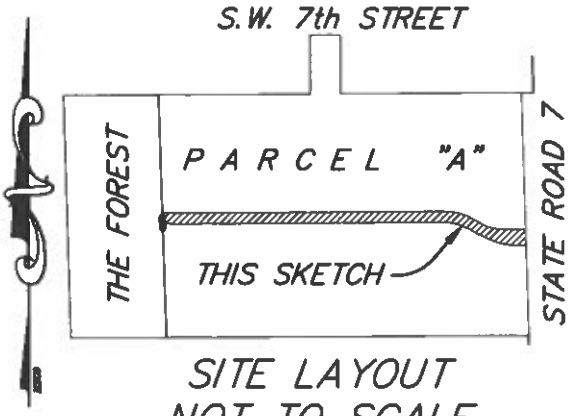
McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

EXHIBIT "A"

SKETCH AND DESCRIPTION
777 PROPERTIES
30' INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
SHEET 1 OF 2 SHEETS



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of Parcel "A", 441 SOUTH, LTD., II, according to the plat thereof, as recorded in Plat Book 124, Page 16, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southwest corner of said Parcel "A"; thence North 01°42'29" West, on the West line of said Parcel "A", a distance of 315.35 feet to the Point of Beginning; thence South 89°03'00" East, a distance of 45.44 feet; thence North 89°33'42" East, a distance of 731.91 feet to a point of curve; thence Easterly on said curve to the right, with a radius of 147.00 feet, a central angle of 30°00'00", an arc distance of 76.97 feet to a point of tangency; thence South 60°26'18" East, a distance of 30.71 feet to a point of curve; thence Southeasterly on said curve to the left, with a radius of 180.00 feet, a central angle of 09°20'20', an arc distance of 29.34 feet to a point on a curve; thence Southeasterly on said curve to the left, whose radius point bears North 28°03'00" East, with a radius of 150.67 feet, a central angle of 28°29'18", an arc distance of 74.91 feet to a point of tangency; thence North 89°33'42" East, a distance of 32.67 feet; thence North 01°42'29" West, on the East line of said Parcel "A", a distance of 43.34 feet; thence South 89°33'42" West, a distance of 56.46 feet to a point of curve; thence Northwesterly on said curve to the right, with a radius of 149.33 feet, a central angle of 18°56'54", an arc distance of 49.39 feet to a point on a curve; thence Northwesterly on said curve to the right, whose radius point bears North 25°11'29" East, with a radius of 150.00 feet, a central angle of 04°22'13", an arc distance of 11.44 feet to a point of tangency; thence North 60°26'18" West, a distance of 30.71 feet to a point of curve; thence Westerly on said curve to the left, with a radius of 177.00 feet, a central angle of 30°00'00", an arc distance of 92.68 feet to a point of tangency; thence South 89°33'42" West, a distance of 731.55 feet; thence North 89°03'00' West, a distance of 46.67 feet; thence South 01°42'29" East, on the West line of said Parcel "A", a distance of 30.03 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 31,634 square feet or 0.7262 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 19th day of January, 2024.

NOTES:

1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Legal description prepared by McLaughlin Engineering Co.
3) This drawing is not valid unless sealed with an appropriate surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY.
5) Bearings shown assume the West line of Parcel "A" as North 01°42'29" West, per record plat (124/41).

McLAUGHLIN ENGINEERING COMPANY
A DIVISION OF CONTROL POINT ASSOC. INC.

JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

FIELD BOOK NO. _____ DRAWN BY: JMMjr

JOB ORDER NO. 15-230169-00 CHECKED BY: _____

REF. DWG.: 01-3-070 C:\JMMjr/2023/230169 (777 PROP)

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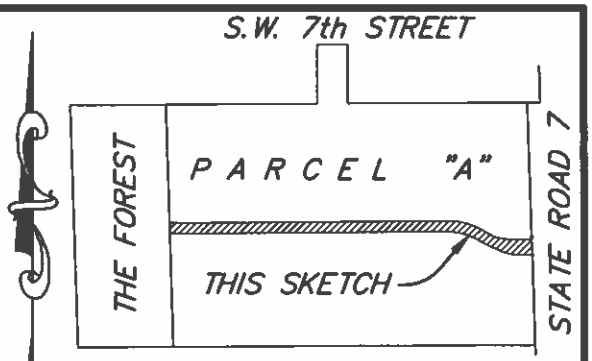
EXHIBIT "A"

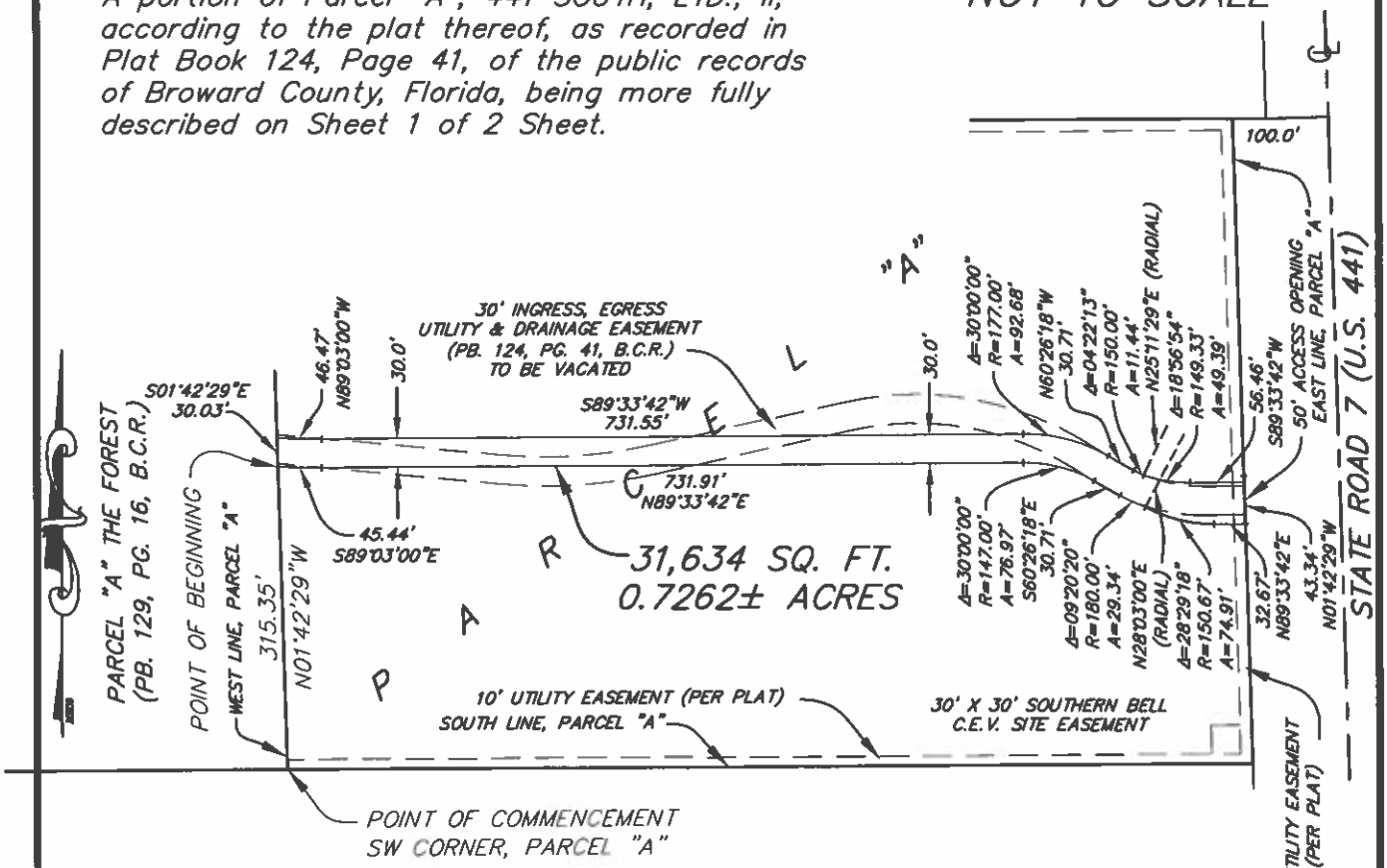
SKETCH AND DESCRIPTION
777 PROPERTIES
30' INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
SHEET 2 OF 2 SHEETS



SITE LAYOUT
NOT TO SCALE

BRIEF LEGAL DESCRIPTION:

A portion of Parcel "A", 441 SOUTH, LTD., II, according to the plat thereof, as recorded in Plat Book 124, Page 41, of the public records of Broward County, Florida, being more fully described on Sheet 1 of 2 Sheet.



SCALE 1" = 200'

LEGEND:

B.C.R.= BROWARD COUNTY RECORDS
PB, PG= PLAT BOOK AND PAGE

NOTES:

1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
2) Legal description prepared by McLaughlin Engineering Co.
3) This drawing is not valid unless sealed with an appropriate surveyors seal.
4) THIS IS NOT A BOUNDARY SURVEY.
5) Bearings shown assume the South line of Parcel "A" as South 89°39'06" West, per record plat (124/41).

FIELD BOOK NO. _____ DRAWN BY: JMMjr

JOB ORDER NO. V-7627, 15-230169-00 CHECKED BY: _____

REF. DWG.: 01-3-070 C:\JMMjr/2023/230169 (777 PROP)