

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

**SKETCH & DESCRIPTION**  
**SIDEWALK EASEMENT**  
A PORTION OF LOTS 15, 16 & 17, BLOCK 117  
(P.B. 1, PG. 3, P.B.C.R.)  
CITY OF DELRAY BEACH

**LAND DESCRIPTION:**

A portion of Lots 15, 16 and 17, Block 117, Map of the TOWN OF LINTON, according to the Plat thereof, as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

Commence at the northwest corner of said Lot 16; thence N89°19'15"E along the north line of said Lot 16, a distance of 50.00 feet to the **Point Of Beginning**; thence continue N89°19'15"E along the north line of said Lots 15 and 16, a distance of 85.00 feet to the northeast corner of said Lot 15; thence S01°31'45"E along the east line of said Lots 16 and 17, a distance of 153.92 feet; thence N31°49'48"W, 9.91 feet; thence N01°31'45"W, 138.43 feet; thence S89°19'15"W, 80.00 feet; thence N01°31'45"W, 7.00 feet to the **Point Of Beginning**.

Said lands lying in the City of Delray Beach, Palm Beach County, Florida and containing 1,308 square feet more or less.

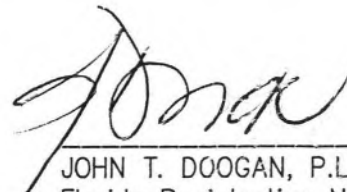
**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Lots 15 and 16, Block 117 having a bearing of N89°19'15"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

**CERTIFICATION:**

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. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/12/2020

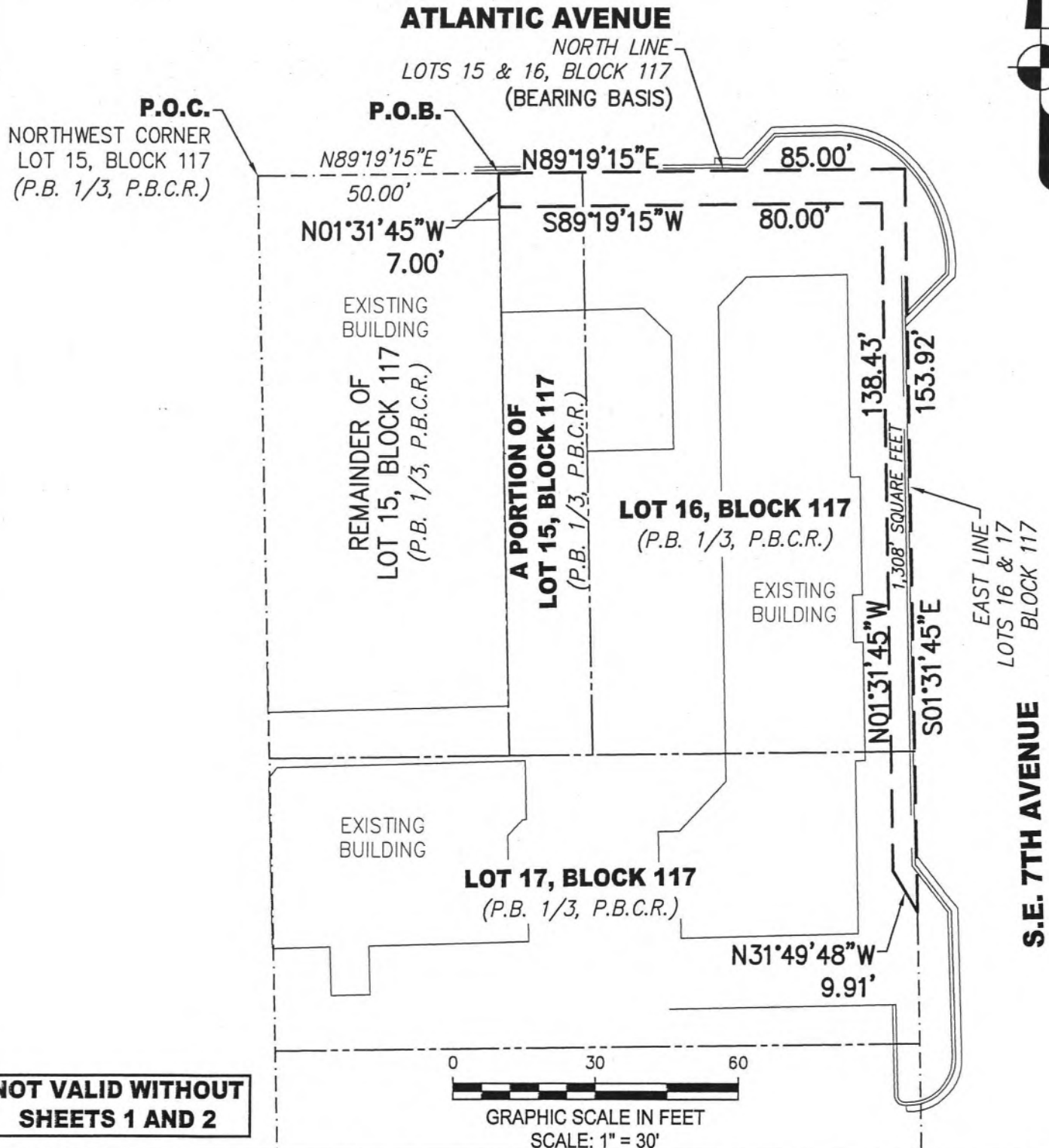


JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 1 AND 2**

REVISIONS		<p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> © 2020 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	JOB #:	9144-9
			SCALE:	—
			DATE:	02/12/2020
			BY:	W.R.E.
			CHECKED:	J.T.D.
			F.B. — PG. —	
			SHEET:	1 OF 1

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REVISIONS



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JOB #:	9144-9
SCALE:	1" = 30'
DATE:	02/12/2020
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	2 OF 2