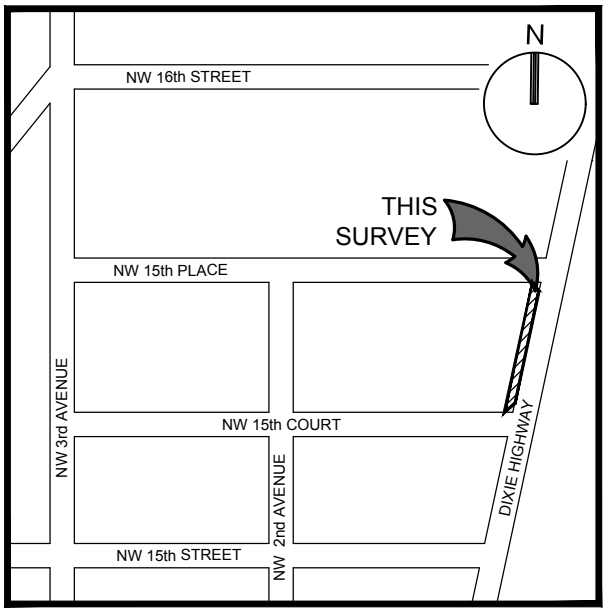
Exhibit A

LEGAL DESCRIPTION:

A PORTION OF RIGHT OF WAY LYING OVER A PORTION OF LOTS 1 THROUGH 11, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 11 OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 4, ALSO BEING THE NORTHWEST CORNER OF PARCEL 131 AS DESCRIBED IN OFFICIAL RECORD BOOK 30670, PAGE 771 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°22'33" EAST ALONG THE NORTHERLY LINE OF SAID LOT 11, BLOCK 2, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL 131, A DISTANCE OF 55.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY ALSO BEING THE EASTERLY LINE OF SAID PARCEL 131; THENCE SOUTH 38°50'04" EAST ALONG SAID WESTERLY LINE AND SAID EASTERLY LINE, 39.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38°50'04" EAST, ALONG THE SOUTHERLY EXTENSION OF THE SAID WESTERLY LINE AND SAID EASTERLY LINE, 18.83 FEET TO A POINT ON A LINE LYING 80 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE SOUTH 13°57'20" WEST, ALONG SAID PARALLEL LINE 204.79 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID PARCEL 130, AS DESCRIBED IN OFFICIAL RECORD BOOK 30670, PAGE 771 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE SOUTH 51°06'00" WEST, ALONG SAID NORTHERLY EXTENSIONS 24.84 FEET TO A POINT ON A LINE LYING 95 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY, SAID LINE BEING THE EASTERLY LINE OF SAID PARCEL 130, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF DIXIE HIGHWAY; THENCE NORTH 13°57'20" EAST ALONG SAID WESTERLY LINE, SAID EASTERLY LINE AND SAID PARALLEL LINE, 235.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 3,306 SQUARE FEET (0.076 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. 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 13°57'20" EAST ALONG THE BASELINE OF DIXIE HIGHWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86170-2508, SHEET 7 OF 29, LAST REVISED 01/03/02.
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"= 50' 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 MARCH 21, 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

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF RIGHT OF WAY LYING OVER A PORTION OF LOTS 1 THROUGH 11, BLOCK 4 POMPANO TERRACE,
PLAT BOOK 10, PAGE 11, B.C.R.
ADJACENT TO PARCELS 130 & 131
AS DESCRIBED IN OFFICIAL RECORDS BOOK 30670, PAGE 771, B.C.R.

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
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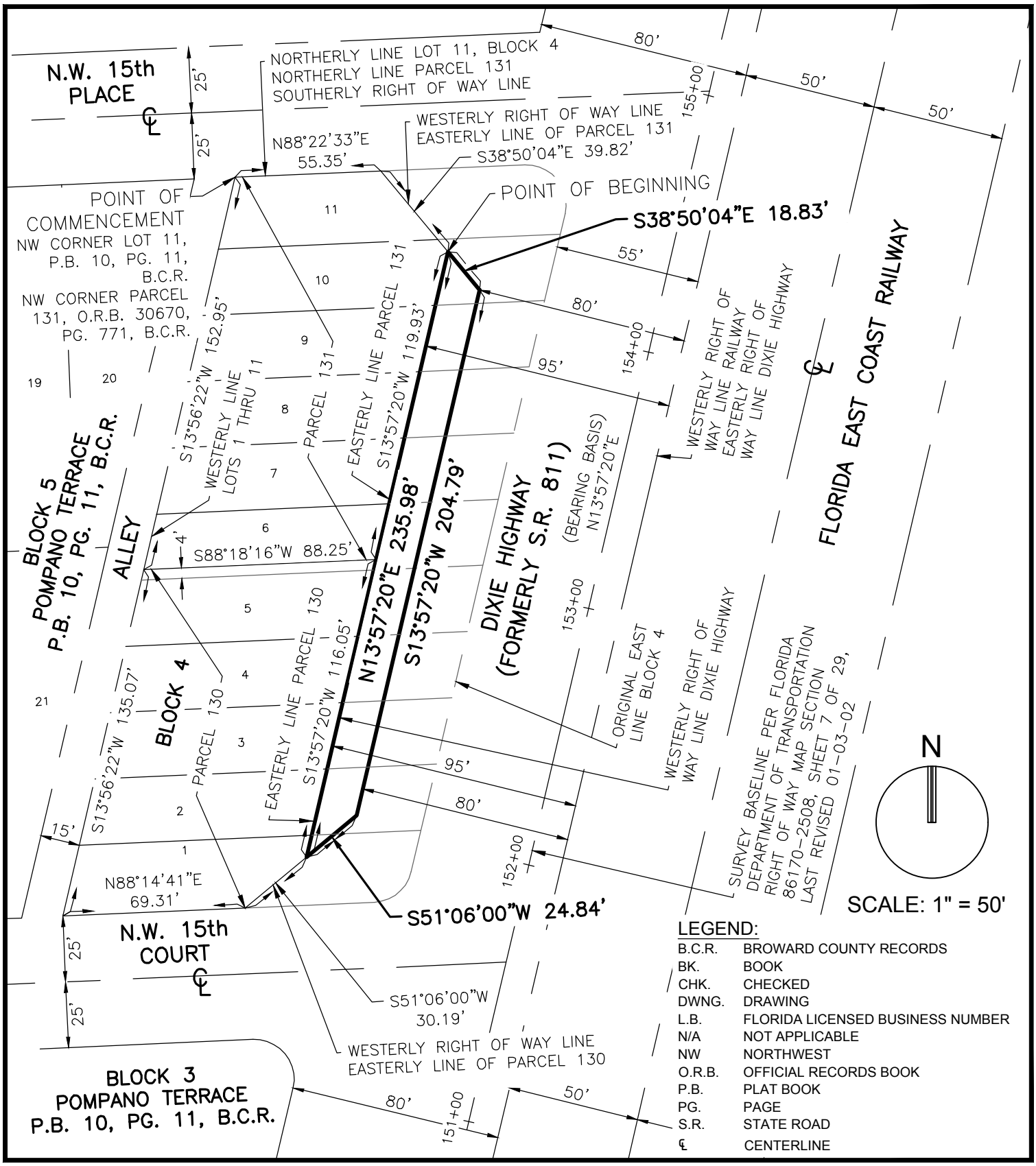
SHEET 1 OF 2
DRAWING NO. 12411.00 SKETCH & DESCRIPTION. DWG

DATE 03/21/23
SCALE AS SHOWN
FIELD BK. N/A
DWNG. BY DDB
CHK. BY DAS

DATE	REVISIONS



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
BK.	BOOK
CHK.	CHECKED
DWNG.	DRAWING
L.B.	FLORIDA LICENSED BUSINESS NUMBER
N/A	NOT APPLICABLE
NW	NORTHWEST
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
S.R.	STATE ROAD
℄	CENTERLINE

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SHEET 2 OF 2

DRAWING NO. 12411.00 SKETCH & DESCRIPTION. DWG

DATE 03/21/23
SCALE AS SHOWN
FIELD BK. N/A
DWNG. BY DDB
CHK. BY DAS

DATE	REVISIONS