

EX A-1

**LEGAL DESCRIPTION
FOR
5' RIGHT OF WAY DEDICATION**

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 1, BLOCK 10 AND A PORTION OF PARCEL 'A' OF CRESTHAVEN NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 74.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'15" WEST, ALONG THE NORTH LINE OF SAID PARCEL 'A' AND SOUTH RIGHT OF WAY LINE OF NE 33rd STREET (A PLATTED 50' RIGHT OF WAY), A DISTANCE 325.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 10, SAID POINT BEING ON THE WESTERLY LINE OF SAID BLOCK 10 AND EASTERLY RIGHT OF WAY LINE NE 17th AVENUE (A PLATTED 50 FOOT RIGHT OF WAY); THENCE SOUTH 07°57'00" WEST, ALONG SAID LINE, A DISTANCE OF 5.05 FEET; THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 331.55 FEET; THENCE NORTH 44°59'15" WEST, A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING.
CONTAINING: 1643.49 SQUARE FEET.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARING BASE OF THIS SKETCH OF LEGAL DESCRIPTION IS S.07°57'00"W. ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH FEDERAL HIGHWAY.
3. THE INFORMATION WAS PROVIDED BY "RACETRAC PETROLEUM, INC."
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
FLORIDA L.B. # 6018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 2	
SCALE:	1" = 60'
DATE:	8/2/2016
F.B.	SKETCH
JOB NO.	12786
REVISIONS	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PREPARED FOR: RACETRAC PETROLEUM, INC.
SITE LOCATED: NORTH FEDERAL HIGHWAY AND NE 33rd STREET
POMPANNO BEACH, BROWARD COUNTY, FLORIDA

EXA-2



NE 17th AVENUE

NW CORNER OF LOT 1, BLOCK 10

CENTERLINE OF PLATTED 50' RIGHT OF WAY
WESTERLY LINE OF BLOCK 10 and EASTERLY RIGHT OF WAY LINE

LOT 4
BLOCK 10

LOT 3
BLOCK 10

LOT 2
BLOCK 10

LOT 1
BLOCK 10

EASTERLY LINE OF BLOCK 10
and WESTERLY LINE OF PARCEL 'A'

REMAINDER OF PARCEL 'A'

N82°03'00"W 396.16'

A PORTION OF PARCEL "A"
CRESTHAVEN NO. 8
PLAT BOOK 44, PAGE 8

5' RIGHT OF WAY DEDICATION

S89°59'15"E 331.55'

N89°59'15"W 325.85'

CENTERLINE OF PLATTED 50' RIGHT OF WAY
NORTH LINE OF PARCEL 'A' and SOUTH RIGHT OF WAY LINE

NE 33rd STREET

POINT OF BEGINNING

N44°59'15"W 7.07'

S89°59'15"E 49.54'

S53°57'26"E 19.23'

EASTERLY LINE OF PARCEL 'A' and WESTERLY RIGHT OF WAY LINE
S07°57'00"W 271.95'

POINT OF COMMENCEMENT
NE CORNER OF PARCEL 'A'

N89°59'15"W 74.15'

S44°59'15"E 9.28'

BASELINE OF SURVEY PER F.D.O.T. R/W 86020-2518 (SHEET 6 OF 8) & 86020-2525 (SHEET 12 OF 15)
NORTH FEDERAL HIGHWAY - U.S. HIGHWAY 1 - STATE ROAD 5

SHEET 2 OF 2 (SCALE: 1"=60')
NOT VALID WITHOUT SHEET 1 OF 2

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SKETCH OF DESCRIPTION FOR 5' RIGHT OF WAY DEDICATION

EXA-3

**LEGAL DESCRIPTION
FOR
5' RIGHT OF WAY DEDICATION**

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 1, 2, 3 AND 4 BLOCK 10 OF CRESTHAVEN NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°59'15" WEST, ALONG THE NORTH LINE OF PARCEL 'A' AND SOUTH RIGHT OF WAY LINE OF NE 33rd STREET, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 10, SAID POINT BEING ON THE WESTERLY LINE OF SAID BLOCK 10 AND EASTERLY RIGHT OF WAY LINE NE 17th AVENUE (A PLATTED 50 FOOT RIGHT OF WAY); THENCE SOUTH 07°57'00" WEST, ALONG SAID LINE, A DISTANCE OF 5.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°57'00" WEST, ALONG SAID LINE, A DISTANCE OF 229.72 FEET; THENCE SOUTH 82°03'00" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 07°57'00" EAST, A DISTANCE OF 230.41 FEET; THENCE NORTH 89°59'15" WEST, A DISTANCE OF 5.05 FEET TO THE POINT OF BEGINNING.
CONTAINING: 1150.32 SQUARE FEET.

NOTES:

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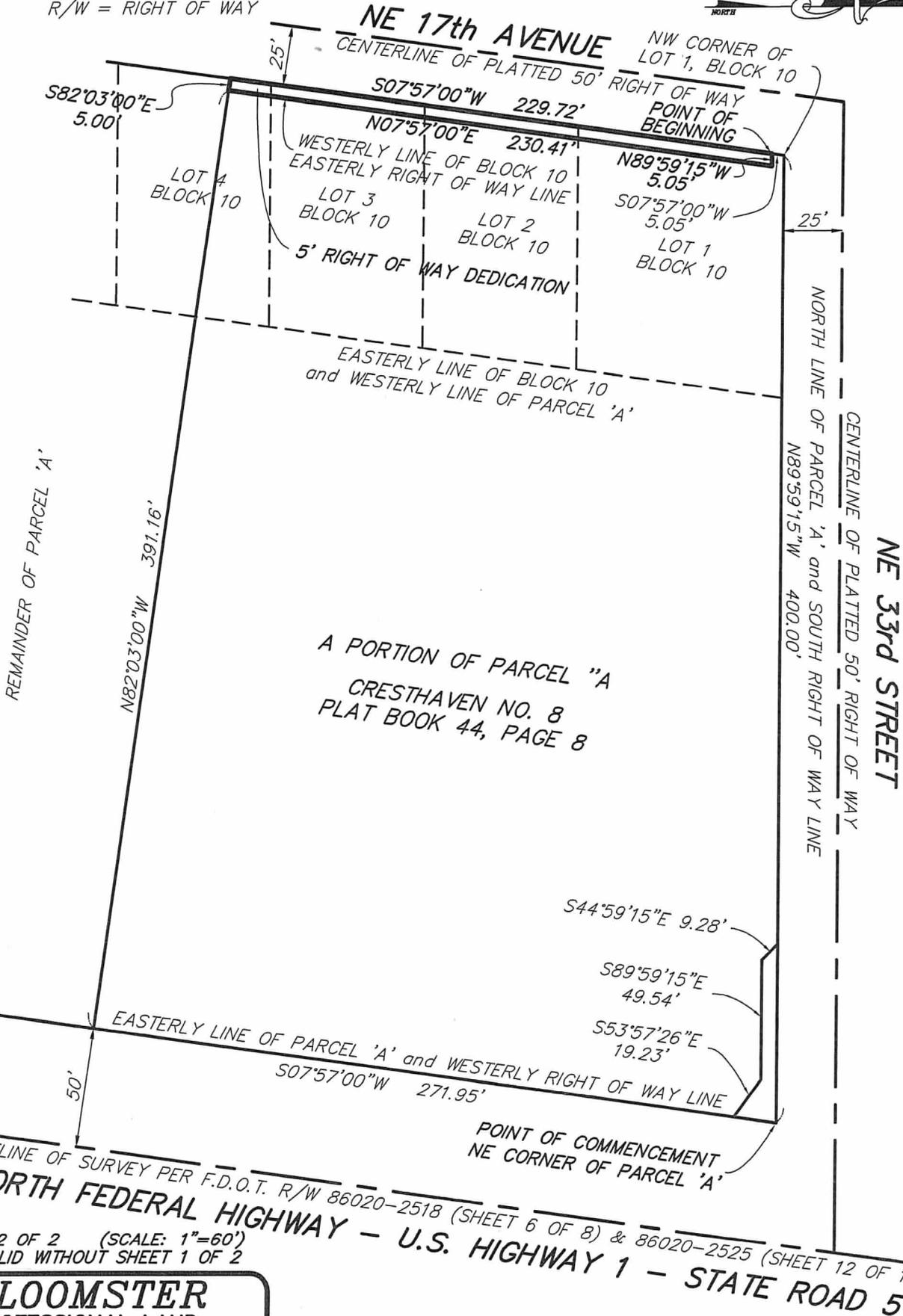
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SHEET 1 OF 2	
SCALE:	1" = 60'
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PREPARED FOR: RACETRAC PETROLEUM, INC.
SITE LOCATED: NORTH FEDERAL HIGHWAY AND NE 33rd STREET
POMPANO BEACH, BROWARD COUNTY, FLORIDA

ExA-4



BASELINE OF SURVEY PER F.D.O.T. R/W 86020-2518 (SHEET 6 OF 8) & 86020-2525 (SHEET 12 OF 15)
NORTH FEDERAL HIGHWAY - U.S. HIGHWAY 1 - STATE ROAD 5

SHEET 2 OF 2 (SCALE: 1"=60')
 NOT VALID WITHOUT SHEET 1 OF 2

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