

EXHIBIT A



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

NOVE OF MARGATE - DRAINAGE FLOWAGE EASEMENT ABANDONMENT

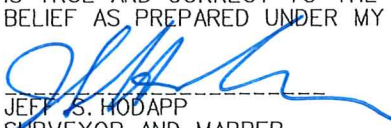
LEGAL DESCRIPTION

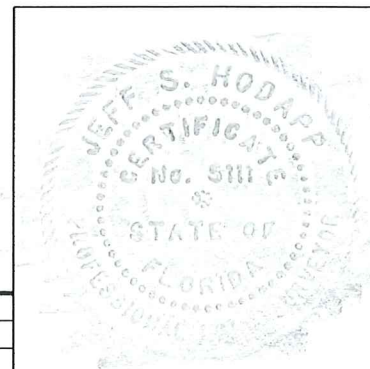
A PORTION OF A 30.00 FOOT WIDE DRAINAGE FLOWAGE EASEMENT FALLING WITHIN PARCEL 3, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS DEDICATED BY SAID PLAT AND BY THE EASEMENT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 23290 AT PAGE 18 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE SOUTH 51° 16' 13" EAST, ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 95.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID NORTH LINE, HAVING A RADIUS OF 776.33 FEET AND A CENTRAL ANGLE OF 08° 26' 05", A DISTANCE OF 114.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID NORTH LINE, HAVING A RADIUS OF 776.33 FEET AND A CENTRAL ANGLE OF 02° 34' 19", A DISTANCE OF 34.85 FEET; THENCE SOUTH 01° 33' 50" EAST, ALONG THE EAST LINE OF SAID DRAINAGE FLOWAGE EASEMENT, A DISTANCE OF 293.41 FEET; THENCE SOUTH 13° 56' 00" WEST, ALONG SAID EAST LINE, A DISTANCE OF 535.77 FEET; THENCE SOUTH 01° 11' 16" EAST, ALONG SAID EAST LINE, A DISTANCE OF 83.01 FEET; THENCE NORTH 88° 48' 44" EAST, ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 51.54 FEET; THENCE NORTH 62° 48' 44" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 165.04 FEET; THENCE NORTH 89° 07' 23" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 8.22 FEET; THENCE SOUTH 16° 34' 29" WEST, ALONG THE EAST LINE OF SAID PARCEL 3, A DISTANCE OF 15.72 FEET; THENCE NORTH 89° 07' 23" EAST, ALONG THE NORTH LINE OF SAID PARCEL 3, A DISTANCE OF 63.78 FEET; THENCE SOUTH 00° 52' 37" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89° 07' 23" WEST, ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 60.24 FEET; THENCE SOUTH 62° 48' 44" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 164.96 FEET; THENCE SOUTH 88° 48' 44" WEST,

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.


JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111



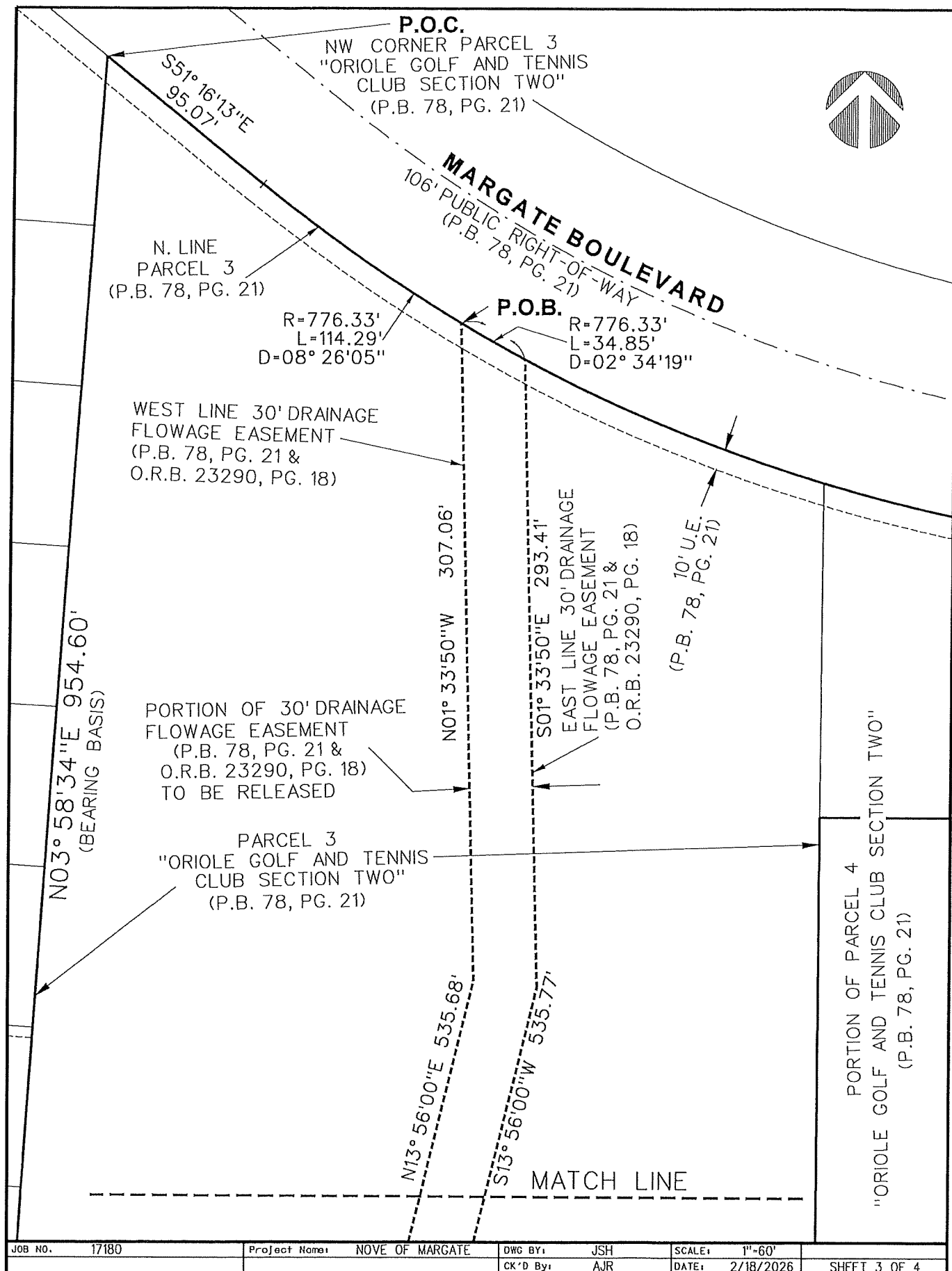
Project Name:	NOVE OF MARGATE	DATE:	2/18/2026
JOB NO.	17180	DWG BY:	JSH
		CK'D By:	AJR
			SHEET 1 OF 4

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA
AND CONTAIN 36,106 SQUARE FEET, MORE OR LESS.

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY WEST LINE OF PARCEL 3 OF SAID "ORIOLE GOLF AND TENNIS CLUB SECTION TWO" HAVING A GRID BEARING OF N 03° 58' 34" E, AS ROTATED TO MATCH THE STONER KEITH RESURVEY OF ALL OF TOWNSHIP 48 SOUTH RANGE 41 EAST (MISC P.B. 3, PG. 44, B.C.R.) AS TRANSFORMED TO THE NORTH AMERICAN DATUM 1983 WITH THE 1990 ADJUSTMENT.
4. INFORMATION RECORDED IN THE "NOVE OF MARGATE" SUBDIVISION RESURVEY, AS RECORDED IN MISCELLANEOUS MAP BOOK 10, PAGES 7-13 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IS NOT SHOWN HEREON.

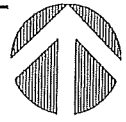
B.C.R.	"	BROWARD COUNTY RECORDS
L	"	ARCLENGTH
CONC.	"	CONCRETE
COR.	"	CORNER
D	"	DELTA (CENTRAL ANGLE)
D.E.	"	DRAINAGE EASEMENT
I.R.	"	IRON ROD
I.R.C.	"	IRON ROD AND CAP
L.B.	"	LICENSED BUSINESS
L.S.	"	LICENSED SURVEYOR
MON.	"	MONUMENT
O.R.B.	"	OFFICIAL RECORDS BOOK
P.O.B.	"	POINT OF BEGINNING
P.O.C.	"	POINT OF COMMENCEMENT
P.B.	"	PLAT BOOK
P.B.C.R.	"	PALM BEACH COUNTY RECORDS
PG.	"	PAGE
P.S.M.	"	PROFESSIONAL SURVEYOR & MAPPER
R/W	"	RIGHT-OF-WAY
U.E.	"	UTILITY EASEMENT

JOB NO.	17180	Project Name:	NOVE OF MARGATE	DWG BY:	JSH	SCALE:	1"=60'	
				CK'D By:	AJR	DATE:	2/18/2026	SHEET 2 OF 4



JOB NO.	17180	Project Name:	NOVE OF MARGATE	DWG BY:	JSH	SCALE:	1"=60'
		CK'D By:	AJR	DATE:	2/18/2026		SHEET 3 OF 4

MATCH LINE



WEST LINE 30' DRAINAGE
FLOWAGE EASEMENT
(P.B. 78, PG. 21 &
O.R.B. 23290, PG. 18)

EAST LINE 30' DRAINAGE
FLOWAGE EASEMENT
(P.B. 78, PG. 21 &
O.R.B. 23290, PG. 18)

EAST LINE
PARCEL 3
(P.B. 78, PG. 21)

PORTION OF PARCEL 4
"ORIOLE GOLF AND TENNIS CLUB SECTION TWO"
(P.B. 78, PG. 21)

PARCEL 3
"ORIOLE GOLF AND TENNIS
CLUB SECTION TWO"
(P.B. 78, PG. 21)

N13° 56'00"E 535.68'
PORTION OF 30' DRAINAGE FLOWAGE EASEMENT
(P.B. 78, PG. 21 & O.R.B. 23290, PG. 18)
S13° 56'00"W 535.77'

NORTH LINE 30' DRAINAGE
FLOWAGE EASEMENT
(P.B. 78, PG. 21 &
O.R.B. 23290, PG. 18)

N89° 07'23"E
8.22'

S16° 34'29"W
15.72'

30' DRAINAGE FLOWAGE
EASEMENT
(P.B. 78, PG. 21)
15' DRAINAGE FLOWAGE
EASEMENT
(O.R.B. 23290, PG. 18)

N01° 11'16"W 116.98'

S01° 11'16"E
83.01'

N88° 48'44"E 51.54'

N62° 48'44"E 165.04'
S62° 48'44"W 164.96'

S89° 07'23"W
60.24'

S00° 52'37"E
15.00'

SOUTH LINE 30' DRAINAGE
FLOWAGE EASEMENT
(P.B. 78, PG. 21 &
O.R.B. 23290, PG. 18)

NORTH LINE
PARCEL 3
(P.B. 78, PG. 21)

S88° 48'44"W 88.46'

JOB NO.	17180	Project Name:	NOVE OF MARGATE	DWG BY:	JSH	SCALE:	1"=60'
		CK'D By:	AJR	DATE:	2/18/2026		SHEET 4 OF 4