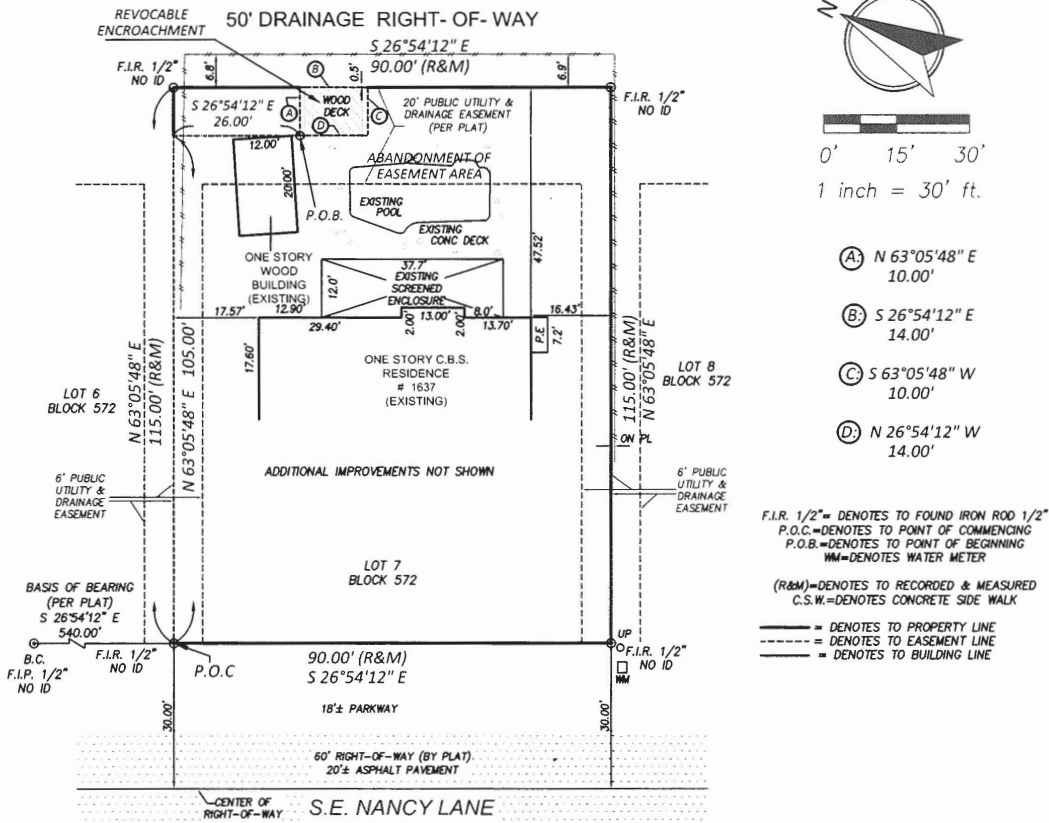


EXHIBIT A

LEGAL DESCRIPTION AND SKETCH - Revocable Encroachment
(1637 SE NANCY LN., PORT SAINT LUCIE, FL. 34983)

LEGAL DESCRIPTION OF SUBJECT LOT:

LOT 7, BLOCK 572, PORT ST. LUCIE SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 4 AND 4A THROUGH 4M, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



LEGAL DESCRIPTION - REVOCABLE ENCROACHMENT:

A REVOCABLE ENCROACHMENT BEING A PART OF THE PUBLIC UTILITY & DRAINAGE EASEMENT ON THE EASTERLY SIDE OF LOT 7, BLOCK 572, PORT ST. LUCIE SECTION THIRTEEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 4 AND 4A THROUGH 4M, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 7, THENCE N 63°05'48" E ALONG THE NORTHERLY LINE OF SAID LOT 7, FOR A DISTANCE OF 105.00 FEET; THENCE CONTINUE S 26°54'12" E FOR A DISTANCE OF 26.00 FEET TO A POINT ON THE CENTERLINE OF A 20' PUBLIC UTILITY & DRAINAGE EASEMENT AS SHOWN ON PLAT BOOK 13, AT PAGE 4 (CERTIFICATE OF DEDICATION ITEM 1), SAID POINT BEING THE POINT OF BEGINNING OF THE REVOCABLE ENCROACHMENT LEGAL DESCRIPTION;
THENCE CONTINUE N 63°05'48" E FOR A DISTANCE OF 10.00 FEET, THENCE CONTINUE S 26°54'12" E FOR A DISTANCE OF 14.00 FEET; THENCE CONTINUE S 63°05'48" W FOR A DISTANCE OF 10.00 FEET, THENCE CONTINUE N 26°54'12" W FOR A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

- UNLESS OTHERWISE SHOWN ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP: 1211C0287K, DATED 2-19-20; FLOOD ZONE "X"
FLOOD ZONE SHOWN HEREON IS PROVIDED AS A COURTESY, THE FLOOD ZONE SHOULD BE VERIFY BY A DETERMINATION AGENCY.
- ALL LOT DIMENSIONS SHOWN ARE PLAT UNLESS OTHERWISE SHOWN.
- THIS IS NOT A SURVEY, BUT ONLY A GRAPHIC DEPICTION OF A LEGAL AND SKETCH FOR THE REVOCABLE ENCROACHMENT AS SHOWN ON THE ATTACHED SKETCH.

<p>Guillermo Guerrero Digitally signed by Guillermo A. Guerrero Date: 2024.06.20 15:02:10 -04'00'</p> <p>SIGNED FOR THE FIRM: GUILLERMO A. GUERRERO P.S.M. No. 6453 STATE OF FLORIDA</p>	<p>ONLINE LAND SURVEYORS, INC. PROFESSIONAL SURVEYORS AND MAPPERS - L.B. No. 7904 6175 NW 153rd STREET, SUITE #401, Miami Lakes, FL, 33014 PHONE: (305) 910-0123 Website: https://onlinelandsurveyors.com</p>										
	<p>LEGAL DESCRIPTION AND SKETCH Scale: 1" = 30'</p> <table border="1"> <tr> <td>ORIGINAL DATE:</td> <td>FIELD DATE:</td> <td>SKETCH DATE:</td> <td>DRAWN BY:</td> <td>ORDER No.:</td> </tr> <tr> <td>06/17/2024</td> <td>06/08/2024</td> <td>06/17/2024</td> <td>G.M.</td> <td>O - 112606</td> </tr> </table> <p><small>NOTE: NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THE MAP BEING VOID WITHOUT THE SIGNATURE AND/OR THE ORIGINAL PAPER SEAL OF A LICENSE SURVEYOR AND MAPPER. LIABILITY OF THIS SURVEY IS LIMITED TO THE FEE CHARGED TO PROVIDE.</small></p>		ORIGINAL DATE:	FIELD DATE:	SKETCH DATE:	DRAWN BY:	ORDER No.:	06/17/2024	06/08/2024	06/17/2024	G.M.
ORIGINAL DATE:	FIELD DATE:	SKETCH DATE:	DRAWN BY:	ORDER No.:							
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