



EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 * E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (PORTION OF WATERLINE UTILITY EASEMENT TO BE VACATED)

A PORTION OF THAT 15' UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 46390, PAGE 1187, LYING WITHIN PARCEL "A", "POMPANO CITI CENTRE PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGES 45 THRU 52, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 07°35'43" EAST ON THE WESTERLY LINE OF SAID PARCEL "A" 768.57 FEET; THENCE SOUTH 83°08'37" EAST 208.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83°08'37" EAST 46.08 FEET; THENCE ALONG THE BOUNDARY OF SAID UTILITY EASEMENT THE FOLLOWING 13 COURSES AND DISTANCES; 1) SOUTH 85°13'31" WEST 31.53 FEET; 2) SOUTH 05°10'21" WEST 74.23 FEET; 3) SOUTH 82°52'09" EAST 50.25 FEET; 4) SOUTH 07°07'51" WEST 15.00 FEET; 5) NORTH 82°52'09" WEST 49.74 FEET; 6) SOUTH 05°10'21" WEST 227.99 FEET; 7) SOUTH 37°25'29" EAST 31.19 FEET; 8) SOUTH 83°10'16" EAST 43.61 FEET; 9) NORTH 05°02'25" EAST 4.53 FEET; 10) SOUTH 84°57'35" EAST 15.00 FEET; 11) SOUTH 05°02'25" WEST 5.00 FEET; 12) SOUTH 83°10'16" EAST 187.10 FEET; 13) SOUTH 88°32'28" EAST 38.32 FEET; THENCE SOUTH 06°51'23" WEST 15.07 FEET; THENCE ALONG THE BOUNDARY OF SAID UTILITY EASEMENT THE FOLLOWING 4 COURSES AND DISTANCES; 1) NORTH 88°32'28" WEST 37.61 FEET; 2) NORTH 83°10'16" WEST 252.75 FEET; 3) NORTH 37°25'29" WEST 43.37 FEET; 4) NORTH 05°10'21" EAST 329.88 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAIN 106,688 SQUARE FEET, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED AN ASSUMED MERIDIAN, WITH THE WESTERLY LINE OF TRACT "A", BEING NORTH 07°35'43" EAST AS SHOWN ON PLAT BOOK 175, PAGES 45-52.
2. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

CLIENT: MORGAN PROPERTY GROUP

NOT TO SCALE DRAWN: BB

ORDER NO.: 69678

DATE: 4/8/22

PARTIAL VACATION OF UTILITY EASEMENT

1190-1200 NE 23RD STREET

POMPANO BEACH, BROWARD COUNTY, FL

FOR: POMPANO CITI CENTRE

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 AND 3

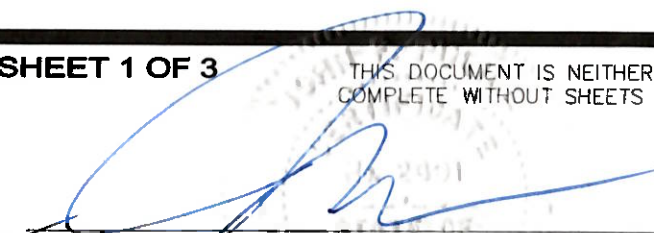
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- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA

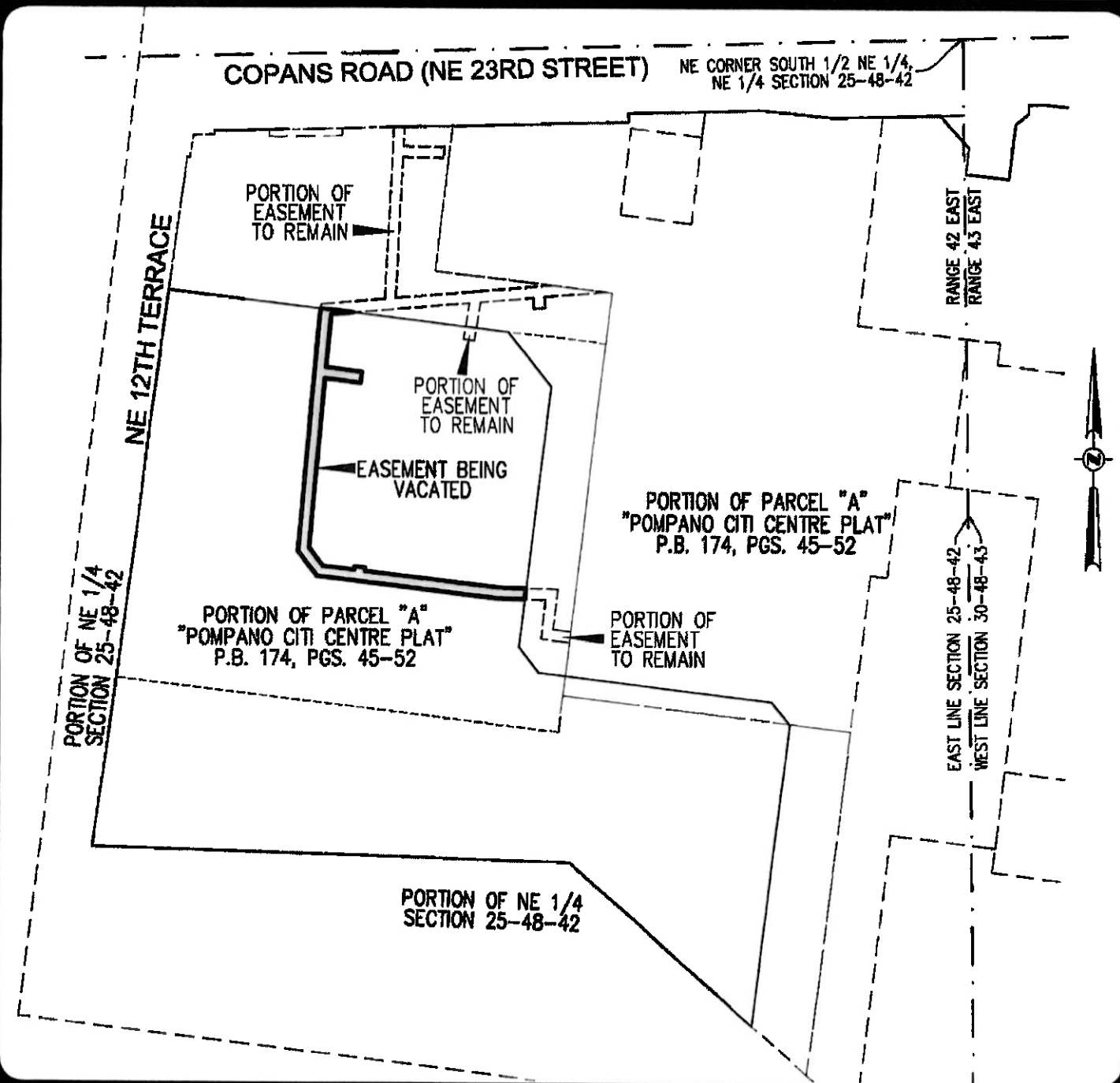


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CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: MORGAN PROPERTY GROUP

SCALE: 1"=200'

DRAWN: BB

ORDER NO.: 69678

DATE: 4/8/22

PARTIAL VACATION OF UTILITY EASEMENT

1190-1200 NE 23RD STREET

POMPANO BEACH, BROWARD COUNTY, FL

FOR: POMPANO CITI CENTRE

SHEET 2 OF 3

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COMPLETE WITHOUT SHEETS 1, 2 AND 3

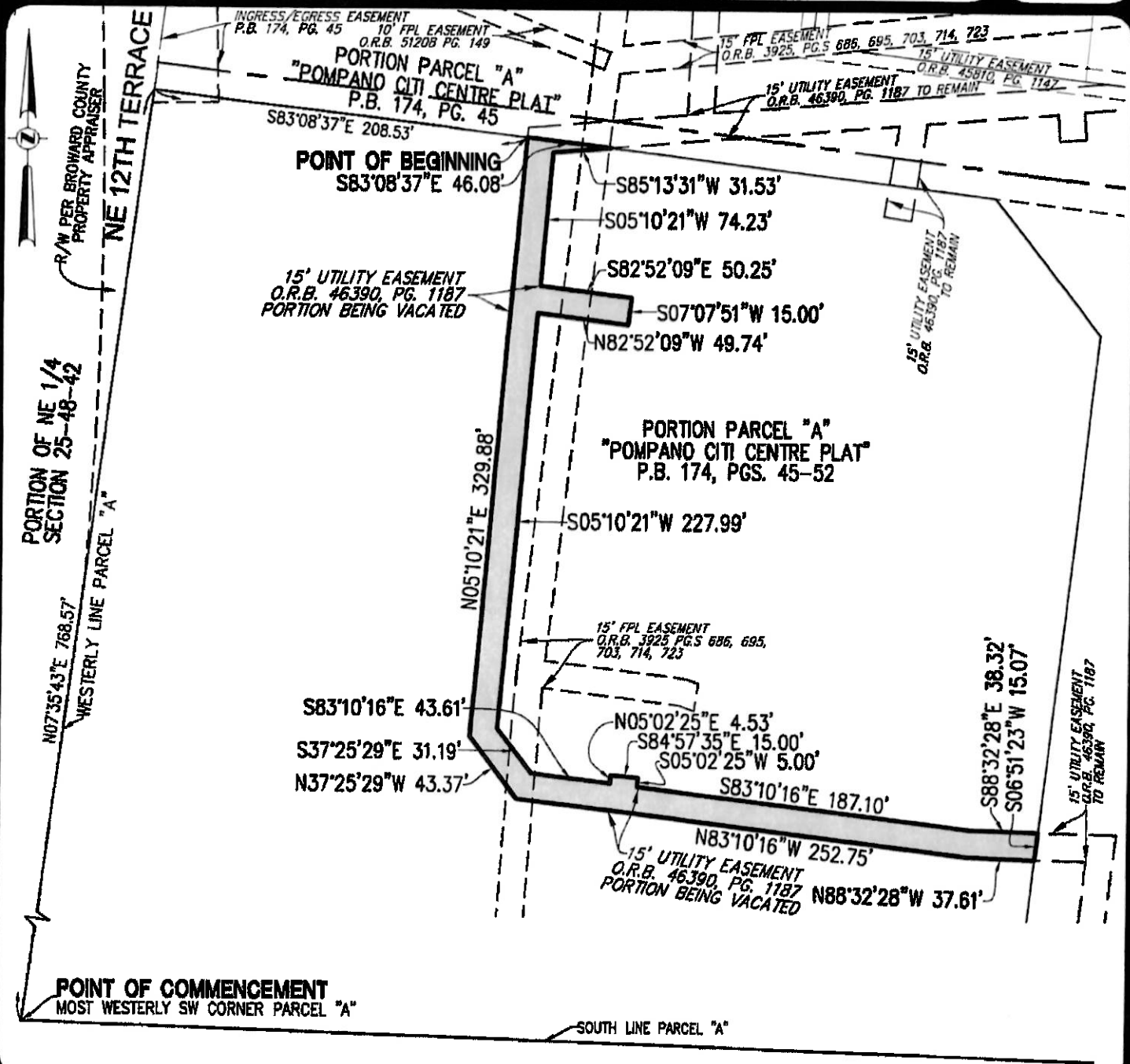
LEGEND:

P.B. PLAT BOOK
PG PAGE



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CLIENT: MORGAN PROPERTY GROUP
SCALE: 1"=80' | **DRAWN: BB**
ORDER NO.: 69678
DATE: 4/8/22
PARTIAL VACATION OF UTILITY EASEMENT
1190-1200 NE 23RD STREET
POMPANO BEACH, BROWARD COUNTY, FL
FOR: POMPANO CITI CENTRE

SHEET 3 OF 3 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 AND 3

LEGEND:
 FPL FLORIDA POWER & LIGHT COMPANY
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK
 PG./PGS. PAGE/PAGES
 R/W RIGHT-OF-WAY