# **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

D 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 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 WEST SUNRISE BOULEVARD (STATE ROAD NO. 838) **NORTH 10.00'** 9 EAST 135.00<sup>th</sup> SOUTH LINE **4TH AVENUE** E PORTION LOT 48 PORTION LOT 1 WEST 135.00' SOU LOT 2 **LOT 46** LOT 3 -BLOCK 207 -"PROGRESSO" PLAT BOOK 1, PAGE 107, D.C.R. LOT 45 -23.00 LOT 4 BLOCK 207 **LOT 44** LOT 5 "PROGRESSO" PLAT BOOK 2, PAGE 18, D.C.R. LOT 6 **LOT 43** LOT 7 **LOT 42** LEGEND: Œ CENTERLINE 0.R.B. OFFICIAL RECORDS BOOK FLORIDA DEPARTMENT OF TRANSPORTATION F.D.O.T. LB LICENSED BUSINESS SEG SEGMENT **SECT** SECTION No. NUMBER F.A.P. THIS DOCUMENT IS NEITHER FULL NOR FEDERAL AID PROJECT COMPLETE WITHOUT SHEETS 1 AND 2 D.C.R. DADE COUNTY RECORDS FILE: THOMAS ENGINEERING GROUP PULICE LAND SURVEYORS, INC. FLORIDA DEPARTMENT OF TRANSPORTATION SCALE: 1"=40' DISTRICT FOUR 5381 NOB HILL ROAD **ORDER NO.: 60136** ITEM/SEG No.: SECT/JOB No.: F.A.P. No.; SUNRISE, FLORIDA 33351 DATE: 11/10/15 TELEPHONE: (954) 572-1777 **RIGHT-OF-WAY DEDICATION** S R No.: FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**BROWARD COUNTY, FLORIDA** 

FOR: DUNKIN DONUTS

SHEET 2 OF 2

COUNTY: BROWARD

PARCEL No.: