

EXHIBIT A

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PORTION OF THE PARCEL AS DESCRIBED AND RECORDED AS EXHIBIT "B" OF INSTRUMENT NUMBER 92550163 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A 10.00 FOOT WIDE EASEMENT, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID PARCEL;
THENCE SOUTH 88°32'11" WEST, ALONG THE SOUTHERLY PROPERTY LINE, A DISTANCE OF 25.47 FEET TO
THE POINT OF BEGINNING;
THENCE NORTH 02°01'53" WEST, A DISTANCE OF 140.00 FEET TO THE **POINT OF TERMINUS**, THE SIDE LINES
BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES AND THE SIDE LINES
TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINE.

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE SOUTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF S 88°32'11" W.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Brion D
Yancy
Brion D Yancy
Date: 2025.09.25 11:38:14
-04'00'

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10486 S.W. Village Center Drive
Port St. Lucie, FL 34987 www.bowman.com
© Bowman Consulting Group, Ltd.
Professional Surveyors and Mappers, Certificate NO. LB-8030

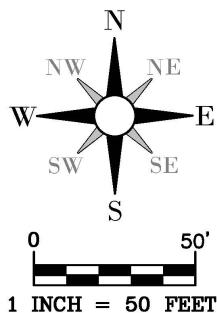
FILE: V:\100207 - PIKE-FPL\100207-01-089 (SUR) - PIKE FPL BROWARD 2025 - VALENCIA 68\SURVEY\TASK 3 VALENCIA 68-3 #200\SURVEY\GIS\EXHIBIT 89 DCR

EXHIBIT "A"
FLORIDA POWER AND LIGHT

EASEMENT

BROWARD COUNTY		FLORIDA	
PROJECT NO. 100207-01-089	EXISTING EASEMENTS: NONE	DATE: Sep. 25, 2025	
CADD FILE: EXHIBIT 89 DCR	MR NO. 13650200	SCALE: N/A	sheet: 1 OF 2

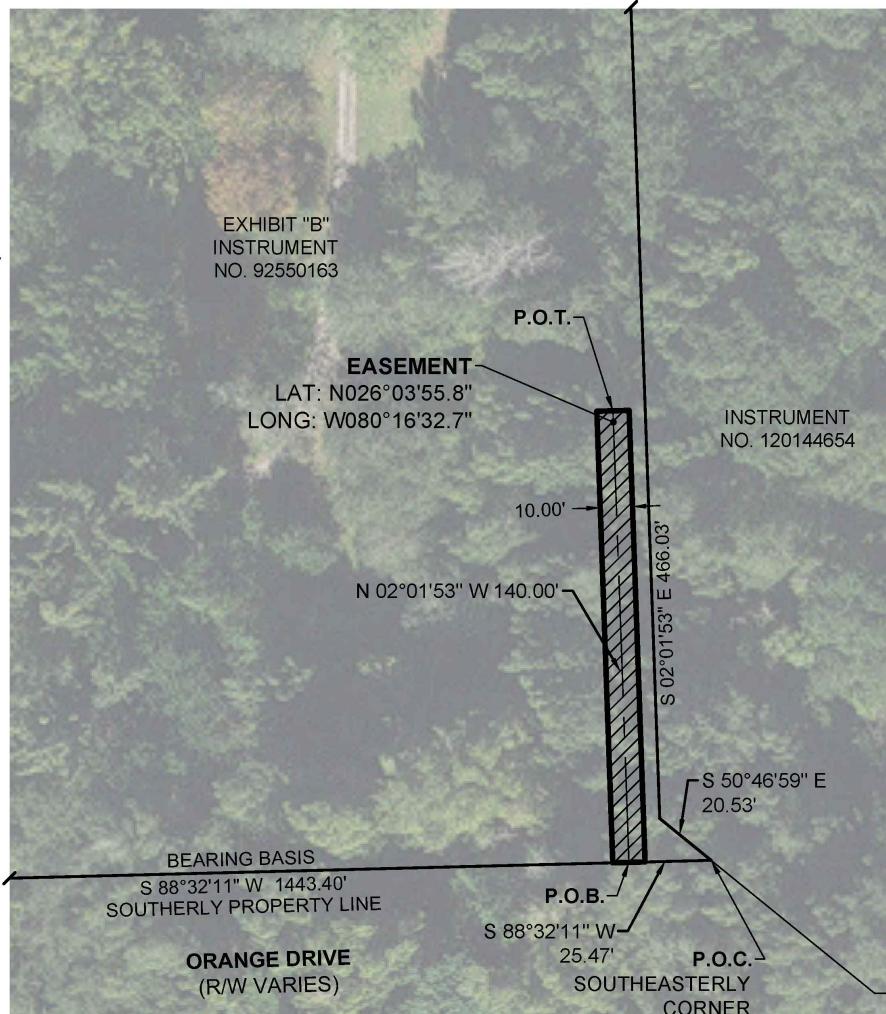
SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY



THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 50'

LEGEND

- LAT. = LATITUDE
- LB. = SURVEYOR BUSINESS
- LONG. = LONGITUDE
- LS = SURVEYOR AND MAPPER
- LTD. = LIMITED
- NO. = NUMBER
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINUS
- R/W = RIGHT-OF-WAY
- = EASEMENT



ADDRESS:

3900 SOUTHWEST 100TH AVENUE

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES, AND CERTIFICATION.

Bowman

Bowman Consulting Group, Ltd., Inc.
10486 S.W. Village Center Drive
Port St. Lucie, FL 34987

Phone: (772) 249-0733

www.bowman.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
FLORIDA POWER AND LIGHT

EASEMENT

BROWARD COUNTY

FLORIDA

PROJECT NO. 100207-01-089	EXISTING EASEMENTS: NONE	DATE: Sep. 25, 2025
CADD FILE: EXHIBIT 89 DCR	WR NO. 13650200	SCALE: 1" = 50'

SHEET: 2 OF 2

FILE: V:\100207 - PIKE-FPL\100207-01-089 (SUR) - PIKE FPL BROWARD 2025 - VALENCIA 66\SURVEY\TASK 3 VALENCIA 66-3 #200\SURVEY\GIS\EXHIBIT 89 DCR