

# Exhibit A

FOR: MAG REAL ESTATE & DEVELOPMENT

## SKETCH AND DESCRIPTION 10' UTILITY EASEMENT VACATION (DEDICATED BY P.B. 180, PG. 182; B.C.R.)

### LEGAL DESCRIPTION:

A PORTION OF PARCEL B, LANIER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING A 10 FOOT UTILITY EASEMENT AS DEDICATED AND SHOWN ON SAID PLAT, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL B, SAID POINT LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 81°23'37" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1974.86 FEET, THROUGH A CENTRAL ANGLE OF 00°17'41", FOR AN ARC DISTANCE OF 10.16 FEET; THENCE NORTH 88°16'09" EAST ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED POINT AND LYING 10 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH BOUNDARY OF SAID PARCEL B, DISTANCE OF 211.83 FEET; THENCE NORTH 01°13'47" WEST ALONG A LINE LYING 10 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE EAST BOUNDARY OF SAID PARCEL B, A DISTANCE OF 180.01 FEET; THENCE SOUTH 88°16'09" WEST ALONG A LINE LYING 10 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY OF SAID PARCEL B, A DISTANCE OF 188.41 FEET; THENCE SOUTH 05°48'52" WEST, A DISTANCE OF 41.94 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 85°44'42" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1974.86 FEET, THROUGH A CENTRAL ANGLE OF 02°50'19", FOR AN ARC DISTANCE OF 97.84 FEET, THE LAST TWO (2) DESCRIBED COURSES LYING 10 FEET EAST OF AND PARALLEL AND CONCENTRIC WITH THE WEST BOUNDARY OF SAID PARCEL B; THENCE NORTH 82°54'23" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1964.86 FEET, THROUGH A CENTRAL ANGLE OF 02°50'33", FOR AN ARC DISTANCE OF 97.48 FEET; THENCE NORTH 05°48'52" EAST ALONG A LINE NOT TANGENT TO THE LAST OR NEXT DESCRIBED CURVES, A DISTANCE OF 50.01 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 87°12'20" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1966.86 FEET, THROUGH A CENTRAL ANGLE OF 00°01'26", FOR AN ARC DISTANCE OF 0.82 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE WEST BOUNDARY OF SAID PARCEL B; THENCE NORTH 88°16'09" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 207.30 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 01°13'47" EAST ALONG SAID EAST BOUNDARY, A DISTANCE OF 200.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 88°16'09" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 223.54 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 7,496 SQUARE FEET OR 0.172 ACRES MORE OR LESS.

### NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE EAST BOUNDARY OF PARCEL B, LANIER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS SOUTH 01°13'47" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

### CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

GRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

Raymond  
Young

Digitally signed by  
Raymond Young  
Date: 2023.01.11 14:50:35  
-05'00'

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

### LEGEND

B.C.R. BROWARD COUNTY RECORDS  
L ARC LENGTH  
P.B. PLAT BOOK  
PG. PAGE  
R RADIUS  
Δ CENTRAL ANGLE  
C CENTERLINE

R:\SURVEY\2022\22-0008\_AVIARA WEST\DRAWNGS\SKETCH\_AND\_DESC\SD\_LUE VAC

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and GRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, encroachments and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Land shown hereon were not abstracted for right-of-way and/or easements of record.

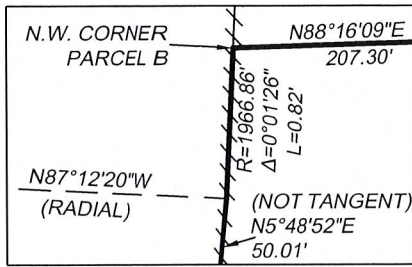
**GRAVEN • THOMPSON & ASSOCIATES, INC.**  
SURVEYORS • ENGINEERS • PLANNERS • SURVEYOR'S  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
ALL INFORMATION SHOWN HEREON IS THE PROPERTY OF GRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE PER CITY COMMENTS	11/30/22	RY	TB
2. REVISE CITY NAME IN DESCRIPTION	01/11/23	RY	RY
JOB NO.: 22-0008-001-01	SHEET 1 OF 2 SHEETS		
DRAWN BY: RY	F.B. N/A	PG. N/A	
CHECKED BY: TB	DATED: 11/21/22		

**P&Z**  
PZ22-27000001  
2/22/2023

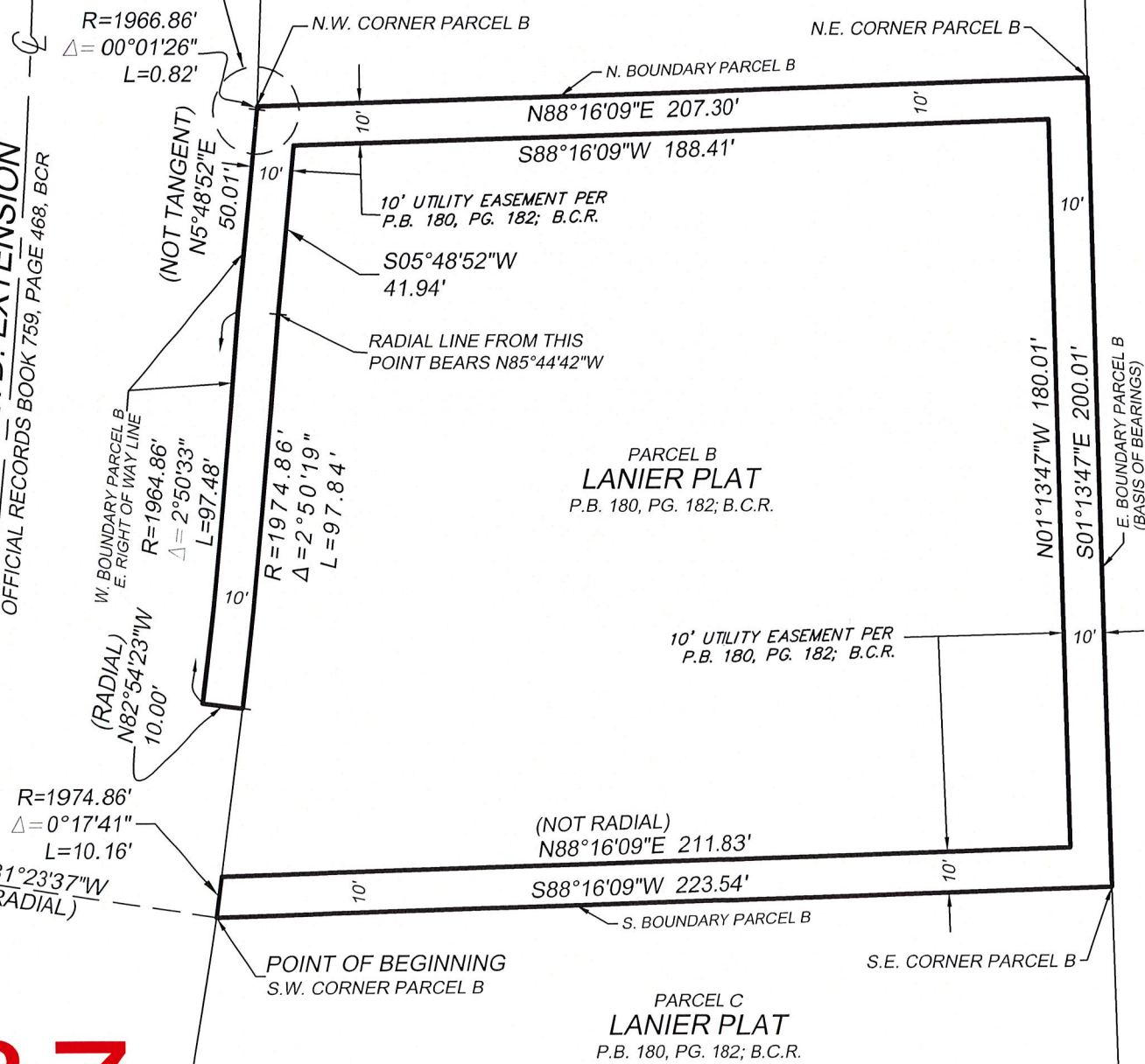
# 10' UTILITY EASEMENT VACATION (DEDICATED BY P.B. 180, PG. 182; B.C.R.)

DETAIL  
(NOT TO SCALE)



PARCEL A  
**LANIER PLAT**  
P.B. 180, PG. 182; B.C.R.

**ATLANTIC BLVD. EXTENSION**  
OFFICIAL RECORDS BOOK 759, PAGE 468, BCR



PARCEL B  
**LANIER PLAT**  
P.B. 180, PG. 182; B.C.R.

PARCEL C  
**LANIER PLAT**  
P.B. 180, PG. 182; B.C.R.



R:\SURV\2022\22-000-001\AVARA WEST\DRAWINGS\SKETCH\_AND\_DESC\SD\_UE VAC

**Craven • Thompson & Associates, Inc.**  
ENGINEERS PLANNERS SURVEYOR'S  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
INFORMATION SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

JOB NO.: 22-0008-001-01	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TB	DATED: 11/21/22