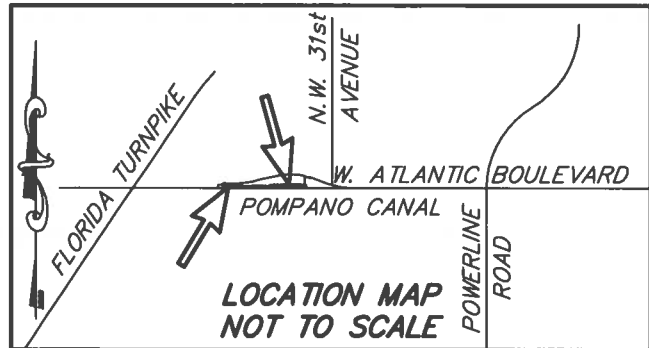




McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * EMAIL: INFO@MECO400.COM

EXHIBIT "A"
SKETCH AND DESCRIPTION
12' FPL EASEMENT
A PORTION OF
SECTION 32-48-42
3100 W. ATLANTIC BOULEVARD
SHEET 1 OF 2 SHEETS



LEGAL DESCRIPTION:

A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing (1) at the Southeast corner of said Section 32; thence North 01°21'47" West, on the East line of said Section 32, a distance of 28.68 feet to the Point of Beginning (1); thence continuing North 01°21'47" West, on said South line, a distance of 12.00 feet; thence South 89°01'42" West, a distance of 666.74 feet; thence South 01°20'37" East, a distance of 12.00 feet to a Reference Point "A"; thence North 89°01'42" East, a distance of 666.74 feet to the Point of Beginning (1).

TOGETHER WITH:

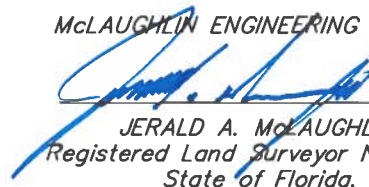
Commencing (2) at the aforementioned Reference Point "A"; thence North 89°05'30" West, a distance of 400.26 feet to the Point of Beginning (2); thence North 84°48'40" West, a distance of 233.47 feet; thence South 88°55'15" West, a distance of 165.34 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies) and a point on a curve; thence Westerly on said South right-of-way line and on said curve to the right, whose radius point bears North 06°29'44" West, with a radius of 2351.83 feet, a central angle of 05°25'06", an arc distance of 222.40 feet; thence South 88°55'15" West, on said South right-of-way line, a distance of 50.57 feet; thence South 02°42'34" East, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42, East, a distance of 1.50 feet; thence North 88°55'15" East, a distance of 437.28 feet; thence South 84°48'40" East, a distance of 123.56 feet; thence North 88°55'15" East, a distance of 109.91 feet to the Point of Beginning (2).

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 13,308 square feet or 0.3055 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 14th day of December, 2022.

McLAUGHLIN ENGINEERING COMPANY


JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

JOB ORDER NO. V-6746

REF. DWG.: 21-3-067

DRAWN BY: JMMjr

CHECKED BY: _____

C: \JMMjr\2022\6746 (PLAT)

PZ23-12000009

01/17/2024

PZ23-12000009

10/04/2023



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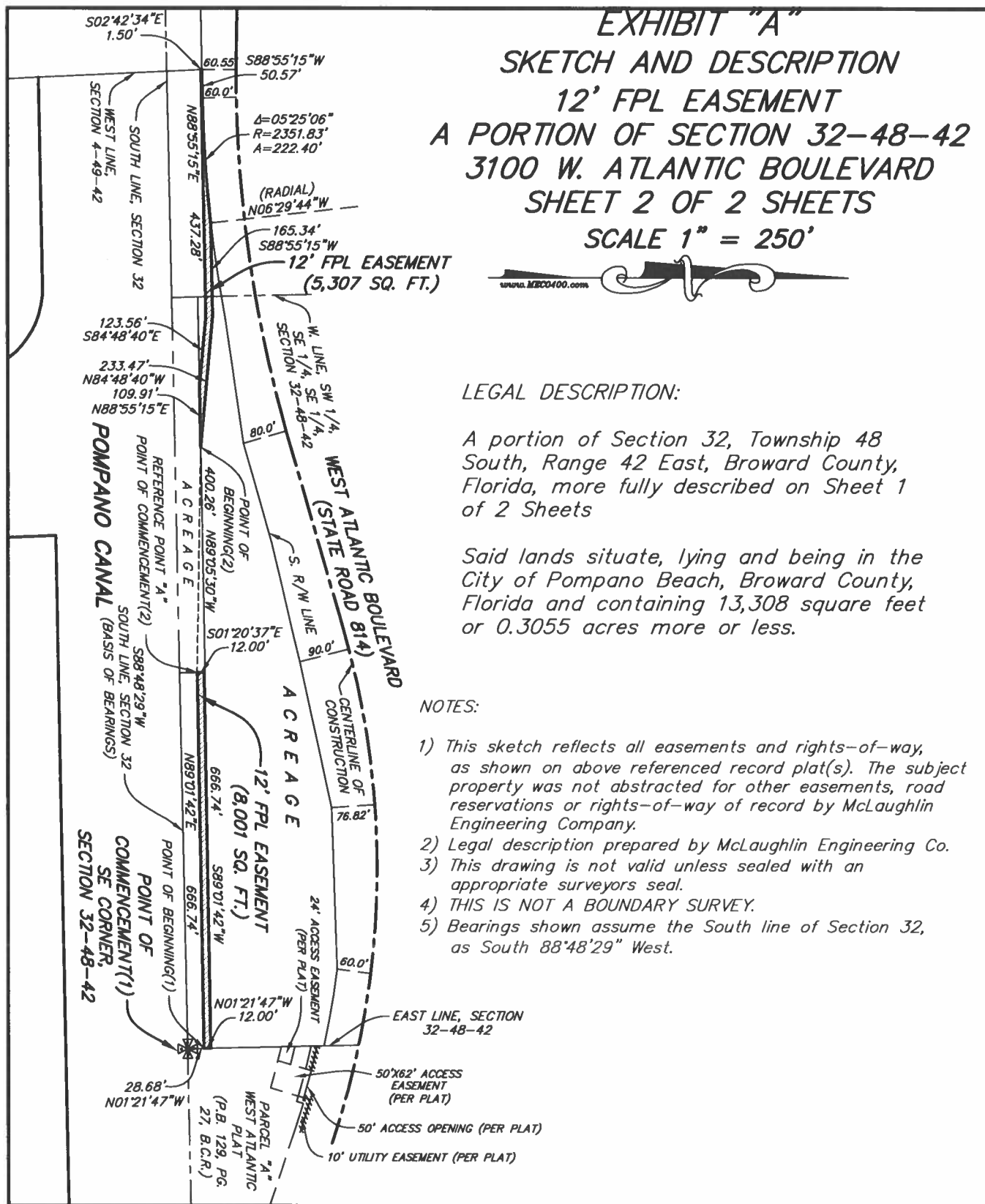


EXHIBIT "A"

SKETCH AND DESCRIPTION

12' FPL EASEMENT

A PORTION OF SECTION 32-48-42

3100 W. ATLANTIC BOULEVARD

SHEET 2 OF 2 SHEETS

SCALE 1" = 250'

LEGAL DESCRIPTION:

A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described on Sheet 1 of 2 Sheets

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 13,308 square feet or 0.3055 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South line of Section 32, as South 88°48'29" West.

FIELD BOOK NO. _____

JOB ORDER NO. _____ V-6746

REF. DWG.: 21-3-067

DRAWN BY: JMMjr

CHECKED BY: _____

C: \JMMjr\2023\6746 (PLAT)

PZ23-12000009

01/17/2024

PZ23-12000009

10/04/2023