

# EXHIBIT A

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



3/20/23

*David A. Bower*

DAVID A. BOWER  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA  
CERTIFICATE NO. LS 5888

## DESCRIPTION:

A variable wide strip of land being a portion of Lot 10 and Lot 11, Block 2, J.G. FENNO'S according to the plat thereof, as recorded in Plat Book 2, Page 89 of the Public Records of Palm Beach County, Florida. Being more particularly described as follows.

COMMENCING at the Northeast corner of Lot 11, Block 2 of said plat;

thence South 89°34'09" West along the North line of Lot 11, Block 2 of said plat (as a basis of bearings), a distance of 24.88 feet to the POINT OF BEGINNING;

thence South 01°21'07" East, a distance of 56.94 feet to a point being on the North Right-of-Way line of State Road 806 (aka Atlantic Avenue) as recorded in Road Plat Book 3, Page 24 of the Public Records of Palm Beach County, Florida

thence North 89°35'03" West along said North Right-of-Way line of State Road 806 (aka Atlantic Avenue), a distance of 20.01 feet to a point being on the West line of Block 2 of said plat;

thence North 01°28'15" West along the West line of Block 2 of said plat, a distance of 77.33 feet to a point being on the East limits of those lands described in Resolution NO. 10-85, as recorded in Official Records Book 4465, Page 1517 of the Public Records of Palm Beach County, Florida and point being on the arc of a circular curve to the right whose radius point bears South 85°00'17" East from said point;

PCN: 12-43-46-17-22-002-0100

DESCRIPTION CONTINUED ON SHEET 2

1	04/07/23	REMOVE ADDRESS/ADD PCN NUMBER	DB
NO.	DATE	REVISIONS	BY

**Dennis J. Leavy & Associates, Inc.**  
Land Surveyors \* Mappers

460 Business Park Way \* Suite B  
Royal Palm Beach, Florida 33411

Phone: (561) 753-0650 Email: [survey@djlasurvey.net](mailto:survey@djlasurvey.net)

**SKETCH & DESCRIPTION**  
**FOR: CITY OF DELRAY BEACH, FLORIDA**

<b>DRAWN:</b> MT	<b>SCALE:</b> N/A	<b>DATE:</b> 03/20/23
<b>CHK:</b> DAB	<b>JOB#</b> 21-058-001	<b>SHEET:</b> 1 OF 4

## DESCRIPTION CONTINUED:

DESCRIPTION CONTINUED FROM SHEET 1

thence Northerly and Easterly continuing along the East limits of those lands described in said Resolution NO. 10-85 and the arc of said circular curve having a radius of 1119.22 feet, a central angle of 01°15'24", a distance of 24.55 feet to a point being on the North line of Lot 10, Block 2 of said plat;

thence North 89°35'25" East along the North line of Lot 10, Block 2 of said plat, a distance of 19.20 feet;

thence South 12°16'26" West, a distance of 8.58 feet;

thence South 01°21'07" East, a distance of 36.72 feet to the POINT OF BEGINNING;  
Said lands situate, lying and being in Section 17, Township 46 South, Range 43 East, City of Delray Beach, Florida.

Containing 2,021 square feet more or less.

## SURVEYOR'S NOTES:

1. Bearings depicted hereon are based upon the North line of Lot 11, Block 2, J.G. FENNO'S, according to the plat thereof, as recorded in Plat Book 2, Page 89 of the Public Records of Palm Beach County, Florida. Said line having a bearing of South 89°34'09" West.
2. The undersigned makes no representations or guarantees as to the information reflected hereon pertaining to easements, rights of way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for rights of way and/or easements of record.
3. The licensed business number for Dennis J. Leavy & Associates Inc. is LB #6599, the certifying surveyors (David A. Bower) license number is LS #5888.
4. This is NOT a survey.

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**SKETCH & DESCRIPTION**  
**FOR: CITY OF DELRAY BEACH, FLORIDA**

**DRAWN:** MT

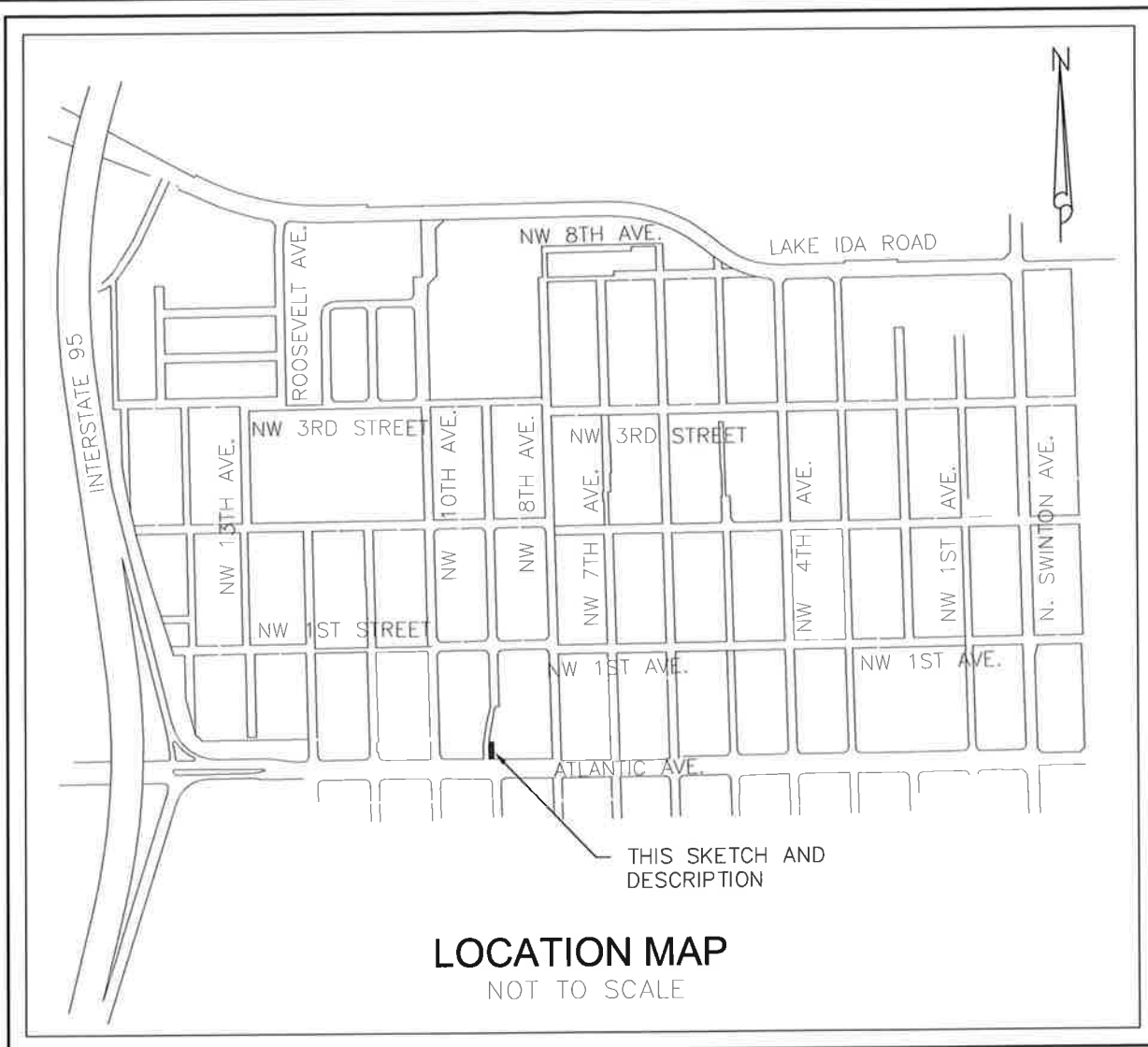
**SCALE:** N/A

**DATE:** 03/20/23

**CHK:** DAB

**JOB#** 21-058-001

**SHEET:** 2 OF 4



## LEGEND:

(P)	J.G. FENNO'S SUBDIVISION (P.B. 2, PG. 89, P.B.C.R.)
(RPB)	ROAD PLAT BOOK 3, PG. 24, P.B.C.R.)
AL	ARC LENGTH
CA	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PCN	PARCEL CONTROL NUMBER
PG.	PAGE
R	RADIUS
R.P.B.	ROAD PLAT BOOK

PCN: 12-43-46-17-22-002-0100

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**SKETCH & DESCRIPTION**  
FOR: CITY OF DELRAY BEACH, FLORIDA

<b>DRAWN:</b> MT	<b>SCALE:</b> N/A	<b>DATE:</b> 03/20/23
<b>CHK:</b> DAB	<b>JOB#</b> 21-058-001	<b>SHEET:</b> 3 OF 4

PCN: 12-43-46-17-42-010-0030  
(O.R.B. 12267, PG. 1952, P.B.C.R.)

EAST LIMITS OF LANDS DESCRIBED  
IN RESOLUTION NO. 10-85  
(O.R.B. 4465, PG. 1517, P.B.C.R.)

NW 9TH AVENUE

RESOLUTION NO. 10-85  
(O.R.B. 4465, PG. 1517, P.B.C.R.)

R: 1119.22'  
CA: 01°15'24"  
AL: 24.55'

WEST LINE OF BLOCK 2 (P)

N89°35'25"E  
19.20'

LOT 7  
BLOCK 2  
(P)

NORTH LINE OF  
LOT 10, BLOCK 2  
(P)

S12°16'26"W  
8.58'

S01°21'07"E  
36.72'

LOT 10  
BLOCK 2  
(P)

S85°00'17"E  
(TO RADIUS POINT)

S89°34'09"W  
24.88'

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF  
LOT 11, BLOCK 2 (P)

NORTH LINE OF LOT 11,  
BLOCK 2 (P)

POINT OF BEGINNING

LOT 11  
BLOCK 2  
(P)

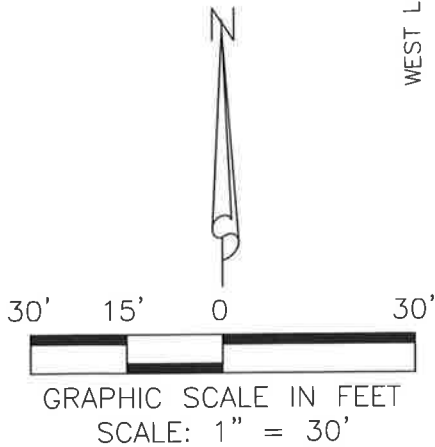
LOT 12  
BLOCK 2  
(P)

N89°35'03"W  
20.01'

NORTH RIGHT-OF-WAY LINE OF S.R.  
806, AKA ATLANTIC AVENUE (RPB)

S.R. 806 (ATLANTIC AVENUE)

(ROAD PLAT BOOK 3, PG. 24, P.B.C.R.)



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**SKETCH & DESCRIPTION**  
FOR: CITY OF DELRAY BEACH, FLORIDA

DRAWN: MT

SCALE: 1" = 30'

DATE: 03/20/23

CHK: DAB

JOB# 21-058-001

SHEET: 4 OF 4