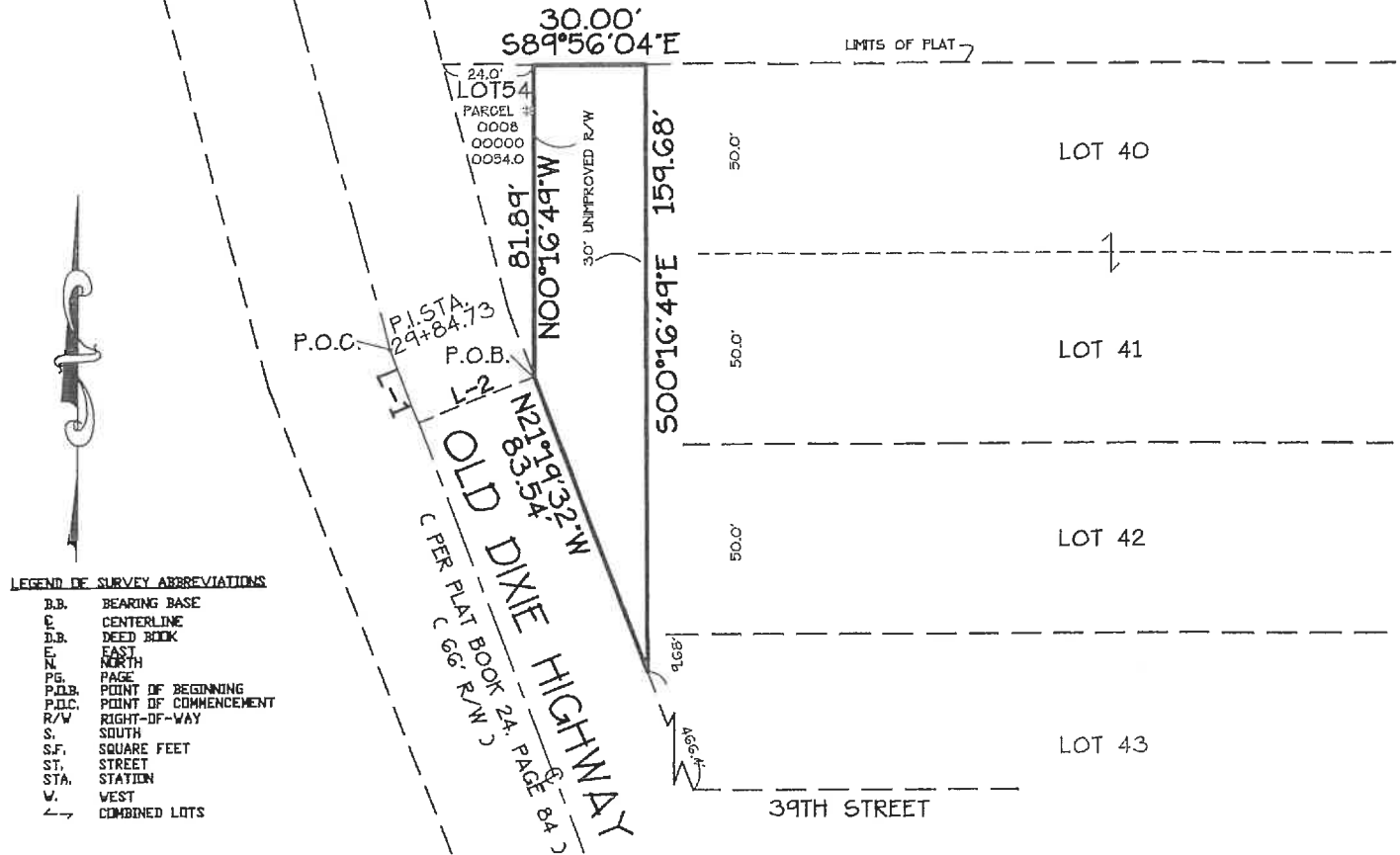


EXHIBIT "A"

PARCEL #
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LEGAL DESCRIPTION:

ALL OF THE ROAD RIGHT OF WAY LYING BETWEEN LOTS 40-43 AND LOT 54 AS SHOWN ON THE PLAT OF ESPY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 36 OF THE PUBLIC RECORDS OF ST. LUCIE CO., FLORIDA. SAID LANDS LYING IN INDIAN RIVER CO., FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT AN ANGLE POINT IN THE CENTERLINE OF OLD DIXIE HIGHWAY AT STATION 29+84.73 AS SHOWN ON THE PLAT OF INDIAN RIVER COUNTY, BOARD OF COUNTY COMMISSIONERS, RIGHT-OF-WAY MAP, OLD DIXIE HIGHWAY, US1 TO 69TH STREET, AS RECORDED IN PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, FILED IN PLAT BOOK 24, PAGE 81 THENCE, ALONG SAID CENTERLINE SOUTH 21°19'32" EAST FOR 20.67 FEET THENCE, NORTH 68°40'28" EAST TO THE EAST RIGHT OF WAY OF SAID OLD DIXIE HIGHWAY FOR 33.00 FEET ALSO BEING THE SOUTHERN MOST POINT OF LOT 54 OF SAID ESPY'S SUBDIVISION TO THE POINT OF BEGINNING THENCE, ALONG THE EAST LINE OF SAID LOT 54 NORTH 00°16'49" WEST TO THE NORTHEAST CORNER OF SAID LOT 54 FOR 81.89 FEET THENCE, TO THE NORTHWEST CORNER OF SAID LOT 40 SOUTH 89°56'04" EAST FOR 30.00 FEET THENCE, ALONG THE WEST LINE OF SAID LOTS 40 TO 43 SOUTH 00°16'49" EAST TO THE EAST RIGHT OF WAY LINE OF SAID OLD DIXIE HIGHWAY FOR 159.86 FEET THENCE, ALONG SAID HIGHWAY NORTH 21°19'32" WEST FOR 83.54 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 0.08 ACRES MORE OR LESS (3,623.5 S.F.)

L-1= S21°19'32"E 20.67'
L-2= N68°40'28"E 33.00'

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

12/16/21
DATE SIGNED

SKETCH IS NOT A SURVEY

THIS DRAWING AND COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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Certificate of Authorization Number: L.B. 8351

SURVEY TYPE	DATE	INT.	REVISIONS
SKETCH	12/15/21	WEH	REV. LEGAL
DRAWN BY	W.E.H.		
CHECKED BY	W.E.H.		
FIELD BOOK	32		
PAGE NOS	39		
FIELD DATE	05/17/95		
SCALE	1"=50'		
JOB NO	21-2264L		