

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

THE SOUTH 10.00 FEET OF LOT 48, BLOCK 207, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 1,350 SQUARE FEET, MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 48, BEING ASSUMED WEST.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THIS SITE LIES IN SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 5) THIS SKETCH WAS PREPARED WITH BENEFIT OF OPINION OF TITLE, PREPARED BY COHEN NORRIS WOMER RAY TELEPMAN COHEN WITH AN EFFECTIVE DATE OF APRIL, 2016. THE 10' EASEMENT LISTED IN SAID OPINION IS DEPICTED ON THIS SKETCH OF LEGAL DESCRIPTION.



THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

ORDER NO.: 60136

DATE: 11/10/15

RIGHT-OF-WAY DEDICATION

BROWARD COUNTY, FLORIDA

FOR: DUNKIN DONUTS

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

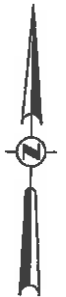
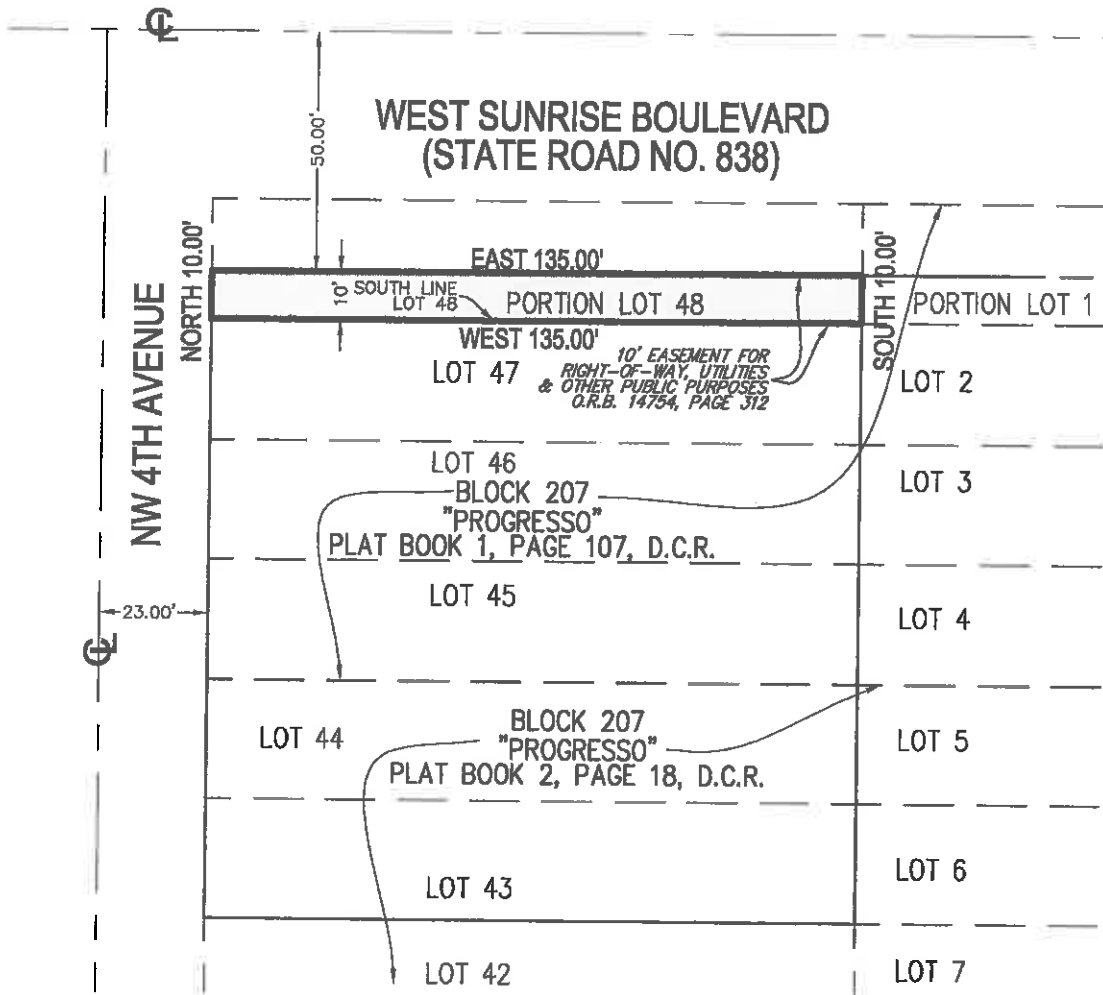
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778

E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com)  
CERTIFICATE OF AUTHORIZATION LB#3870

FLORIDA DEPARTMENT OF TRANSPORTATION  
DISTRICT FOUR  
ITEM/SEG No.:  
SECT/JOB No.:  
F.A.P. No.:  
S R No.:  
COUNTY: BROWARD  
PARCEL No.:

**SHEET 1 OF 2**

**EXHIBIT "A"**  
**SKETCH OF LEGAL DESCRIPTION**



**LEGEND:**

⊙	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
SEG	SEGMENT
SECT	SECTION
No.	NUMBER
F.A.P.	FEDERAL AID PROJECT
D.C.R.	DADE COUNTY RECORDS

THIS DOCUMENT IS NEITHER FULL NOR  
 COMPLETE WITHOUT SHEETS 1 AND 2

FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=40'

ORDER NO.: 60136

DATE: 11/10/15

RIGHT-OF-WAY DEDICATION

BROWARD COUNTY, FLORIDA

FOR: DUNKIN DONUTS

**PULICE LAND SURVEYORS, INC.**

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 SUNRISE, FLORIDA 33351

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 DISTRICT FOUR  
 ITEM/SEG No.:  
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**SHEET 2 OF 2**