

EXHIBIT "A"
LEGAL DESCRIPTION

848A Clint Moore Road
Boca Raton, Florida 33487



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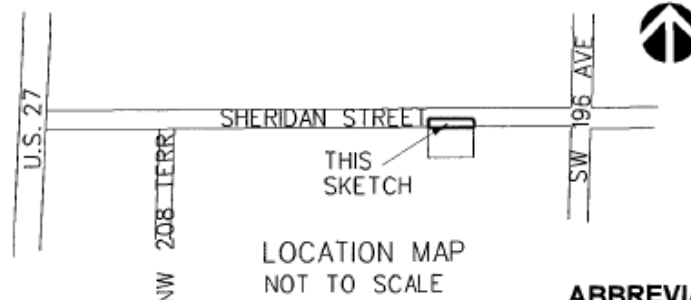
**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

SHERIDAN STREET - TRACTS 5&6 - R/W DEDICATION

LEGAL DESCRIPTION

THE NORTH 85.00 FEET OF TRACTS 5 AND 6, IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA (THE SOUTH LINE OF SAID 85.00 FEET FALLS 100.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11).

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAIN 56127 SQUARE FEET, MORE OR LESS.



NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "CRAVEN THOMPSON & ASSOCIATES, INC. RESURVEY OF THE EAST ONE-HALF (E 1/2) OF TOWNSHIP 51 SOUTH, RANGE 39 EAST, BROWARD COUNTY, FLORIDA" AS RECORDED IN MISC. PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 11 HAVING A BEARING OF NORTH 89°53'44" EAST.

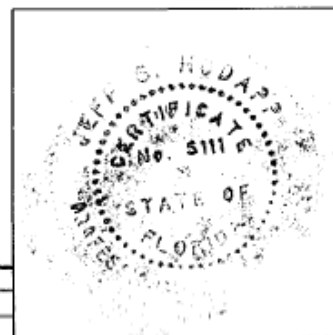
ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	DADE COUNTY RECORDS
L	ARCLength
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFFREY S. HOAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111



Project Name:	SHERIDAN TR 5&6	DATE:	12/11/2013
JOB NO.	05193	DWG BY:	JSH
		CHK'D BY:	JEK
			SHEET 1 OF 2

