

EXHIBIT “A”

SKETCH OF DESCRIPTION

EXHIBIT "A"
SHEET 1 OF 2

DESCRIPTION:

THAT PORTION OF THE WEST 71.0 FEET OF THE NORTH 110.0 FEET OF BLOCK 122 IN THE CITY OF DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE N.89°17'34"E., ALONG THE SOUTH LINE OF THE NORTH 110 FEET OF SAID BLOCK 122, A DISTANCE OF 5.00 FEET; THENCE N.1°32'11"W., ALONG A LINE 5.0 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID BLOCK 122, A DISTANCE OF 69.62 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 90°49'45" AND A RADIUS OF 25.00 FEET; THENCE NORTHEAST, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.63 FEET TO A POINT ON A LINE 15.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 122; THENCE N.89°17'34"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 40.65 FEET TO A POINT ON THE EAST LINE OF THE WEST 71.0 FEET OF SAID BLOCK 122; THENCE N.1°32'11"W., ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 122; THENCE S.89°17'34"W., ALONG SAID NORTH LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 122; THENCE S.1°32'11"E., ALONG SAID WEST LINE, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,678 SQUARE FEET MORE OR LESS.


PAUL D. ENGLE
SURVEYOR & MAPPER NO. 5708

DATE: JULY 18, 2022

ENGLE LAND SURVEYING LLC
CERTIFICATE OF AUTHORIZATION #LB8447
SURVEYOR AND MAPPER IN RESPONSIBLE
CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH FLORIDA 33445
(561) 276-4501 (561) 732-3279

ORDER NO. 14-40"RIGHT OF WAY"

SCALE: 1" = 20'

N.E. 3RD STREET
CENTERLINE AS SHOWN
ON PLAT BOOK 24, PAGE 219

71.00'

S.89°17'34"W.

NORTH LINE
BLOCK 122

PROPOSED 15' DEDICATION

40.65' N.89°17'34"E.

ARC = 39.63'
C.A. = 90°49'45"
RADIUS = 25.00'
C.B. = N.43°52'41"E.

110.00'

S.1°32'11"E.

PROPOSED 5' DEDICATION

69.62' N.1°32'11"W.

5.00'

SOUTH LINE OF N.110'
OF BLOCK 122
N.89°17'34"E.

71.00'

POINT OF
BEGINNING
(S.W. CORNER)

20.0'

N.W. CORNER
BLOCK 122

WEST LINE BLOCK 122

EAST LINE OF WEST 710'
OF BLOCK 122
N.1°32'11"W.

110.00'

BLOCK 122, TOWN OF LINTON
(NOW DELRAY BEACH)
PLAT BOOK 1, PAGE 3

LOT 6, WELLBROCK SUBDIVISION
PLAT BOOK 24, PAGE 219

BLOCK 122, TOWN OF LINTON
(NOW DELRAY BEACH)
PLAT BOOK 1, PAGE 3

THIS IS NOT A SURVEY

C.A. = CENTRAL ANGLE

C.B. = CHORD BEARING

$\mathcal{C}$ = CENTERLINE

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