

Exhibit A

Description Sketch

(Not A Survey)

2965 HOWLAND BOULEVARD - COMMERCIAL PARCEL

DESCRIPTION: A parcel of land lying in Section 9, Township 18 South, Range 31 East, Volusia County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 9, Township 18 South, Range 31 East; thence run S 01°04'10" W along the West line of said Section 9, a distance of 1642.20 feet; thence departing said West line, run N 88°55'50" E, a distance of 249.98 feet; thence N 01°10'04" W, a distance of 799.99 feet to the POINT OF BEGINNING; thence N 01°10'04" W, a distance of 116.17 feet; thence northwesterly, 84.42 feet along the arc of a non-tangent curve to the right having a radius of 75.00 feet and a central angle of 64°29'19" (chord bearing N 53°33'53" W, 80.03 feet); thence northeasterly, 28.35 feet along the arc of a non-tangent curve to the left having a radius of 22.00 feet and a central angle of 73°51'11" (chord bearing N 45°13'04" E, 26.43 feet); thence northerly, 43.95 feet along the arc of a reverse curve to the right having a radius of 320.00 feet and a central angle of 07°52'12" (chord bearing N 12°13'34" E, 43.92 feet); thence N 16°09'40" E, a distance of 122.64 feet; thence northwesterly, 39.89 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 91°24'09" (chord bearing N 29°32'25" W, 35.79 feet) to a point on the Southerly Right-of-way line of Howland Boulevard; thence run along said Southerly Right-of-way line the following two (2) courses: 1) easterly, 101.39 feet along the arc of a reverse curve to the right having a radius of 1860.87 feet and a central angle of 03°07'18" (chord bearing S 73°40'50" E, 101.37 feet); 2) easterly, 291.87 feet along the arc of a non-tangent curve to the right having a radius of 1840.42 feet and a central angle of 09°05'11" (chord bearing S 67°37'24" E, 291.56 feet); thence departing said Southerly Right-of-way line, run S 29°15'07" W, a distance of 39.24 feet; thence southwesterly, 78.77 feet along the arc of a non-tangent curve to the left having a radius of 156.72 feet and a central angle of 28°47'54" (chord bearing S 68°12'25" W, 77.95 feet); thence southwesterly, 154.68 feet along the arc of a non-tangent curve to the left having a radius of 1451.90 feet and a central angle of 06°06'15" (chord bearing S 54°24'06" W, 154.61 feet); thence southwesterly, 112.45 feet along the arc of a non-tangent curve to the left having a radius of 261.01 feet and a central angle of 24°41'08" (chord bearing S 42°50'06" W, 111.58 feet); thence N 89°38'11" W, a distance of 51.56 feet to the POINT OF BEGINNING.

Containing 1.759 acres, more or less.

NOTES:

1) The bearings shown hereon are based on the West line of Section 9, Township 18 South, Range 31 East, having a Grid bearing of S 01°04'10" E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the East Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION

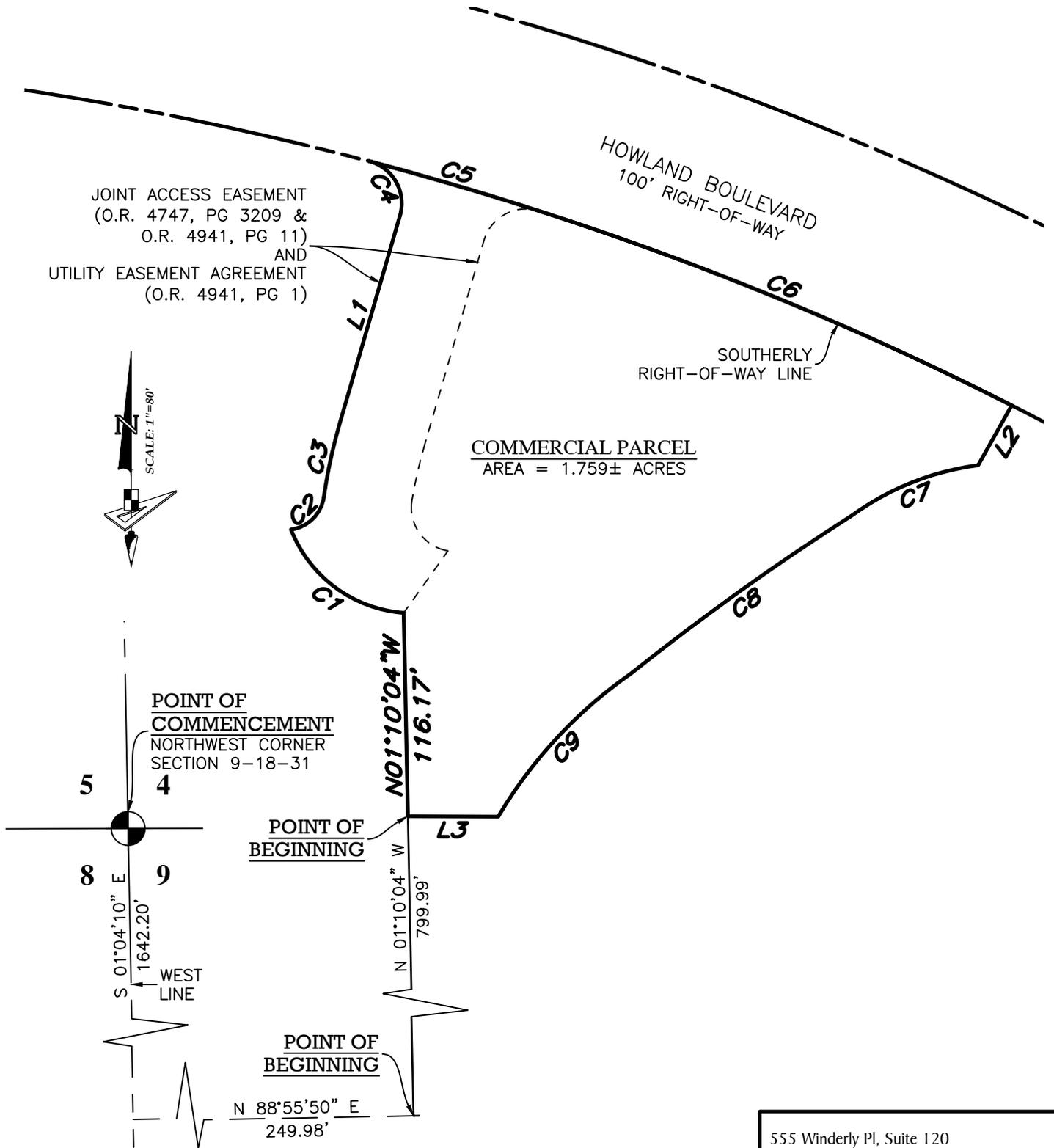
SEE SHEET 2 FOR SKETCH

SEE SHEET 3 FOR LINE & CURVE TABLES

PROJECT: DESCRIPTION SKETCH			Prepared For: CATALINA POINTE, LLC		
PHASE: 2965 HOWLAND BLVD - COMMERCIAL PARCEL			(Not A Survey)		
DRAWN: MRC	DATE: 04/19/22	CHECKED BY: JDF			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY	<p>Judd D. French FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7095</p>		
555 Winderly Pl, Suite 120 Maitland, Florida 32751 Phone: (321) 270-0440 Licensed Business No.: LB 7768			 GeoPoint Surveying, Inc.		

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NOTE:
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LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 16°09'40" E	122.64'
L2	S 29°15'07" W	39.24'
L3	N 89°38'11" W	51.56'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	75.00'	64°29'19"	84.42'	80.03'	N 53°33'53" W
C2	22.00'	73°51'11"	28.35'	26.43'	N 45°13'04" E
C3	320.00'	7°52'12"	43.95'	43.92'	N 12°13'34" E
C4	25.00'	91°24'09"	39.89'	35.79'	N 29°32'25" W
C5	1860.87'	3°07'18"	101.39'	101.37'	S 73°40'50" E
C6	1840.42'	9°05'11"	291.87'	291.56'	S 67°37'24" E
C7	156.72'	28°47'54"	78.77'	77.95'	S 68°12'25" W
C8	1451.90'	6°06'15"	154.68'	154.61'	S 54°24'06" W
C9	261.01'	24°41'08"	112.45'	111.58'	S 42°50'06" W

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