

EXHIBIT “A”

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RIGHT-OF-WAY DEDICATION

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. LEGAL DESCRIPTION PROVIDED BY SURVEYOR
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF LOTS 54 AND 55, THE HOFMAN ADDITION TO DELRAY, FLA., PLAT BOOK 5, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. GRID BEARING NORTH 01° 31' 27" WEST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
4. THIS IS NOT A BOUNDARY SURVEY.

DESCRIPTION:

A PORTION OF LOTS 54 AND 55, THE HOFMAN ADDITION TO DELRAY, FLA., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 55; THENCE NORTH 01°31'37" WEST ALONG THE WEST LINE OF SAID LOT 54 AND 55, A DISTANCE OF 112.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 54; THENCE NORTH 88°28'23" EAST ALONG THE NORTH LINE OF SAID LOT 54, A DISTANCE OF 2.00 FEET; THENCE SOUTH 01°31'37" EAST ALONG A LINE PARALLEL WITH AND 2.00 FEET EAST OF SAID WEST LINE OF LOTS 54 AND 55, A DISTANCE OF 112.40 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 55; THENCE SOUTH 88°28'23" WEST ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 55, A DISTANCE OF 25.00 FEET TO POINT OF BEGINNING 1.

TOGETHER WITH

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 55; THENCE NORTH 01°31'37" WEST ALONG THE EAST LINE OF SAID LOTS 54 AND 55, A DISTANCE OF 112.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 54; THENCE SOUTH 88°28'23" WEST ALONG THE NORTH LINE OF SAID LOT 54, A DISTANCE OF 5.00 FEET ; THENCE S01°31'57"E ALONG A LINE 5.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF SAID LOTS 54 AND 55, A DISTANCE OF 87.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 55; THENCE NORTH 88°28'23" EAST ALONG SAID SOUTH LINE OF LOT 55, A DISTANCE OF 25.00 FEET TO POINT OF BEGINNING 2.

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

CONTAINING 921 SQUARE FEET, OR 0.0211 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

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 FEBRUARY 9, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

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



**RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION**

DATE 02/09/2022

DRAWN BY RW

F.B./ PG. N/A

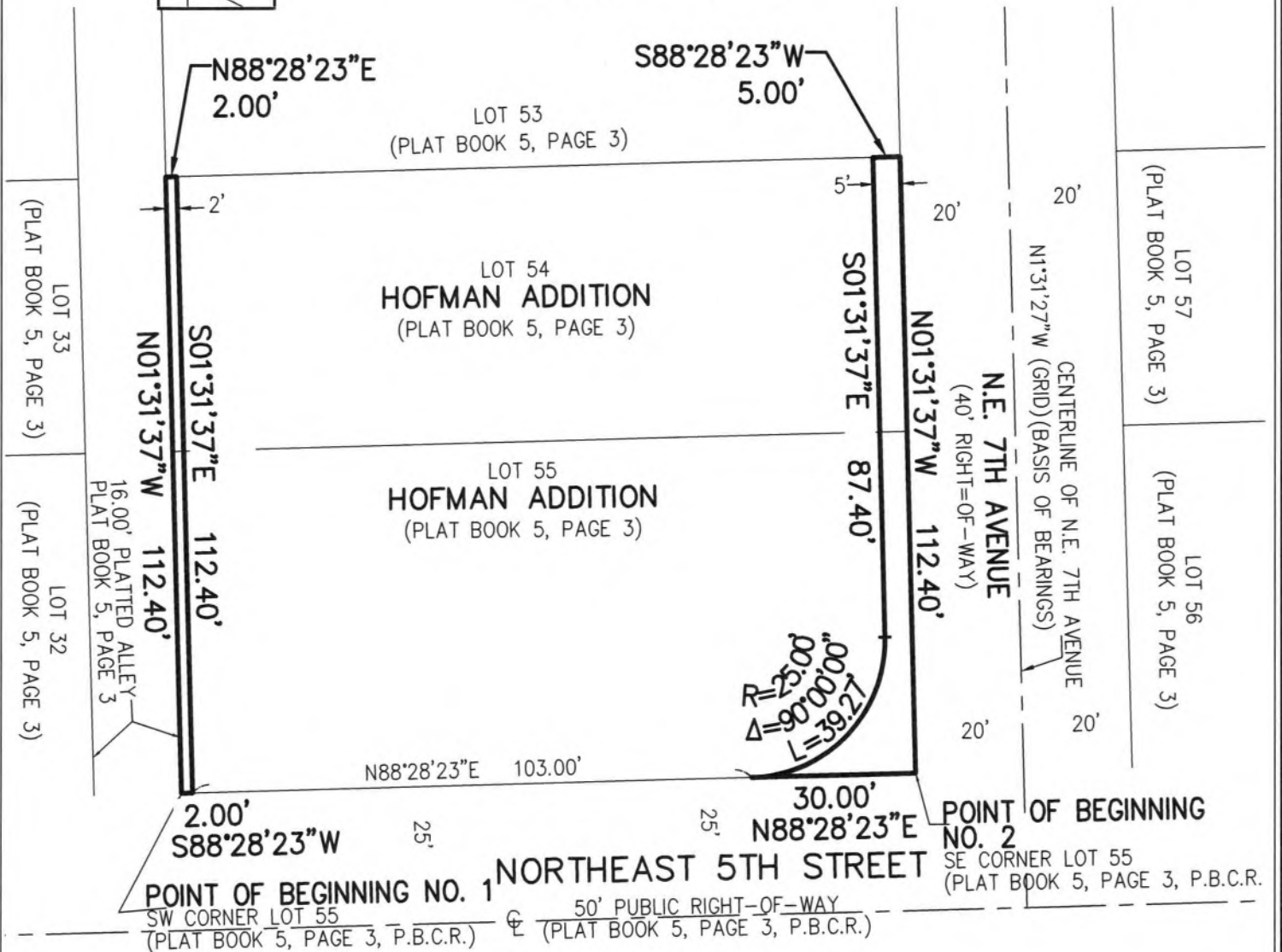
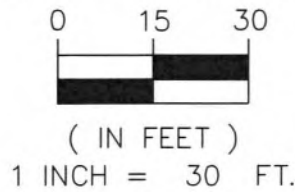
SCALE 1"=20'

JOB NO. 9357 ROW

EXHIBIT "A"

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GRAPHIC SCALE



SHEET 2 OF 2



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