

# THIS IS NOT A BOUNDARY SURVEY

EXHIBIT "A"

## LEGAL DESCRIPTION

A UTILITY EASEMENT AS DESCRIBED IN OFFICAL RECORDS BOOK 10419, PAGE 8, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EASEMENT LYING IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND THE NORTH RIGHT-OF-WAY LINE OF MORIKAMI PARK ROAD (SW 167th PLACE) AS PER OFFICIAL RECORDS BOOK 1266, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°17'07" WEST, ALONG SAID WEST LINE, A DISTANCE OF 16.00 FEET; THENCE NORTH 89°42'53" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°17'07" EAST, A DISTANCE OF 2.08 FEET; THENCE SOUTH 28°05'29" EAST, A DISTANCE OF 15.65 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF MORIKAMI PARK ROAD; THENCE SOUTH 89°23'14" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 13.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.003 ACRES OR 146.57 SQUARE FEET, MORE OR LESS.

## SURVEYOR'S NOTES

1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF MORIKAMI PARK ROAD (SW 167TH PLACE) PER OFFICIAL RECORDS BOOK 1266, PAGE 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID NORTH RIGHT-OF-WAY LINE BEARS NORTH 89°23'14" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

### LEGEND

O.R.B. = OFFICIAL RECORD BOOK  
P.B.C. = PALM BEACH COUNTY  
N/A = NOT APPLICABLE  
P.B. = PLAT BOOK  
R/W = RIGHT-OF-WAY  
L.A.E. = LIMITED ACCESS EASEMENT  
P.A.E. = PEDESTRIAN ACCESS EASEMENT  
U.E. = UTILITY EASEMENT  
■ = FD. 4"x4" C.M. STAMPED PRM LB#2438  
C.M. = CONCRETE MONUMENT  
FD. = FOUND

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

4/18/2016  
DATE OF SIGNATURE

Leslie C. Bispo  
LESLIE C. BISPOTT  
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FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A
BOOK: N/A	DATE: APR. 2016	CADDFILE:
PAGE: N/A	CHECKED: L.C.B.	1645 UE

### **SKETCH AND DESCRIPTION UTILITY EASEMENT MORIKAMI NURSING CENTER**

SHEET NO. 1 OF 2

JOB NO. 1645

