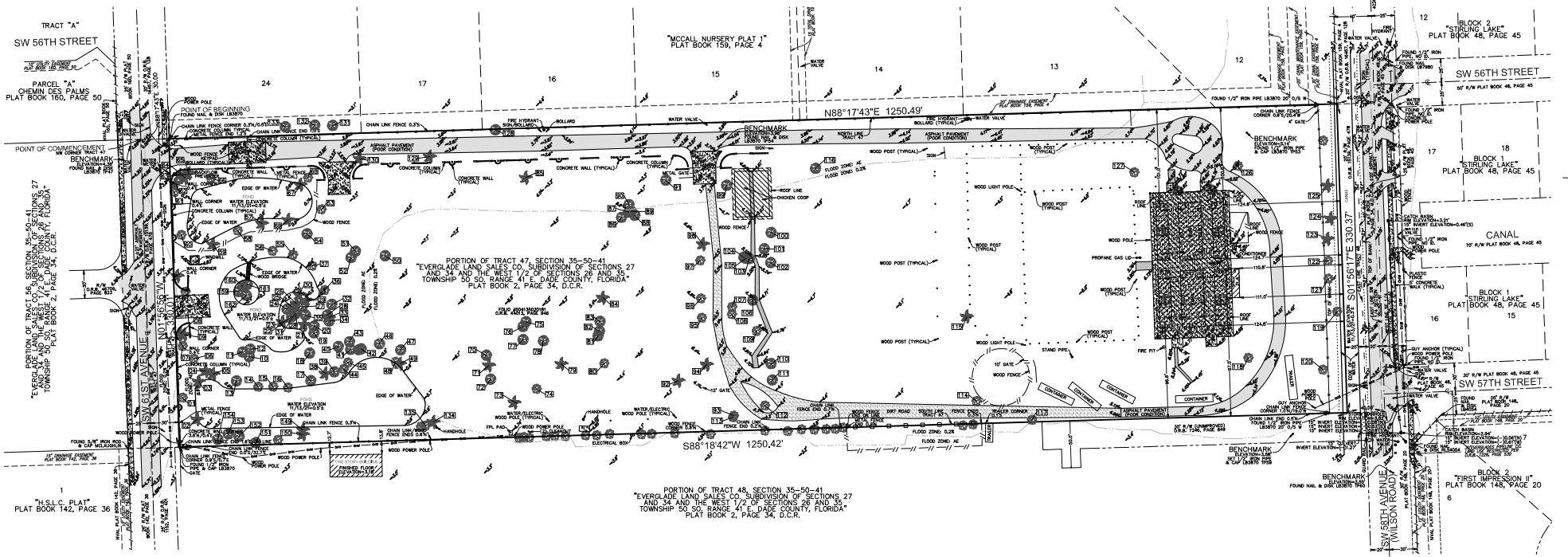
EXHIBIT A



LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVERS
6.66	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
—/—/—	NVAL (NON-VEHICULAR ACCESS LINE)
	FEMA FLOOD LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
	1/4 SECTION
	PALM TREE
	OAK TREE
	TREE

LEGAL DESCRIPTION:

TRACT 47 IN THE WEST ONE-HALF (W 1/2) OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, OF "EVERGLADES LAND SALES COMPANY SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST ONE-HALF (W 1/2) OF SECTIONS 26 AND 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 30 FEET; AND THE WEST 20 FEET OF THE EAST 40 FEET DEEDED TO THE TOWN OF DAVIE BY DEED RECORDED IN O.R.B. 15139, PAGE 478.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S LEGAL DESCRIPTION:

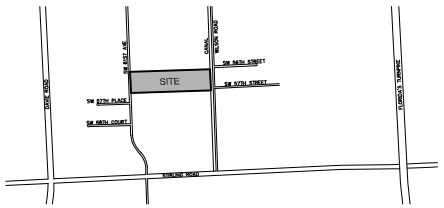
A PORTION OF TRACT 47, SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "EVERGLADE LAND SALES CO. SUBDIVISION OF SECTIONS 27 AND 34 AND THE WEST 1/2 OF SECTIONS 26 AND 35 TOWNSHIP 50 SOUTH, RANGE 41 EAST. DADE COUNTY, FLORIDA" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 47; THENCE NORTH 88°17'43 EAST ALONG THE NORTH LINE OF SAID TRACT 47 FOR 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°17'43" EAST ALONG SAID NORTH LINE 1250.49 FEET; THENCE SOUTH 01°56'17" EAST ALONG A LINE LYING 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 330.37 FEET; THENCE SOUTH 88°18'42" WEST ALONG THE SOUTH LINE OF SAID TRACT 47 FOR 1250.42 FEET; THENCE NORTH 01°56'56" WEST ALONG A LINE LYING 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 47 FOR 330.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 412,887 SQUARE FEET (9.4786 ACRES), MORE OR LESS.

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: #3580; ELEVATION: 6.271 FEET AND #3587; ELEVATION:5.093 FEET. TO CONVERT THE ELEVATIONS HEREON TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) ADD (+) 1.601.
3. FLOOD ZONE: AE/X 0.2%; BASE FLOOD ELEVATION: 5 FEET/NONE; PANEL #12011C0561H; COMMUNITY #120035; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST RIGHT-OF-WAY LINE OF SW 61ST AVENUE BEING N01°56'56"W.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: ACNY DEVELOPMENT, INC.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
11. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
12. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
1"=50'
0' 50' 100' 150'

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by John F Pulice
John F Pulice Date: 2025.09.09 14:42:19 -04'00'

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

NO.	REVISIONS	BY
5		
4		
3		
2	74278-UPDATE SURVEY-5/19/25	JJS
1	69079-ORIGINAL SURVEY-11/15/21	JMP

DAVIE RANCH SITE
5600 SW 61ST AVENUE
DAVIE, FLORIDA 33314
(TOWN OF DAVIE, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.M.P.	SCALE: 1" = 50'	CLIENT: ACNY DEVELOPMENT, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 5/19/25	ORDER NO.: 74278