

**SKETCH & DESCRIPTION
PORTION OF TRACT "A"**

EXHIBIT A

SUNRISE OAKLAND FRONTAGE SECTION (P.B. 87, PG. 30, B.C.R.)
PARCEL 'A', SOUSA PLAT (P.B. 144, PG. 38, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

Tract "A", of SUNRISE OAKLAND FRONTAGE SECTION, according to the Plat thereof, as recorded in Plat Book 87, Page 30, of the Public Records of Broward County, Florida, LESS the East 130 feet of the South 60 feet thereof, and LESS therefrom the property deeded to Broward County by quit-claim deed recorded in Official Records Book 6661, Page 111 of the Public Records of Broward County, Florida, more particularly described as follows:

A triangular parcel of land located in Tract "A" of "SUNRISE OAKLAND FRONTAGE SECTION", as recorded in Plat Book 87, Page 30, Public Records of Broward County, Florida, bounded as follows: ON THE NORTH by the Southerly line of the 40-foot roadway easement as shown on said Plat of "SUNRISE OAKLAND FRONTAGE SECTION"; ON THE WEST by the West line of said Tract "A"; ON THE SOUTHEAST by the chord of an arc which is concave to the Southeast, having a radius of 25.0 feet, tangent to the Southerly line of said 40-foot roadway easement and tangent to the West line of said Tract "A".

TOGETHER WITH

Parcel "A" of SOUSA PLAT, according to the Plat thereof, as recorded in Plat Book 144, Page 38, of the Public Records of Broward County, Florida.

Said lands situate in the City of Sunrise, Broward County, Florida and containing 420,219 square feet (9.647 acres) more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are based on the south line of Tract "A" of SUNRISE OAKLAND FRONTAGE SECTION, having a bearing of S89°58'03"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/24/2020

John T. Doogan,
P.L.S. Digitally signed
by John T.
Doogan, P.L.S.
Date: 2026.02.24
16:21:54 -05'00'


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 THRU 3**

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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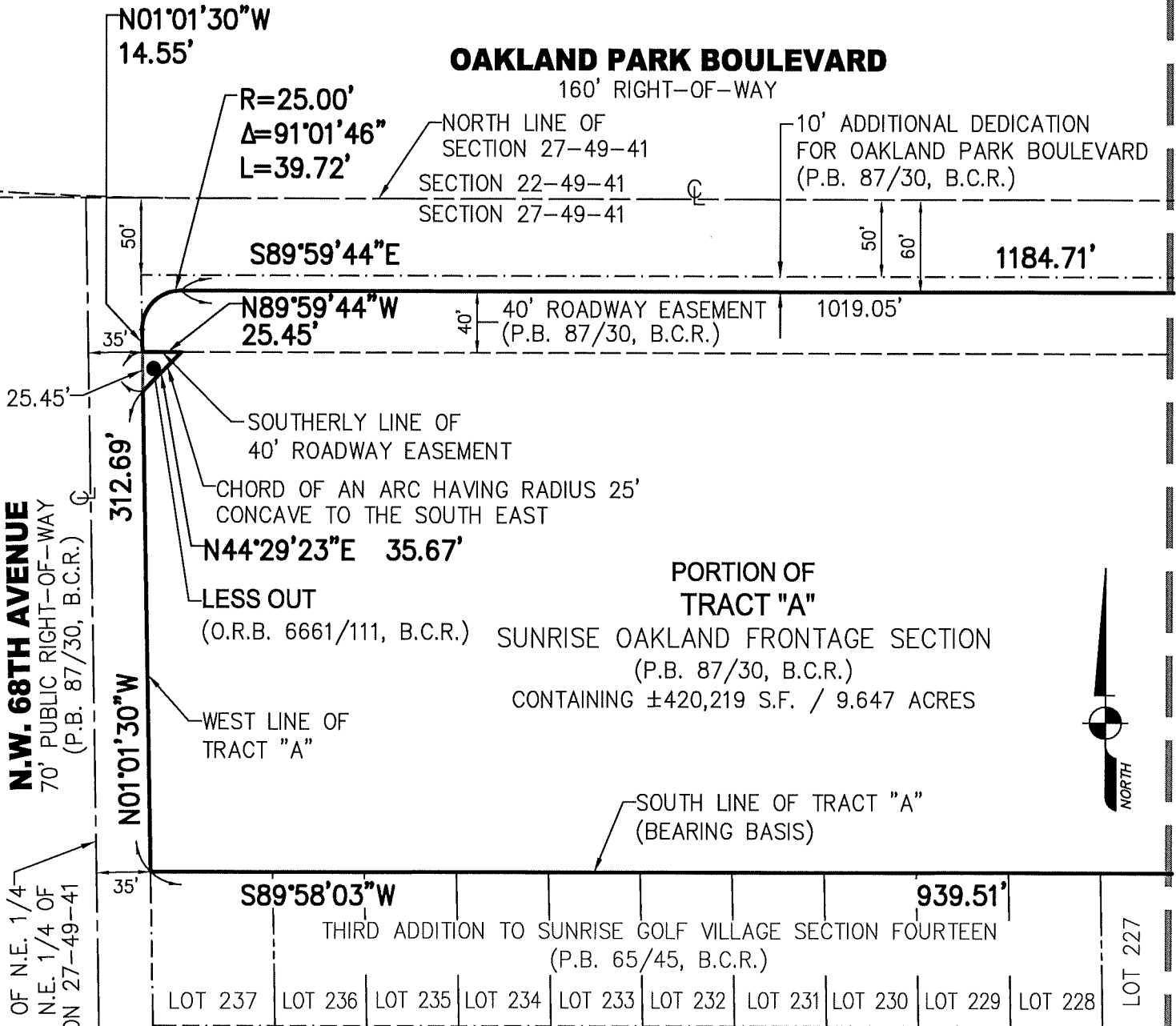
JOB #:	13112-4
SCALE:	N/A
DATE:	02/24/2026
BY:	S.K.
CHECKED:	J.T.D.
F.B. -- PG. --	
SHEET:	1 OF 3

SKETCH & DESCRIPTION
PORTION OF TRACT "A"

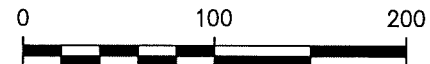
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CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

OAKLAND PARK BOULEVARD

160' RIGHT-OF-WAY



SEE SHEET 3 OF 3



GRAPHIC SCALE IN FEET
1" = 100'

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SHEETS 1 THRU 3

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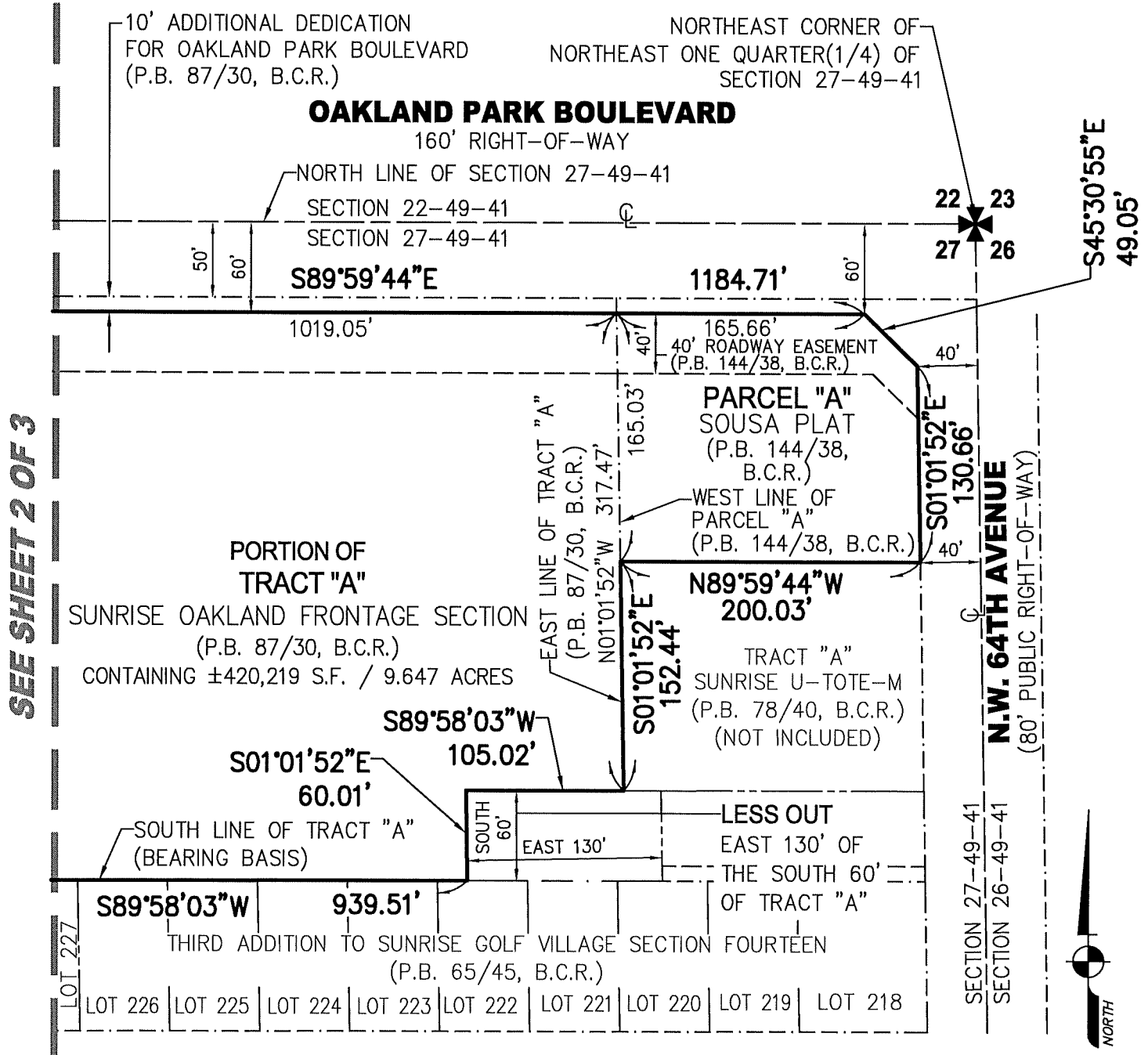
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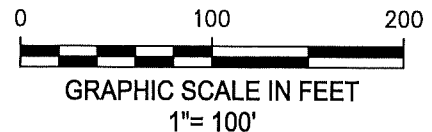
JOB #: 13112-4
SCALE: 1" = 100'
DATE: 02/24/2026
BY: S.K.
CHECKED: J.T.D.
F.B. - PG. -
SHEET: 2 OF 3

SKETCH & DESCRIPTION
PORTION OF TRACT "A"

SUNRISE OAKLAND FRONTAGE SECTION (P.B. 87, PG. 30, B.C.R.)
PARCEL 'A', SOUSA PLAT (P.B. 144, PG. 38, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



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JOB #: 13112-4

SCALE: 1" = 100'

DATE: 02/24/2026

BY: S.K.

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 3 OF 3