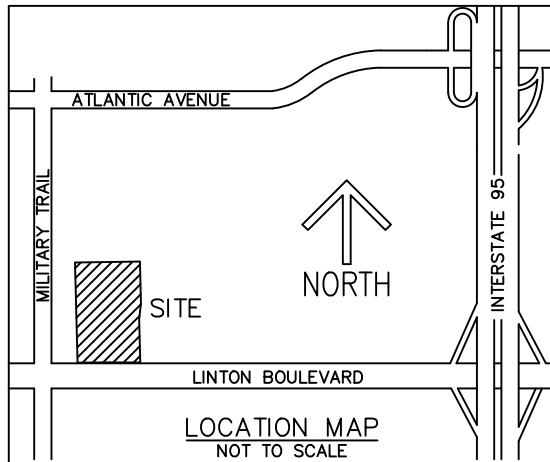


EXHIBIT "A"



DESCRIPTION:

PORTIONS OF THE 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT AS SHOWN ON DELRAY OUTPATIENT PROPERTIES PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGES 197 THRU 201, NOW BEING A PORTION OF DELRAY MEDICAL PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 187 THRU 191, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 1, DELRAY MEDICAL PARCEL; THENCE NORTH 89°36'06" EAST ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 94.13 FEET; THENCE NORTH 00°23'54" WEST, A DISTANCE OF 44.77 FEET TO A POINT ON THE SIDELINE OF SAID 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT AND POINT OF BEGINNING #1; THENCE NORTH 20°04'29" EAST, A DISTANCE OF 6.06 FEET TO A POINT ON THE SIDELINE OF SAID 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT; THENCE SOUTH 01°27'42" EAST ON SAID SIDELINE, A DISTANCE OF 5.64 FEET; THENCE SOUTH 88°32'18" WEST ON SAID SIDELINE, A DISTANCE OF 2.22 FEET TO POINT OF BEGINNING #1.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 6.27 SQUARE FEET OR 0.0001 ACRE, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT SAID POINT OF BEGINNING #1; THENCE ON SAID SIDELINE OF 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE (1) SOUTH 88°32'18" WEST, A DISTANCE OF 7.78 FEET; THENCE (2) NORTH 01°27'42" WEST, A DISTANCE OF 8.50 FEET; THENCE (3) SOUTH 88°32'18" WEST, A DISTANCE OF 15.89 FEET; THENCE NORTH 01°27'42" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE

DESCRIPTION IS CONTINUED ON SHEET 2

CERTIFICATE:

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 ON SEPTEMBER 06, 2022. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**DELRAY MEDICAL PLAZA
WATER DISTRIBUTION EASEMENT ABANDONMENT
SKETCH AND DESCRIPTION**

JEFFREY R. WAGNER
REGISTERED LAND
SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

DATE 12/21/22

DRAWN BY GC

F.B./ PG. N/A

SCALE NONE

JOB NO.4144 WATER-ABDN

EXHIBIT "A"

DESCRIPTION: (CONTINUED)

SIDELINE OF SAID 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT AND POINT OF BEGINNING #2; THENCE ON SAID SIDELINE OF 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE (1) NORTH 01°27'42" WEST, A DISTANCE OF 36.50 FEET; THENCE (2) NORTH 88°32'18" EAST, A DISTANCE OF 10.00 FEET; THENCE (3) SOUTH 01°27'42" EAST, A DISTANCE OF 36.50 FEET TO REFERENCE POINT "A"; THENCE SOUTH 88°32'18" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING #2.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 365 SQUARE FEET OR 0.0084 ACRE, MORE OR LESS.

TOGETHER WITH:

COMMENCING AT SAID REFERENCE POINT "A"; THENCE NORTH 88°32'18" EAST ON SAID SIDELINE OF 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT, A DISTANCE OF 30.50 FEET TO POINT OF BEGINNING #3;

THENCE ON SAID SIDELINE OF 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: THENCE (1) NORTH 88°32'18" EAST, A DISTANCE OF 198.15 FEET; THENCE (2) NORTH 09°50'54" EAST, A DISTANCE OF 111.82 FEET; THENCE (3) NORTH 80°09'06" WEST, A DISTANCE OF 17.90 FEET; THENCE (4) NORTH 09°50'54" EAST, A DISTANCE OF 10.00 FEET; THENCE (5) SOUTH 80°09'06" EAST, A DISTANCE OF 17.90 FEET; THENCE (6) NORTH 09°50'54" EAST, A DISTANCE OF 8.75 FEET; THENCE (7) NORTH 01°27'42" WEST, A DISTANCE OF 101.97 FEET; THENCE (8) NORTH 21°02'18" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 23.94 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1.51 FEET TO A POINT ON SAID SIDELINE; THENCE ON SAID SIDELINE OF 10.00 FOOT WIDE WATER DISTRIBUTION EASEMENT THE FOLLOWING FOURTH (4) COURSES AND DISTANCES: THENCE (1) SOUTH 21°02'18" WEST, A DISTANCE OF 26.23 FEET; THENCE (2) SOUTH 01°27'42" EAST, A DISTANCE OF 100.97 FEET; THENCE (3) SOUTH 09°50'54" WEST, A DISTANCE OF 139.76 FEET; THENCE (4) SOUTH 88°32'18" WEST, A DISTANCE OF 196.84 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 13.79 FEET TO POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 4,883 SQUARE FEET OR 0.1121 ACRE, MORE OR LESS.

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 89°36'06" WEST, ALONG SOUTH LINE OF TRACT 1, DELRAY MEDICAL PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGES 187 THRU 191, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

THIS IS NOT A SURVEY

SHEET 2 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**DELRAY MEDICAL PLAZA
WATER DISTRIBUTION EASEMENT ABANDONMENT
SKETCH AND DESCRIPTION**

DATE	12/21/22
DRAWN BY	GC
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	4144 WATER-ABDN

EXHIBIT "A"

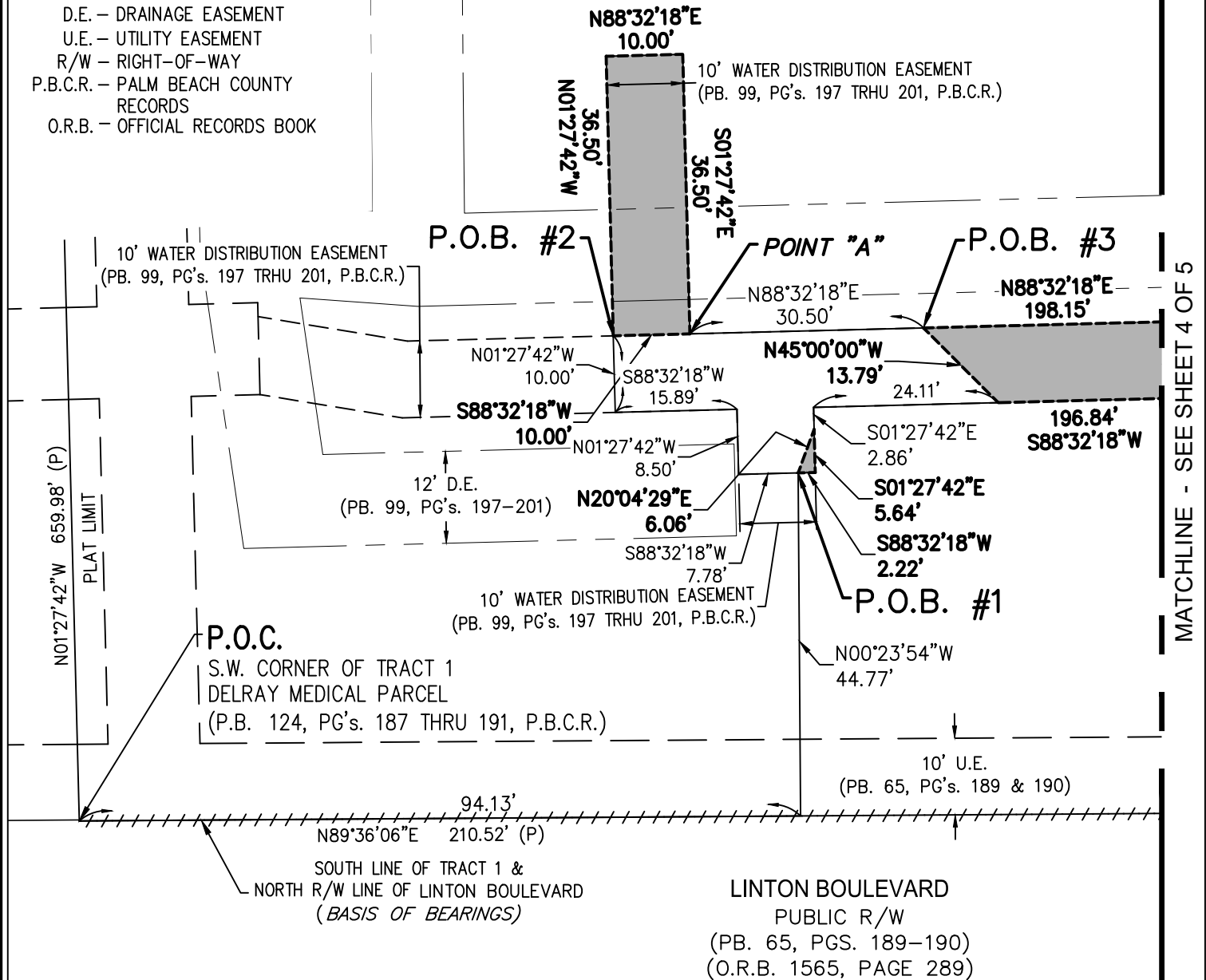


LEGEND:

L.B. - LICENSES BUSINESS
(P) - PLAT
PB. - PLAT BOOK
PG's. - PAGES
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
R/W - RIGHT-OF-WAY
P.B.C.R. - PALM BEACH COUNTY RECORDS
O.R.B. - OFFICIAL RECORDS BOOK

TRACT 1

DELRAY MEDICAL PARCEL
(P.B. 124, PG's. 187 THRU 191, P.B.C.R.)



MATCHLINE - SEE SHEET 4 OF 5

THIS IS NOT A SURVEY

SHEET 3 OF 5



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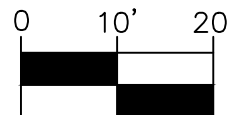
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DELRAY MEDICAL PLAZA
WATER DISTRIBUTION EASEMENT ABANDONMENT
SKETCH AND DESCRIPTION



1 INCH = 20 FEET

DATE	12/21/22
DRAWN BY	GC
F.B./ PG.	N/A
SCALE	1"=20'
JOB NO.	4144 WATER-ABDN

EXHIBIT "A"

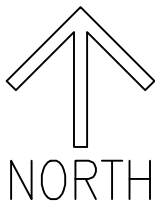
MATCHLINE - SEE SHEET 5 OF 5

N09°50'54"E 8.75'
S80°09'06"E 17.90'
N09°50'54"E 10.00'
N01°27'42"W 101.97'
S01°27'42"E 100.97'
17.90'
N80°09'06"W

10' WATER DISTRIBUTION EASEMENT
(PB. 99, PG's. 197 TRHU 201, P.B.C.R.)

TRACT 1

DELRAY MEDICAL PARCEL
(P.B. 124, PG's. 187 THRU 191, P.B.C.R.)



LEGEND:

- L.B. - LICENSES BUSINESS
- (P) - PLAT
- PB. - PLAT BOOK
- PG's. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- R/W - RIGHT-OF-WAY
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK

10' WATER DISTRIBUTION EASEMENT
(PB. 99, PG's. 197 TRHU 201, P.B.C.R.)

N88°32'18"E 198.15'

S88°32'18"W 196.84'

N09°50'54"E 111.82'

S09°50'54"W 139.76'

INGRESS & EGRESS EASEMENT
(PB. 65, PGS. 189-190)

MATCHLINE - SEE SHEET 3 OF 5

THIS IS NOT A SURVEY

SHEET 4 OF 5



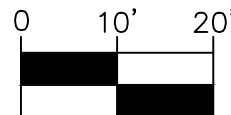
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7900 GLADES ROAD - SUITE 100

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PHONE (561)-392-1991 / FAX (561)-750-1452



1 INCH = 20 FEET

DATE 12/21/22

DRAWN BY GC

F.B./ PG. N/A

SCALE 1"=20'

JOB NO.4144 WATER-ABDN

DELRAY MEDICAL PLAZA
WATER DISTRIBUTION EASEMENT ABANDONMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"

10' WATER DISTRIBUTION EASEMENT
(PB. 99, PG's. 197 THRU 201, P.B.C.R.)

24' INGRESS &
EGRESS EASEMENT
(PB. 99, PGS. 197-201)

S00°00'00"E
23.94'

N90°00'00"E
1.51'

N21°02'18"E
50.02'

S21°02'18"W
26.23'

N01°27'42"W
101.97'

S01°27'42"E
100.97'

24' INGRESS & EGRESS EASEMENT
(PB. 99, PGS. 197-201)

PLAT LIMIT

S01°27'42"E 281.60' (P)

84.05'

S06°38'54"W 101.01' (P)



LEGEND:

- L.B. - LICENSES BUSINESS
- (P) - PLAT
- PB. - PLAT BOOK
- PG's. - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- R/W - RIGHT-OF-WAY
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK

TRACT 1

DELRAY MEDICAL PARCEL
(P.B. 124, PG's. 187 THRU 191, P.B.C.R.)

MATCHLINE - SEE SHEET 4 OF 5

THIS IS NOT A SURVEY

SHEET 5 OF 5



CAULFIELD & WHEELER, INC.

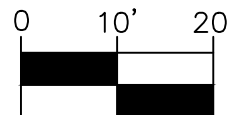
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SKETCH AND DESCRIPTION



1 INCH = 20 FEET

DATE 12/21/22

DRAWN BY GC

F.B./ PG. N/A

SCALE 1"=20'

JOB NO.4144 WATER-ABDN