

EXHIBIT "A"



947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION ALLEY RIGHT-OF-WAY 40 N.W. 9TH AVE, DELRAY BEACH, FL.33444

### LEGAL DESCRIPTION

A PORTION OF LOT 21, BLOCK C, "WEST SIDE HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 61, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE ALONG THE NORTH LINE OF LOT 21, A DISTANCE OF 2.00 FEET; THENCE SOUTH 01°29'38" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°25'20" WEST, ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 2.00 FEET; THENCE NORTH 01°29'38" WEST ALONG THE WEST LINE OF LOT 21, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 100 SQUARE FEET, MORE OR LESS.

### NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE E. R/W LINE OF NW 9TH AVE, HAVING AN ASSUMED BEARING OF S 01°32'09" E.

### ABBREVIATIONS

Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
(P&C)	=	PLAT AND CALCULATED
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT



LOCATION MAP  
NOT TO SCALE

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

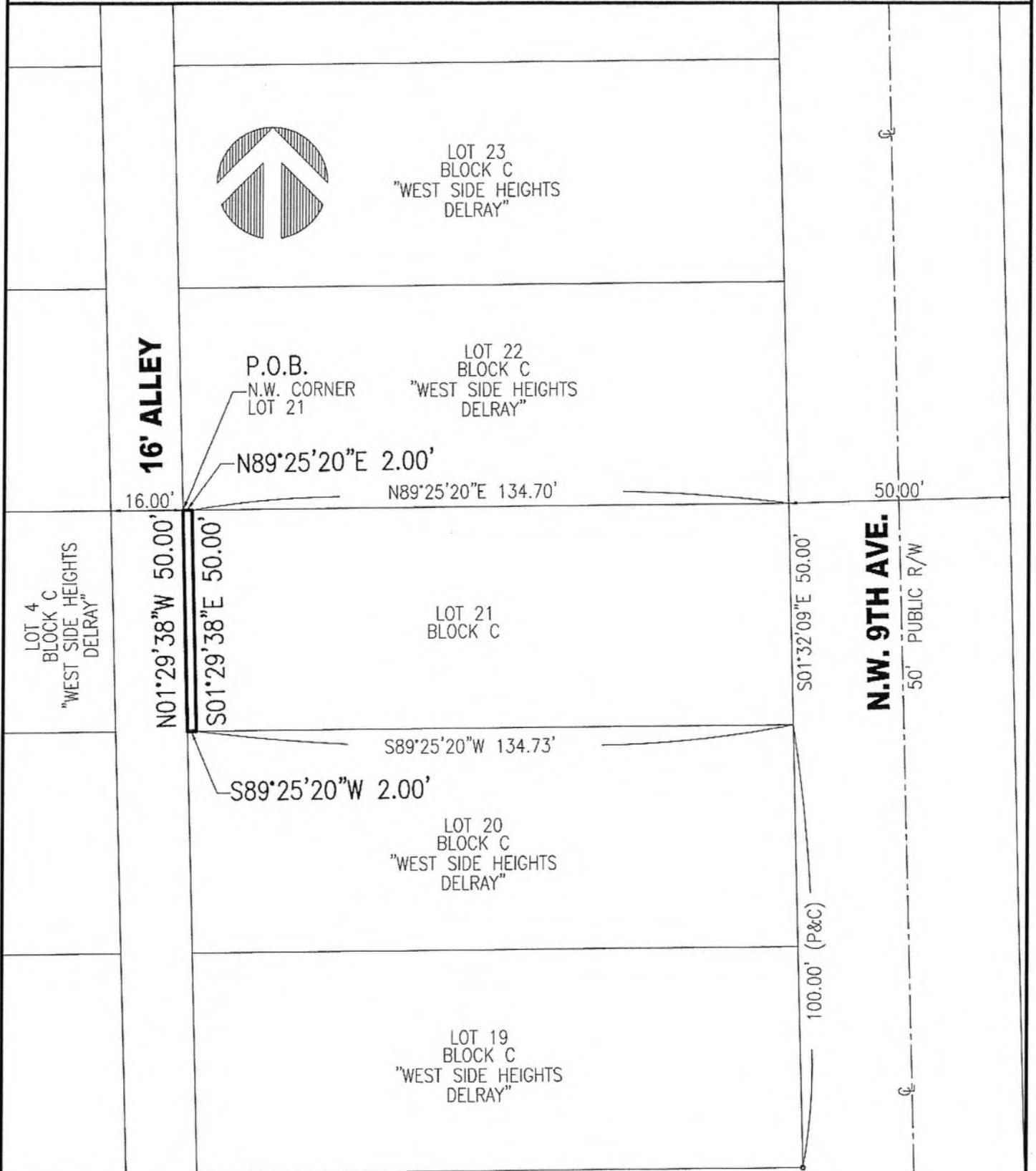
PROJECT NAME: 40 NW 9TH AVE.	DATE: 08/08/2022
JOB NO. 22156	DWG BY: GY
CK'D BY: JSH	SHEET 1 OF 2

# PERIMETER

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JOB NO. 22156	PROJECT NAME: 40 NW 9TH AVE.	DWG BY: GY	SCALE: 1"=30'	
		CK'D BY: JSH	DATE: 08/08/2022	SHEET 2 OF 2