

Exhibit A

That certain landscape easement being a portion of Parcel A of KEVIN THOMAS- SCOT GREVE PLAT, according to the plat thereof as recorded in Plat Book 177, Page 80, of the Public Records of Broward County, Florida, being more particularly described as follows;

Beginning at the Northwest corner of the aforementioned Parcel "A", the next 7 courses being located on the Northeasterly line of the aforementioned Parcel "A", thence South 53°04'18" East, a distance of 68.80 feet; thence South 54°35'57" East, a distance of 65.56 feet; thence South 35°24'03" West, a distance of 1.00 feet; thence South 54°35'57" East, a distance of 40.00 feet; thence North 35°24'03" East, a distance of 1.00 feet, thence South 54°35'57" East, a distance of 24.44 feet; thence South 27°49'42" East, a distance of 27.03 feet; thence South 01°03'28" East along the East line of the aforementioned Parcel "A", a distance of 9.73 feet; thence North 54°35'57" West, a distance of 160.18 feet; thence North 53°04'18" West, a distance of 53.46 feet to a point on the West boundary line of the aforementioned Parcel "A"; thence North 01°02'10" West along the aforementioned West boundary, a distance of 23.57 feet to the Point of Beginning. Said described parcel containing 4,144 square feet, more or less.

POINT OF BEGINNING

N.W. CORNER OF PARCEL "A"

1150 E. ATLANTIC BLVD.
POMPADOUR BEACH, FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.

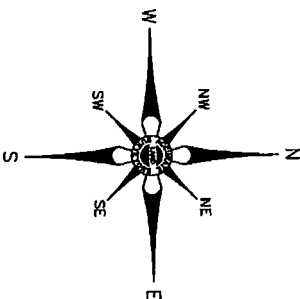
L.B. #3635

SHEET 2 OF 2

TEL. (954) 782-1441
FAX. (954) 782-1442

PLAT LIMITS
N 01°02'10" W 25.37'
S 53°04'18" E 68.80'
N 53°04'18" W 53.46'
EASEMENT
P.B. 177, PG. 80, B.C.R.
6' UTILITY
LIMITS
ACREAGE

MARTIN LUTHER KING BOULEVARD
(HAMMONDVILLE ROAD)
(RIGHT OF WAY WIDTH VARIES)
MULTI-LANE DIVIDED HIGHWAY
P.B. 177, PG. 80, B.C.R.



SKETCH AND DESCRIPTION

ABBREVIATIONS

N = NORTH
S = SOUTH
E = EAST
W = WEST
P.B. = PLAT BOOK
P.G. = PAGE
B.C.R. = BROWARD COUNTY RECORDS

REVISIONS

DATE

BY

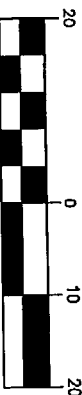
DATE OF SKETCH
02-22-19

DRAWN BY
MLW

CHECKED BY
MLW

FIELD BOOK
19-0153

GRAPHIC SCALE
1" = 20'



SCALE 1" = 20'

SKETCH NUMBER SU-19-0153

E. LINE OF
PARCEL "A"

N.W. 12th AVENUE

(55' RIGHT OF WAY)
P.B. 177, PG. 80, B.C.R.

S 27°49'42" E 27.03'

S 54°35'57" E 24.44'

N 35°24'03" E 1.00'

S 54°35'57" E 40.00'

S 35°24'03" W 1.00'

NON-VEHICULAR
ACCESS LINE
P.B. 177 PG.
80, B.C.R.

6' UTILITY EASEMENT
P.B. 177, PG. 80,
B.C.R.

8' X 10' BUS
SHELTER EASEMENT
P.B. 177, PG. 80,
B.C.R.

6' UTILITY EASEMENT
P.B. 177, PG. 80,
B.C.R.

LANDSCAPE EASEMENT
P.B. 177, PG. 80, B.C.R.

PARCEL "A"

20' LANDSCAPE EASEMENT
P.B. 177, PG. 80, B.C.R.

6' UTILITY
EASEMENT
P.B. 177,
PG. 80, B.C.R.

PLAT
LIMITS