

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



947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
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## SKETCH & LEGAL DESCRIPTION (NOT A SURVEY)

### SIDEWALK EASEMENT - SW 5TH AVENUE

#### LEGAL DESCRIPTION

THE EAST 5.00 FEET OF THE WEST 30.00 FEET OF LOT 34, BLOCK 32, REPLAT OF BLOCK 32 - DELRAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 249 SQUARE FEET, MORE OR LESS.

#### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
3. BEARINGS, IF ANY, SHOWN HEREON ARE BASED ON THE RECORD PLAT.

#### ABBREVIATIONS

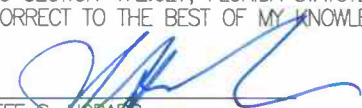
(C)	=	CALCULATED DIMENSION
CONC.	=	CONCRETE
D	=	DELTA (CENTRAL ANGLE)
F.F. ELEV.	=	FINISHED FLOOR ELEVATION
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD AND CAP
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER

W	ATLANTIC	AVE
AVE		AVE
SW	1ST	ST
5TH		4TH
SW	2ND	ST
SW		SW
SW	3RD	ST
THIS SKETCH	SW	4TH
ST		

LOCATION MAP  
NOT TO SCALE

#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND 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 DESCRIPTION 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:	309 SW 5TH AVE	DATE:	05/16/2019
JOB NO.	16109	DWG BY:	AJR
		CK'D By:	JSH
			SHEET 1 OF 2



OAK ALLEY

16.4' OAK ALLEY  
(PB 6, PG 97)

49.75'(C)

50.00'(P)

16.4' OAK ALLEY  
(PB 6, PG 97)

33

34

35

91°01'00"

88°59'00"

100.00'(P)  
80.00'

100.00'(P)

LOT 34, BLOCK 32  
REPLAT OF BLOCK 32-DELRAY  
(P.B. 6, PG. 97, P.B.C.R.)

88°59'00"  
49.75'

91°01'00"  
49.75'

RIGHT-OF-WAY LINE  
BY OCCUPATION

NO DOCUMENTED  
EVIDENCE OF 20.00'  
RIGHT-OF-WAY  
DEDICATION FOUND

NO DOCUMENTED  
EVIDENCE OF 20.00'  
RIGHT-OF-WAY  
DEDICATION FOUND

163.17'(C)  
164.00'(P)

20.00'  
30.00'

49.75'(C)  
610.88'(M)

49.75'(C)  
50.00'(P)

5.00' SIDEWALK  
EASEMENT  
50.00'(P)  
614.00'(P)

397.97'(C)  
400.00'(P)

**S.W. 5TH AVE.**

BLOCK 24

JOB NO. 16109

Project Name: 309 SW 5TH AVE

DWG BY: AJR

SCALE: 1"=20'

CK'D By: JSH

DATE: 05/16/2019

SHEET 2 OF 2