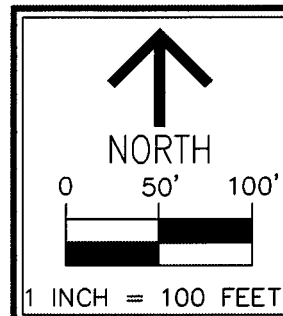
THIS IS NOT A SURVEY

SHEET 3 OF 3



**CAULFIELD & WHEELER, INC.**

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



**COSDEN AND BRACKNELL, UTILITY EASEMENT ABANDONMENT  
(OFFICIAL RECORDS BOOK 7255, PAGE 72)  
SKETCH & DESCRIPTION**

DATE	04-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	7954-UE5

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

☒ 2025-V-04  
☐ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Soberino Date: 4/3/25  
Sánchez