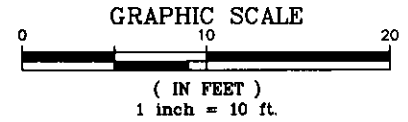
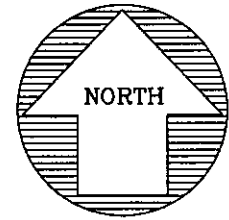


**Exhibit A
Easement**

SKETCH AND DESCRIPTION

PORTION OF TRACT C, "POMPANO BEACH HIGHLANDS 2nd SECTION"
ACCORDING TO PLAT BOOK 36, PAGE 21, BROWARD COUNTY PUBLIC
RECORDS, CITY OF POMPANO BEACH

**SURVEY PROJECT
NO. 2021-041**



LEGEND

- | | |
|---------------------|--------------------------------|
| PB - PLAT BOOK | P.C. - POINT OF CURVATURE |
| PG - PAGE | BCR - BROWARD COUNTY RECORDS |
| AKA - ALSO KNOWN AS | P.O.B. - POINT OF BEGINNING |
| S.F. - SQUARE FEET | P.O.C. - POINT OF COMMENCEMENT |
| R/W - RIGHT-OF-WAY | |

NE 15th AVENUE
(AKA ALLENDALE DRIVE)
70' RIGHT-OF-WAY
(PB 36, PG 21, BCR)

E. R/W LINE

BLOCK 24
POMPANO BEACH HIGHLANDS 2nd SECTION
(PB 36, PG 21, BCR)

P.C. LOT 24
75.00'

LOT 23

LOT 22

LOT 21

P.O.C.
MOST SOUTHERLY
SOUTHWEST
CORNER OF LOT 24,
BLOCK 24

N. R/W LINE
& S. LINE OF
BLOCK 24

N89°39'51"E 224.72'

NE 51st STREET
(AKA SENECA PARK LANE)
60' RIGHT-OF-WAY
(PB 36, PG 21, BCR)

S00°20'09"E 60.00'

S. R/W LINE
& N. LINE OF
TRACT "C"

N89°39'51"E
10.00'

P.O.B.

P.C.
TRACT "C"
POMPANO BEACH
HIGHLANDS 2nd SECTION
(PB 36, PG 21, BCR)

N00°20'09"W
9.00'

90 S.F.

S89°39'51"W
10.00'

S00°20'09"E
9.00'

(AKA SENECA ROAD)
70' RIGHT-OF-WAY
(PB 34, PG 38, BCR)
NE 17th DRIVE

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND NOTES ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 1 OF 2

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

**Exhibit A
Easement**

SKETCH AND DESCRIPTION

**SURVEY PROJECT
NO. 2021-041**

PORTION OF TRACT C, "POMPANO BEACH HIGHLANDS 2nd SECTION"
ACCORDING TO PLAT BOOK 36, PAGE 21, BROWARD COUNTY PUBLIC
RECORDS, CITY OF POMPANO BEACH

DESCRIPTION

A PORTION OF TRACT C, ACCORDING TO THE PLAT OF "POMPANO BEACH HIGHLANDS 2nd SECTION", AS RECORDED IN PLAT BOOK 36, PAGE 21, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 7, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 24, BLOCK 24, OF SAID PLAT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF NORTHEAST 51st STREET (AKA SENECA PARK LANE) OF SAID PLAT; THENCE N 89°39'51" E ALONG SAID LINE, A DISTANCE OF 224.72 FEET; THENCE S 00°20'09" E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT C, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 51st STREET (AKA SENECA PARK LANE) AND BEING THE POINT OF BEGINNING; THENCE CONTINUE S 00°20'09" E, A DISTANCE OF 9.00 FEET; THENCE S 89°39'51" W, A DISTANCE OF 10.00 FEET; THENCE N 00°20'09" W, A DISTANCE OF 9.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT C, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 51st STREET (AKA SENECA PARK LANE) OF SAID PLAT; THENCE N 89°39'51" E ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 90 SQUARE FEET, (0.0207 ACRES) MORE OR LESS.

SURVEY NOTES

- 1) THE LAND "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE REVIEWING SURVEYOR BASED ON THE INSTRUCTIONS FROM THE BROWARD COUNTY WATER MANAGEMENT DIVISION.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN. THE SOUTH LINE OF BLOCK 24/NORTH RIGHT-OF-WAY LINE OF NORTHEAST 51st STREET IS ASSUMED TO BEAR N 89°36'51" E.
- 3) SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
 - a. PLAT OF "POMPANO BEACH HIGHLANDS 2nd ADDITION", AS RECORDED IN PLAT BOOK 36, PAGE 21, BROWARD COUNTY PUBLIC RECORDS.

SEE SHEET 1 OF 2 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART THEREOF.

SHEET 2 OF 2

CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND DO NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE STANDARDS FOR PRACTICE SET FORTH UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Eric B Augusto

Digitally signed by Eric B Augusto
Date: 2021.07.22 14:39:59 -04'00'

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

No. 5695

PROFESSIONAL SURVEYOR AND MAPPER #5695, STATE OF FLORIDA
ERIC B AUGUSTO

DATE OF SKETCH
7/14/2021

DRAWN BY
M.N.

CHECKED BY
EBA

MANAGER
EBA

SKETCH NO. 2021-041 LEGAL.DWG

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300, PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555