

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract 47, of "Plat of Survey of Lands on Island of Key West, Monroe County, Florida", according to the plat thereof, as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, lying and being in Section 4, Township 68 South, Range 25 East, Monroe County, Florida, more particularly described as follows:

Commence at the SW corner of said Tract 47, said point being on a circular curve concave to the southeast and said point bears N08°19'55"W from the center of said curve; Thence along the southerly line of said Tract 47 and along the northerly right of way line of State Road A-1-A (South Roosevelt Boulevard), as per Florida Department of Transportation Right of Way Map of State Road A-1-A, Section 90003, dated June 23rd, 2000, for the following described three (3) courses; 1) Thence northeasterly, easterly, and southeasterly along the arc of said curve to the Right having a radius of 3,462.87 feet and a central angle of 10°38'43" for a distance of 643.38 feet to the point of tangency; 2) Thence S87°41'12"E for a distance of 56.62 feet to the POINT OF BEGINNING of the hereinafter described parcel; 3) Thence continue S87°41'12"E for a distance of 100.00 feet; Thence N01°52'58"E for a distance of 18.00 feet to a point on a line parallel with and 18.00 feet northerly of said northerly right of way line of State Road A-1-A (South Roosevelt Boulevard); Thence N87°41'12"W along said parallel line, for a distance of 99.93 feet; Thence S02°07'07"W for a distance of 18.00 feet to the POINT OF BEGINNING.


Containing 1,799 square feet or 0.041 acres, more or less.

SURVEYOR'S NOTES:

- Bearings and coordinates are relative to the State Plane Coordinate System, Florida East Zone (901), Transverse Mercator Projection, North American Datum 1983 (NAD83), 1990 adjustment.
- A bearing of S87°41'12"E has being established along the Baseline of Survey of State Road A-1-A (South Roosevelt Boulevard).
- 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.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- Baseline of Survey for State Road A-1-A (South Roosevelt Boulevard) provided by Florida Department of Transportation as per Primary Network Control done by Manuel G. Vera and Associates, Inc., with Project No. 250548-4-52-01, dated 06-06-2014.
- I hereby certify that the Sketch and Legal Description was prepared under my direction and that said Sketch and Legal Description is in compliance with Chapter 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.
- All stations and offsets refer to the Baseline of Survey of State Road A-1-A (South Roosevelt Boulevard).

LEGEND:

BL	- Base Line	PT	- Point of Tangency
CL	- Center Line	P.O.C.	- Point of Commencement
(C)	- Calculated	P.O.B.	- Point of Beginning
(D)	- Deed	PL	- Property Line
Δ	- Delta	LB.	- Licensed Business
FDOT	- Florida Department of Transportation	PI	- Point of Intersection
F.P. NO.	- Financial Project Number	L	- Length
STA.	- Station	LT	- Left
SEC.	- Section	No.	- Number
TWP.	- Township	SR	- State Road
RGE.	- Range	SQ. FT.	- Square Feet
EXIST.	- Existing	R	- Radius
ORB	- Official Record Book	R/W	- Right of Way
PB	- Plat Book	RES	- Resolution
PG.	- Page	(R)	- Record
PC	- Point of Curvature	(109)	- Parcel Number

 12-16-16
 Manuel G. Vera, Jr.
 Professional Surveyor & Mapper
 Florida Certificate No. 5291
 Licensed Business: LB-2439
 13960 SW 47th street
 Miami, Florida 33175

NOT A BOUNDARY SURVEY

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. A-1-A (SOUTH ROOSEVELT BOULEVARD)

MONROE COUNTY

REVISION	BY	DATE	DRAWN	JP	12-16	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE: SEE SURVEYOR'S NOTES	F.P. No. 250548-8	SECTION 90003	SHEET 01 OF 02
			CHECKED	SN	12-16					

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

				BY	DATE	PREPARED BY: MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE:	
			DRAWN	JP	12-16		SEE SURVEYOR'S NOTES	
REVISION	BY	DATE	CHECKED	SN	12-16	F.P. No. 250548-8	SECTION 90003	SHEET 02 OF 02