

**EXHIBIT A**  
**LEGAL DESCRIPTION:**

A PORTION OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE SOUTH  $01^{\circ}37'49''$  EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 75.25 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH  $09^{\circ}24'10''$  EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF MCNAB ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 13995 AT PAGE 728 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIUS OF 1856.86 FEET AND A CENTRAL ANGLE OF  $08^{\circ}52'29''$ , A DISTANCE OF 287.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH  $89^{\circ}29'19''$  EAST, ALONG THE SOUTH RIGHT-OF-WAY OF MCNAB ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5623 AT PAGE 645 OF SAID PUBLIC RECORDS, A DISTANCE OF 495.76 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF MCNAB ROAD, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF  $88^{\circ}27'50''$ , A DISTANCE OF 46.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH  $02^{\circ}03'51''$  EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF DIXIE HWY, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 86170-2509), A DISTANCE OF 247.73 FEET; THENCE SOUTH  $89^{\circ}21'26''$  WEST, A DISTANCE OF 813.93 FEET; THENCE NORTH  $01^{\circ}37'49''$  WEST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, A DISTANCE OF 256.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAIN 5.129 ACRES, MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:  
PARCEL 1:

ALL THAT PART OF THE NORTH ONE-HALF (N 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH  $88^{\circ}53'52''$ , EAST 561.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG THE LAST DESCRIBED LINE, 250.00 FEET TO A POINT; THENCE SOUTH  $00^{\circ}19'12''$  EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY AS SAME IS NOW LOCATED, CONSTRUCTED AND USED, 187.54 FEET TO A POINT; THENCE SOUTH  $89^{\circ}07'08''$  WEST, 61 FEET TO A POINT; THENCE NORTH  $00^{\circ}19'12''$  WEST, 26.38 FEET TO A POINT; THENCE SOUTH  $89^{\circ}07'08''$  WEST, 188.93 FEET TO A POINT; THENCE NORTH  $00^{\circ}19'12''$  WEST, 169.81 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PART OF THE NOF THE NOF THE NE, OF THE NW, OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

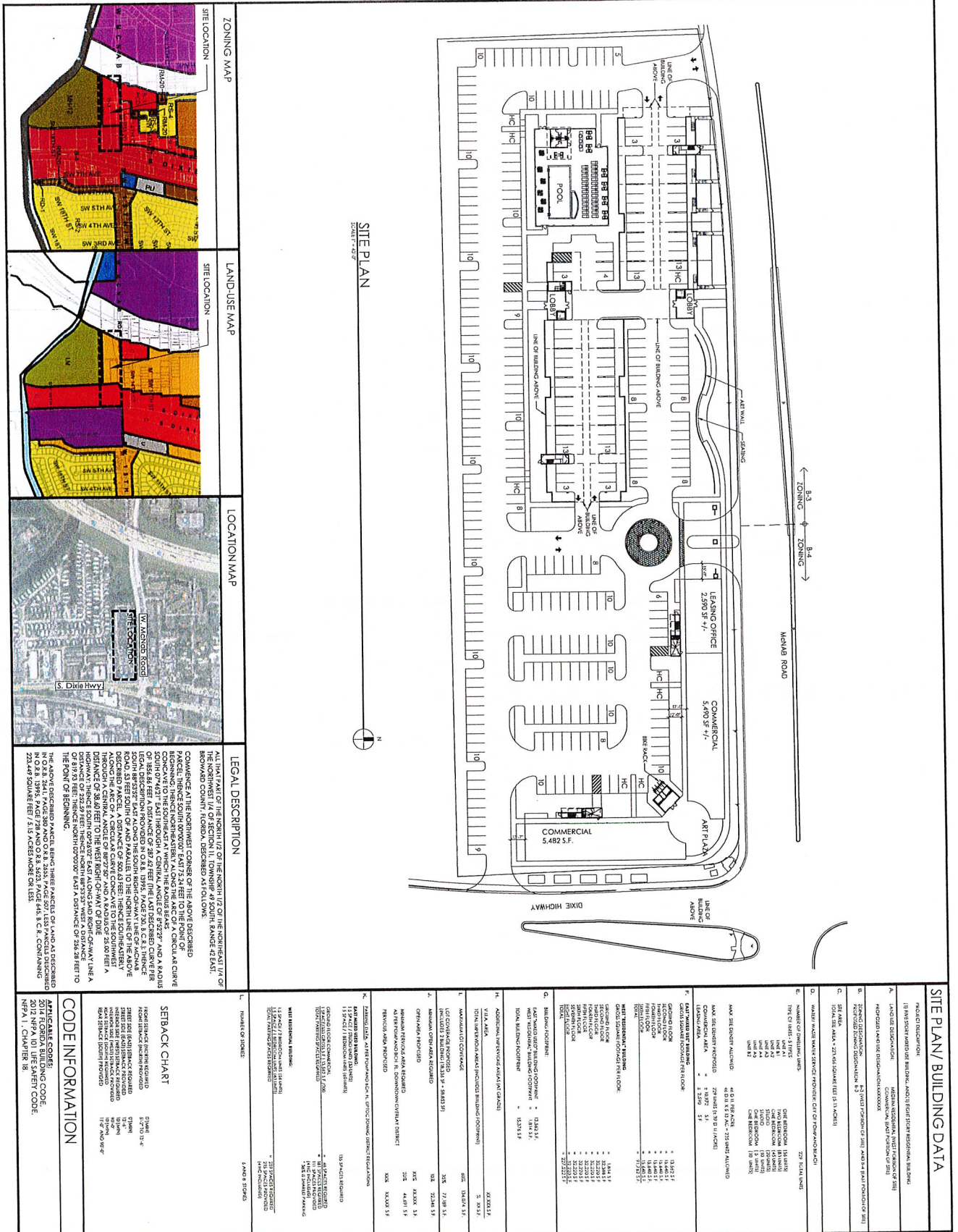
BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL; THENCE SOUTH ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 331.515 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°59'51" EAST, 813.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE OLD DIXIE HIGHWAY AS SAME IS NOW LOCATED, CONSTRUCTED AND USED; THENCE NORTH 00°19'12" WEST, 142.27 FEET TO A POINT; THENCE SOUTH 89°07'08" WEST, 61 FEET TO A POINT; THENCE NORTH 00°19'12" WEST, 26.38 FEET TO A POINT; THENCE SOUTH 89°07'08" WEST, 726.09 FEET TO A POINT; THENCE NORTH, PARALLEL TO THE WEST BOUNDARY OF THE SAID N OF THE N OF THE NE, OF THE NW 1/4, 188.39 FEET TO A POINT ON THE NORTH BOUNDARY THEREOF; THENCE NORTH 88°53'52" WEST, ALONG THE SAID NORTH BOUNDARY, 25 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHWEST CORNER OF THE N OF THE N OF THE NE, OF THE NW, OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES, 53 MINUTES, 52 SECONDS EAST, ALONG THE NORTH LINE THEREOF, 25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THEN CONTINUE SOUTH 88 DEGREES, 53 MINUTES, 52 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 536.25 FEET TO A POINT; THENCE SOUTH 00 DEGREES, 19 MINUTES, 12 SECONDS EAST, 169.81 FEET TO A POINT; THENCE SOUTH 89 DEGREES, 07 MINUTES, 08 SECONDS WEST, 537.16 FEET TO A POINT; THENCE DUE NORTH, PARALLEL TO AND 25 FEET EAST OF THE WEST LINE OF THE SAID N OF THE N OF THE NE 1/4, OF THE NW 1/4, 188.39 FEET TO THE POINT OF BEGINNING.

LESS LANDS CONVEYED TO BROWARD COUNTY IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13995, PAGE 728, AND LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5623, PAGE 645.

# Exhibit B



**AVARA EAST**  
**POMPANO**  
MCNEIL AND DIXIE HIGHWAY  
POMPAHO, FL

PROJECT NO. 1009  
DATE: 05/02/19

REVISIONS

**PASQUALE KURTZY**  
**ARCHITECT**  
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**DATE:** 05/02/19

**PROJECT:** AVARA EAST  
POMPANO  
MCNEIL AND DIXIE HIGHWAY  
POMPAHO, FL

**DESIGNED BY:** PKA  
**DRAWN BY:** PKA  
**CHECKED BY:** PKA

**SITE PLAN**

**P&Z**

08/28/19