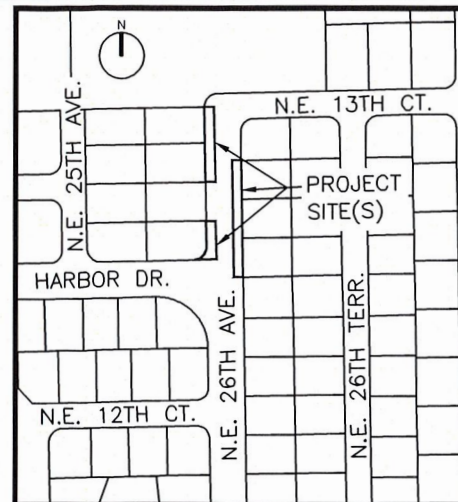


Exhibit A

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
C CENTERLINE
E. EAST
LB FLORIDA LICENSED BUSINESS NUMBER
N. NORTH
N.E. NORTHEAST
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
S. SOUTH
SEC. SECTION
S.W. SOUTHWEST



LOCATION MAP:

NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
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 HERON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°00'22" WEST ALONG THE EAST LINE OF BLOCK 2 AVALON GARDEN ESTATES-FIRST ADDITION, AS RECORDED IN PLAT BOOK 42, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 SEPTEMBER 25, 2023 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

Samuel T. Hall

Digitally signed by Samuel T. Hall
DN: C=US, E=shall@keithteam.com,
O="KEITH and Associates, Inc.", CN=Samuel
T. Hall
Reason: I am approving this document
Date: 2023.09.29 15:40:51-04'00'

SAMUEL T. HALL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION, PSM 6644
(FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF N.E. 26TH AVENUE
AVALON GARDEN ESTATES-FIRST ADDITION
PLAT BOOK 42, PAGE 49, B.C.R.

CITY OF FORT LAUDERDALE, BROWARD COUNTY FLORIDA



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 3

DRAWING NO. 12002.13_BUS STOP_EASEMENT 3

DATE 09/25/23

SCALE N/A

FIELD BK. N/A

DWNG. BY ZH

CHK. BY SH

DATE REVISIONS

LEGAL DESCRIPTION:

A PORTION OF NORTHEAST 26TH AVENUE RIGHT-OF-WAY, AVALON GARDENS ESTATES-FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 2 AVALON GARDENS ESTATES AS RECORDED IN PLAT BOOK 42, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, THENCE NORTH 89°33'40" EAST, 10.00 FEET; THENCE SOUTH 00°00'22" EAST, 144.77 FEET, THENCE SOUTH 89°40'50" WEST, 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT A; THENCE NORTH 00°00'22" WEST, 144.75 FEET ALONG THE EAST LINE OF SAID BLOCK 2 TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,447 SQUARE FEET (0.03 ACRES) MORE OR LESS.

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT A HEREINAFTER REFERRED TO AS POINT OF COMMENCEMENT (2), THENCE ALONG THE EAST LINE OF SAID BLOCK 2 NORTH 00°00'22" WEST, 75.00 FEET TO THE POINT BEGINNING (2); THENCE NORTH 89°40'50" EAST, 10.00 FEET; THENCE SOUTH 00°00'22" EAST, 75.00 FEET; THENCE SOUTH 89°40'50" WEST, 34.88 FEET TO A POINT ON A CURVE CONCAVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET; THROUGH A CENTRAL ANGLE OF 89°41'12", AN ARC DISTANCE OF 39.13 FEET; THENCE N00°00'22" WEST 75.00 FEET ALONG THE EAST LINE OF SAID BLOCK 2 TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 882 SQUARE FEET (0.02 ACRES) MORE OR LESS.

ALSO TOGETHER WITH:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 3, AVALON GARDENS ESTATES AS RECORDED IN PLAT BOOK 42, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, HEREINAFTER REFERRED TO AS POINT OF BEGINNING (3); THENCE SOUTH 89°40'50" WEST, 5.00 FEET; THENCE NORTH 00°00'22" WEST, 225.00 FEET; THENCE NORTH 89°40'50" EAST, 5.00 FEET; THENCE SOUTH 00°00'22" EAST, 225.00 FEET ALONG THE WEST LINE OF SAID BLOCK 3 TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,125 (0.03 ACRES) MORE OR LESS.

SKETCH & DESCRIPTION

A PORTION OF N.E. 26TH AVENUE
AVALON GARDEN ESTATES-FIRST ADDITION
PLAT BOOK 42, PAGE 49, B.C.R.

CITY OF FORT LAUDERDALE, BROWARD COUNTY FLORIDA



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EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 3

DRAWING NO. 12002.13_BUS STOP_EASEMENT 3

DATE 09/25/23

SCALE N/A

FIELD BK. N/A

DWNG. BY ZH

CHK. BY SH

DATE	REVISIONS

[illegible]