

M.P.O.K.

"EXHIBIT A"
SKETCH & DESCRIPTION
PARCEL D

DESCRIPTION:

THAT PORTION OF NORTHEAST 5TH TERRACE RIGHT-OF-WAY, LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF OF LOT 32 AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 36, BLOCK 313, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


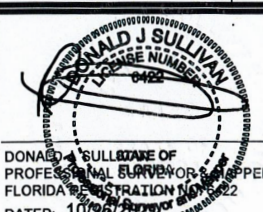
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 36 BLOCK 313; THENCE SOUTH 00°00'15" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 5TH TERRACE, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 32, BLOCK 313; THENCE NORTH 89°59'45" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 17, BLOCK 314 OF THE AFORESAID PLAT; THENCE NORTH 00°00'15 EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 5TH TERRACE, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 314; THENCE SOUTH 89°59'45" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 5,000 SQUARE FEET MORE OR LESS.

NOTES:

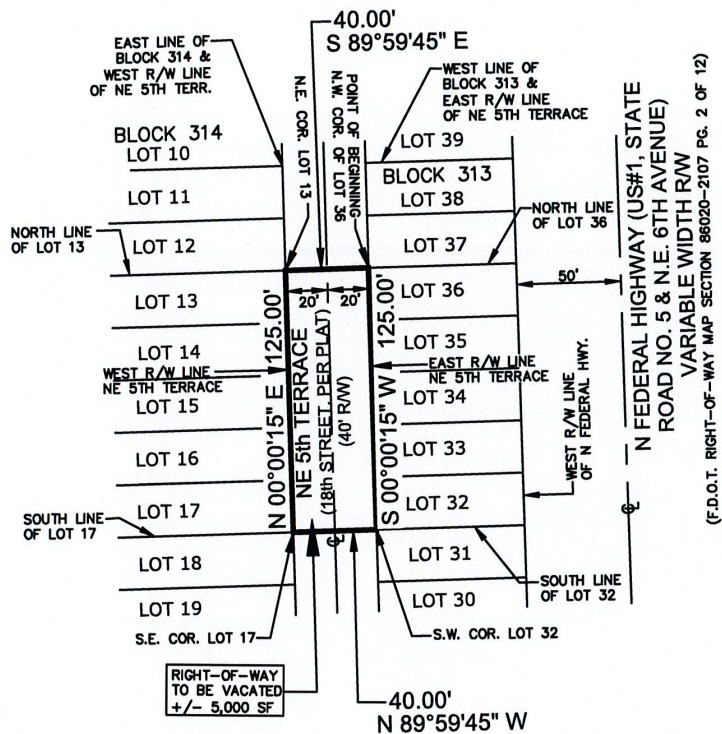
1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF BLOCK 314 WITH AN ASSUMED BEARING OF N 00°00'15" E.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
6. THE SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE CERTIFYING SURVEYOR. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 02/02/2021.

ADDRESS COMMENTS	10/26/21	RM	DS	
REVISIONS	DATE	BY	CHKD	F.B./PG.

 DJS SURVEYORS, INC. PROFESSIONAL SURVEYORS AND MAPPERS 20283 STATE ROAD 7, SUITE 200 BOCA RATON, FL 33498 PH. 561.883.0470, FX. 561.883.0480 CERTIFICATE OF AUTHORIZATION NO. LB 7870 www.djssurveyors.com	 DONALD J. SULLIVAN STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 10422 DATED: 10/26/21	JOB No: 21-129	SHEET No: 1/2
		FB/PG: 00/00	
		DRAWN BY: R.M.	
		CKD. BY: D.J.S.	
		SCALE: N/A	

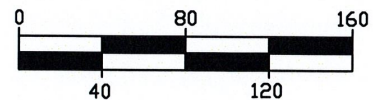
M.D.O.K.

"EXHIBIT A" SKETCH & DESCRIPTION PARCEL D




LEGEND:

D. C. R. DADE COUNTY RECORDS
P. B. PLAT BOOK
PG. PAGE
C CENTERLINE
R/W RIGHT-OF-WAY
P. O. B. POINT OF BEGINNING
B. C. R. BROWARD COUNTY RECORDS
O. R. B. OFFICIAL RECORDS BOOK
COR. CORNER



SCALE: 1"=80'

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	FB/PG: 00/00	
	DRAWN BY: R.M.	
	CKD. BY: D.J.S.	
SCALE: 1" = 80'		<p>SHEET No:</p> <p>2/2</p>