

EXHIBIT "A"

LEGAL DESCRIPTION

All of Block C and the East 96.08 feet of Block B of "ORANGEBROOK HILLS" according to the plat thereof as recorded in Plat Book 68, at Page 29 of the Public Records of Broward County, Florida. Being more particularly described as follows: Begin at the Southeast corner of said Block C; Thence run North 89°54'29" West along the South line of said Blocks C and B, for a distance of 540.05 feet to a point of intersection with a line that lies 96.08 feet West of and parallel with the East line of said Block B; Thence run North 00°18'53" East along said parallel line for a distance of 643.47 feet to a point of intersection with the North line of said Block B (said point also being the Southerly Right-of-way line of Washington Street as shown on aforementioned plat); Thence run South 89°49'21" East along the North line of said Block B and C (also being the Southerly Right-of-way line of Washington Street as shown on aforementioned plat) for a distance 518.92 feet to a point of curvature of a circular curve, concave to the Southwest, and having for its elements a radius of 25 feet and a central angle of 90°30'10"; Thence run Southeasterly along the arc of said circular curve for an arc distance of 39.49 feet to a point of tangency on the Easterly line of said Block C (said point also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat); Thence run South 00°40'49" West along the East line of said Block C (also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat) for a distance of 617.47 feet to the Point of Beginning. Said described parcel of land containing 348,463 Sq. Ft. (7.99 Acres more or less).

SURVEY NOTES:

- ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BOUNDARY LINES SHOWN HEREON ARE PER THE PLAT
- BEARING SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF PARCEL "C", ORANGEBROOK HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89°49'21" EAST
- SURVEYOR HAS MADE NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS EXCEPT AS NOTED. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR RECORDINGS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.
- BENCHMARK REFERENCE:
BROWARD COUNTY BENCH MARK NO. 180
ELEV= 6.475' (N.G.V.D.)
- FLOOD INFORMATION
COMMUNITY NUMBER: 125113
CITY OF HOLLYWOOD
PANEL NUMBER: 12011C 0568 H
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
DATE OF FIRM: 8/18/2014
- THE (2) FLORIDA POWER & LIGHT EASEMENTS SHOWN HEREON ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.
- THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM LOCATIONS PERFORMED BY GROUND HOG LOCATIONS SERVICES.

I hereby certify that this survey was prepared under my direction, that it meets the Standards of Practice for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.

ACCURATE DIMENSIONS INC.

LAND SURVEYORS
521 SE 5TH COURT
POMPANO BEACH, FL. 33060
PH. (754)264-2166 FAX (954) 827-0535

DATE: 10/30/21
ERNEST W. DUNCAN
PROFESSIONAL SURVEYOR AND MAPPER
NO. L.S. 5182 STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT
NAUTILUS
3500-3580 WASHINGTON STREET
HOLLYWOOD, FL. 33021

SURVEY TYPE:
BOUNDARY SURVEY

REVISIONS:
1 UPDATE SURVEY 5/9/12
2 ADD UNDERGROUND UTILITIES 4/25/13
3
4
5
6

SCALE: 1" = 40'
DRAWN BY: E. DUNCAN
CHECKED BY: A. DUNCAN
DATE: 9/23/05
PROJECT NO. NAUTILUS
SHEET 1 OF 1

