


EXHIBIT "A"

SURVEYOR'S NOTES:

- Bearings and coordinates are relative to state plane coordinates, Florida East Zone (901), Transverse Mercator Projection North American Datum (NAD83) 1983 of 1990 adjustment.
- A bearing of N72°01'46"E being established between found monuments labeled Florida Department of Transportation PNC000 "90-14-0.0" (N 79,572.108, E 398,114.259) and PNC015 "90-14-0.15" (N 79,883.611, E 399,074.649).
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- This document consists of eight (8) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- This Parcel Sketch and Legal is supported by a Florida Department of Transportation Right-of-Way Map for State Road A-1-A, Section 90003 dated June 23rd, 2000 and Right-of-Way Map for State Road A-1-A (South Roosevelt Boulevard), prepared by Manuel G. Vera and Associates Inc., Financial Project Identification Number 250548-8-52-01.
- This Sketch to accompany Legal Description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, referenced in Rule 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.
- Manuel G. Vera & Associates, Inc. does carry Professional Liability Insurance for Surveying and Mapping Services.

LEGEND:

Δ	- DELTA	PT	- POINT OF TANGENCY
B	- BASE LINE	(P)	- PLAT
C	- CENTER LINE	R	- RADIUS
(C)	- CALCULATED	T	- TANGENT
D	- DEFLECTION ANGLE	No.	- NUMBER
F.P. NO.	- FINANCIAL PROJECT NUMBER	LB.	- LICENSED BUSINESS
ORB	- OFFICIAL RECORD BOOK	LT.	- LEFT
SEC.	- SECTION	(D)	- DEED
TWP.	- TOWNSHIP	SQ. FT.	- SQUARE FEET
RGE.	- RANGE	SR	- STATE ROAD
EXIST.	- EXISTING	R/W	- RIGHT OF WAY
L	- LENGTH	PL	- PROPERTY LINE
PB	- PLAT BOOK	↓	- SPRING LINE
PC	- POINT OF CURVATURE	800	- PARCEL NUMBER
PG.	- PAGE		
P.O.B.	- POINT OF BEGINNING		
P.O.C.	- POINT OF COMMENCEMENT		
PI	- POINT OF INTERSECTION		


 05-18-2016.
 Manuel G. Vera, Jr. Date
 Professional Surveyor & Mapper
 Florida Certificate No. 5291
 Licensed Business: LB-2439
 13960 SW 47th street
 Miami, Florida 33175

NOT A BOUNDARY SURVEY

				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. A1A		MONROE COUNTY	
				BY J.P. DATE 05-16		PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	
				DRAWN J.P. DATE 05-16		DATA SOURCE: SEE SURVEYOR'S NOTES	
REVISION		BY		DATE		F.P. NO. 250548-8 SECTION 90003 SHEET 01 OF 08	
				CHECKED SN DATE 05-16			

EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 800

PARCEL No. 800 Parts 1, 2 and 3

The following described three (3) parcels being a portion of a strip of land lying 5 feet southerly of and adjacent to the 20 foot sidewalk as shown on, Portion of Roosevelt Boulevard, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Monroe County, Florida, lying and being in Section 4, Township 68 South, Range 25 East, Monroe County, Florida, and more particularly described as follows:

PARCEL No. 800 Part 1

Commence at the intersection of the centerline of State Road A-1-A (South Roosevelt Boulevard) as per Florida Department of Transportation Right-of-Way Map 90003, dated June 23, 2000, with the centerline of Bertha Street as said Bertha Street is shown on Map of Auditorium Tract, according to the plat thereof, as recorded in Plat Book 1, at Page 192, of the Public Records of Monroe County, Florida; Thence S70°47'15"W, along the centerline of said State Road A-1-A (South Roosevelt Boulevard) extended westerly, for a distance of 25.87 feet to a point of intersection with the Existing westerly Right-of-Way line of said Bertha Street; Thence S34°00'45"E along said Existing westerly Right-of-Way line of Bertha Street and its southerly extension for a distance of 46.54 feet to a point on a line that is parallel with and 20.00 feet South of the southerly Right-of-Way line of said State Road A-1-A (South Roosevelt Boulevard); said line also being the southerly line of the 20 foot sidewalk as shown on, Portion of Roosevelt Boulevard, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Monroe County, Florida and the POINT OF BEGINNING; Thence N70°47'15"E along said line that is parallel with and 20.00 feet southerly of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard) for a distance of 131.61 feet to a point on the westerly line of the tract of land described in Official Records Book 478, at Page 562 of the Public Records of Monroe County, Florida; Thence S10°23'58"E, along said westerly line, for a distance of 5.06 feet to a point on a line that is parallel with and 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard); Thence S70°47'15"W along a line 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard), for a distance of 129.52 feet to the point of intersection with said Existing westerly Right-of-Way line of Bertha Street extended southerly; Thence N34°00'45"W along said Existing westerly Right-of-Way line of Bertha Street extended southerly, for a distance of 5.17 feet to the POINT OF BEGINNING.

Together with:

PARCEL No. 800 Part 2

Commence at the intersection of the centerline of State Road A-1-A (South Roosevelt Boulevard) as per Florida Department of Transportation Right-of-Way Map 90003, dated June 23, 2000, with the centerline of Bertha Street as said Bertha Street is shown on Map of Auditorium Tract, according to the plat thereof, as recorded in Plat Book 1, at Page 192, of the Public Records of Monroe County, Florida; Thence S70°47'15"W, along the centerline of said State Road A-1-A (South Roosevelt Boulevard) extended westerly, for a distance of 25.87 feet to a point of intersection with the Existing westerly Right-of-Way line of said Bertha Street; Thence S34°00'45"E along said Existing westerly Right-of-Way line of Bertha Street and its southerly extension for a distance of 46.54 feet to a point on a line that is parallel with and 20.00 feet South of the southerly Right-of-Way line of said State Road A-1-A (South Roosevelt Boulevard); said line also being the southerly line of the 20 foot sidewalk as shown on, Portion of Roosevelt Boulevard, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Monroe County, Florida; Thence along said line that is parallel with and 20.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard) for the following described six (6) courses; (1) Thence N70°47'15"E for a distance of 689.31 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence northeasterly along the arc of said curve to the Right, having a radius of 2,247.01 feet and a central angle of 05°15'39" for an arc length of 206.32 feet to the point of tangency; (3) Thence N76°02'55"E for a distance of 737.24 feet to a point on the easterly line of the tract of land described in Official Records Book 478, at Page 562 of the Public Records of Monroe County, Florida, said point also being the POINT OF BEGINNING;

THIS DOCUMENT CONSISTS OF EIGHT (8) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

NOT A BOUNDARY SURVEY

			FLORIDA DEPARTMENT OF TRANSPORTATION			
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
			STATE ROAD NO. A1A		MONROE COUNTY	
			BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE: SEE SURVEYOR'S NOTES
			DRAWN	J.P.	05-16	
REVISION	BY	DATE	CHECKED	SN	05-16	F.P. NO. 250548-8 SECTION 90003 SHEET 02 OF 08

EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 800 Part 2(CONTINUED)

(4) Thence continue N76°02'55"E for a distance of 694.83 feet to the point of curvature of a circular curve concave to the southeast; (5) Thence northeasterly along the arc of said curve to the Right, having a radius of 1,674.12 feet and a central angle of 05°13'04" for an arc length of 152.46 feet to the point of tangency; (6) Thence N81°15'59"E for a distance of 573.38 feet to Point A, said point also being on the westerly line of the tract of land described in Official Records Book 531, at Page 257 of the Public Records of Monroe County, Florida; Thence S01°35'43"E, along said westerly line, for a distance of 5.04 feet to a point on a line that is parallel with and 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard); Thence running 25.00 feet southerly of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard), for the following described three (3) courses; (1) Thence S81°15'59"W for a distance of 572.75 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence southwesterly, along the arc of said curve to the Left, having a radius of 1,669.12 feet and a central angle of 05°13'04" for an arc length of 152.01 feet to the point of tangency; (3) Thence S76°02'55"W for a distance of 694.83 feet to a point on the easterly line of said tract of land described in Official Records Book 478, at Page 562 of the Public Records of Monroe County, Florida; Thence N13°57'05"W, along said easterly line, for a distance of 5.00 feet to the POINT OF BEGINNING.

Together with:

PARCEL No. 800 Part 3

Commence at the above established Point A, said point being on a line that is parallel with and 20.00 feet South of the southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard) as per Florida Department of Transportation Right-of-Way Map 90003, dated June 23, 2000; said line also being the southerly line of the 20 foot sidewalk as shown on, Portion of Roosevelt Boulevard, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Monroe County, Florida; Thence along said parallel line for the following described four (4) courses; (1) Thence N81°15'59"E for a distance of 75.12 feet to the point of curvature of a circular curve concave to the southeast; (2) Thence northeasterly, along the arc of said curve to the Right, having a radius of 3,392.87 feet and a central angle of 07°10'30" for an arc length of 424.88 feet to a point on the easterly line of the tract of land described in Official Records Book 531, at Page 257 of the Public Records of Monroe County, Florida, said point also being the POINT OF BEGINNING; (3) Thence continue northeasterly, easterly and southeasterly, along the arc of said curve to the Right, having a radius of 3,392.87 feet and a central angle of 03°52'19" for an arc length of 229.28 feet to the point of tangency; (4) Thence S87°41'12"E for a distance of 304.92 feet; Thence S02°18'48"W for a distance of 5.00 feet to a point on a line that is parallel with and 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard); Thence running 25.00 feet South of said southerly Right-of-Way line of State Road A-1-A (South Roosevelt Boulevard), for the following described two (2) courses; (1) Thence N87°41'12"W for a distance of 304.92 feet to the point of curvature of a circular curve concave to the southwest; (2) Thence northwesterly, along the arc of said curve to the Left, having a radius of 3,387.87 feet and a central angle of 03°52'19" for an arc length of 228.94 feet to a point on the easterly line of said tract of land described in Official Records Book 531, at Page 257 of the Public Records of Monroe County, Florida; Thence N01°33'31"W, along said easterly line, for a distance of 5.00 feet to the POINT OF BEGINNING.

The above described 3 Parcels containing a total of 10,423 square feet, more or less.

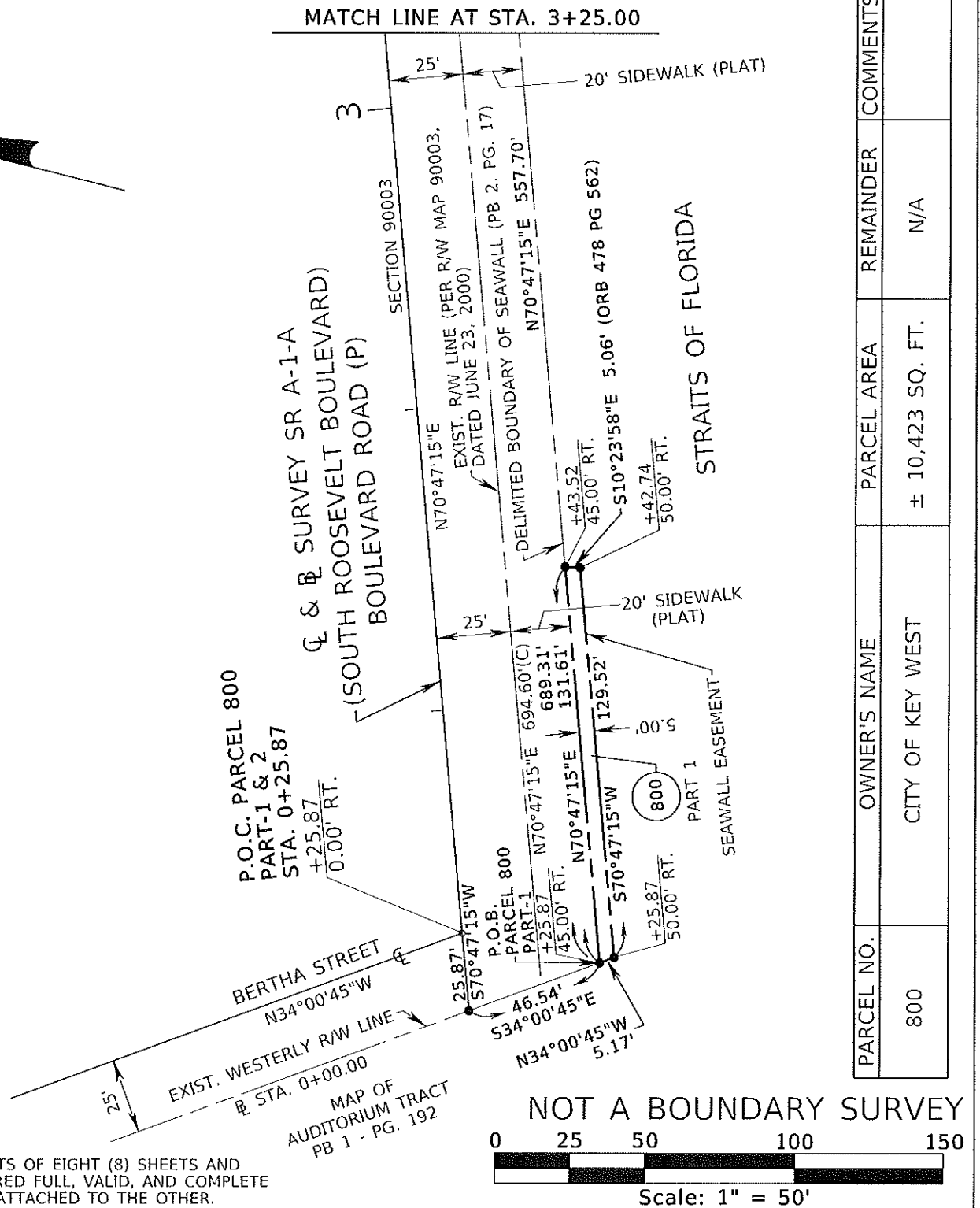
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NOT A BOUNDARY SURVEY

						FLORIDA DEPARTMENT OF TRANSPORTATION			
						SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
						STATE ROAD NO. A1A			
						MONROE COUNTY			
						BY		DATE	
						MANUEL G. VERA AND ASSOCIATES INC., LB#2439		DATA SOURCE:	
						13960 SW 47th STREET, MIAMI FLORIDA 33175		SEE SURVEYOR'S NOTES	
						DRAWN		J.P.	
						05-16			
						F.P. NO. 250548-8		SECTION 90003	
						CHECKED		SN	
						05-16		SHEET 03 OF 08	
REVISION		BY		DATE					

EXHIBIT "A"
PARCEL 800 PART 1

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA



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FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. A1A

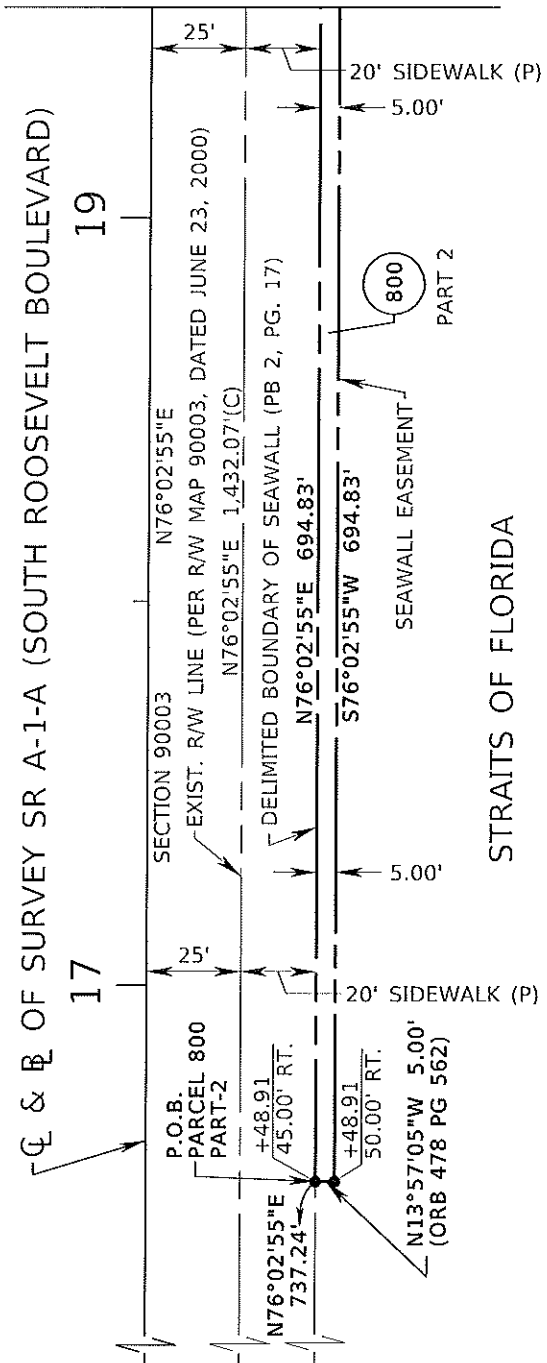
MONROE COUNTY

DRAWN	BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE: SEE SURVEYOR'S NOTES
	J.P.	05-16		
CHECKED	SN	05-16	F.P. NO. 250548-8	SECTION 90003

SHEET 04 OF 08

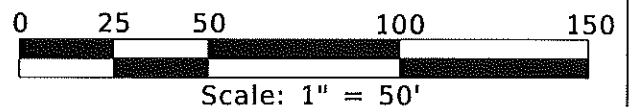
SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE AT STA. 19+55.00



CURVE 1
PI STA. 8+06.52
N 79,854.228
E 398,849.290
Δ = 05°15'39"(RT)
D = 02°29'59"
T = 105.30'
L = 210.45'
R = 2,292.01'
PC STA. 7+01.22
N 79,819.576
E 398,749.854
PT STA. 9+11.67
N 79,879.616
E 398,951.486

MATCH LINE AT STA. 10+00.00



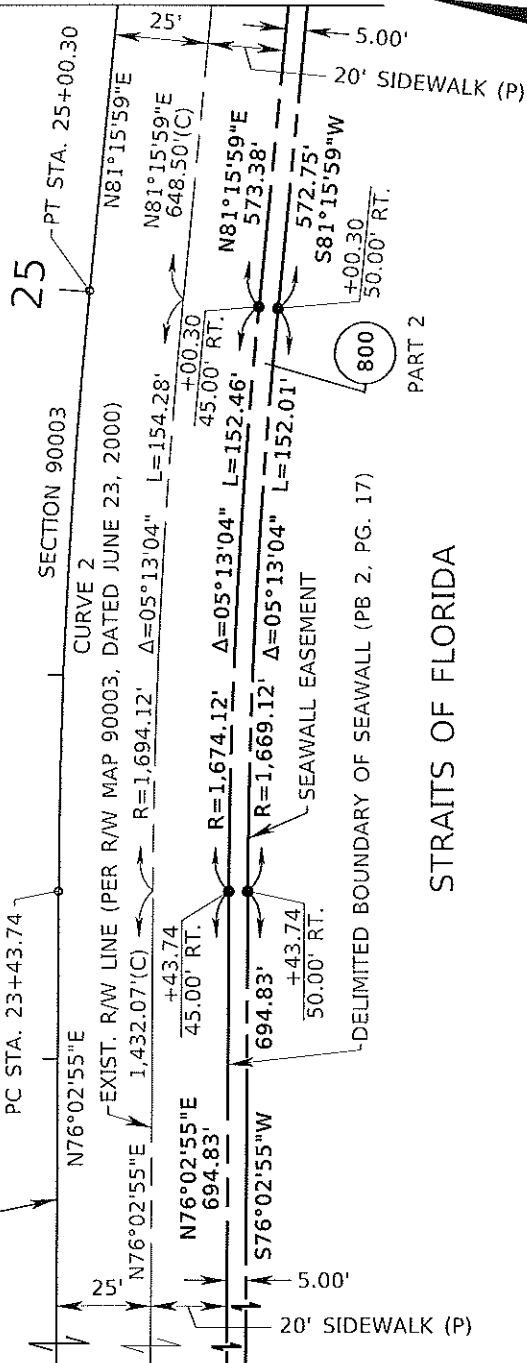
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			<div style="display: flex; justify-content: space-between;"> STATE ROAD NO. A1A MONROE COUNTY </div>					
				BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175		DATA SOURCE: SEE SURVEYOR'S NOTES
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REVISION	BY	DATE	CHECKED	SN	05-16	F.P. NO. 250548-8		SECTION 90003
								SHEET 05 OF 08

EXHIBIT "A" PARCEL 800 PART 2

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE AT STA. 25+75.00

CL & RL OF SURVEY SR A-1-A (SOUTH ROOSEVELT BOULEVARD)



CURVE 2
PI STA. 24+22.07
N 80,243.774
E 400,417.330
Δ = 05°13'04"(RT)
D = 03°19'58"
T = 78.33'
L = 156.56'
R = 1,719.12'
PC STA. 23+43.74
N 80,224.888
E 400,341.307
PT STA. 25+00.30
N 80,255.668
E 400,494.756

STRAITS OF FLORIDA

MATCH LINE AT STA. 19+55.00

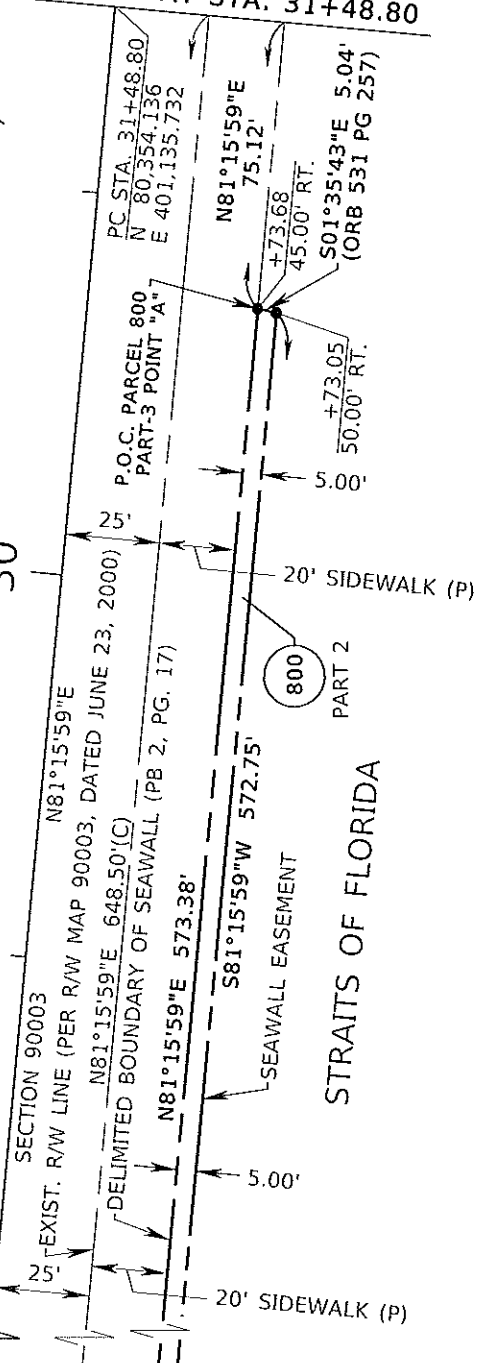
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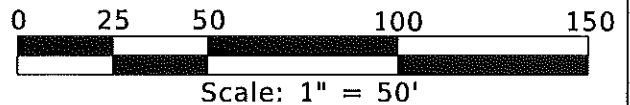
MATCH LINE AT STA. 31+48.80

CL & RL OF SURVEY SR A-1-A (SOUTH ROOSEVELT BOULEVARD)

30



MATCH LINE AT STA. 25+75.00



FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. A1A

MONROE COUNTY

BY	DATE
J.P.	05-16
CHECKED	SN
	05-16

PREPARED BY:
MANUEL G. VERA AND ASSOCIATES INC., LB#2439
13960 SW 47th STREET, MIAMI FLORIDA 33175

DATA SOURCE:
SEE SURVEYOR'S NOTES

REVISION

BY

DATE

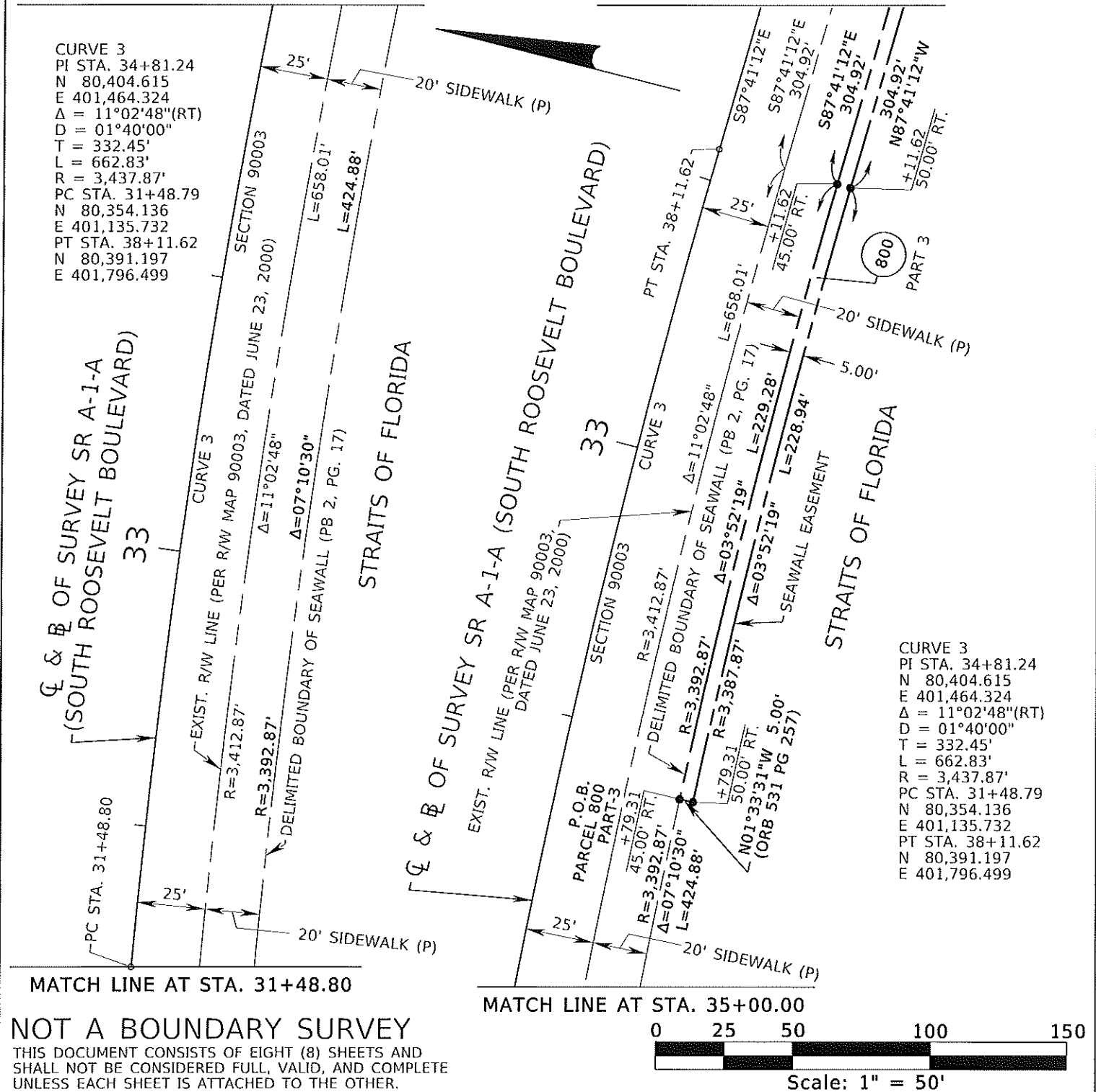
F.P. NO. 250548-8

SECTION 90003

SHEET 06 OF 08

SW 1/4 SECTION 4, TOWNSHIP 68 S., RANGE 25 E. MONROE COUNTY, FLORIDA

MATCH LINE AT STA. 38+65.00



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			DRAWN	J.P.	05-16				
REVISION	BY	DATE	CHECKED	SN	05-16	F.P. NO. 250548-8		SECTION 90003	SHEET 07 OF 08



0 25 50 100 150

Scale: 1" = 50'

			<div style="text-align: center;"> FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION </div>					
			STATE ROAD NO. A1A				MONROE COUNTY	
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								SHEET 08 OF 08