

m.d.o.k.

"EXHIBIT A"
SKETCH & DESCRIPTION
REZONING FROM "RML-25 TO "CB"

LEGAL DESCRIPTION:

LOT 4, BLOCK 1 AND A PORTION OF SOUTHWEST 15TH TERRACE, AMENDED PLAT OF RIVER HIGHLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 69, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 1; THENCE NORTH 85°02'59" WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 11°03'42" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 47.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 87°57'01" EAST ALONG THE NORTH LINE AND THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 163.00 FEET TO A POINT LYING AND BEING ON THE CENTERLINE OF THE AFORESAID SOUTHWEST 15TH TERRACE; THENCE SOUTH 02°02'59" EAST ALONG SAID CENTERLINE, A DISTANCE OF 65.00 FEET; THENCE SOUTH 87°57'01" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 9,687 SQUARE FEET MORE OR LESS.

NOTES:

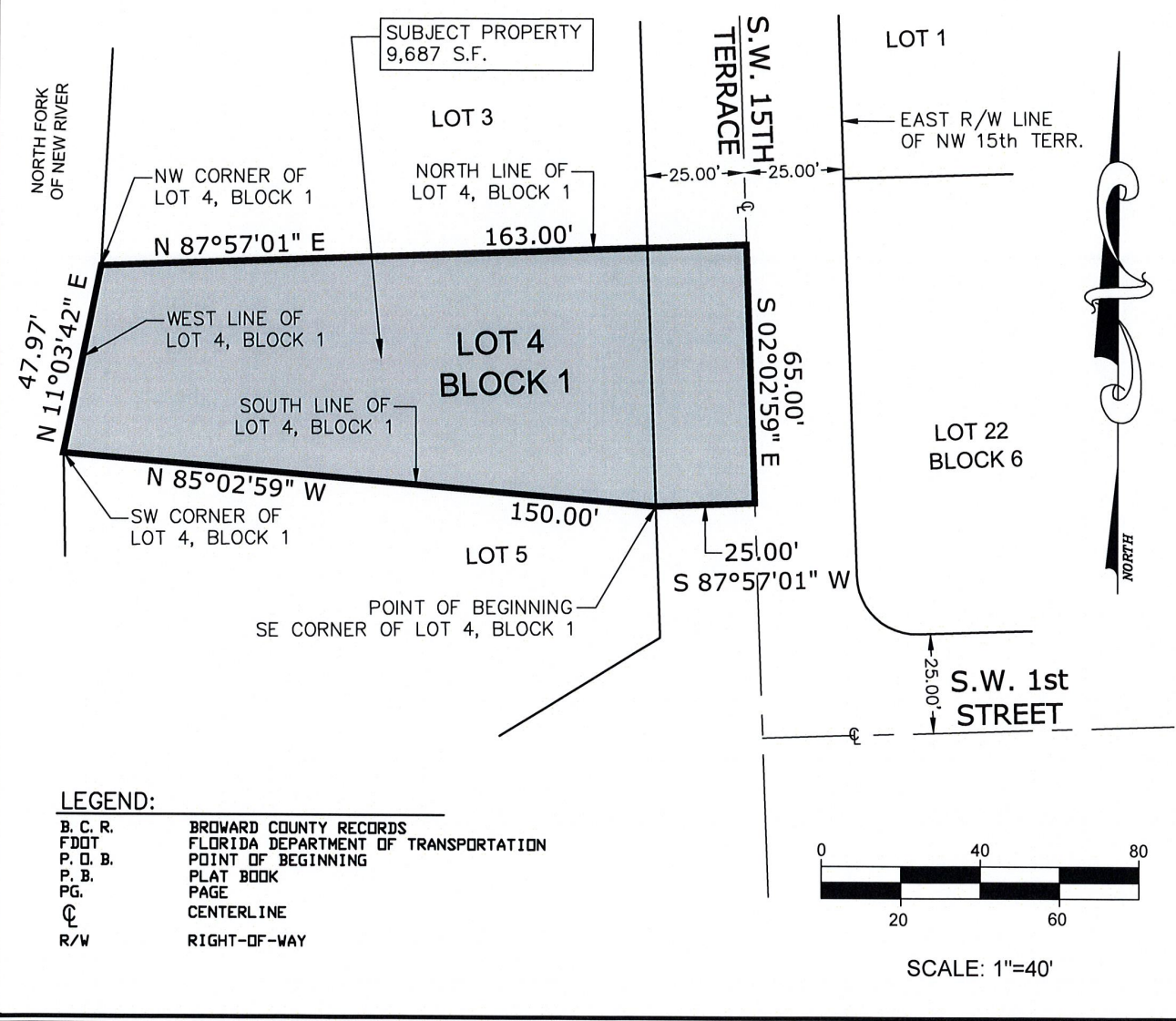
1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING 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 CENTERLINE OF SOUTHWEST 15TH TERRACE HAVING AN ASSUMED BEARING OF S 02°02'59" E.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
6. THIS 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 2/24/2021.

| REVISIONS | DATE | BY | CHKD | F.B./PG. |
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|  <p>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</p> | <p>NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF THE CERTIFYING SURVEYOR</p>  <p>DONALD J. SULLIVAN STATE OF FLORIDA PROFESSIONAL SURVEYOR FLORIDA REGISTRATION NO. 6422 DATED: 02/24/2021</p> | JOB No: 21-187 | |
| | | FB/PG: 00/00 | SHEET No: |
| | | DRAWN BY: R.M. | 1/2 |
| | | CKD. BY: D.J.S. | |
| | | SCALE: N/A | |

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| | FB/PG: 00/00 | | |
| | DRAWN BY: R.M. | | |
| | CKD. BY: D.J.S. | | |
| SCALE: 1" = 40' | | SHEET No: 2/2 | |