

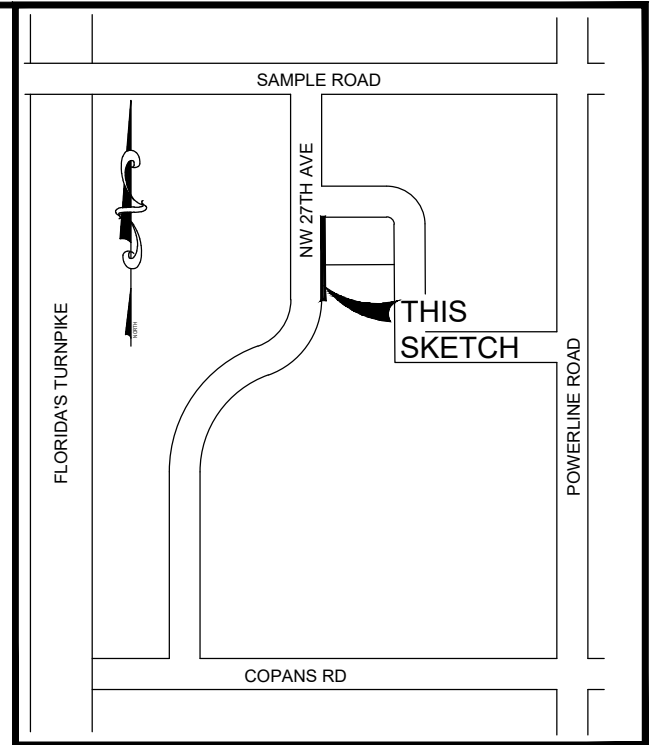
Exhibit A

LEGAL DESCRIPTION:

A PORTION OF TRACT E, POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT E, ALSO BEING A POINT ON CURVE TO THE RIGHT WITH A RADIUS OF 460.00 FEET (A RADIAL BEARING FROM SAID POINT BEARS NORTH 64°02'59" EAST); THENCE ALONG SAID CURVE BEING THE WEST LINE OF SAID TRACT E AND THE EAST RIGHT OF WAY LINE OF NW 27th AVENUE, THROUGH A CENTRAL ANGLE OF 20°41'02" AND AN ARC DISTANCE OF 166.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE & CURVE, THROUGH A CENTRAL ANGLE OF 05°35'16" AND AN ARC DISTANCE OF 44.86 FEET; THENCE CONTINUE ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES: 1.) THENCE NORTH 00°19'17" EAST, 280.14 FEET; 2.) THENCE NORTH 45°17'42" EAST, 2.83 FEET; THENCE ALONG A LINE LYING 2.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT E THE FOLLOWING TWO (2) COURSES; 1.) THENCE SOUTH 00°19'17" WEST, 282.14 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 458.00 FEET; 2.) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°35'16" AND AN ARC DISTANCE OF 44.67 FEET; THENCE SOUTH 84°44'01" WEST, 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 652 SQUARE FEET (0.01 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (NAD 83/11), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
7. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°54'42" WEST ALONG THE SOUTH LINE OF TRACT E, POMPANO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111, ON PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' OR SMALLER.

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 JANUARY 21, 2020 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.

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA

SKETCH & DESCRIPTION

2.00 FEET OF RIGHT OF WAY
OVER A PORTION OF TRACT E
POMPANO INDUSTRIAL PARK THIRD ADDITION
PLAT BOOK 111, PAGE 33, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



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

SHEET 1 OF 2

DRAWING NO. 10729.00 SKETCH & DESCRIPTION 02.dwg

DATE 01/21/20

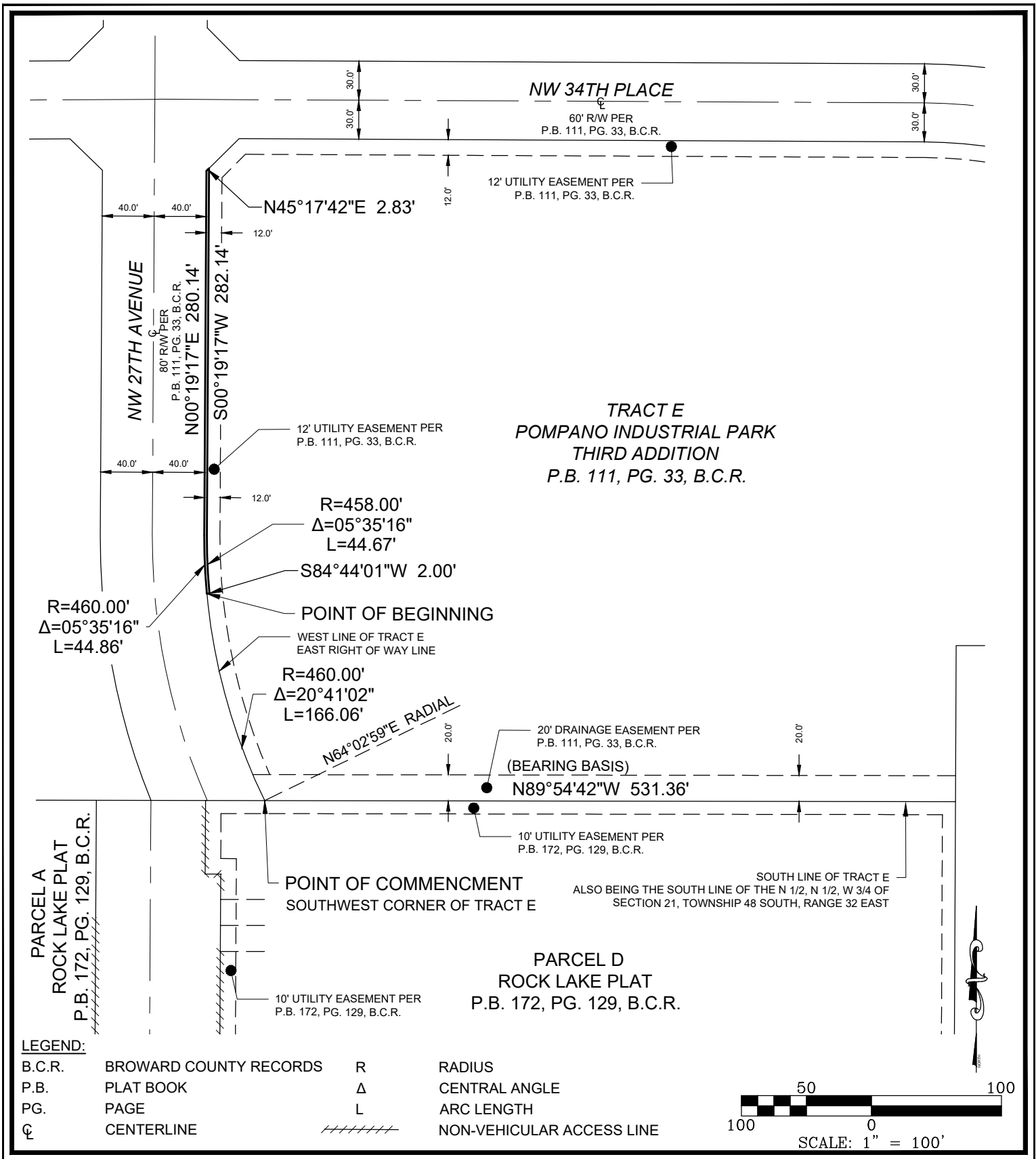
SCALE 1" = 100'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS
02/13/20	NORTH 325 FEET



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OVER A PORTION OF TRACT E
POMPANO INDUSTRIAL PARK THIRD ADDITION
PLAT BOOK 111, PAGE 33, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH

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SHEET 2 OF 2

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SCALE 1" = 100'

FIELD BK. N/A

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02/13/20	NORTH 325 FEET