

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"

"2 FOOT PARTIAL EASEMENT TO BE VACATED"

REFERENCE PROPERTY ADDRESS:

2690 West Sample Road
Pompano Beach, Florida 33069

LEGAL DESCRIPTION FOR PROPOSED 2 FEET PARTIAL EASEMENT TO BE VACATED:

This Legal Description lies within Section 21, Township 48 South, Range 42 East, City of Pompano Beach, Broward County, Florida more particularly described as follows:

Commencing at the most Northerly Northwest corner of Tract C of POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida.

Thence run S 45° 17' 53" W along the Northwesterly line of said Tract C for 49.48 feet to the Point of Beginning; said Point of Beginning is located along the existing East Right of Way line of NW 27th Avenue, the same being the West line of Tract C; thence run S 00° 19' 17" W along the West line of Tract C for a distance of 190.03 feet; thence run S 89° 43' 30" E for a distance of 2.00 feet; thence run N 00° 19' 17" E for a distance of 192.04 feet to a point located along the Northwesterly line of said Tract C; thence run S 45° 17' 53" W for a distance of 2.83 feet to the Point of Beginning.

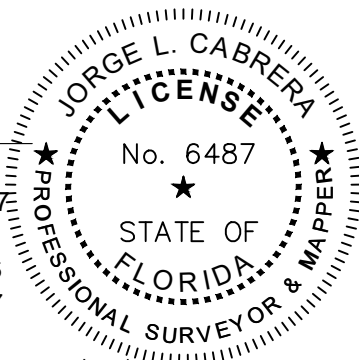
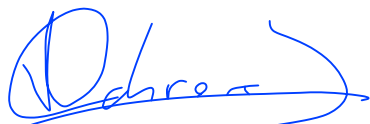
SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

This is not a Boundary Survey, but only a graphic depiction of the description shown hereon.

Bearings are referred to an assumed meridian where the Northerly boundary line of Tract C bears S 89° 43' 30" E as shown in Plat Book 111, Page 33, Public Records of Broward County, Florida.

This instrument was conducted for the purpose of a "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.



JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

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Phone: (305) 902-9522 Fax: (305) 207-9537
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This drawing are not valid unless Signed and embossed with the surveyor's seal.

CHECKED BY: JLC.

DRAWN BY: ELF.

DATE: 04/06/2026

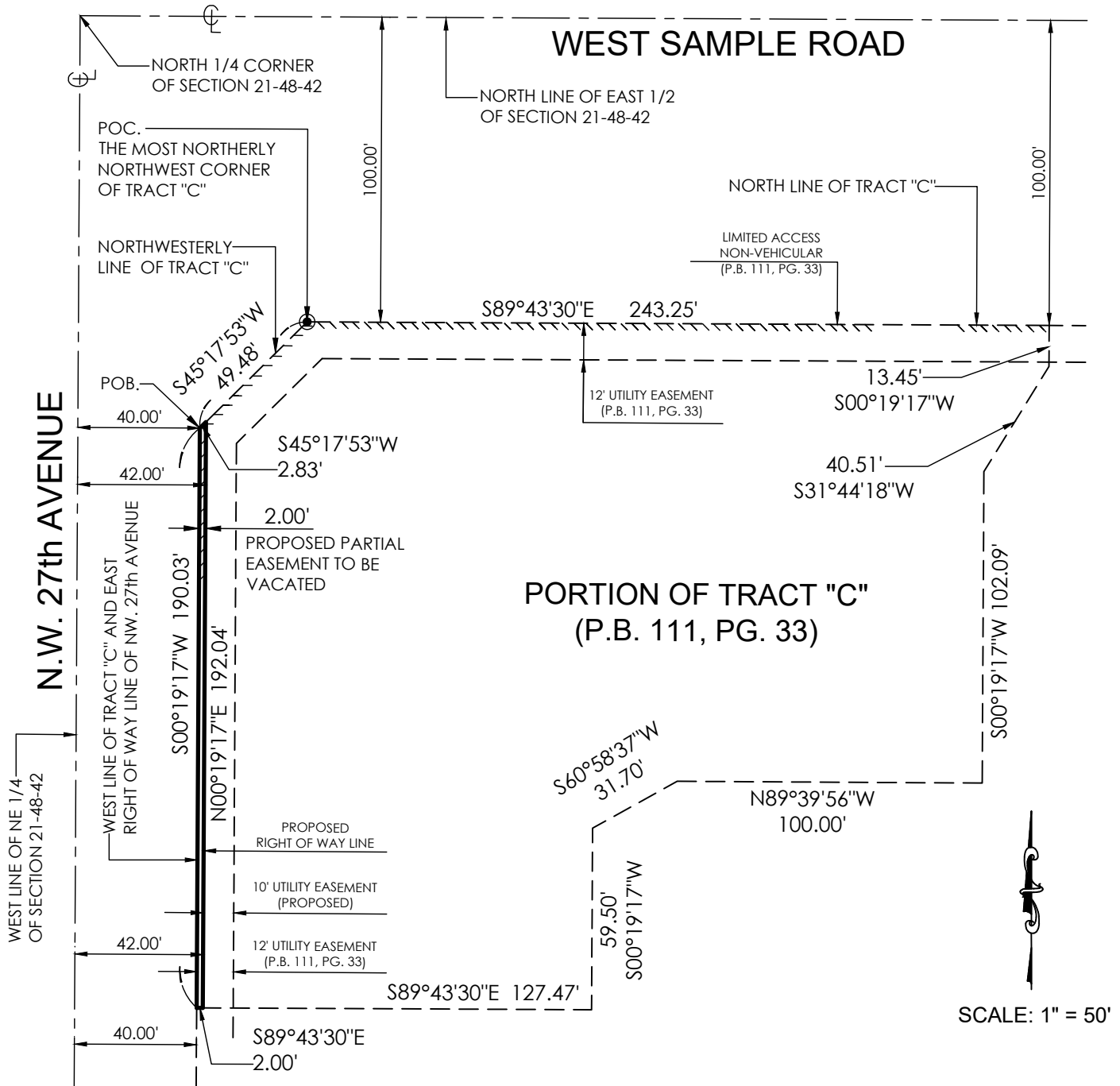
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Sheet 1 of 2

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[Signature]

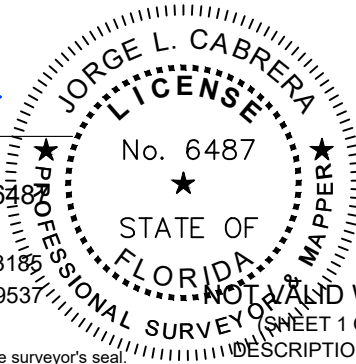
P28 JORGE L. CABRERA
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ABBREVIATIONS

CL = CENTERLINE
PB = PLAT BOOK
PG = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE

NOT VALID WITHOUT ALL PAGES
(SHEET 1 OF 2 CONTAINS LEGAL DESCRIPTION & SURVEYORS NOTES)

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