# **Exhibit A**

#### **LEGAL DESCRIPTION:**

THAT CERTAIN 13.00 WIDE SIDEWALK & LANDSCAPE EASEMENT LYING WITHIN TRACT A, AS DESCRIBED IN NOTE 11, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID SIDEWALK & LANDSCAPE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 02°27'09" EAST, ALONG THE EASTERLY LINE OF SAID TRACT A, 12.01 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID EASTERLY LINE, SOUTH 02°27'09" EAST, 13.01 FEET TO THE SOUTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT; THENCE ALONG SAID SOUTH LINE THE FOLLOWING NINE (9) COURSES; (1) SOUTH 89°40'35" WEST, 159.88 FEET; (2) NORTH 83°28'52" WEST, 100.72 FEET; (3) SOUTH 89°40'35" WEST. 157.14 FEET: (4) SOUTH 00°19'25" EAST. 12.00 FEET: (5) SOUTH 89°40'35" WEST. 303.78 FEET: (6) NORTH 83°28'52" WEST, 100.72 FEET; (7) SOUTH 89°40'35" WEST, 175.21 FEET; (8) SOUTH 02°17'48" EAST, 7.00 FEET; (9) SOUTH 89°40'35" WEST, 34.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF POWERLINE ROAD (S.R. 845); THENCE ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 43°41'45" EAST, 18.08 FEET; (2) NORTH 89°40'35" EAST, 8.79 FEET; (3) NORTH 02°17'48" WEST, 7.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A , THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID TRACT A, NORTH 89°40'35" EAST, 189.44 FEET; THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING THREE (3) COURSES; (1) SOUTH 83°28'52" EAST, 100.72 FEET; (2) NORTH 89°40'35" EAST, 290.00 FEET; (3) NORTH 00°19'25" WEST, 12.00 FEET TO A POINT ON TO A POINT ON THE NORTH LINE OF SAID TRACT A , THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID TRACT A, NORTH 89°40'35" EAST, 170.92 FEET; THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING TWO COURSES; (1) SOUTH 83°28'52" EAST, 100.72 FEET; (2) NORTH 89°40'35" EAST, 158.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 13,582 SQUARE FEET (0.312 ACRES) MORE OR LESS.

#### TOGETHER WITH:

THAT CERTAIN 13.00 WIDE SIDEWALK & LANDSCAPE EASEMENT LYING WITHIN TRACT B, AS DESCRIBED IN NOTE 11, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID SIDEWALK & LANDSCAPE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST NORTHWEST CORNER OF SAID TRACT B; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT B, SOUTH 02°27'09" EAST, 5.14 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT: THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING THREE (3) COURSES; (1) SOUTH 83°28'51" EAST, 57.62 FEET; (2) NORTH 89°40'35" EAST, 246.00 FEET; (3) NORTH 00°19'25" WEST, 12.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE ALONG SAID RIGHT OF WAY LINE, SAID TRACT B LINE AND THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, NORTH 89°40'35" EAST, 7.00 FEET; THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING THREE (3) COURSES; (1) SOUTH 83°28'51" EAST, 100.72 FEET; (2) NORTH 89°40'35" EAST, 268.00 FEET; (3) NORTH 00°19'25" WEST, 12.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE ALONG SAID RIGHT OF WAY LINE, SAID TRACT B LINE AND THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, NORTH 89°40'35" EAST, 8.10 FEET; THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING THREE (3) COURSES; (1) SOUTH 83°28'51" EAST, 100.72 FEET; (2) NORTH 89°40'35" EAST, 246.00 FEET; (3) NORTH 00°19'25" WEST, 12.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE ALONG SAID RIGHT OF WAY LINE. SAID TRACT B LINE AND THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, NORTH 89°40'35" EAST, 4.90 FEET; THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING FOUR (4) COURSES; (1) SOUTH 83°28'51" EAST, 100.72 FEET; (2) NORTH 89°40'35" EAST, 224.19 FEET; (3) NORTH 89°34'58" EAST, 43.83 FEET; (4) NORTH 00°25'02" WEST, 12.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE ALONG SAID RIGHT OF WAY LINE, SAID TRACT B LINE AND THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, NORTH 89°34'58" EAST, 9.09 FEET; THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING THREE (3) COURSES; (1) SOUTH 83°34'28" EAST, 100.72 FEET;

(LEGAL DESCRIPTION CONTINUED ON NEXT SHEET)

### **SKETCH & DESCRIPTION**

13' SIDEWALK & LANDSCAPE EASEMENT PORTIONS OF TRACTS A & B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

	KEITH
301 EAS	T ATLANTIC BOULEVARD

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

SHEET <u>1</u> OF <u>5</u>

DRAWING NO. 10230.09 SKETCH & DESCRIPTION-12.DWG

DATE	01/04/22	DATE	REVISIONS
		02/22/22	DESCRIPTION
SCALE AS	S SHOWN		
FIELD BK.	N/A		
DWNG. BY	, DDB		
DVVING. DY	DDB		
CHK. BY	МММ		
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### **LEGAL DESCRIPTION: (CONTINUATION)**

(2) NORTH 89°34'58" EAST, 246.00 FEET; (3) NORTH 00°25'02" WEST, 12.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE ALONG SAID RIGHT OF WAY LINE, SAID TRACT B LINE AND THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT, NORTH 89°34'58" EAST, 10.67 FEET; THENCE, ALONG THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING THREE (3) COURSES; (1) SOUTH 83°34'28" EAST, 100.72 FEET; (2) NORTH 89°34'58" EAST, 294.00 FEET; (3) NORTH 00°25'02" WEST, 12.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B AND THE SOUTH RIGHT OF WAY LINE OF POMPANO PARK PLACE (S.W. 3RD STREET / RACE TRACK ROAD); THENCE ALONG SAID RIGHT OF WAY LINE, SAID TRACT B LINE AND THE NORTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT. NORTH 89°34'58" EAST. 283.83 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 10°45'57" WEST, ALONG THE EASTERLY MOST EAST LINE OF SAID TRACT B ALSO BEING THE WESTERLY RIGHT OF WAY OF THE SEABOARD COAST RAILROAD, 13.25 FEET TO THE SOUTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT; THENCE ALONG THE SOUTH LINE OF SAID SIDEWALK & LANDSCAPE EASEMENT THE FOLLOWING TWENTY (20) COURSES; (1) SOUTH 89°34'58" WEST, 268.26 FEET; (2) SOUTH 00°25'02" EAST, 12.00 FEET; (3) SOUTH 89°34'58" WEST, 307.78 FEET; (4) NORTH 83°34'28" WEST, 97.60 FEET; (5) SOUTH 00°25'02" EAST, 11.63 FEET; (6) SOUTH 89°34'58" WEST, 259.78 FEET; (7) NORTH 83°34'28" WEST, 96.00 FEET; (8) SOUTH 00°25'02" EAST, 11.44 FEET; (9) SOUTH 89°34'58" WEST, 56.84 FEET; (10) SOUTH 89°40'35" WEST, 224.96 FEET; (11) NORTH 83°28'51" WEST, 91.78 FEET; (12) SOUTH 00°19'25" EAST, 10.93 FEET; (13) SOUTH 89°40'35" WEST, 259.78 FEET; (14) NORTH 83°28'51" WEST, 95.00 FEET; (15) SOUTH 00°19'25" EAST, 11.32 FEET; (16) SOUTH 89°40'35" WEST, 281.78 FEET; (17) NORTH 83°28'51" WEST, 93.90 FEET; (18) SOUTH 00°19'25" EAST, 11.19 FEET; (19) SOUTH 89°40'35" WEST, 259.78 FEET; (20) NORTH 83°28'51" WEST, 56.34 FEET TO THE WESTERLY LINE OF SAID TRACT B; THENCE NORTH 02°27'09" WEST, ALONG SAID WESTERLY LINE, 13.16 FEET THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 32,791 SQUARE FEET (0.753 ACRES) MORE OR LESS.

#### **SURVEY NOTES:**

- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
- 3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- 4. 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.
- 5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°40'35" EAST ALONG THE NORTH LINE OF TRACT A, ARVIDA POMPANO PARK, AS RECORDED IN PLAT BOOK 137, ON PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD
- 8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 200' 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 4, 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

MICHAEL M. MOSSEY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION, PSM 5660

### SKETCH & DESCRIPTION

13' SIDEWALK & LANDSCAPE EASEMENT PORTIONS OF TRACTS A & B,
ARVIDA POMPANO PARK,
P.B. 137, PG. 33, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

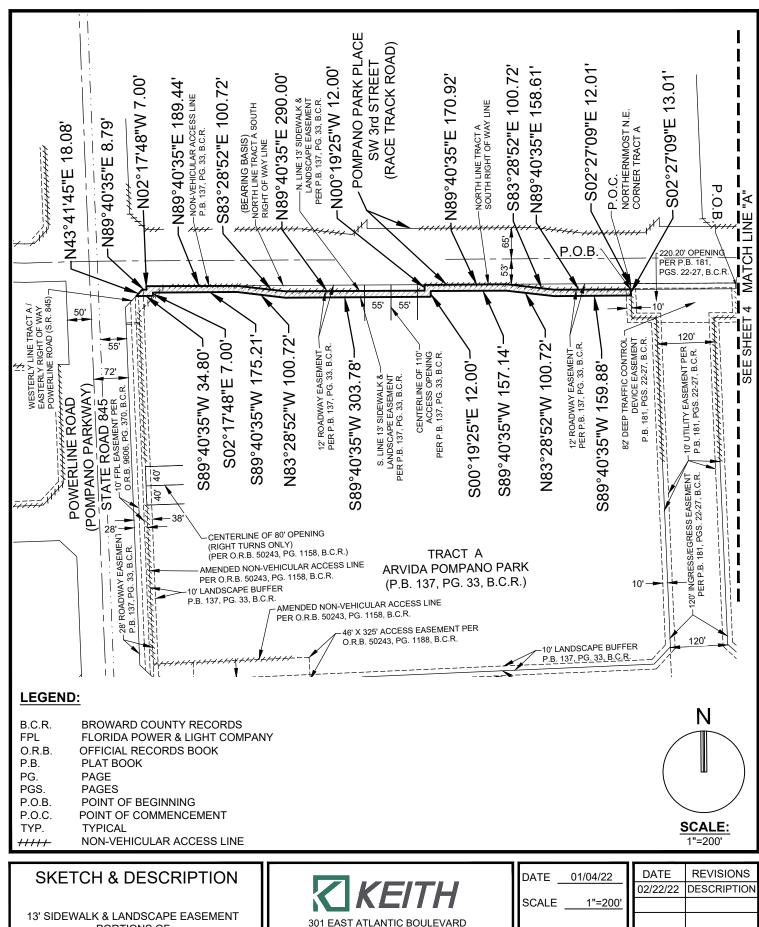
KEITH
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301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET <u>2</u> OF <u>5</u>

DRAWING NO. 10230.09 SKETCH & DESCRIPTION-12.DWG

DATE	01/04/22	DATE	REVISIONS
		02/22/22	DESCRIPTION
SCALE AS	SHOWN		
FIELD BK.	N/A		
DWNC BY			
DWNG. BY	DDB		
CHK BY	МММ		



13' SIDEWALK & LANDSCAPE EASEMENT PORTIONS OF TRACTS A & B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.

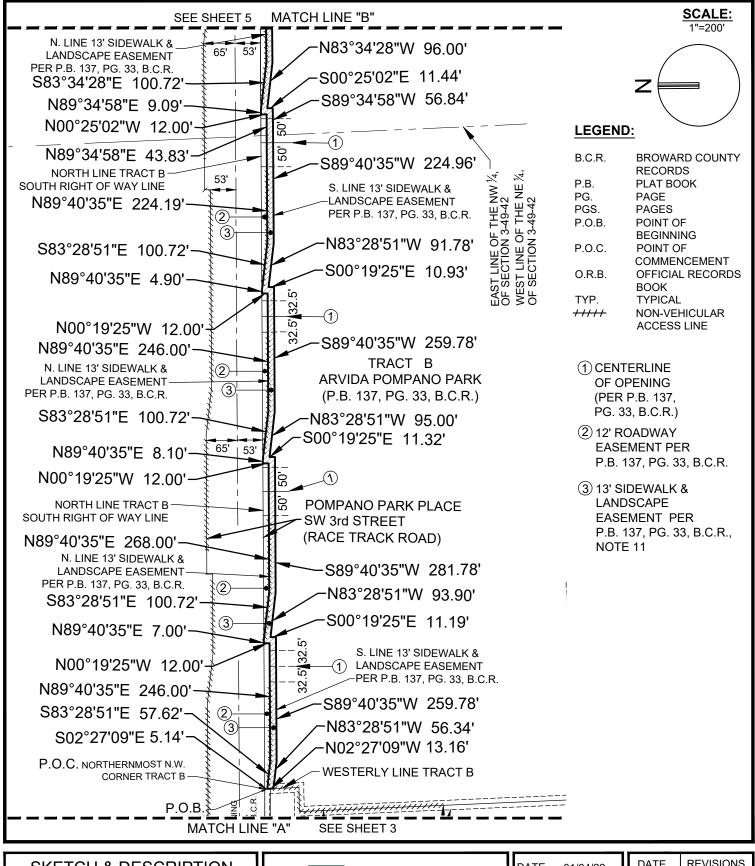
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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SHEET <u>3</u> OF <u>5</u>

DRAWING NO. 10230.09 SKETCH & DESCRIPTION-12.DWG

DATE	REVISIONS
02/22/22	DESCRIPTION



## SKETCH & DESCRIPTION

13' SIDEWALK & LANDSCAPE EASEMENT PORTIONS OF TRACTS A & B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

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SHEET <u>4</u> OF <u>5</u>

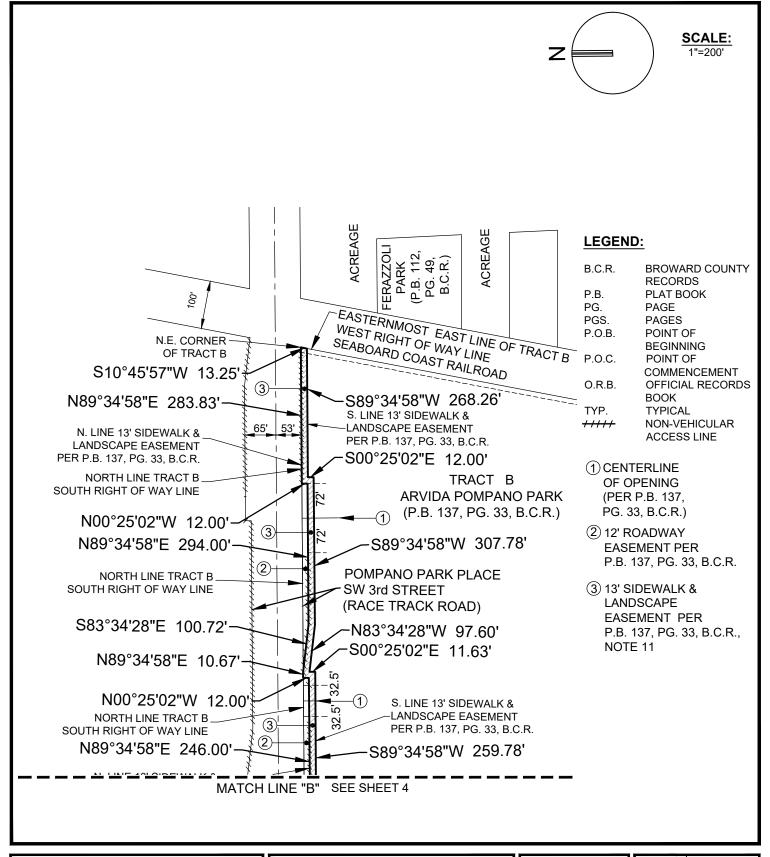
DRAWING NO. 10230.09 SKETCH & DESCRIPTION-12.DWG

DATE _	01/04/22
DATE _ SCALE	1"=200
SCALE	1 =200

FIELD BK. N/A

DWNG. BY <u>DDB</u>

DATE	REVISIONS
02/22/22	DESCRIPTION



# **SKETCH & DESCRIPTION**

13' SIDEWALK & LANDSCAPE EASEMENT PORTIONS OF TRACTS A & B, ARVIDA POMPANO PARK, P.B. 137, PG. 33, B.C.R.

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



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SHEET <u>5</u> OF <u>5</u>

DRAWING NO. 10230.09 SKETCH & DESCRIPTION-12.DWG

DATE .	01/04/22
SCALE	1"=200'
FIELD E	BK. <u>N/A</u>

CHK. BY

FIELD BK	N/A	
DWNG. BY	DDB	
DWING. BT		

MMM

DATE

02/22/22

**REVISIONS** 

DESCRIPTION