



EXHIBIT "A"
LEGAL DESCRIPTION OF:
A PORTION OF PARCEL "A", "POMOCO PLAT"
P.B. 154, PG. 7, B.C.R.
POMPANO BEACH, BROWARD COUNTY, FLORIDA

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "POMOCO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 88°56'31" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 528.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 16°59'23" WEST, A DISTANCE OF 49.58 FEET;

THENCE SOUTH 30°29'08" WEST, A DISTANCE OF 51.42 FEET;

THENCE SOUTH 16°59'23" WEST, A DISTANCE OF 283.16 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°12'25" AND A RADIUS OF 11591.20 FEET, FOR AN ARC DISTANCE OF 41.84 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A";

THE LAST FOUR (4) MENTIONED COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A";

THENCE SOUTH 88°56'31" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 8.25 FEET;

THENCE SOUTH 02°38'45" WEST, A DISTANCE OF 2.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 28°26'41" WEST;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°24'29" AND A RADIUS OF 8.42 FEET, FOR AN ARC DISTANCE OF 6.08 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 72°50'18" WEST, A DISTANCE OF 49.63 FEET;

THENCE SOUTH 17°09'42" WEST, A DISTANCE OF 7.67 FEET;

THENCE NORTH 84°52'19" WEST, A DISTANCE OF 39.45 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 24°55'10" EAST;

DATE: Mar 26, 2026 - 1:11pm EST

FILE: F:\Draw\Mill Creek Residential\25-9842 Pompano Beach Fed Hwy\01-Drawing\25-9842 MCR Parcel S&L.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

	REVISIONS	DATE	BY
1	REVISE SOUTH BOUNDARY LINE	08.04.2025	WDLR
2	REVISE SOUTH BOUNDARY LINE	02.05.2026	WDLR
3	REVISE SOUTH BOUNDARY LINE	03.26.2026	WDLR

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PROFESSIONAL SURVEYOR AND MAPPER NO. 6081-STATE OF FLORIDA

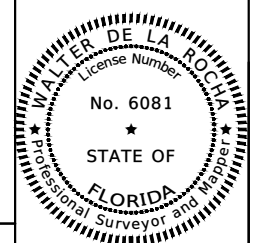
DATE OF ORIGINAL
SKETCH:06.24.2025

DRAWN BY
DLR

CHECKED BY
JDS

FIELD BOOK
N/A

SHEET 1 OF 4



SKETCH NO.
25-9842 MCR PARCEL S&L



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(CONTINUED)

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 23°57'07" AND A RADIUS OF 28.43 FEET, FOR AN ARC DISTANCE OF 11.89 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 02°48'09" EAST;

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°32'06" AND A RADIUS OF 30.35 FEET, FOR AN ARC DISTANCE OF 8.76 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 84°52'19" WEST, A DISTANCE OF 16.87 FEET;

THENCE NORTH 86°16'33" WEST, A DISTANCE OF 44.39 FEET;

THENCE SOUTH 87°04'06" WEST, A DISTANCE OF 198.15 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL

THENCE NORTH 01°50'30" WEST, ALONG THE SAID WEST LINE OF PARCEL "A" AND THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A DISTANCE OF 393.25 FEET TO THE POINT OF BEGINNING.

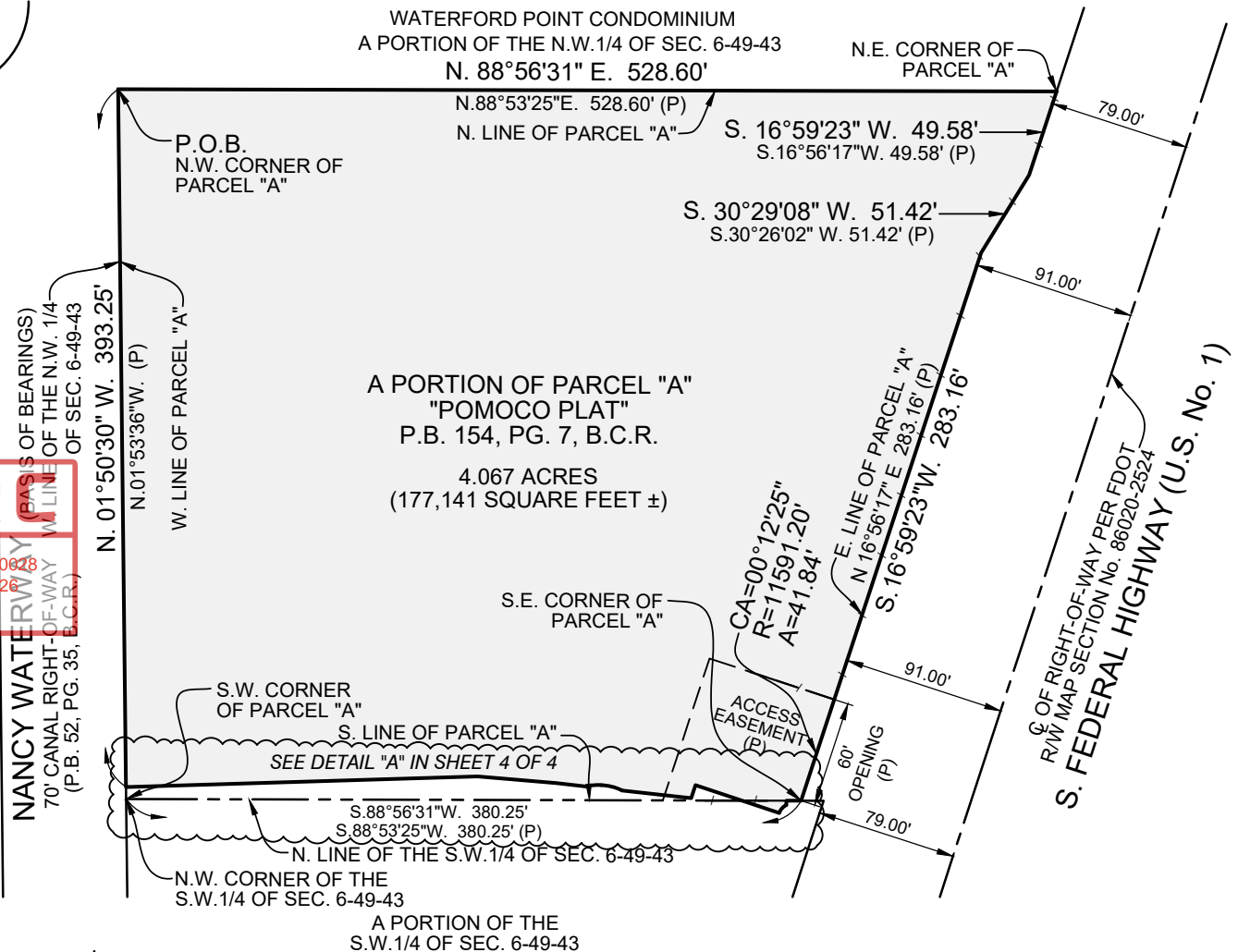
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND 4.067 ACRES (177,141 SQUARE FEET), MORE OR LESS.

NOTES:

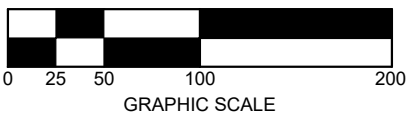
1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN DIGITALLY SIGNED BY WALTER DE LA ROCHA, PSM 6081 ON THE DATE INDICATED NEXT TO THE DIGITAL SIGNATURE. PRINTED COPIES OF THE SIGNED COPIES ARE NOT CONSIDERED VALID.
3. UNLESS OTHERWISE NOTED, THE BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 01°50'30" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA. AND RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. BASED ON DRAWING FILE PROVIDED BY THE CLIENT, AND WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEETS 3 AND 4 OF 4 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

DRC
PZ25-12000028
06/03/2026

EXHIBIT "A"
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POMPANO BEACH, BROWARD COUNTY, FLORIDA



SCALE: 1" = 100'



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LB	LICENSED BUSINESS
(P)	DATA PER PLAT OF RECORD
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
SEC.	SECTION
CA	CENTRAL ANGLE
R	RADIUS
A	ARC LENGTH
	NON-VEHICULAR ACCESS LINE

NOTES:

SEE SHEETS 1 AND 2 OF 4 FOR THE LEGAL DESCRIPTION OF
THE SKETCH GRAPHICALLY SHOWN HEREON.
BEARINGS ARE GRID UNLESS OTHERWISE NOTED

DATE: Mar 26, 2026 - 1:17pm EST

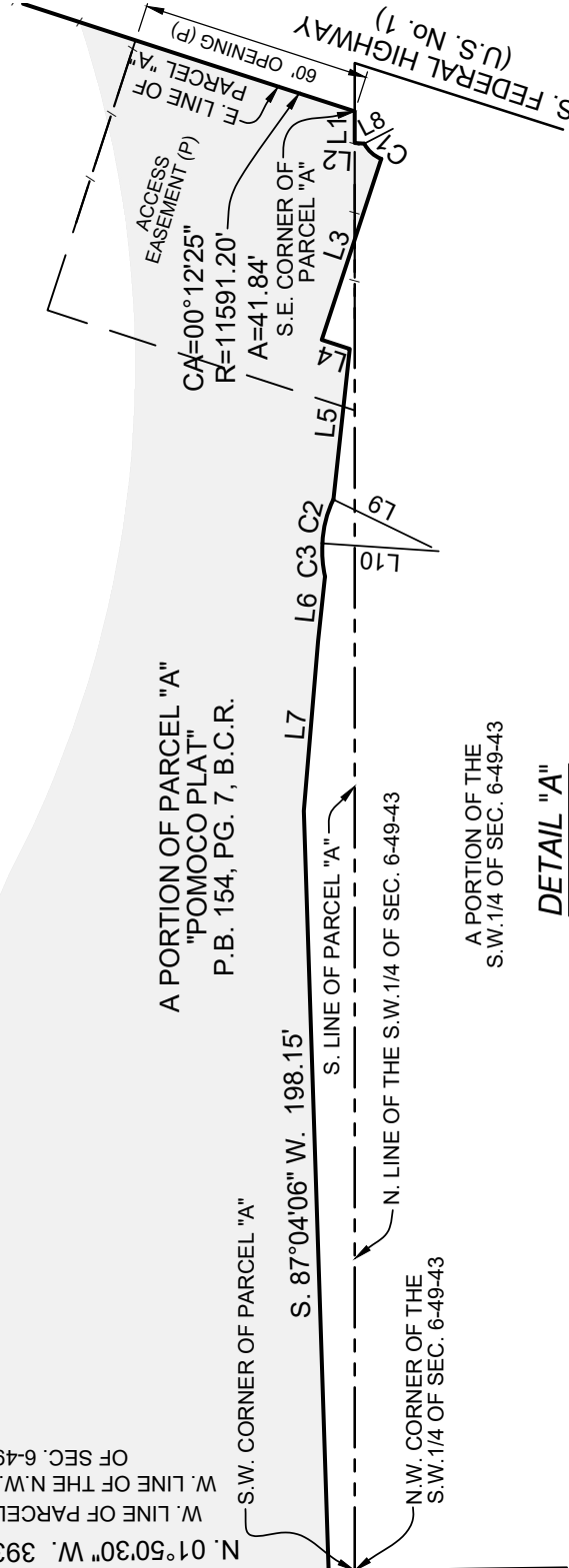
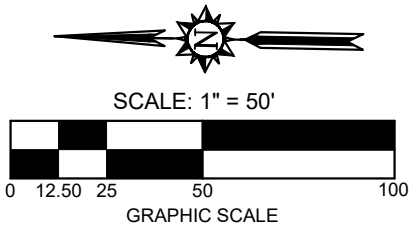
FILE: F:\Draw\Mill Creek Residential\25-9842 Pompano Beach Fed Hwy\01-Drawing\25-9842 MCR Parcel S&L.dwg

SHEET 3 OF 4

SKETCH NO.
25-9842 MCR PARCEL S&L



EXHIBIT "A"
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DRC

PZ25-12000028
06/03/2026

LEGEND:
C# . . . CURVE NUMBER
L# . . . LINE NUMBER

NOTES:
SEE SHEETS 1 AND 2 OF 4 FOR THE LEGAL DESCRIPTION OF
THE SKETCH GRAPHICALLY SHOWN HEREON.
BEARINGS ARE GRID UNLESS OTHERWISE NOTED

CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	ARC DISTANCE
C1	8.42'	41°24'29"	6.08'
C2	28.43'	23°57'07"	11.89'
C3	30.35'	16°32'06"	8.76'

RADIAL LINE TABLE	
LINE	BEARING
L8	N. 28°26'41" W.
L9	N. 24°55'10" E.
L10	N. 02°48'09" E.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S. 88°56'31" W.	8.25'
L2	S. 02°38'45" W.	2.50'
L3	N. 72°50'18" W.	49.63'
L4	S. 17°09'42" W.	7.67'
L5	N. 84°52'19" W.	39.45'
L6	N. 84°52'19" W.	16.87'
L7	S. 86°16'33" E.	44.39'