

EXHIBIT "A"

DESCRIPTION :

A PORTION OF A 12 FOOT WIDE UTILITY EASEMENT DESCRIBED AS FOLLOWS;

SHEET 1 OF 2

THE SOUTH 6.00 FEET OF LOT 10, BLOCK 22, POMPANO ESTATES THIRD ADDITION, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE NORTH 6.00 FEET LOT 9, BLOCK 22. LESS, HOWEVER THAT PORTION OF LOTS 9 AND 10 DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 9 AND 10, BLOCK 22, POMPANO ESTATES THIRD ADDITION, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK 22, POMPANO ESTATES THIRD ADDITION, AS PER PLAT RECORDED IN PLAT BOOK 58, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE S 01°34'08" E, ALONG THE WEST LINE OF LOT 8, 10.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 95, ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 86070-2525, SHEET 6 OF 17; THENCE N 31°57'14" E, ALONG SAID EAST RIGHT-OF-WAY, 59.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 636.00 FEET, RUN THENCE NORTHEASTERLY 18.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°37'33" TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, 14.04 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'53" TO A POINT OF NON-TANGENCY AND THE NORTH LINE OF THE SOUTH 6.00 FEET OF LOT 10, BLOCK 22; THENCE S 88°25'52" W, DEPARTING SAID EAST RIGHT-OF-WAY, ALONG SAID NORTH LINE, 46.82 FEET; TO THE WEST LINE OF BLOCK 22; THENCE S 01°34'08" E, ALONG SAID WEST LINE, 12.00 FEET, TO THE SOUTH LINE OF THE NORTH 6.00 FEET LOT 9, SAID BLOCK 22, THENCE N 88°25'52" E ALONG SAID SOUTH LINE 46.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN BROWARD COUNTY, FLORIDA, AND CONTAIN 646 SQ FT (0.01483), ACRES MORE OR LESS.

ABBREVIATION LEGEND:

P.C. = POINT OF CURVATURE; P.N.T.=POINT OF NON-TANGENCY;P.O.B. =POINT OF BEGINNING; PG.=PAGE; P.O.C.=POINT OF COMMENCEMENT; R=RADIUS;L=LENGTH; Δ= CENTRAL ANGLE (DELTA); C=CENTER LINE

SURVEY NOTES:

- 1.) THIS IS NOT A SURVEY.
- 2.) LANDS SHOWN HEREON WERE PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH FOR EASEMENTS, RIGHTS OF WAY, OR OTHER MATTERS OF RECORD.
- 3.) THIS FIRM'S "CERTIFICATE OF AUTHORIZATION" NUMBER IS "LB 6838".
- 4.) BEARINGS AND DISTANCES SHOWN HEREON AGREE WITH THE PLAT OF RECORD UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON THE WEST LINE OF BLOCK 22.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO.
MICHAEL J. MILLER #4034

SCALE: 1" = 20'

DRAWN BY: S.R.L.

FIELD WK: J.W. / B.M.

DATE: 03/18/2024

MILLER LAND SURVEYING

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REF: N/A

PREV.
JOB NO'S.

JOB NO. Y240233

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