

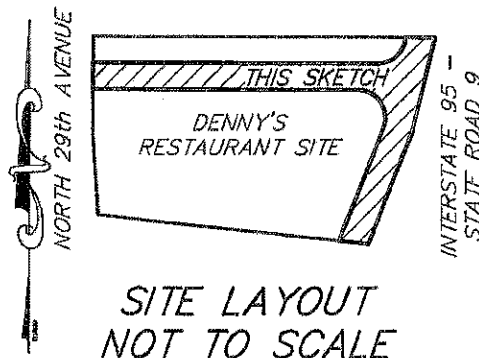
EXHIBIT "A"



McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION TO ACCOMPANY VACATION PETITION INGRESS/EGRESS EASEMENT DENNY'S HOLLYWOOD STORE 485 SHEET 1 OF 2 SHEETS



LEGAL DESCRIPTION:

A portion of Parcel "G", SOUTH FLORIDA INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 63, Page 38, of the public records of Broward County, Florida; AND a portion of Lots 4 and 5, Block 71, NEW LIBERIA, according to the Plat thereof, as recorded in Plat Book 6, Page 43, of the public records of Broward County, Florida, all more fully described as follows:

Commencing at the Southwest corner of said Parcel "G"; thence North 04°02'37" West, on the West line of said Parcel "G", being the East right-of-way line of North 29th Avenue, a distance of 135.73 feet; thence North 00°10'54" East, on said West line and East right-of-way line, a distance of 38.89 feet to the Point of Beginning; thence continuing North 00°10'54" East, on said West line and East right-of-way line, a distance of 24.00 feet; thence South 89°54'08" East, a distance of 260.87 feet to a point of curve; thence Easterly and Northerly on said curve to the left, with a radius of 25.00 feet, a central angle of 76°07'22", an arc distance of 33.21 feet to a point of tangency; thence North 13°58'30" East, on a line 26.00 feet West of and parallel with the East line of said Parcel "G", a distance of 4.63 feet; thence South 89°54'08" East, a distance of 26.86 feet; thence South 13°58'30" West, on the East line of said Parcel "G", being the West right-of-way line of Interstate 95 (State Road #9), a distance of 88.99 feet; thence South 21°48'46" West, on said East line and West right-of-way line, a distance of 107.71 feet; thence North 84°00'28" West, a distance of 27.02 feet; thence North 21°48'46" East, on a line 26.00 feet West of and parallel with the said East line of Parcel "G", a distance of 109.72 feet to a point of curve; thence Northerly and Westerly on said curve to the left, with a radius of 25.00 feet, a central angle of 111°42'54", an arc distance of 48.74 feet to a point of tangency; thence North 89°54'08" West, a distance of 242.45 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 12,057 square feet or 0.2768 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 25th day of February, 2015.

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 embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the most South portion the West line of Parcel "G", as North 04°02' 37" West.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-0064

CHECKED BY: JST

REF. DWG.: PLAT V-0006

C: JMMjr/2015/V-0006(PLAT)

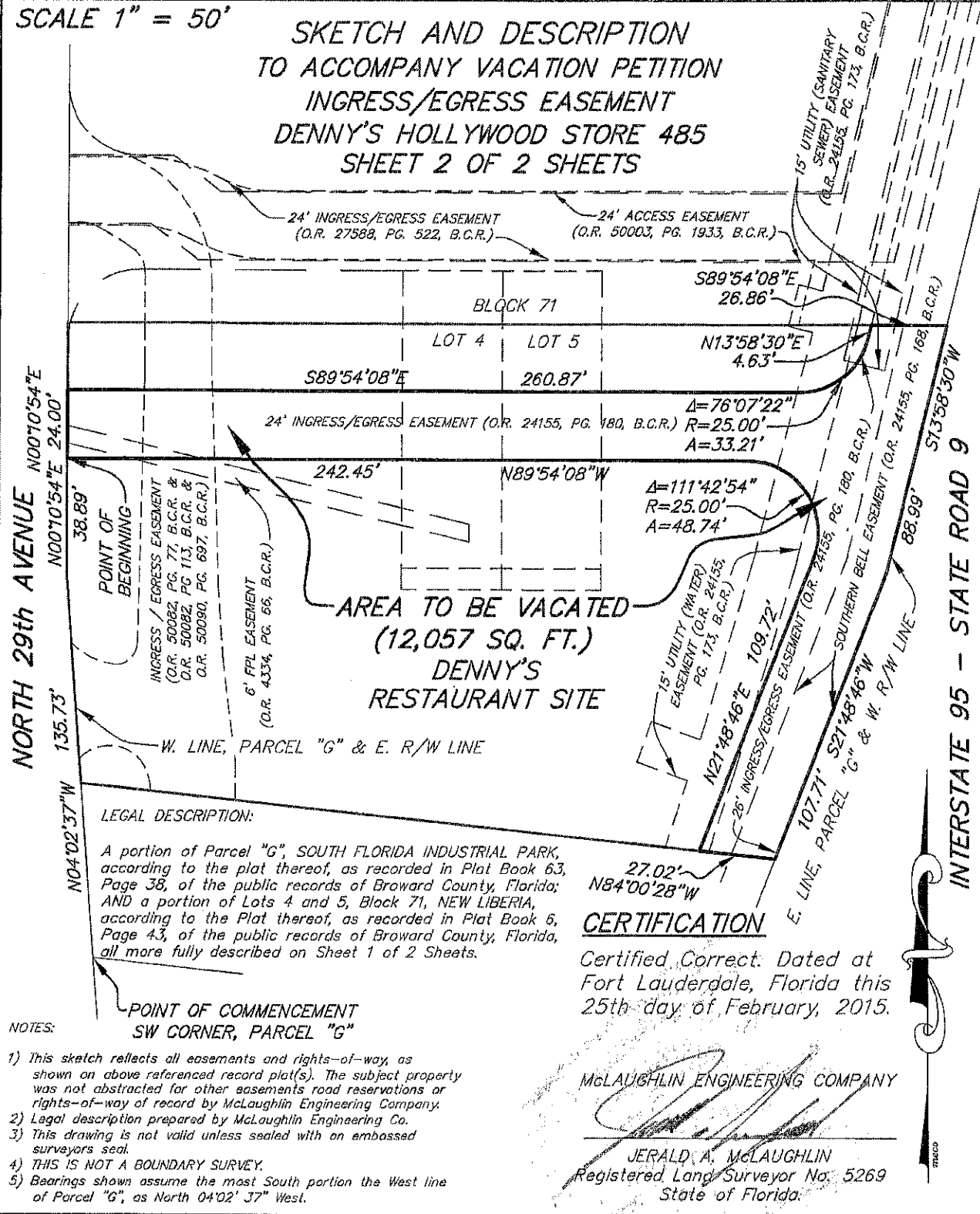


McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 50'

SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
INGRESS/EGRESS EASEMENT
DENNY'S HOLLYWOOD STORE 485
SHEET 2 OF 2 SHEETS



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-0064

CHECKED BY: JST

REF. DWG.: PLAT V-0006

C: JMMjr/2015/V-0006(PLAT)