

Exhibit “A” (Depiction of “Easement Area”)



(IN FEET)

1 inch = 40 ft.

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 40'



SKETCH AND DESCRIPTION THIS IS NOT A SURVEY

PARCEL NUMBER
(12434609080020312)
(O.R.B. 29238, PG. 1536)

EAST 200' (P)
BEARING BASIS

PALM TRAIL
(50' R/W)

EASEMENT

LAT: N026°28'42.0"

LONG: W080°03'45.0"

N 7°55'36" E 162' (C)

LOT B,
(P.B. 20, PG. 65)

LOTS B AND C,
(P.B. 20, PG. 65)

PARCEL NUMBER
(12434609080020320)
(O.R.B. 7021, PG. 1187)

LOT C,
(P.B. 20, PG. 65)

S 7°55'36" W 162' (C)

WEST 200' (P)

PARCEL NUMBER
(12434609080020340)
(O.R.B. 7021, PG. 1187)

LEGEND

- B.L. = BUILDING LINE
- (C) = CALCULATED
- (D) = DEED
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LTD. = LIMITED
- N.D.D. = NO DEED DISTANCE
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- = EASEMENT

SURVEYOR'S NOTES:

- OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE BASIS OF BEARING IS THE NORTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF EAST.
- NO FIELD WORK WAS PERFORMED.
- LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

LEGAL DESCRIPTION:

THE NORTHERLY 10.00' OF THE WESTERLY 10.00' OF THE FOLLOWING DESCRIBED PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 7021, PAGE 1187, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

ALL OF LOTS, B C, D, AND E, ALL BEING IN KENMONT, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 20, PAGE 65; TOGETHER WITH ANY RIPARIAN AND/OR LITTORAL RIGHTS PERTAINING THERETO.

ADDRESS:

PALM TERR, DELRAY BEACH, FLORIDA. (VACANT)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brion D Yancy

Digitally signed by Brion D

Yancy

Date: 2020.08.31 16:54:50

-04'00'

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman CONSULTING

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Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A" FLORIDA POWER AND LIGHT

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-001

REVISED DATE:

DATE: Aug. 26, 2020

CADD FILE: EXHIBIT 62

WR NO. 9254753

SCALE: 1" = 40'

SHEET 1 OF 1

FILE: V:\100207 - PIKE-FPL\100207-01-001 (ENG) - EAST\ENGINEERING\TASK 64 - LINTON 753\SURVEY\GIS\EXHIBIT 62