EXHIBIT A

SKETCH AND LEGAL DESCRIPTION
PHASE 1 - UTILITY EASEMENT. TOWN OF DAVIE - RODEO SITE

LEGAL DESCRIPTION:

A parcel of land being a portion of Tracts 1 and 46, Section 27, Township 50 South, Range 41 East, EVERGLADE LAND SALES CO. SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 34, of the Public Records of Miami-Dade County, Florida and being a portion of Parcel 'A' and Parcel 'B', "TOWN OF DAVIE TOWN HALL", according to the plat thereof as recorded in Plat Book 183, Page 650, of the Public Records of Broward County, Florida; said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of the South One-Half (S 1/2), of said Tract 1;
THENCE on an assumed bearing of N 88°10'59" E along the North line of the said South One-Half (S1/2), of Tract 1, a distance of 20.00 feet to a line being 20.00 feet East of and parallel with the West line of said Tract 1, said line also being the East right-of-way line of S.W. 67th Avenue;
THENCE S 01°48'45" E along the said parallel line, a distance of 14.97 feet to the POINT OF BEGINNING;
THENCE N 82°20'43" E a distance of 98.06 feet to a line being 5.00 feet South of and parallel with the said North line of the South One-Half (S1/2), of Tract 1;
THENCE N 88°10'59" E along said parallel line a distance of 549.25 feet;
THENCE S 01°49'05" E a distance of 20.00 feet;
THENCE S 88°10'59" W a distance of 0.62 feet;
THENCE S 01°49'05" E a distance of 86.90 feet;
THENCE S 46°49'05" E a distance of 14.14 feet;
THENCE N 88°10'55" E a distance of 311.01 feet to the limits of the 12 foot Utility Easement as described in Official Records Book 26946, Page 278, Public Records of Broward County, Florida;
THENCE S 01°41'16" E along said Utility Easement limits, a distance of 5.50 feet to a point to be referred to later in this description as Point "A";
THENCE S 88°10'55" W continuing along said Utility Easement limits, a distance of 150.00 feet;
THENCE S 01°49'05" E continuing along said Utility Easement limits, a distance of 4.50 feet;
THENCE S 88°10'55" W a distance of 173.00 feet;
THENCE S 01°49'05" E a distance of 39.91 feet;
THENCE S 03°58'51" E a distance of 75.06 feet to a line being 5.00 feet West of and parallel with the East line of said Tract "A", "TOWN OF DAVIE TOWN HALL";
THENCE S 01°45'00" E along said parallel line, a distance of 280.00 feet;
THENCE S 87°08'04" W a distance of 10.00 feet to a line being 15.00 feet West of and parallel with the said East line of Tract "A",;
THENCE N 01°45'00" W along said parallel line, a distance of 280.00 feet;
THENCE N 03°58'51" W a distance of 75.05 feet;
THENCE N 01°49'05" W a distance of 146.99 feet;
THENCE S 88°10'59" W a distance of 7.38 feet;
THENCE N 01°49'05" W a distance of 10.00 feet to a line being 15.00 feet South of and parallel with the said North line of the South One-Half (S1/2) of Tract 1;
THENCE S 88°10'59" W along said parallel line, a distance of 528.75 feet;
THENCE S 82°20'43" W a distance of 98.57 feet to a line being 20.00 feet East of and parallel with the said West line of Tract 1, said line also being the East right-of-way line of S.W. 67th Avenue;
THENCE N 01°48'45" W along said parallel line, a distance of 10.05 feet to the POINT OF BEGINNING.
TOGETHER WITH
COMMENCE at the previously described Point "A";
THENCE S 02°01'05" E a distance of 37.00 feet to a point on a line being 6.00 feet West of and parallel with the East line of said Parcel 'B', "TOWN OF DAVIE TOWN HALL", said point being the POINT OF BEGINNING;
THENCE S 01°45'00" E along said parallel line a distance of 480.44 feet
THENCE S 88°17'33" W a distance of 2.00 feet to a line being 8.00 feet West of and parallel with the Southerly extension of the East line of said Parcel 'B';
THENCE N 01°45'00" W along said parallel line a distance of 480.44 feet to the North line of said Tract 1;
THENCE N 88°10'55" E along said North line, a distance of 2.00 feet to the POINT OF BEGINNING;
Said lands situate within the Town of Davie, Broward County, Florida, containing 15,452 square feet, more or less.

CERTIFIED TO: Town of Davie
I, Steven M. Watts, do hereby certify that this Sketch and Description was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Sketch and Description was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

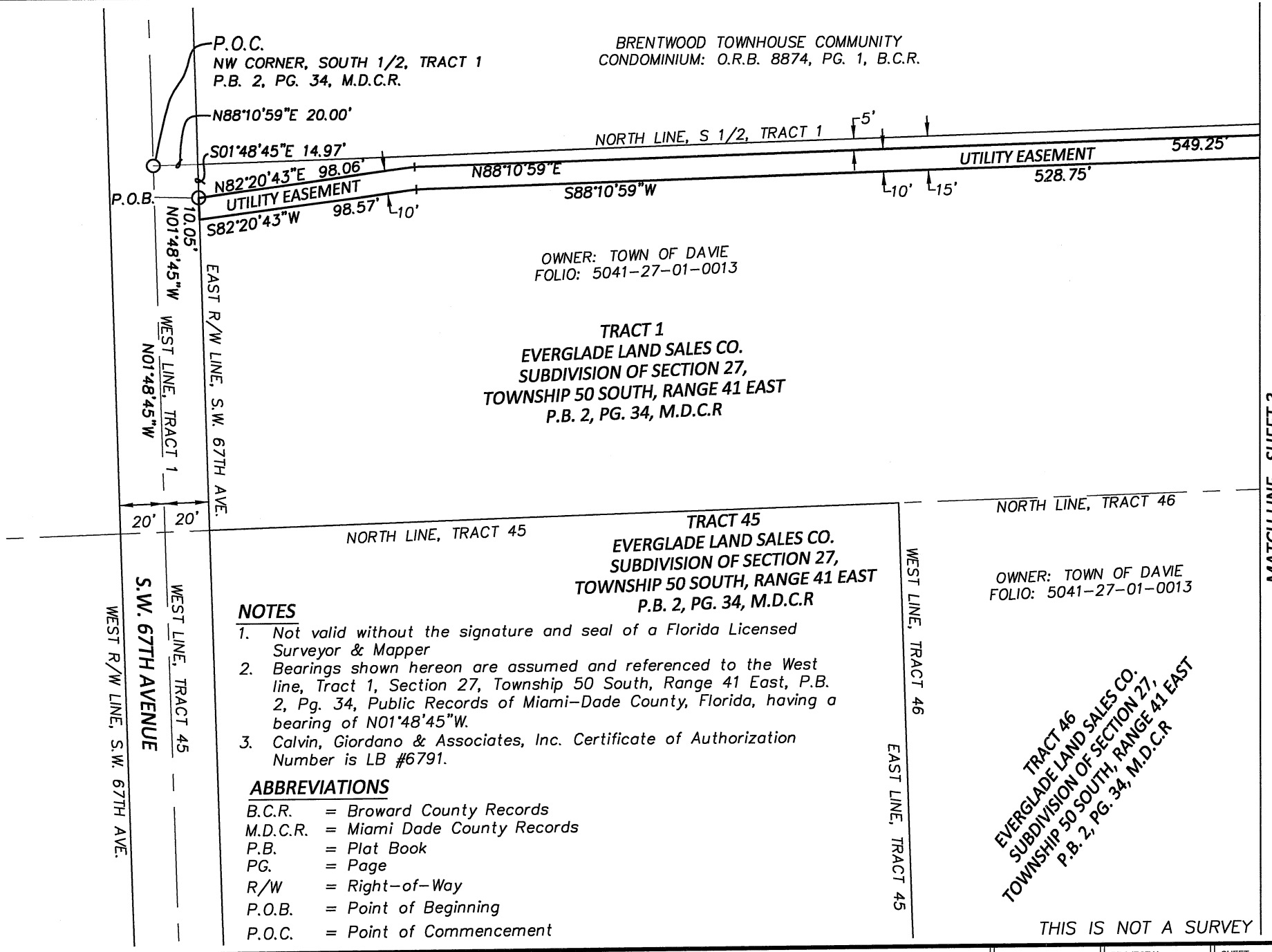
Signature:

STEVEN M. WATTS CERTIFICATE No. 4588 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588
Calvin, Giordano & Associates, Inc.

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 6791

SKETCH & LEGAL DESCRIPTION PHASE 1 - UTILITY EASEMENT TOWN OF DAVIE - RODEO SITE	SCALE: N/A	PROJECT No.: 24-8188	SHEET: 1 OF 4
	DATE: 02/16/2026	CAD FILE:	



NOTES

1. Not valid without the signature and seal of a Florida Licensed Surveyor & Mapper
2. Bearings shown hereon are assumed and referenced to the West line, Tract 1, Section 27, Township 50 South, Range 41 East, P.B. 2, Pg. 34, Public Records of Miami-Dade County, Florida, having a bearing of N01°48'45"W.
3. Calvin, Giordano & Associates, Inc. Certificate of Authorization Number is LB #6791.

ABBREVIATIONS

B.C.R.	=	Broward County Records
M.D.C.R.	=	Miami Dade County Records
P.B.	=	Plat Book
PG.	=	Page
R/W	=	Right-of-Way
P.O.B.	=	Point of Beginning
P.O.C.	=	Point of Commencement

THIS IS NOT A SURVEY

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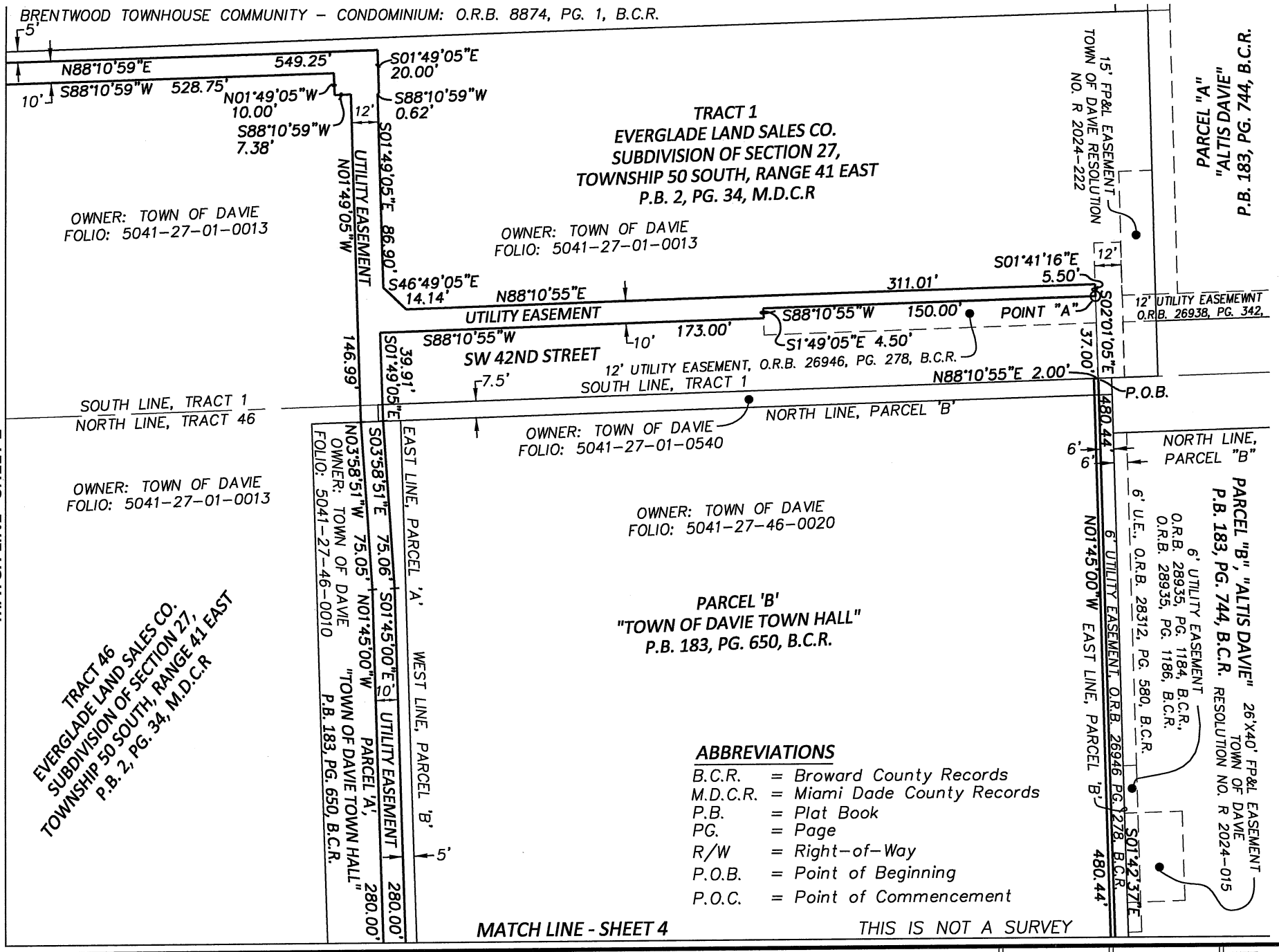
SKETCH AND LEGAL DESCRIPTION
PHASE 1 - UTILITY EASEMENT
TOWN OF DAVIE - RODEO SITE

SCALE	PROJECT No.	SHEET:
1"=60'	96-2465	2 OF 4
DATE	CAD FILE	
02-16-2026		



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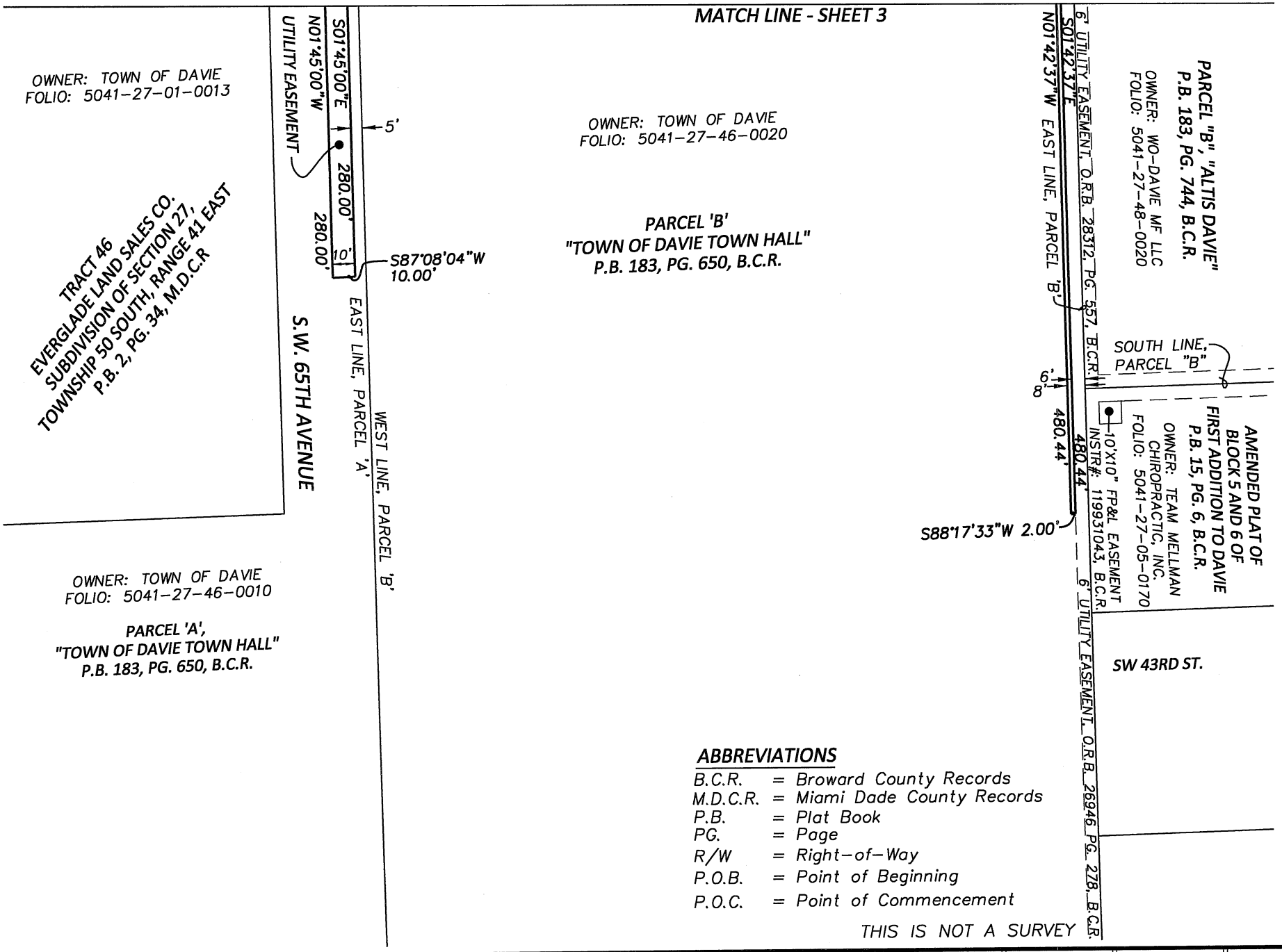
PHASE 1 - UTILITY EASEMENT
TOWN OF DAVIE - RODEO SITE

SCALE	PROJECT No.	SHEET:
1"=60'	96-2465	3 OF 4
DATE	CAD FILE	
02-16-2026		



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SCALE	PROJECT No.	SHEET:
1"=60'	96-2465	4 OF 4
DATE	CAD FILE	
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