

Exhibit "A"
(Easement Area – Sketch and Legal Description)

DESCRIPTION OF PROPOSED 28' UTILITY EASEMENT

LEGAL DESCRIPTION:

ALL THAT PART OF THAT CERTAIN AREA SHOWN AS ACREAGE, LYING NORTH OF LOT 21, FOX HOLLOW, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 47, PAGE 106 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST OF LOT 21 FOX HOLLOW; THENCE N22°30'00"W ALONG THE WEST RIGHT-OF-WAY LINE OF GREENSWARD LANE A DISTANCE OF 40.66' FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S82°58'18"W A DISTANCE OF 50.56' FEET TO A POINT OF INTERSECTION WITH AN EXISTING 50' WIDE UTILITY EASEMENT, PER THE AFOREMENTIONED PLAT OF FOX HOLLOW; THENCE N17°49'41"W ALONG THE EAST LINE OF SAID 50' UTILITY EASEMENT A DISTANCE OF 28.50' FEET; THENCE; N82°58'18"E A DISTANCE OF 48.15' FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GREENSWARD LANE; THENCE S22°30'00"E ALONG THE WEST RIGHT-OF-WAY LINE OF GREENSWARD LANE A DISTANCE OF 28.94' FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION,

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

CONTAINING 1,382 SQUARE FEET, MORE OR LESS

THIS SURVEY MEETS THE STANDARDS OF PRACTICE OF THE
FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027,
F.S.

NOTE: THE PROPERTY DESCRIBED HEREON HAS NOT BEEN ABSTRACTED
TO REFLECT ANY ENCUMBRANCES THEREON BY THE UNDERSIGNED
AND/OR PAUL A. DAVIS, INC.

DATE: 10/11/2021

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE
HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE
STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS,
CHAPTER 5J-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT
TO QUALIFICATIONS HEREON.

PAUL A. DAVIS
P.S.M. #4531
STATE OF FLORIDA

PAUL A. DAVIS, INC.

LB #0007219

Land Surveyors • Land Development • Consultants • Planners

4710 N.E. 17TH AVENUE, POMPAHO BEACH, FLORIDA, 33064

Phone: (954) 263-3102

Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plots • Condominium Plots • Construction Layout

SURVEYOR'S NOTES:

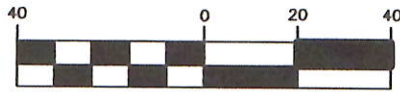
1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE
RECORD PLAT UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE
AND EMBOSSED SEAL.



| | |
|-----------|------------------|
| | |
| | |
| | |
| | |
| | |
| DATE | REVISIONS |
| | SCALE: 1" = 40' |
| | DRAWN BY: A.M.D. |
| | DATE: 10/11/2021 |
| | JOB NO: 12121 |
| | F.B./PG. N/A |
| FILE | |
| SHEET NO. | 1 OF 2 |

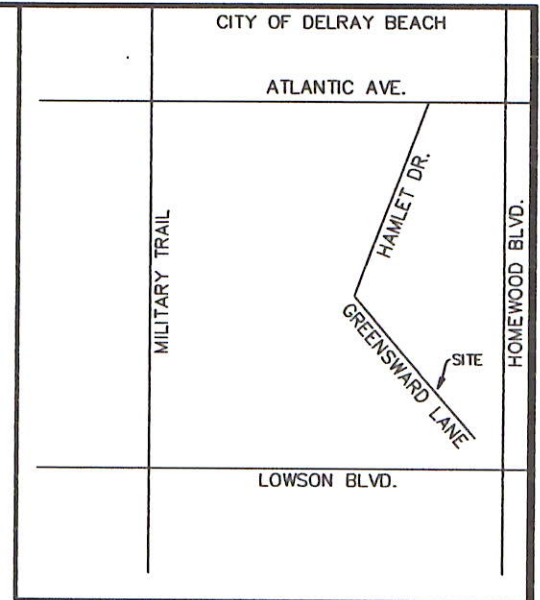
SKETCH OF DESCRIPTION

GRAPHIC SCALE

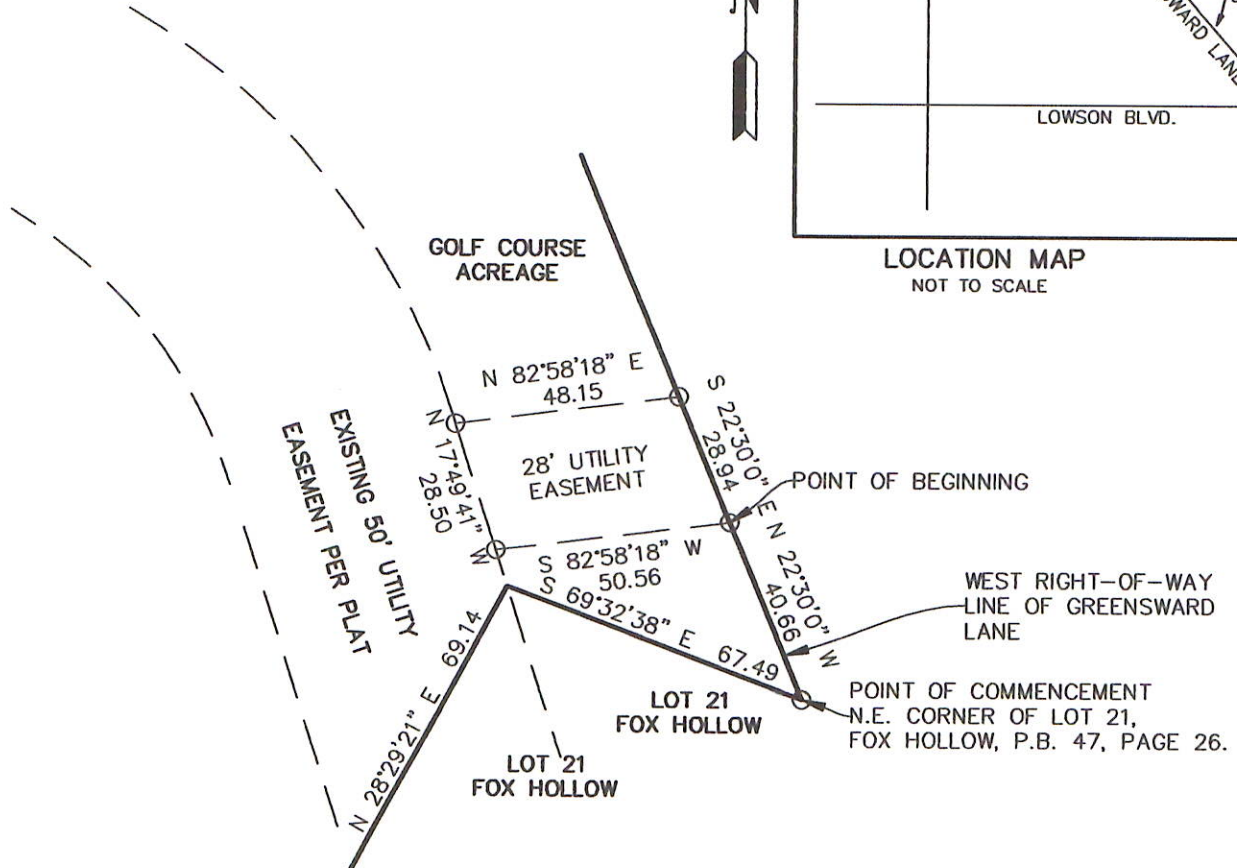


(IN FEET)

1 inch = 40 ft.



LOCATION MAP
NOT TO SCALE



PAUL A. DAVIS, INC.

LB #0007219

Land Surveyors • Land Development • Consultants • Planners

2091 N.E. 36TH STREET # 50234 LIGHTHOUSE POINT, FL. 33074

Phone: (954) 263-3102 & (954) 698-9101

Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plots • Condominium Plots • Construction Layout

| DATE | REVISIONS |
|-----------|------------------|
| | SCALE: 1" = 40' |
| | DRAWN BY: A.M.D. |
| | DATE: 10/11/2021 |
| | JOB NO: 12121 |
| | F.B./PG. N/A |
| FILE | |
| SHEET NO. | 2 OF 2 |