

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:

- 1) ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2) BOUNDARY LINES SHOWN HEREON ARE PER THE PLAT
- 3) 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
- 4) 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.
- 5) BENCHMARK REFERENCE:
BROWARD COUNTY BENCH MARK NO.
ELEV= 0.00 ' (N. G. V. D.)
- 6) FLOOD INFORMATION
COMMUNITY NUMBER: 125113
CITY OF HOLLYWOOD
PANEL NUMBER: 0316
SUFFIX: F
FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
DATE OF FIRM: 8/18/92
- 7) THE (2) FLORIDA POWER & LIGHT EASEMENTS SHOWN HEREON ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.
- 8) THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM LOCATIONS PERFORMED BY GROUND HOG LOCATIONS SERVICES.
- 9) A Certificate of Search & Ownership & Emcunbrance Report was prepared by Fidelity National Title Insurance Company covering the dates of July 1, 1936 to May 30, 2012. The following is our report of all survey related items contained in said report affecting this property.

Item #14) Plat-all matters shown hereon

Item #15) F.P.L. Easement-affects property to the west

Item #17) Cable Television Easement-affects property to the west

Item #18) Blanket Easement for cable television- affects entire property

Item #30) Blanket Easement for Broadband equipment installation and maintenance

affects entire property.

All other items contained in said report are not survey related and not addressed hereon.

LEGEND:

EJB DENOTES ELECTRICAL JUNCTION BOX
ETP DENOTES ELECTRICAL TRANSFORMER
CTV DENOTES CABLE TELEVISION RISER
SSMH DENOTES SANITARY SEWER MANHOLE
U. E. DENOTES UTILITY EASEMENT
P. B. DENOTES PLATBOOK
PG. DENOTES PAGE
B. C. R. DENOTES BROWARD COUNTY RECORDS
P. O. B. DENOTES POINT OF BEGINNING
CB DENOTES CATCHBASIN
C. B. S. DENOTES CONCRETE BLOCK STRUCTURE
WPP DENOTES WOOD POWERPOLE
CUP DENOTES CONCRETE UTILITY POLE
CONC. DENOTES CONCRETE
CONC. SWK. DENOTES CONCRETE SIDEWALK

ERNEST W. DUNCAN, P.L.S. 5182

LAND SURVEYORS
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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
(HOLLYWOOD, FL.)

SURVEY TYPE:

BOUNDARY SURVEY

REVISIONS:

1 UPDATE SURVEY 5/9/12
2 ADD UNDERGROUND UTILITIES 4/25/13

3 REVIEW OF REVISED O & E REPORT 4/26/19
4 _____
5 _____
6 _____

SCALE:

SCALE: _____
DRAWN BY: _____

CHECKED BY:

DATE: _____

PROJECT NO. _____

SHEET 1 **OF**

