

EXHIBIT “A”



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

EXHIBIT A SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) RIGHT OF WAY PARCEL

LEGAL DESCRIPTION

A PORTION OF LOT 17 AND 18 OF BLOCK 32, "DELRAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEMOVEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTH $89^{\circ}22'35''$ EAST, ALONG THE NORTH LINE OF LOT 18, A DISTANCE OF 2.00 FEET; THENCE SOUTH $01^{\circ}38'26''$ EAST, ALONG A LINE 2 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 17 AND 18, A DISTANCE OF 50.00 FEET; THENCE SOUTH $89^{\circ}22'35''$ WEST, ALONG THE SOUTH LINE OF LOT 17, A DISTANCE OF 2.00 FEET; THENCE NORTH $01^{\circ}38'26''$ WEST, ALONG THE WEST LINE OF SAID LOTS 17 AND 18, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 100 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF S.W. 4TH ST., HAVING A BEARING OF $N 89^{\circ}22'35'' W$, AS DETERMINED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 83 (NAD 83), FLORIDA EAST ZONE (0901).
6. PROPERTY ADDRESS: 342 SW 4TH AVE., DELRAY BEACH, FL. 33435

ABBREVIATIONS

Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
IP	=	IRON PIPE
IR	=	IRON ROD
IRC	=	IRON ROD & CAP
L	=	ARC LENGTH
MON	=	MONUMENT
NAVD	=	NORTH AMERICAN VERTICAL DATUM
N/D	=	NAIL AND DISC
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PG	=	PAGE
R/W	=	RIGHT-OF-WAY
U.E.	=	UTILITY EASEMENT



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

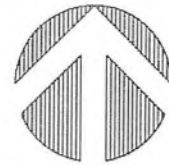
PROJECT NAME: 342 SW 4TH AVE.	DATE: 06/01/2022
JOB NO. 22125	DWG BY: GY
CK'D BY: JSH	SHEET 1 OF 2

PERIMETER

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LOT 19
BLOCK 32. DELRAY
PALM BEACH COUNTY FLORIDA
(P.B. 6, PG. 97, P.B.C.R.)

LOT 9

P.O.B.
N.W. CORNER
LOT 18
BLOCK 32

N 89°22'35" E
2.00'

N 89°22'35" E 88.00'

S 01°38'26" E
50.00'

LOT 18

S 01°38'26" E 50.00'

LOT 10

LOT 17

S 89°22'35" W 88.00'

S 89°22'35" W
2.00'

LOT 11

LOT 12

LOT 13

ALLEY

12.4' ASPHALT PAVEMENT

16.4'

LOT 16
BLOCK 32. DELRAY
PALM BEACH COUNTY FLORIDA
(P.B. 6, PG. 97, P.B.C.R.)

LOT 15

LOT 14

JOB NO. 22125

PROJECT NAME: 342 SW 4TH AVE.

DWG BY: GY

CK'D BY: JSH

SCALE: 1"=20'

DATE: 06/01/2022

SHEET 2 OF 2