Exhibit A

LEGAL DESCRIPTION:

A PORTION OF SPRUCE AVENUE, AMENDED PLAT OF PINECREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 24, SAID AMENDED PLAT OF PINECREST, THENCE ALONG THE EAST LINE OF SAID BLOCK 24, S01°18'26"E, 25.00 FEET TO THE POINT OF BEGINNING; THENCE N88°41'34"E, 30.00 FEET; THENCE ALONG THE WEST LINE OF PARCEL "B", POMPANO BEACH AIR PARK AND RECREATIONAL FACILITIES PLAT, AS RECORDED IN PLAT BOOK 149, PAGE 20, BROWARD COUNTY RECORDS, S01°18'26"E, 200.00 FEET; THENCE N88°41'34"W, 30.00 FEET; THENCE ALONG SAID EAST LINE OF SAID BLOCK 24, N01°18'26"W, 200.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6,000 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

- 1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED ON LIMITS DEFINED BY THE CLIENT.
- 2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
- 4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 5. BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF SOUTH 01°18'26" EAST ALONG THE WEST LINE OF PARCEL "B", POMPANO BEACH AIR PARK AND RECREATIONAL FACILITIES PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 20, BROWARD COUNTY PUBLIC RECORDS.

SURVEY LEGEND:

B.C.R. BROWARD COUNTY RECORDS

PAGE PAGE

PB. PLAT BOOK

P.O.B. POINT OF BEGINNING
P.O.C. PONT OF COMMENCEMENT

R/W RIGHT OF WAY

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON OCTOBER 11, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC. CONSULTING ENGINEERS

TIMOTHY H. GRAY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION, PSM 6604 (FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF SPRUCE AVENUE AMENDED PLAT OF PINECREST PLAT BOOK 7, PAGE 13 BROWARD COUNTY RECORDS



301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO.12002.10 SKD vacation

DATE _____10/11/22 | SCALE _____1"=60' |

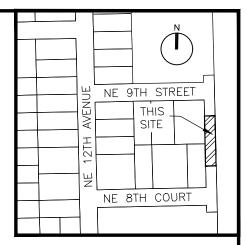
 FIELD BK.
 N/A

 DWNG. BY
 ZH

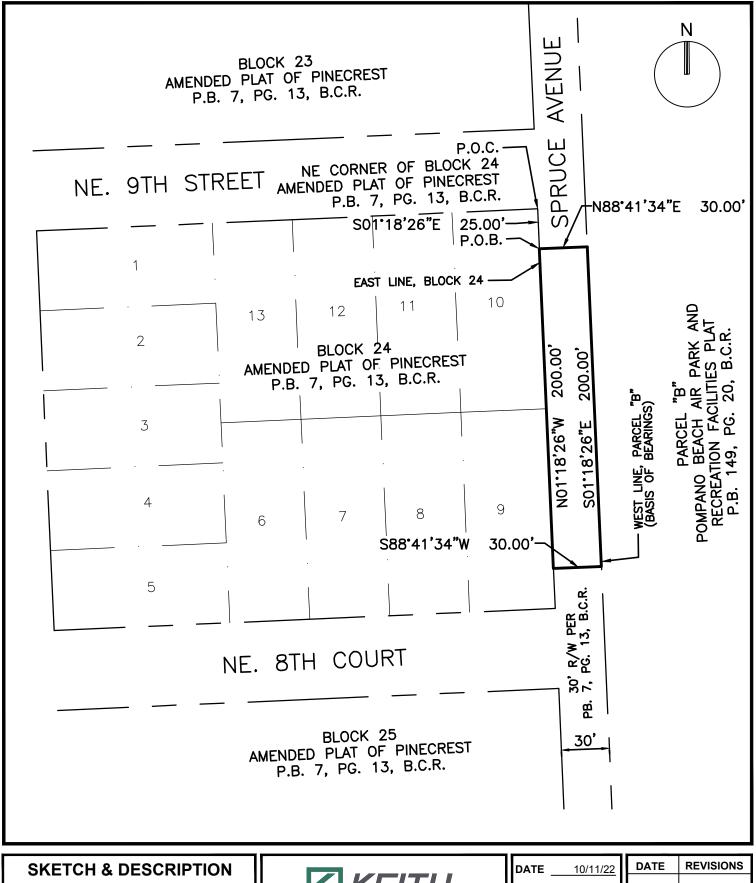
 DWNG. BY
 ZH

 CHK. BY
 THG

-		
Ш	DATE	REVISIONS
Ш		
Ш		
Ш		
Ш		
Ш		
Ш		
I		
I		



NOT TO SCALE



A PORTION OF SPRUCE AVENUE AMENDED PLAT OF PINECREST PLAT BOOK 7, PAGE 13 BROWARD COUNTY RECORDS

K	KEI	T	4
---	-----	---	---

301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO.12002.10 SKD vacation

DATE 10/11/22	DATE	REVISIONS
SCALE 1"=60'		
1 00		
FIELD BK. N/A		
DWNG. BY ZH		
CHK. BYTHG		