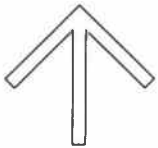


EXHIBIT "A"



0 30' 60'
1 INCH = 60 FEET

NORTH

NE 4TH ST
(60' R/W)

P.O.C.
NORTHWEST CORNER
BLOCK 137

P.O.B.

N89°04'50"E
30.27'

NORTH LINE BLOCK 137

N89°04'50"E
20.00'

WEST LINE
OF BLOCK 137

PALM TRAIL
(60' R/W)

N01°31'31"W 107.00'

S01°31'31"E 81.74'

R=25.00'

Δ=90°36'21"

L=39.53'

RADIAL BEARING
S00°55'10"E

VACANT LOT
BLOCK 137

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 DECEMBER 29, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 2 OF 2

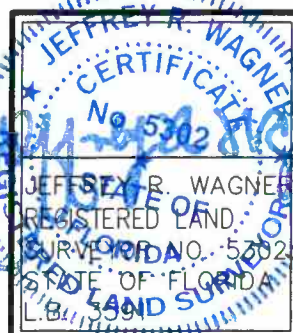
CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING — LAND PLANNING
LANDSCAPE ARCHITECTURE — SURVEYING
7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

TOWN OF DELRAY BEACH A PORTION OF BLOCK 137
RIGHT OF WAY DEDICATION
SKETCH OF DESCRIPTION



DATE 12/29/2022

DRAWN BY RFJ

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9190-1

LEGEND:**EXHIBIT "A"**

C - CENTERLINE
 D.B. - DEED BOOK
 L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 O.R.B. - OFFICIAL RECORDS BOOK
 PG. - PAGE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS
 L.B. - LICENSED BUSINESS
 (PLAT) - REFER TO PLAT, REPLAT OF PARCEL B
 "ARVIDA BUSINESS PLAZA", AS RECORDED IN
 (PLAT BOOK 36, PAGE 81)

R/W - RIGHT-OF-WAY
 23-47-42 - SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 LAE - LIMITED ACCESS EASEMENT
 UE - UTILITY EASEMENT
 Δ - DELTA (CENTRAL ANGLE)
 L - LENGTH
 R - RADIUS
 RB - RADIAL BEARING
 - PROPOSED EASEMENT/DEDICATION

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK 137. BEARING N89°04'50"E.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
8. PROPERTY ADDRESS: 904 & 910 N.E. 4TH STREET, DELRAY BEACH, FLORIDA 33483

DESCRIPTION:

A PORTION OF A TRACT OF LAND IN BLOCK 137, ACCORDING TO THE PLAT OF FRACTIONAL EAST HALF OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 137, THENCE N89°04'50"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE N89°04'50"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 30.27 FEET TO THE POINT OF A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS S00°55'10"E; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°36'21", AND AN ARC LENGTH OF 39.53 FEET TO A POINT ON A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF BLOCK 137; THENCE S01°31'31"E, ALONG SAID PARALLEL LINE A DISTANCE OF 81.74 FEET TO A POINT ON A LINE 107.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF BLOCK 137; THENCE S89°04'50"W, ALONG SAID SOUTH PARALLEL LINE A DISTANCE OF 5.00 FEET TO A POINT ON A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF BLOCK 137; THENCE N01°31'31"W, ALONG A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 672.50 SQUARE FEET OR 0.0154 ACRES, MORE OR LESS.

SAID LAND SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

THIS IS NOT A SURVEY

SHEET 1 OF 2

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TOWN OF DELRAY BEACH A PORTION OF BLOCK 137
RIGHT OF WAY DEDICATION
SKETCH OF DESCRIPTION

DATE 12/29/2022

DRAWN BY RFJ

F.B./ PG. N/A

SCALE NONE

JOB NO. 9190-1