EXHIBIT "A"

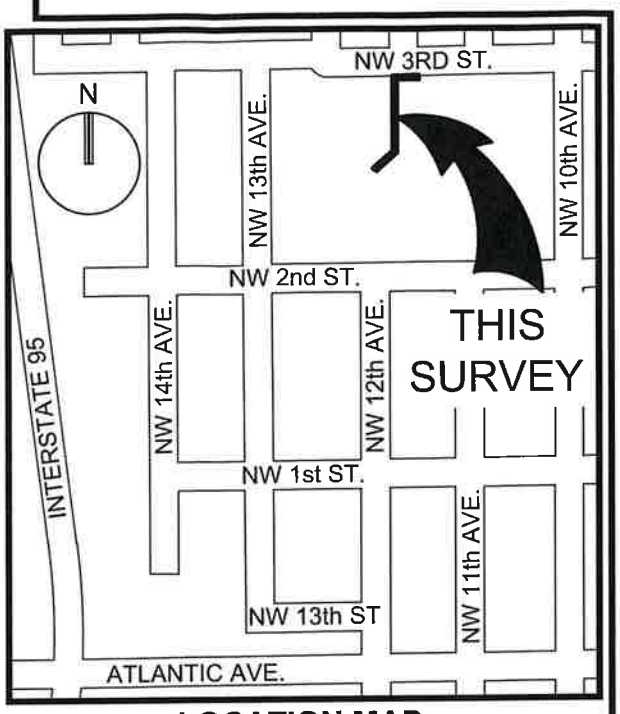
LEGAL DESCRIPTION:

A 10.00 FOOT WIDE EASEMENT LYING OVER, UNDER AND ACROSS, A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK A, TOURIST NOOK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°13'23" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF NW 3RD STREET, 554.65 FEET; THENCE SOUTH 00°46'37" EAST, 5.00 FEET TO THE POINT OF BEGINNING OF SAID 10.00 FOOT WIDE EASEMENT, LYING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 89°13'23" WEST, 81.42 FEET; THENCE SOUTH 00°00'19" EAST, 248.58 FEET; THENCE SOUTH 48°50'19" WEST, 78.08 FEET; THENCE SOUTH 43°06'50" WEST, 10.00 FEET TO THE POINT OF TERMINUS.

EASEMENT LINES TO BE LENGTHENED OR SHORTENED TO MAINTAIN A CONTINUOUS 10.00 FOOT WIDE EASEMENT.

ALL OF SAID LANDS LYING AND SITUATED IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB #6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°13'23" EAST ALONG THE NORTH LINE OF LOT 1, BLOCK A, TOURIST NOOK, AS RECORDED IN PLAT BOOK 11, ON PAGE 47, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 50' OR SMALLER.
9. THE PROPOSED EASEMENT & TRANSFORMER LOCATIONS WERE PROVIDED BY CLIENT AS SHOWN ON THE SITE UTILITY PLAN, SHEET SU100, JOB NO. 2122, BY CES ENGINEERING SERVICES, LLC, 5300 NW 33rd AVE, STE 218, FT. LAUDERDALE FL 33309 (954)990-0556

LEGEND:

AVE	AVENUE
BK.	BOOK
CHK.	CHECKED
DWNG.	DRAWING
LB	LICENSED BUSINESS
N/A	NOT APPLICABLE
NO.	NUMBER
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
R/W	RIGHT OF WAY

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON DECEMBER 16, 2025 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

WILLIAM ARATA, P.S.M.
FLORIDA REG. NO. 5082
(FOR THE FIRM)

SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT EASEMENT

A PORTION OF NORTHWEST
ONE-QUARTER (NW 1/4)
SECTION 17 TOWNSHIP 46 S, RANGE 43 E.

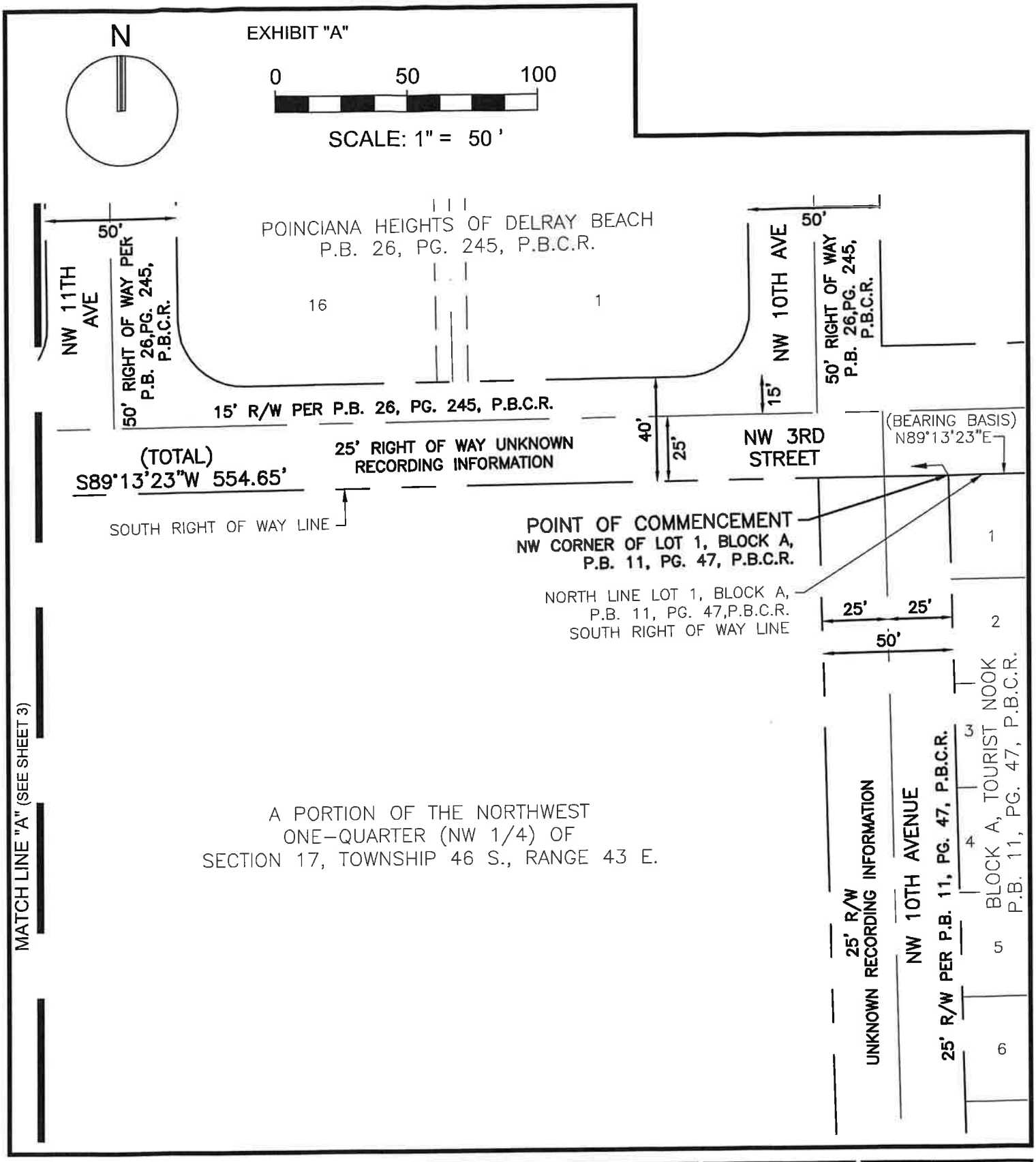
CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 3
DRAWING NO. 13923.00 SK&D

DATE 12/16/25
SCALE AS SHOWN
FIELD BK. N/A
DWNG. BY ZB
CHK. BY WA

DATE	REVISIONS



SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT EASEMENT

A PORTION OF NORTHWEST
ONE-QUARTER (NW 1/4)
SECTION 17 TOWNSHIP 46 S, RANGE 43 E.

CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA

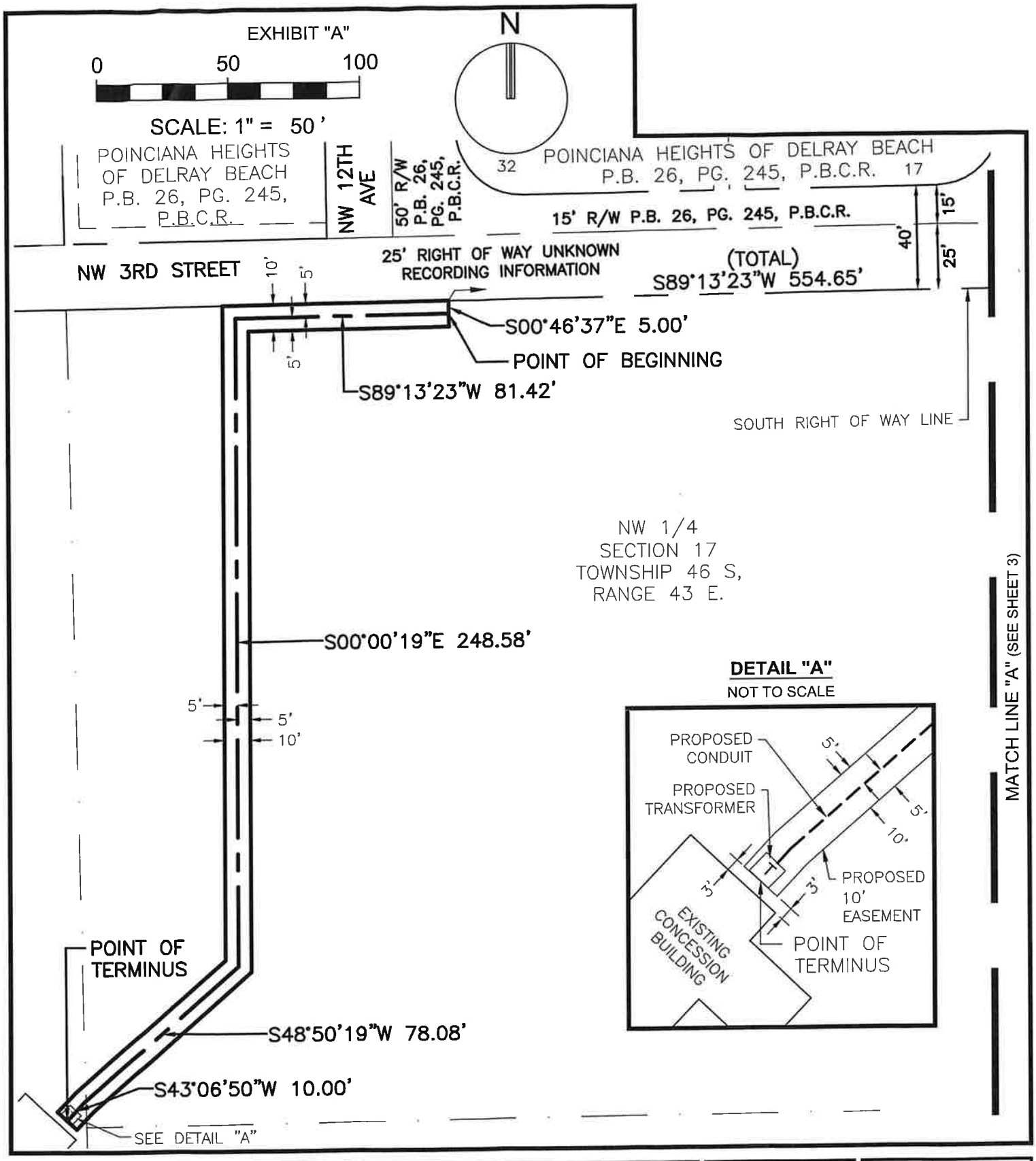
KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 3

DRAWING NO. 13923.00 SK&D

DATE	12/16/25
SCALE	AS SHOWN
FIELD BK.	N/A
DWNG. BY	ZB
CHK. BY	WA

DATE	REVISIONS



SKETCH & DESCRIPTION

FLORIDA POWER & LIGHT EASEMENT

A PORTION OF NORTHWEST
ONE-QUARTER (NW 1/4)
SECTION 17 TOWNSHIP 46 S, RANGE 43 E.

CITY OF DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 3 OF 3

DRAWING NO. 13923.00 SK&D

DATE	12/16/25
SCALE	AS SHOWN
FIELD BK.	N/A
DWNG. BY	ZB
CHK. BY	WA

DATE	REVISIONS