

Exhibit A

SKETCH AND DESCRIPTION
A PORTION OF THE PUBLIC RIGHT-OF-WAY OF N.E. 23RD AVENUE
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

EXHIBIT _____

LAND DESCRIPTION:

A portion of N.E. 23rd Avenue, a 60 foot Dedicated Public Right-of Way, as per SEA BARGE YACHT CENTER, according to the plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the northwest corner of Tract A, of said SEA BARGE YACHT CENTER; thence S00°57'15"E along the east right-of-way line of N.E. 23rd Avenue, also being the west line of said Tract A, a distance of 7.00 feet; to the POINT OF BEGINNING; thence S88°00'17"W, 16.90 feet to a point hereinafter referred to as REFERENCE POINT "A"; thence S01°59'43"E, 85.00 feet; thence N88°00'17"E, 15.35 feet, to said east right-of-way line; thence N00°57'15"W along said right-of-way line, 85.01 feet to the POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE at the aforementioned REFERENCE POINT "A"; thence S88°00'17"W, 35.00 feet to the POINT OF BEGINNING 1; thence continue S88°00'17"W, 8.11 feet to the west right-of way line of N.E. 23rd Avenue; thence S00°57'15"E along said right-of-way line, 85.01 feet; thence N88°00'17"E, 9.65 feet; thence N01°59'43"W, 85.00 feet to the POINT OF BEGINNING 1.

Said lands situate and being in the City of Pompano Beach, Broward County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, SEA BARGE YACHT CENTER, based on the east right-of-way line of N.E. 23rd Avenue having a bearing of N00°57'15"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; CL = Centerline; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

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. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

David Eric
BreauX, Jr, P.L.S.

Digitally signed by David Eric
BreauX, Jr, P.L.S.
Date: 2019.10.29 10:57:41 -04'00'

NOT VALID WITHOUT
SHEETS 1 AND 2

DAVID ERIC BREAUX, Jr., P.L.S.
Florida Registration No. 5957
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS

REVISE PER CLIENT 10/28/2019 (J.S.B.)



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: **7184-28 L 2**

SCALE: _____

DATE: 10/07/2019

BY: J.S.B.

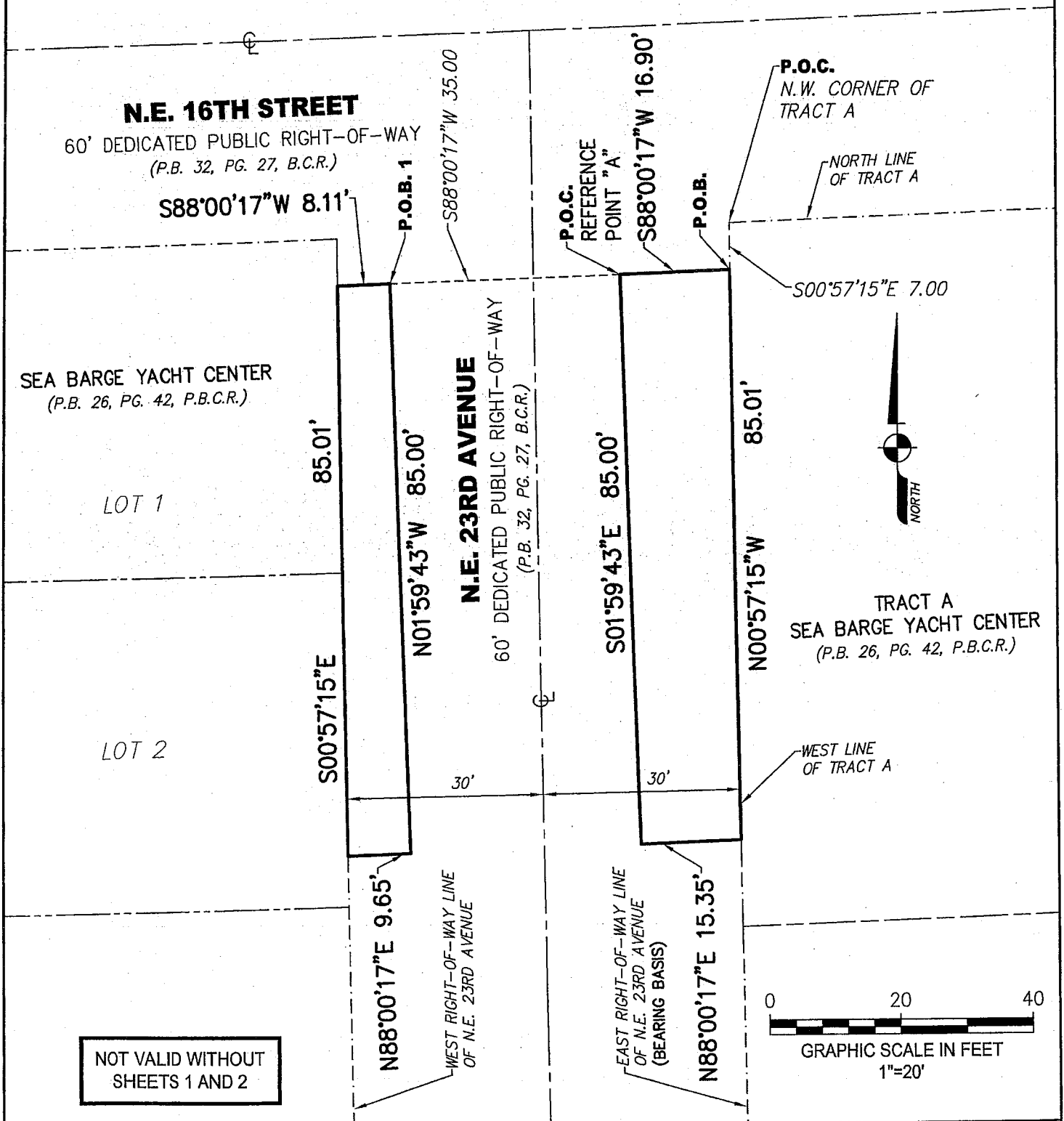
CHECKED: M.D.A.

F.B. N/A PG. N/A

SHEET: **1 OF 2**

SKETCH AND DESCRIPTION
A PORTION OF THE PUBLIC RIGHT-OF-WAY OF N.E. 23RD AVENUE
 CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

EXHIBIT _____



REVISIONS

REVISE PER CLIENT 10/28/2019 (J.S.B.)



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JOB #:	7184-28 L 2
SCALE:	1" = 20'
DATE:	10/07/2019
BY:	J.S.B.
CHECKED:	M.D.A.
F.B.	N/A PG. N/A
SHEET:	2 OF 2

EXHIBIT _____

A portion of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21" West, for a distance of 26.15 feet; thence run North 06°49'35" East, along the west line of said Lot 1 for a distance of 17.28 feet to the **POINT OF BEGINNING**.

Said lands situate and being in the City of Pompano Beach, Broward County, Florida and containing 148 square feet more or less.

SURVEYOR'S NOTES:

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3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, SEA BARGE YACHT CENTER, based on the west line of Lot 1 having a bearing of N06°49'35"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; Pg. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning.

CERTIFICATION:

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David Eric
Digitally signed by David
Eric Breaux, Jr, P.L.S.

Breaux, Jr, P.L.S. Date: 2019.1.08 10:20:22
-05'00'

DAVID ERIC BREAU, Jr., P.L.S.
Florida Registration No. 5957
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**


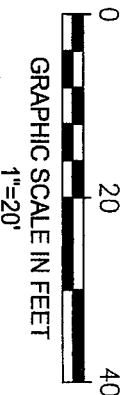
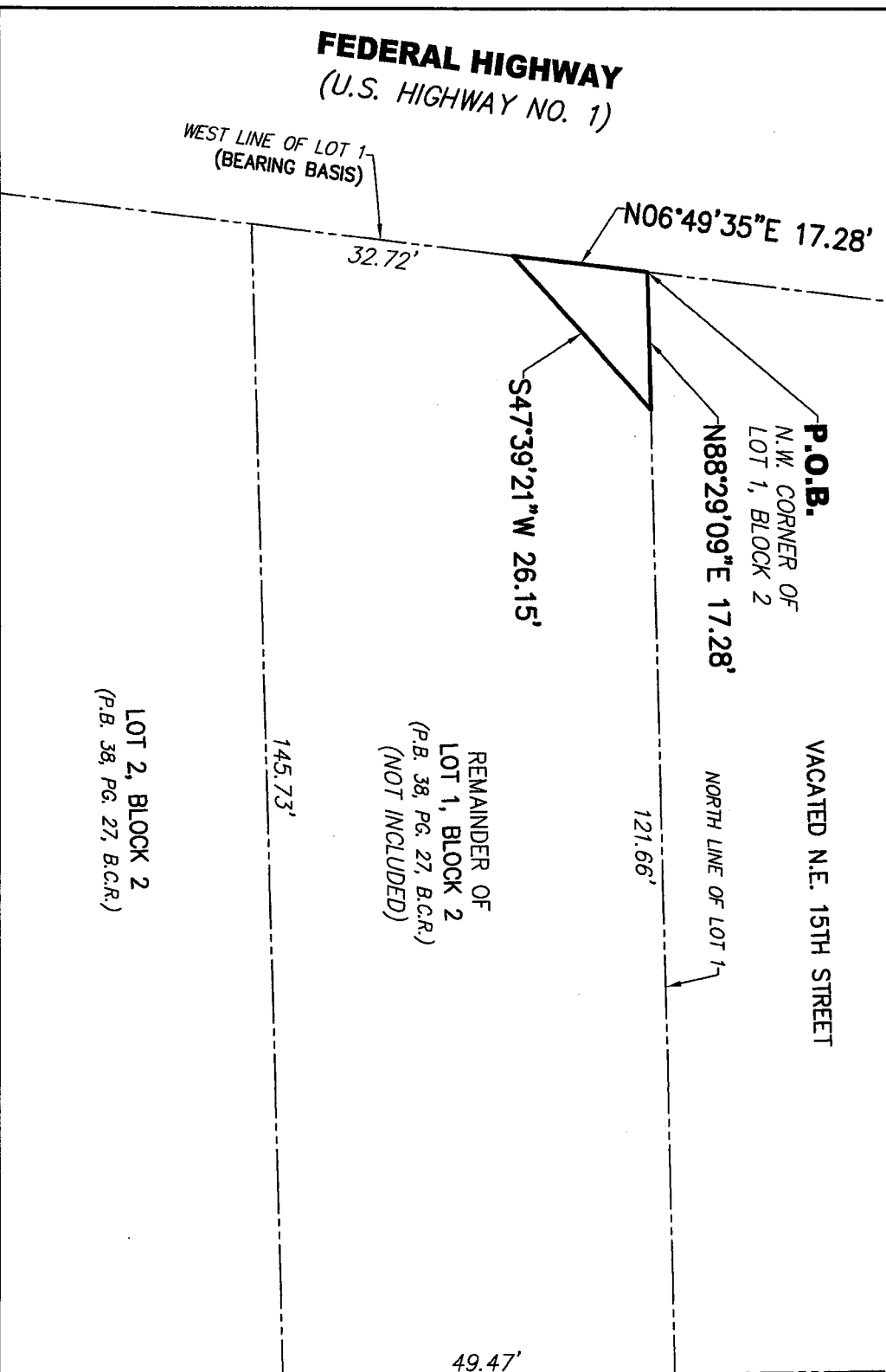
REVISIONS	
 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / WWW.AVIROMSURVEY.COM ©2019 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	<p align="center">SKETCH & DESCRIPTION</p> <p align="center">A PORTION OF LOT 1, BLOCK 2</p> <p align="center">SEA BARGE YACHT CENTER</p> <p>(P.B. 38, PG. 27, B.C.R.) CITY OF POMPANO BEACH BROWARD COUNTY, FLORIDA.</p>
JOB #:	7184-29A
SCALE:	N/A
DATE:	11/07/2019
BY:	J.S.B.
CHECKED:	D.E.B.
F.B. N/A PG. N/A	
SHEET:	1 OF 2

EXHIBIT _____



N.E. 23RD AVENUE

NOT VALID WITHOUT
SHEETS 1 AND 2



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**SKETCH & DESCRIPTION
A PORTION OF LOT 1, BLOCK 2
SEA BARGE YACHT CENTER**

(P.B. 38, PG. 27, B.C.R.)
CITY OF POMPAHO BEACH
BROWARD COUNTY, FLORIDA.

JOB #:	7184-29A
SCALE:	1" = 20'
DATE:	11/07/2019
BY:	J.S.B.
CHECKED:	D.E.B.
F.B. N/A	PG. N/A
SHEET:	2 OF 2

LAND DESCRIPTION:

EXHIBIT _____

A portion Lot 8, Block 1, SEA BARGE YACHT CENTER, according to the plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of said Lot 8; thence run North 88°29'09" East, along the south line of said Lot 8 for a distance of 13.00 feet; thence run North 42°20'38" West, for a distance of 17.00 feet; thence run South 06°49'35" West, along the west line of said Lot 1 for a distance of 13.00 feet to the **POINT OF BEGINNING**.

Said lands situate and being in the City of Pompano Beach, Broward County, Florida and containing 84 square feet more or less.

SURVEYOR'S NOTES:

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3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, SEA BARGE YACHT CENTER, based on the west line of Lot 8 having a bearing of S06°49'35"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning.

CERTIFICATION:

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David EricDigitally signed by David Eric
Breux, Jr., P.L.S.**Breux, Jr., P.L.S.** -05'00"
Date: 2019.11.08 10:19:56**DAVID ERIC BREUX, Jr., P.L.S.**

Florida Registration No. 5957

AVIROM & ASSOCIATES, INC.

L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2****REVISIONS**

AVIROM & ASSOCIATES

AVIROM & ASSOCIATES, INC.

SURVEYING & MAPPING

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This sketch is the property of AVIROM & ASSOCIATES, INC.
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(P.B. 38, PG. 27, B.C.R.)

CITY OF POMPAHO BEACH

BROWARD COUNTY, FLORIDA

JOB #: **7184-29B**

SCALE: N/A

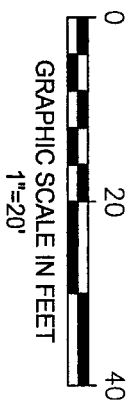
DATE: 11/07/2019

BY: J.S.B.

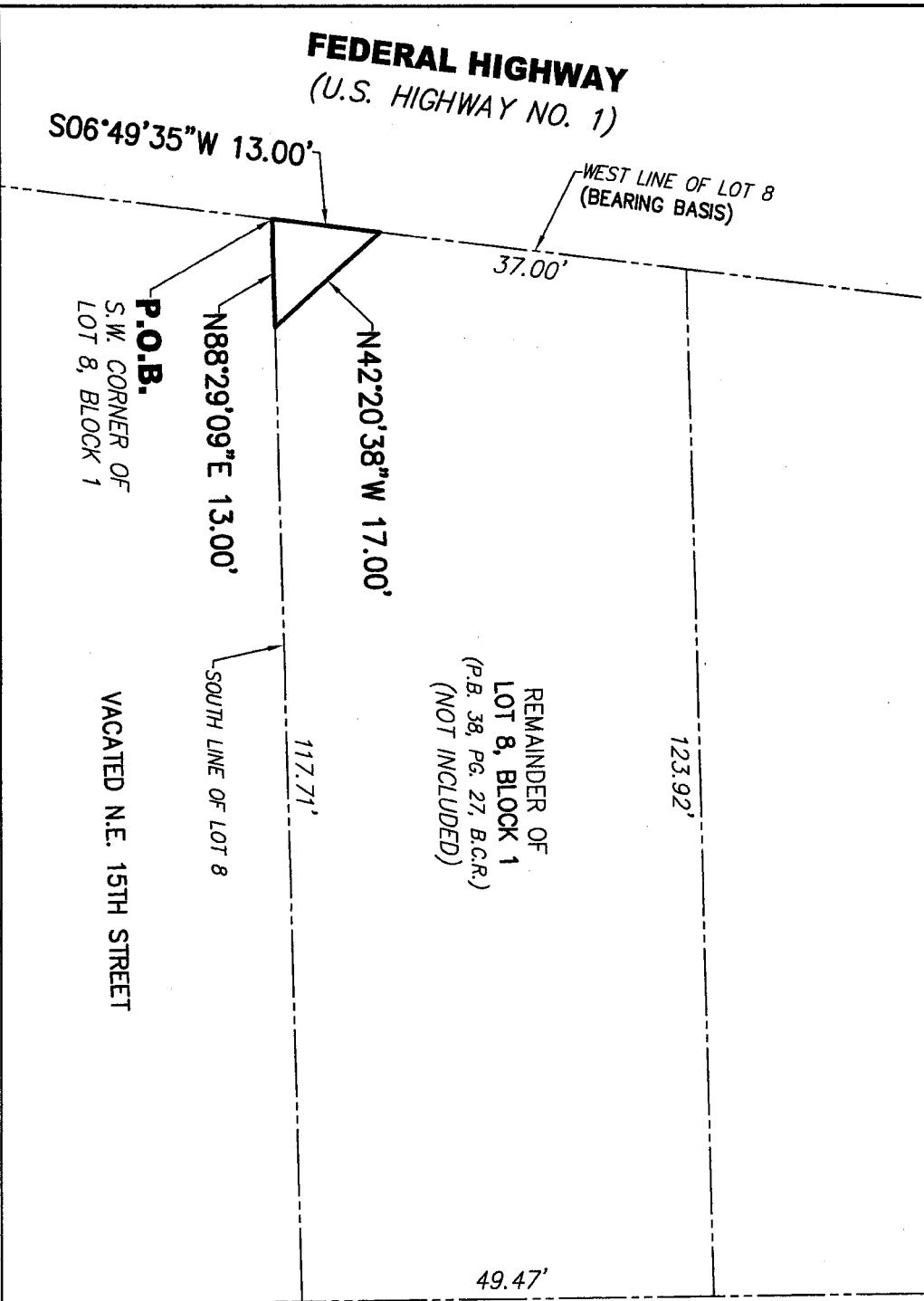
CHECKED: D.E.B.

F.B. N/A PG. N/A

SHEET: 1 OF 2



N.E. 23RD AVENUE



FEDERAL HIGHWAY
(U.S. HIGHWAY NO. 1)

REVISIONS



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SKETCH & DESCRIPTION
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SEA BARGE YACHT CENTER
(P.B. 38, PG. 27, B.C.R.)
CITY OF POMPAHO BEACH
BROWARD COUNTY, FLORIDA.

NOT VALID WITHOUT
SHEETS 1 AND 2

JOB #:	7184-29B
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BY:	J.S.B.
CHECKED:	D.E.B.
F.B.	N/A PG. N/A
SHEET:	2 OF 2

Exhibit B

CONDITIONS:

1. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the Applicant, and the relocated facilities shall be required to be inspected and accepted by the City.
2. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the Applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider.
3. Approval and execution of a perpetual non-exclusive easement to the City over, in and on the vacated areas for the purpose of providing public vehicular or pedestrian access.