

Exhibit "A"

Legal Description & Sketch for Remington Stewart, LLP

Indian River County, Florida

SURVEYORS NOTES

- 1) THE BEARING BASIS THE EAST LINE OF PALM AVENUE AS SHOWN.
- 2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 3) ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) THIS SKETCH MEETS THE STANDARD PRACTICES FOR SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND


R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
L	LENGTH
CH	CHORD DISTANCE
CB	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR AND MAPPER
Δ	DELTA
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 9, ACCORDING TO THE AMENDED PLAT OF OCEAN BREEZE HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE N52°52'12"W ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF PALM AVENUE, A DISTANCE OF 699.93 FEET TO THE CENTERLINE OF ABANDONED JACKSON STREET (11TH AVENUE PER PLAT) AS RECORDED IN OFFICIAL RECORDS BOOK 1840, PAGE 180, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N64°46'48"E ALONG SAID CENTERLINE, A DISTANCE OF 220.76 FEET; THENCE S25°13'12"E, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID JACKSON STREET; THENCE N64°46'48"E ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF JACKSON STREET, A DISTANCE OF 136.00 FEET; THENCE S25°13'12"E A DISTANCE OF 140.00 FEET; THENCE N64°46'48"E A DISTANCE OF 24.77 FEET; THENCE S25°13'12"E A DISTANCE OF 31.51 FEET; THENCE N64°46'48"E A DISTANCE OF 20.00 FEET; THENCE S25°13'12"E A DISTANCE OF 283.49 FEET TO SOUTH LINE OF LOT 5, BLOCK 9 OF SAID OCEAN BREEZE HEIGHTS; THENCE N64°46'48"E ALONG THE SOUTH LINE OF LOTS 5 AND 4 OF SAID BLOCK 9 A DISTANCE OF 69.23 FEET OF SAID BLOCK 9 TO THE NORTHEAST CORNER OF LOT 12 OF SAID BLOCK 9; THENCE S25°13'12"E ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 125.00 FEET TO THE NORTHWEST RIGHT-OF-WAY LINE OF DAVIS STREET (9TH STREET PER PLAT); THENCE S64°46'48"W ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF DAVIS STREET, A DISTANCE OF 145.95 FEET BACK TO THE POINT OF BEGINNING.

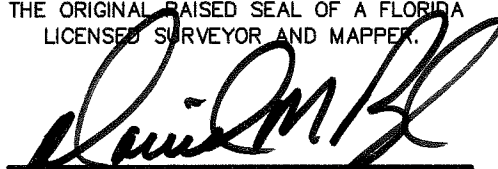
SAID PARCEL CONTAINING 142,783.5 SQUARE FEET OR 3.28 ACRES, MORE OR LESS. Sheet 1 of 2
Not Valid Without All Sheets

SKETCH OF LEGAL DESCRIPTION "This is NOT a Boundary Survey"	Drawn by: DMT	Checked by: DMT	File name 6251-01	Date 02/17/15	Scale N/A	Drawing Name 6251-01-LEGAL
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



DAVID TAYLOR P.L.S. 5243

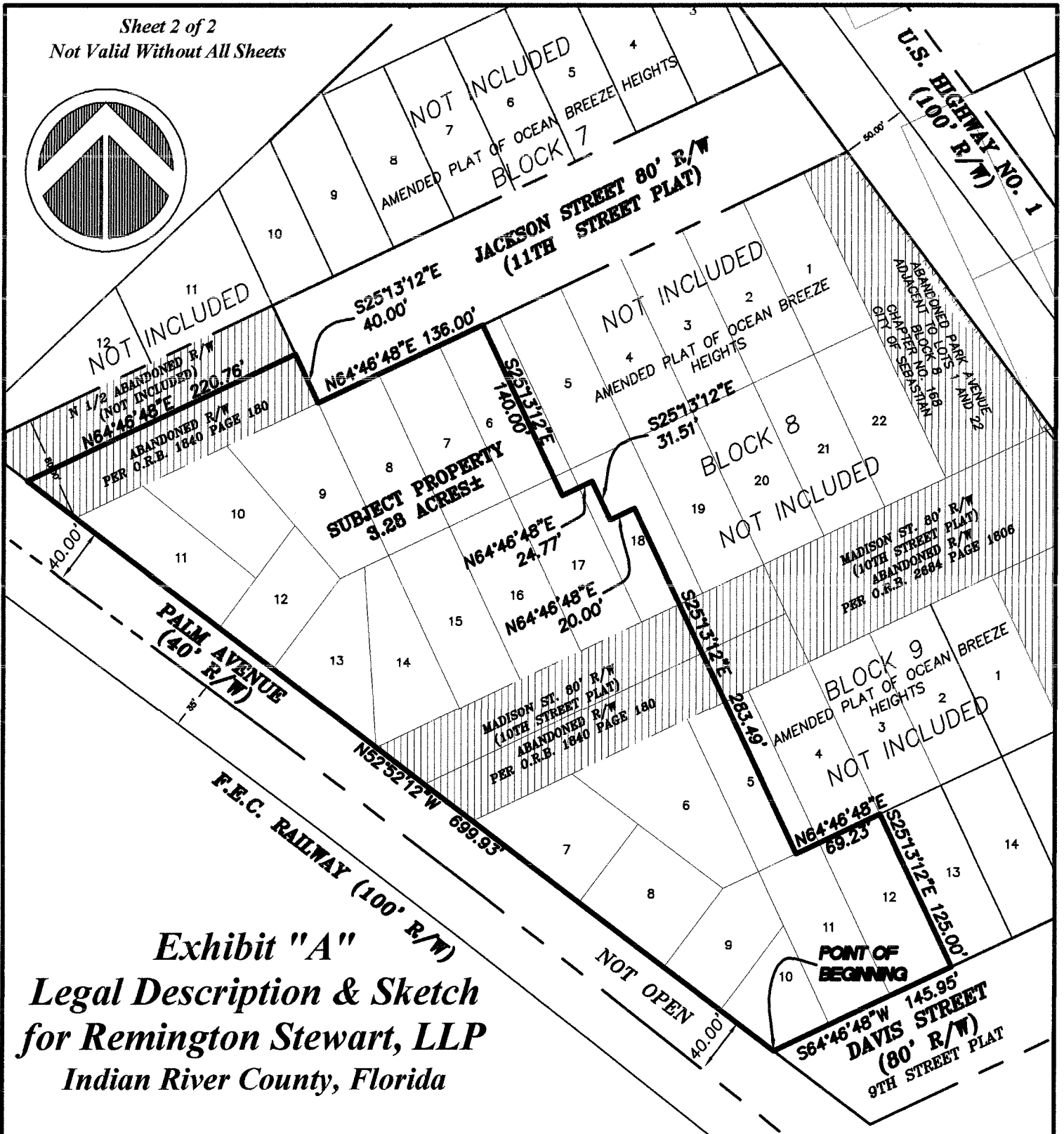
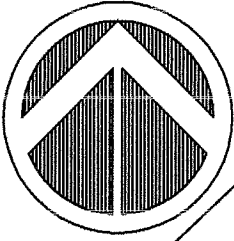
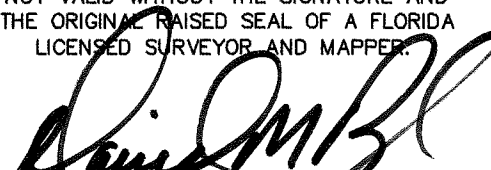


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Indian River County, Florida

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