EXHIBIT A

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 723, PAGE 1774 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE NORTH 89"11"18" WEST ALONG THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF MONTEREY ROAD FOR A DISTANCE OF 2,311.29 FEET; THENCE SOUTH 00"48"42" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF LOT 7 OF GOV. LOT 2 (AS PER RIGHT-OF-WAY MAP OF MONTEREY ROAD, PAGE 0-16A, MARTIN COUNTY RECORDS) AND POINT OF BEGINNING; THENCE SOUTH 89"11"18" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 01"00"29" WEST FOR A DISTANCE OF 208.17 FEET; THENCE SOUTH 89"02"52" EAST FOR A DISTANCE OF 331.65 FEET; THENCE SOUTH 00"55"02" WEST FOR A DISTANCE OF 412.08 FEET; THENCE NORTH 89"08"16" WEST FOR A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF GOV. LOT 2; THENCE NORTH 00"55"02" EAST FOR A DISTANCE OF 331.70 FEET TO THE WEST PROPERTY LINE OF LOT 7 OF GOV. LOT 2; THENCE NORTH 01"00"29" EAST ALONG SAID WEST PROPERTY LINE FOR A DISTANCE OF 238.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES, MORE OR LESS.

NOTES:

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
- 2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY FLORIDA, SAID LINE BEARS NORTH 891118" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 19, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L FURNISS, PSM PROFESSIONAL SURVEYOR AND MAPPER #6272 STATE OF FLORIDA — LB #3591

CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452

BARON BUSINESS PARK
DRAINAGE FLOW THROUGH EASEMENT
SKETCH OF DESCRIPTION

No LS6272

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STATE OF

FLORIDA

SURRYCYOT

STATE

SURRYCYOT

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ST

DATE 09/19/2025

PRAWN BY RLF

BB./ PG. N/A

SCALE AS SHOWN

9380

JOB NO.



