

EXHIBIT "A"
SKETCH AND DESCRIPTION
 PORTION OF PARCEL "B"
 CENTRAL PARK OF COMMERCE
 (P.B. 119, PG. 27, B.C.R.)

A PORTION OF PARCEL "B", CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "B";

THENCE SOUTH 89°50'05" WEST, ALONG THE NORTH RIGHT OF WAY FOR COCONUT CREEK PARKWAY, 57.02 FEET;

THENCE NORTH 00°00'18" EAST, 15.45 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°50'05" WEST, 12.00 FEET;

THENCE NORTH 00°00'18" EAST, 179.84 FEET;

THENCE NORTH 86°45'18" WEST, 44.37 FEET;

THENCE NORTH 00°00'34" WEST, 30.00 FEET;

THENCE NORTH 89°59'26" EAST, 12.00 FEET;

THENCE SOUTH 00°00'34" EAST, 18.66 FEET;

THENCE SOUTH 86°45'18" EAST, 44.37 FEET;

THENCE SOUTH 00°00'18" WEST, 190.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 3,051 SQUARE FEET (0.070 ACRE), MORE OR LESS.

SHEET 1 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
 & ASSOCIATES DROTOS

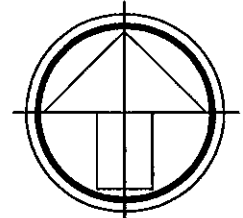
ENGINEERING
 SURVEYING
 PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
 3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
 PH: 954-943-9433 • FAX: 954-7783-4754

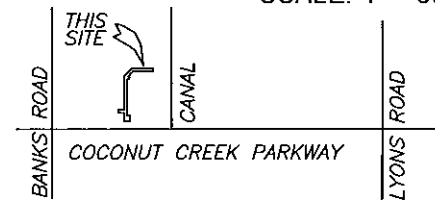
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SCALE: 1" = 50'

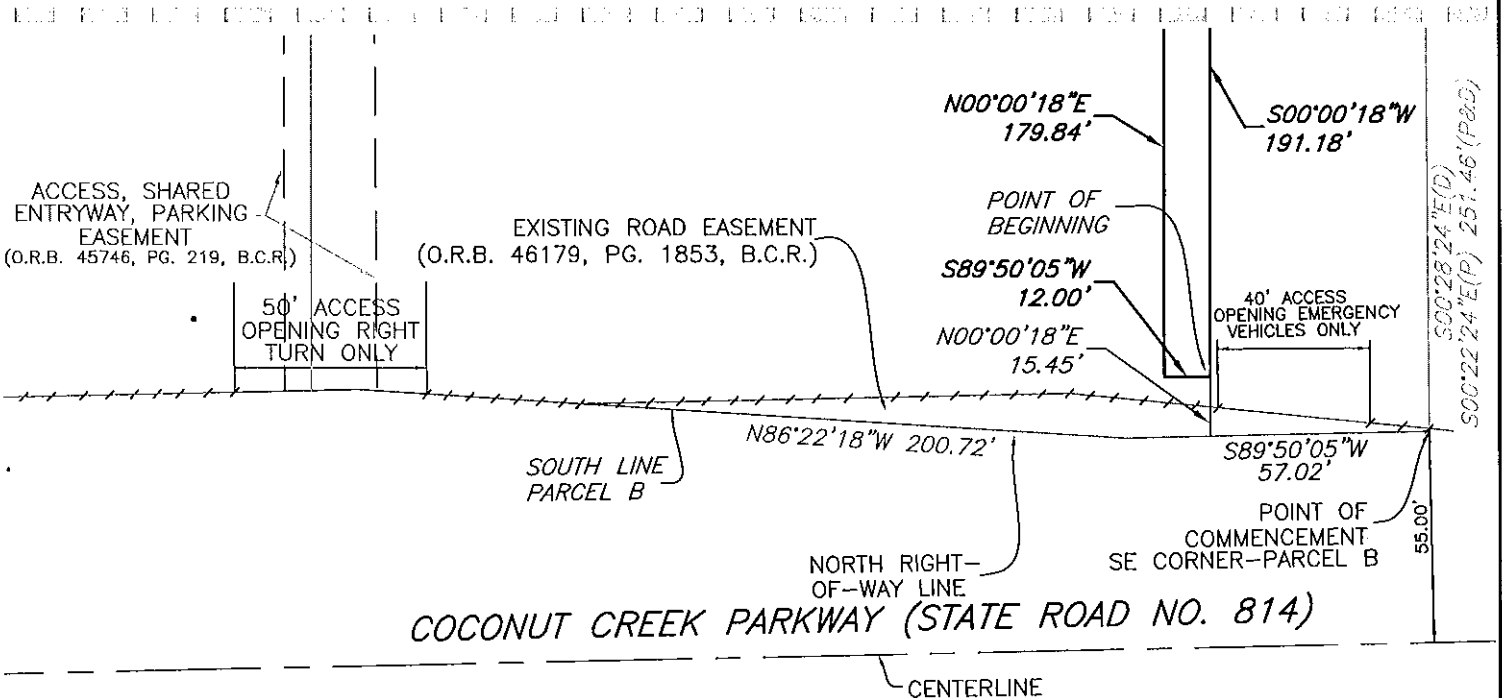


LOCATION MAP
NOT TO SCALE

LEGEND:

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
B.C.R. = BROWARD COUNTY RECORDS
P.G. = PAGE

MATCHLINE SEE SHEET 3 OF 3 SHEETS



SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. EASEMENTS SHOWN ON THE PLAT OF CENTRAL PARK OF COMMERCE HAVE BEEN OMITTED FOR CLARITY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 2 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

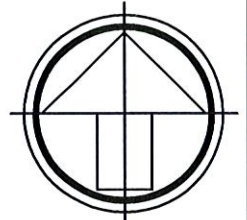
SDA SHAH
DROTOS
& ASSOCIATES

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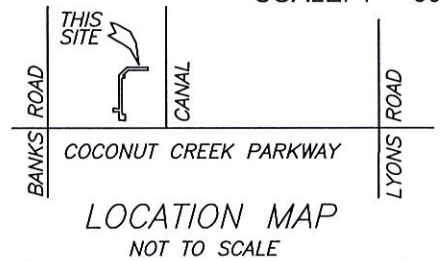
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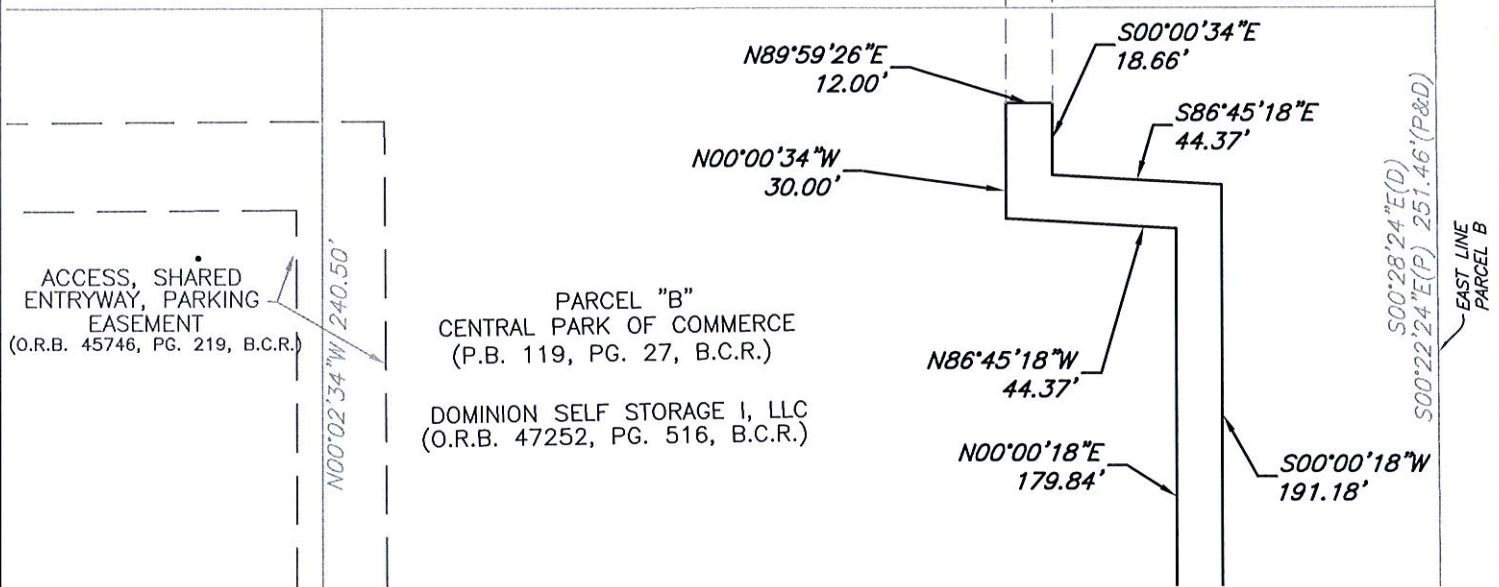
SCALE: 1" = 50'



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EXISTING 12' UTILITY EASEMENT
TO REAMIN (O.R.B. 37935, PG. 1864, B.C.R.)



MATCHLINE SEE SHEET 2 OF 3 SHEETS

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CERTIFIED CORRECT THIS 22ND
DAY OF SEPTEMBER, 2016

FOR THE FIRM, BY:

Michael D. Sarver
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4174

SHEET 3 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
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