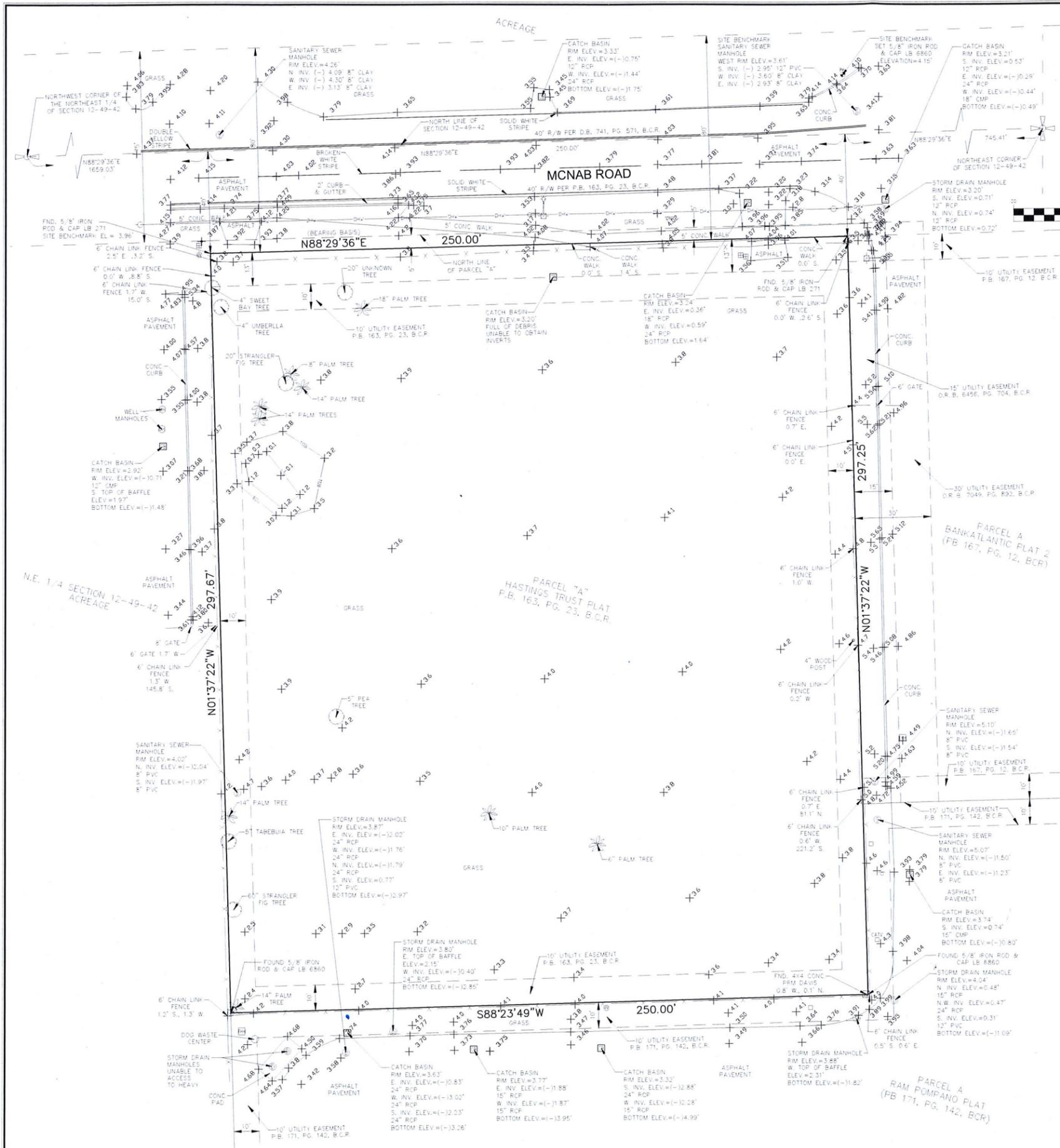
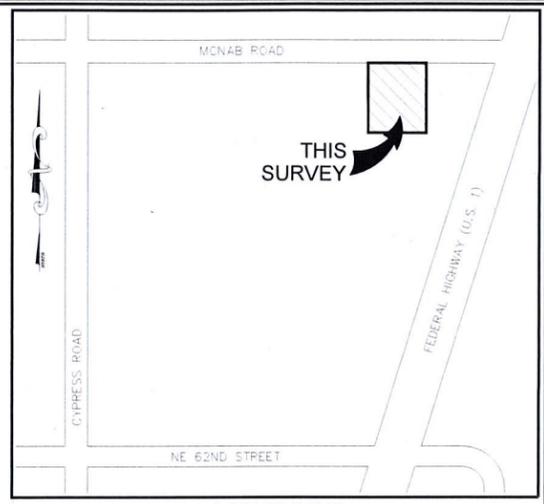
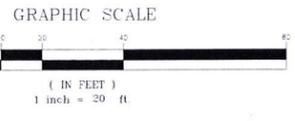


## **LEGAL DESCRIPTION**

Parcel "A", Hasting Trust Plat, according to the plat thereof, as recorded in Plat Book 163, Page 23 of the public records of Broward County, Florida. Less the north 5.00 feet thereof.



**Exhibit "A"**  
**2 of 2**



**SURVEY NOTES:**

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER, SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN REFERENCE BEARING OF NORTH 88°29'36" EAST ALONG NORTH LINE OF PARCEL "A", HASTINGS TRUST PLAT, PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE HORIZONTAL CONTROL ACCURACY FOR THIS SURVEY ACHIEVED THE COMMERCIAL/HIGH RISK REQUIREMENT OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THIS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
- THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
- THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1" = 20' OR SMALLER.
- KEITH & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8660.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS "0200" AND "0211" BENCHMARK "0200", A DISK SET IN A CONCRETE MONUMENT AND STAMPED 020, 2011, HAVING AN NAVD 1988 ELEVATION OF 4.57', LOCATED 62.0 FT (18.9 M) WEST OF THE CENTERLINE OF SOUTH FEDERAL HIGHWAY (U.S. HIGHWAY), 45.0 FT (13.7 M) SOUTH OF THE CENTERLINE OF MCNAB ROAD, 18.8 FT (5.7 M) NORTHEAST OF A TRAFFIC SIGNAL POLE, 16.5 FT (5.0 M) SOUTHWEST OF A CONCRETE POWER POLE, 16.5 FT (4.7 M) NORTHEAST OF THE EAST END OF A CVS PHARMACY SIGN, 9.3 FT (2.8 M) SOUTHWEST OF A TRAFFIC SIGNAL POLE AND 1.2 FT (0.4 M) NORTHEAST OF A CARBONITE WITNESS POST BENCHMARK "0211", A DISK SET IN WING AND STAMPED 021, 2011 HAVING A NAVD 1988 ELEVATION OF 10.94'. LOCATED 59.3 FT (18.1 M) NORTHEAST OF A CONCRETE POWER POLE NUMBER 85C11, 28.2 FT (8.6 M) SOUTHWEST OF A WOODEN POWER POLE, 24.5 FT (7.5 M) NORTH OF THE CENTERLINE OF EAST MCNAB ROAD AND 24.0 FT (7.3 M) SOUTHWEST OF THE WEST END OF A CONCRETE WALL.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS.
- FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED, TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12055, MAP NO. 12011C0375H, EFFECTIVE DATE 05-18-2014, THIS PROPERTY LIES IN ZONE AH. BASE FLOOD ELEVATION 5-FEET (NAVD 1988).

**LEGEND:**

B.C.R.	BROWARD COUNTY RECORDS	⊕	IRON ROD	⊕	SANITARY MANHOLE
CMP	CORRUGATED METAL PIPE	⊕	4"x4" PRIM	⊕	CONCRETE LIGHT POLE
CONC	CONCRETE	⊕	ELECTRICAL HAND HOLE	⊕	BOLLARD
DB	DEED BOOK	⊕	FIBER OPTIC HAND HOLE	⊕	TELEPHONE RISER
ELEV.	ELEVATION	⊕	TELEPHONE RISER	⊕	WOOD UTILITY POLE
INV.	INVERT	⊕	SINGLE POLE SIGN	⊕	PALM TREE
LB	LICENSED BUSINESS NUMBER	⊕	CATCH BASIN	⊕	SHADE TREE
O.R.B.	OFFICIAL RECORD BOOK	⊕	STORM DRAIN MANHOLE	⊕	TOE - TOP OF BANK
P.B.	PLAT BOOK	⊕	WATER METER	⊕	TOE - TOP OF SLOPE
PG.	PAGE	⊕	CABLE TELEVISION RISER	⊕	REINFORCED CONCRETE MARKER
PRM	PERMANENT REFERENCE MONUMENT	⊕	CABLE TELEVISION MARKER	⊕	IRRIGATION CONTROL VALVE
PVC	POLYVINYL CHLORIDE PIPE	⊕	MANHOLE		
RCP	REINFORCED CONCRETE PIPE				
R/W	RIGHT-OF-WAY				

**LEGAL DESCRIPTION:**

PARCEL "A", HASTING TRUST PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING THE NORTH 5.00 FEET THEREOF.

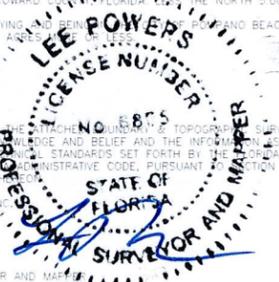
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 74,365 SQUARE FEET OR 1.707 ACRES.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHIC SURVEY OF THE HERON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION IS SURVEYED UNDER MY DIRECTION ON OCTOBER 16, 2012 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55J-17, F.L.A.C. ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 6805  
STATE OF FLORIDA



DATE	REVISION	BY
08/29/13	UPDATE SURVEY	MMM
07/14/16	CHANGE ELEV TO NAVD	MMM
08/06/16	ADD NEW EWS	MMM
08/11/16	ADD FLOOD NOTES	MMM

DATE	10-16-12
SCALE	1" = 20'
FIELD BOOK	409/60-72
DRAWN BY	DOB
CHECKED BY	MMM

**KEITH & ASSOCIATES, INC.**  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPAHO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

**BOUNDARY & TOPOGRAPHIC SURVEY**

PARCEL "A"  
HASTINGS TRUST PLAT  
PLAT BOOK 163, PAGE 23, B.C.R.  
CITY OF POMPAHO BEACH  
BROWARD COUNTY  
FLORIDA