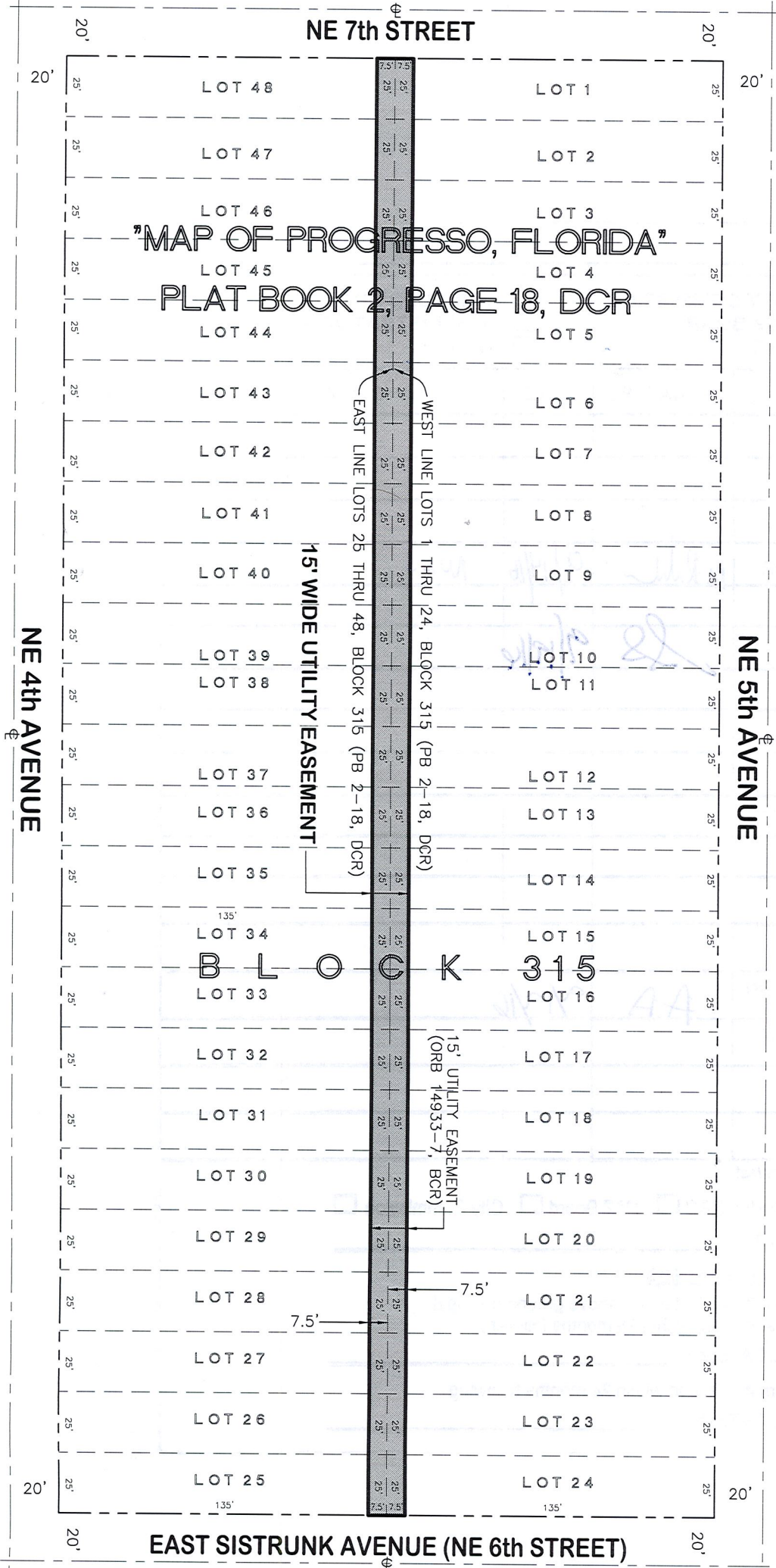


EXHIBIT "A"  
SKETCH & LEGAL DESCRIPTION  
VACATE RETAINED 15' UTILITY EASEMENT

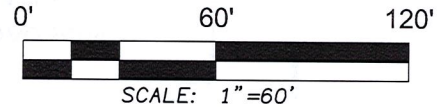
OK.



- NOTES:**
1. AREA OF SUBJECT EASEMENT IS 9,000 SQUARE FEET, OR 0.2066 ACRE, MORE OR LESS.
  2. CLIENT: ALTA FLAGLER VILLAGE, LLC.
  3. ALL RECORDING REFERENCES HEREON REFER TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE STATED.
  4. THE SUBJECT PARCEL LIES IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
  5. LEGAL DESCRIPTION PREPARED BY LEITER PEREZ & ASSOCIATES, INC.
  6. THIS SKETCH REFLECTS THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE REFERENCED RECORD PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS, OR RIGHTS-OF-WAY OF RECORD BY THIS FIRM.
  7. THIS SKETCH IS NOT AN AS-BUILT OR BOUNDARY SURVEY.

**LEGAL DESCRIPTION:**  
A 15 FOOT WIDE EASEMENT BEING A PORTION OF LOTS 1 THRU 48 INCLUSIVE, BLOCK 315, "MAP OF PROGRESSO, FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND SAID LANDS NOW SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
THE EAST 7.5 FEET OF LOTS 25 THRU 48 INCLUSIVE, BLOCK 315 OF SAID PLAT BOOK 2 PAGE 18 AND THE WEST 7.5 FEET OF LOTS 1 THRU 24 INCLUSIVE, BLOCK 315 OF SAID PLAT BOOK 2 PAGE 18.

- LEGEND:**
- BCR - BROWARD COUNTY PUBLIC RECORDS
  - DCR - MIAMI-DADE COUNTY PUBLIC RECORDS
  - LB - LICENSED BUSINESS
  - FP&L - FLORIDA POWER & LIGHT COMPANY
  - ORB - OFFICIAL RECORDS BOOK
  - PB - PLAT BOOK
  - PG - PAGE
  - R/W - RIGHT-OF-WAY
  - ☉ - CENTERLINE



THIS "SKETCH & LEGAL DESCRIPTION" WAS PREPARED UNDER MY SUPERVISION.  
LEITER, PEREZ & ASSOCIATES, INC.

BY: Geoffrey Leiter PRESIDENT  
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395  
STATE OF FLORIDA

NOTE:  
THIS IS NOT A LAND SURVEY.

**LEITER, PEREZ & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTANTS  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - ENVIRONMENTAL  
520 N.W. 165TH ST. RD., SUITE 209, MIAMI, FLORIDA 33169  
MIAMI-DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411  
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

REVISION:		
8-29-2016:	REVIEW	
DATE: 4-27-16	JOB NO. : 16-135	FILE: L-1947

FILE: 16-135utilsketchlegal.dwg

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

**CAM #16-1187**  
**Exhibit 3**  
**Page 1 of 1**

SHEET 1 OF 1