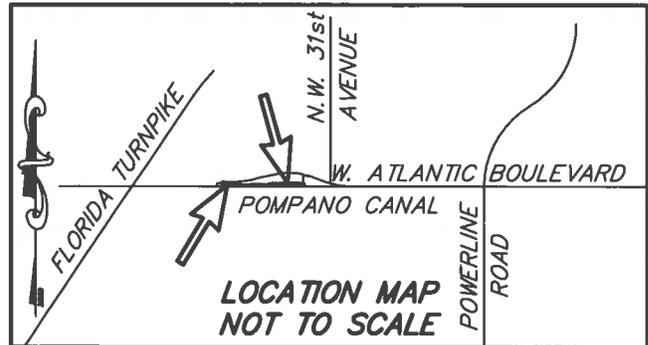




**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

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\16746 (PLAT)

PZ23-1200009

01/17/2024

PZ23-1200009

10/04/2023

**DRC**

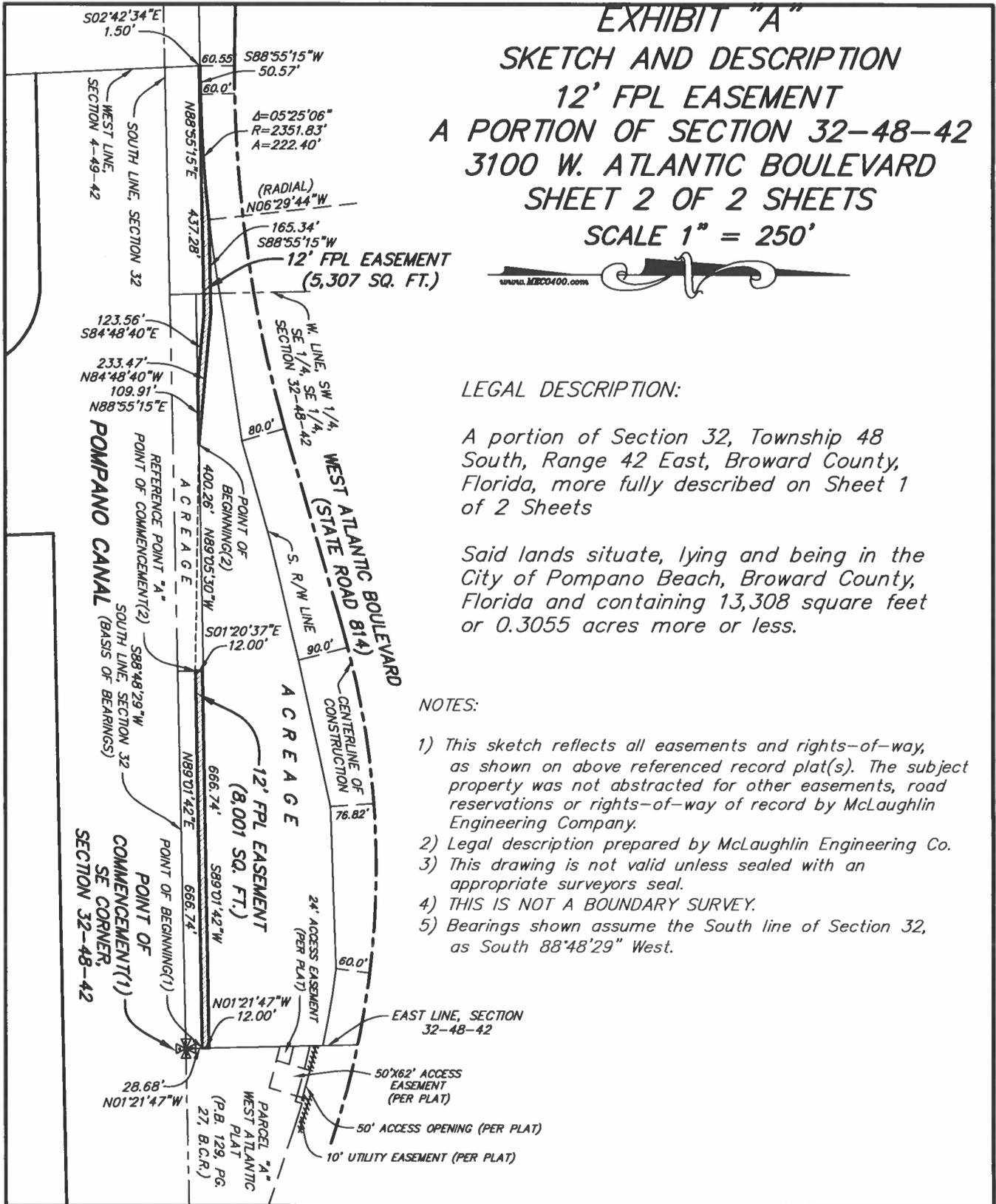
**DRC**



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 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 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. \_\_\_\_\_

DRAWN BY: JMMjr

V-6746

CHECKED BY: \_\_\_\_\_

REF. DWG.: 21-3-067

C: \JMMjr\2022\16746 (PLAT)

PZ23-1200009

01/17/2024

PZ23-1200009

10/04/2023

**DRC**

**DRC**