

Exhibit "A" (Depiction of "Easement Area")

SEE ATTACHED



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 DESCRIPTION**  
**NOT A SURVEY**  
**1011 BEACH DRIVE, DELRAY BEACH, FL**  
**5' SIDEWALK EASEMENT**

**LEGAL DESCRIPTION**

PORTION OF LOT 1, OF DELRAY ISLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH  $89^{\circ}06'45''$  WEST, A DISTANCE OF 68.78 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH  $50^{\circ}25'31''$  WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF  $51^{\circ}18'46''$ , A DISTANCE OF 35.82 FEET; THENCE NORTH  $00^{\circ}53'15''$  WEST, ALONG A RADIAL LINE TO THE LAST AND NEXT DESCRIBED CURVES, A DISTANCE OF 5.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF  $51^{\circ}18'46''$ , A DISTANCE OF 37.84 FEET; THENCE NORTH  $89^{\circ}06'45''$  EAST ALONG A NON-TANGENT LINE, A DISTANCE OF 66.46 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH  $00^{\circ}53'15''$  EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 528 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 SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF  $S89^{\circ}06'45''E$  ON THE NORTH RIGHT OF WAY LINE OF BEACH DRIVE.
4. PROPERTY ADDRESS: 1011 BEACH DRIVE, DELRAY BEACH, FLORIDA, 33483

**ABBREVIATIONS**

A = ARC LENGTH  
D = DELTA (CENTRAL ANGLE)  
P.B. = PLAT BOOK  
P.B.C.R. = PALM BEACH COUNTY RECORDS  
PG = PAGE  
R = RADIUS  
U.E. = UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH 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 SKETCH 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: LOT 1, DELRAY ISLES

DATE: 07/23/2019

JOB NO. 18120

DWG BY: GY

CK'D BY: JSH

SHEET 1 OF 2

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. L87264

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



CANAL  
120' RIGHT-OF-WAY  
(P.B. 24, PG 165)

100.00'

BUILDING LINE  
(P.B. 24, PG 165)

LOT A  
DELRAY ISLE  
(P.B. 24, PG 165)

115.00'  
(RADIAL)

LOT 1  
DELRAY ISLE  
(P.B. 24, PG 165)

130.00'

LOT 2  
DELRAY ISLE  
(P.B. 24, PG 165)

R=45.00'  
A=37.84'  
D=51° 18' 46"

BUILDING LINE  
(P.B. 24, PG 165)

N00° 53' 15" W  
5.00'  
(RADIAL)

N89° 06' 45" E  
66.46'

S00° 53' 15" E  
5.00'

R=40.00'  
A=35.82'  
D=51° 18' 46"

S50° 25' 31" W  
RADIAL

S89° 06' 45" W  
68.78'

P.O.B.  
(SE CORNER LOT 1)

BEACH DRIVE

(P.B. 24, PG 165)  
50' RIGHT-OF-WAY

40.00'

25.00'  
25.00'