M D O.K.

STONER
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ADDRESS:
1313 S. ANDREWS AVE
FORT LAUDERDALE, FL 33316

EXHIBIT "A"
LEGAL DESCRIPTION OF:
HISTORIC CROISSANT HOUSE
LOTS 7, 8 & PORTION OF LOT 9, BLOCK 22
CROISSANT PARK, PLAT BOOK 4, PAGE 28, B.C.R.
CITY OF FORT LAUDERDALE, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 7 AND 8 TOGETHER WITH A PORTION OF LOT 9, BLOCK 22, CROISSANT PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE ON AN ASSUMED BEARING OF N.00°00'00"W., ALONG THE EAST LINE OF SAID LOTS 7, 8 AND 9, A DISTANCE OF 118.69 FEET;

THENCE N.89°40'19"W., A DISTANCE OF 125.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT 9;

THENCE S.00°00'00"E., ALONG THE WEST LINE OF SAID LOTS 7, 8 AND 9, A DISTANCE OF 119.40 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE N.90°00'00"E., ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.342 ACRES (14,881 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE LEGAL DESCRIPTION AND ASSOCIATED SKETCH SHOWN HEREON ARE INTENDED TO BE UTILIZED FOR THE RECLASSIFICATION OF THE PARCEL DESCRIBED HEREIN TO AN "HISTORIC SITE", IT IS NOT FOR THE SALE OR TRANSFER OF OWNERSHIP OF THE REAL PROPERTY.
2. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
3. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.00°00'0"W., ALONG THE EAST LINE OF LOTS 7 THRU 9, BLOCK 22, CROISSANT PARK, RECORDED IN PLAT BOOK 4, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
6. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
7. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 4.10.2024

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 – STATE OF FLORIDA

SEAL

REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/10/24	DRL	JDS	N/A

SHEET 1 OF 2

SKETCH NO. 24-9686

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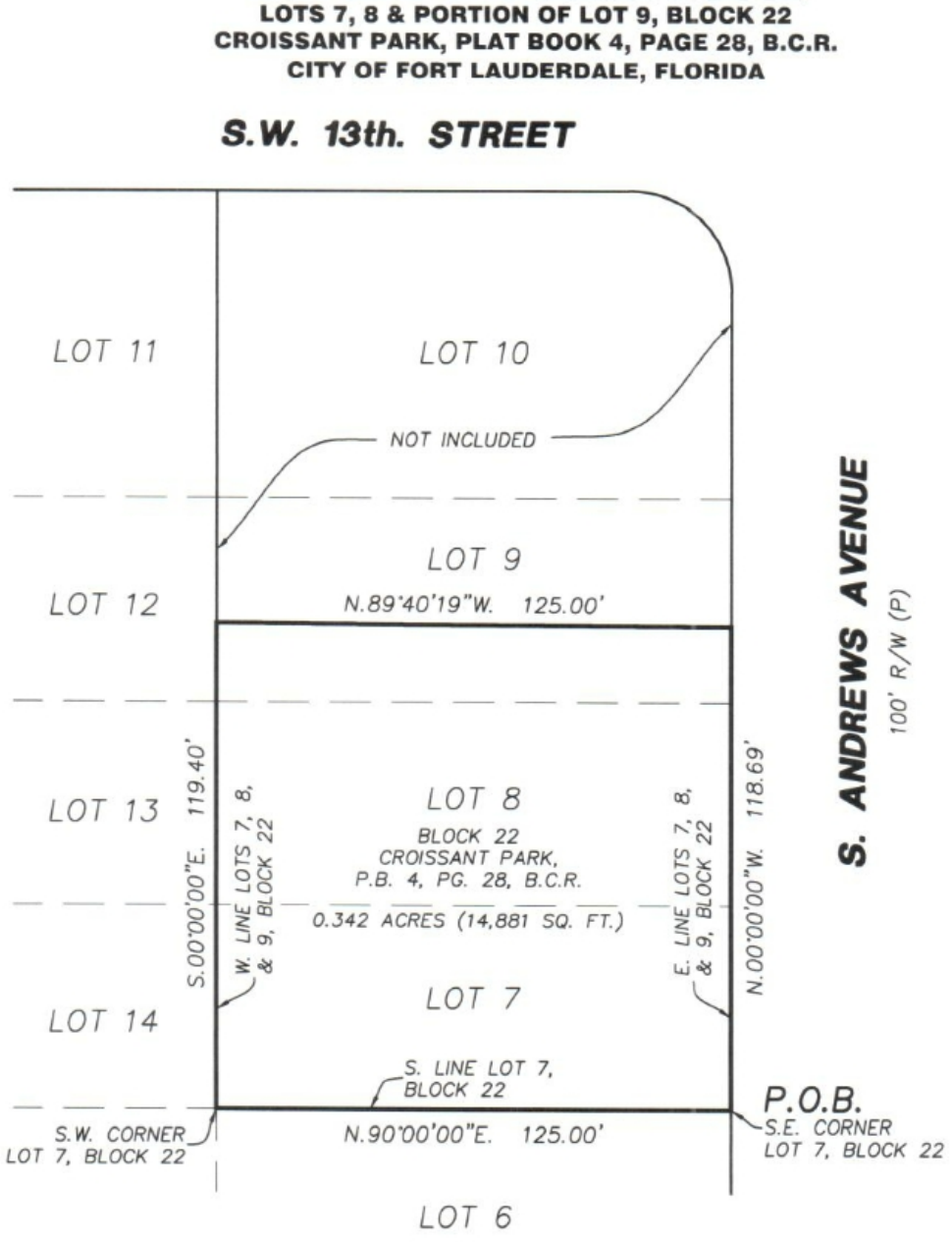

LEGEND:

LB.	LICENSED BUSINESS
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
PG.	PAGE
(P)	PLAT
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY

SCALE: 1" = 40'

0 10 20 40 80
GRAPHIC SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.

SHEET 2 OF 2

SKETCH NO. 24-9686