

EXHIBIT "A"

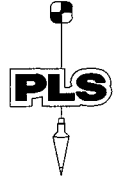

 SKETCH AND LEGAL DESCRIPTION
 BY

PULICE LAND SURVEYORS, INC.

 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870


LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION

A PORTION OF LOT 1, BLOCK 2 AND A PORTION OF LOT 6, BLOCK 2, "E.E. WOODSON'S PLAT OF LINCOLN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 6 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF JOHNSON STREET, 34.00 FEET TO A POINT ON A LINE LYING 34.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 6; THENCE NORTH 00°00'00" WEST, ALONG SAID PARALLEL LINE, 15.00 FEET; THENCE NORTH 45°00'00" EAST 42.43 FEET TO A POINT ON A LINE LYING 4.00 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF N. DIXIE HIGHWAY AND THE EAST LINE OF SAID LOTS 1 AND 6; THENCE NORTH 00°00'00" EAST, ALONG SAID PARALLEL LINE, 125.00 FEET TO A POINT ON A LINE LYING 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 AND LYING 30.00 NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6; THENCE NORTH 90°00'00" EAST, ALONG SAID PARALLEL LINE, 4.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOTS 1 AND 6, 170.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,580 SQUARE FEET (0.036 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND WITH A REFERENCE BEARING OF N90°00'00"E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS UNLESS NOTED OTHERWISE.

CLIENT: STATE CONTRACTING & ENGINEERING CORP.

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73416

DATE: 10/23/24: REV. 12/4/24

RIGHT-OF-WAY DEDICATION

HOLLYWOOD, BROWARD COUNTY, FLORIDA

FOR: 906 N. DIXIE HIGHWAY

SHEET 1 OF 2

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

John F.

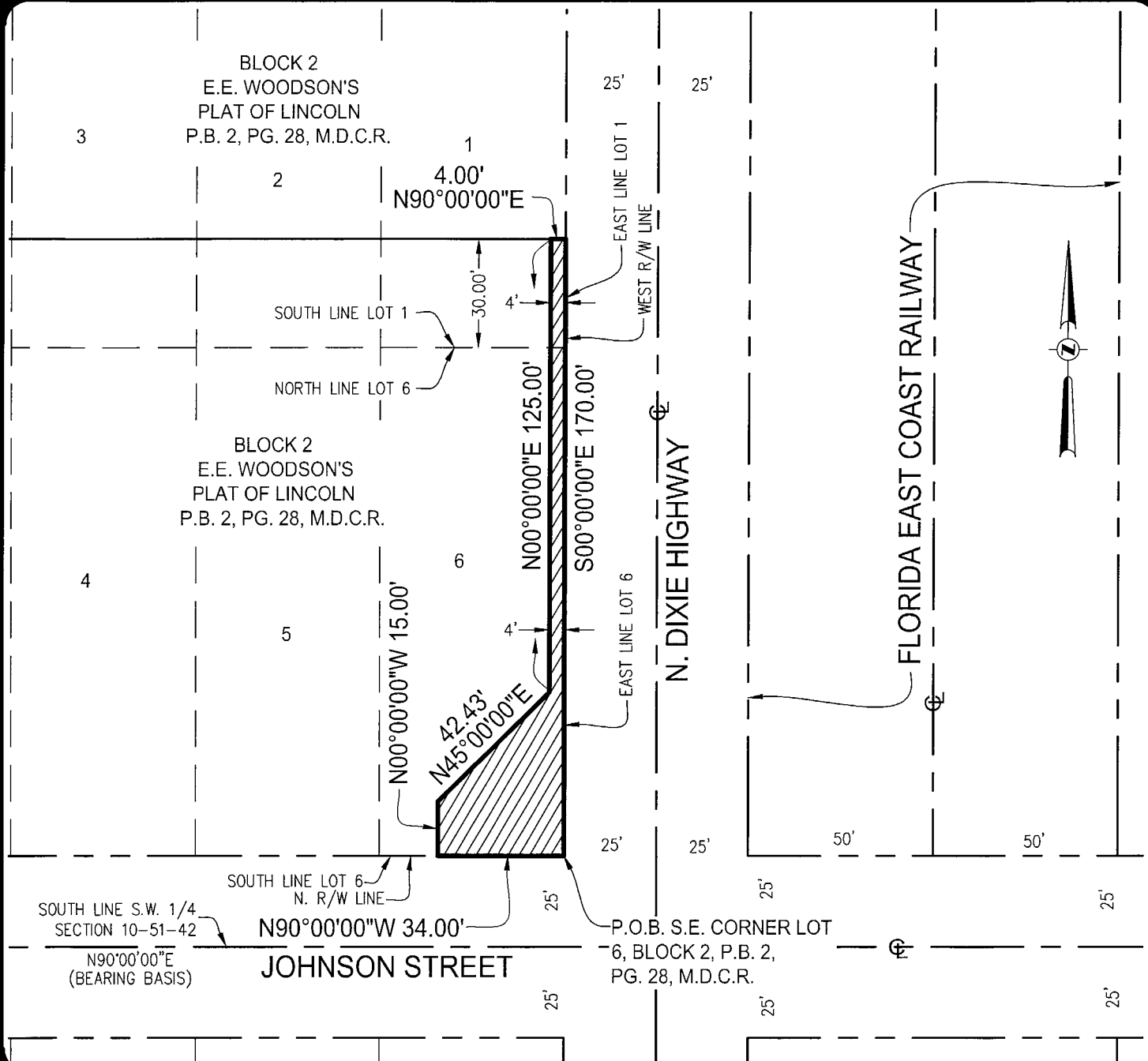
Digitally signed by

John F. Pulice, PSM

Pulice, PSM

Date: 2024.12.04

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
 STATE OF FLORIDA



CL CENTERLINE
 M.D.C.R. MIAMI-DADE COUNTY RECORDS
 P.O.B. POINT OF BEGINNING
 R/W RIGHT-OF-WAY
 10-51-42 SECTION 10, TOWNSHIP 51 SOU

10-51-42 SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

☒ PD-2024-06
☒ Right of way approved - Public RAW
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 02/18/25
Sanchez