

**Exhibit "A"**

**Legal Description/Site Sketch**

EXHIBIT "A"

DESCRIPTION:

THE EAST 7.00 FEET LOTS 20 AND 21, AND THE SOUTH 3.00 FEET OF LOT 21, LESS THE EAST 7.00 FEET THEREOF, ALL IN BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. 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.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 01°30'11" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 5TH AVENUE (FEDERAL HIGHWAY) RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83/90) AND AS OBSERVED BY FIELD MEASUREMENTS.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

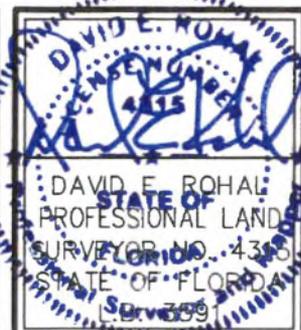
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON DECEMBER 21, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 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 2



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	12/21/20
DRAWN BY	der
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8841 GUE-W

**PHG DELRAY  
GENERAL UTILITY EASEMENT  
SKETCH AND DESCRIPTION**

EXHIBIT "A"

LOT 19, BLOCK 98  
(P.B. 12, PG. 18)

N89°24'07"E  
7.00'

7' GENERAL  
UTILITY EASEMENT  
(BY OTHERS)

L.R. BENJAMIN'S  
SUBDIVISION

LOT 31, BLOCK 98  
(P.B. 12, PG. 18)

EAST 7.00'

WEST RIGHT-OF-WAY LINE  
(BASIS OF BEARINGS)  
N01°30'11"W

LOT 20, BLOCK 98  
(P.B. 12, PG. 18)

N01°30'11"W  
97.00'

S01°30'11"E  
100.00'

LOT 32, BLOCK 98  
(P.B. 12, PG. 18)

GENERAL  
UTILITY EASEMENT

LOT 21, BLOCK 98  
(P.B. 12, PG. 18)

L.R. BENJAMIN'S  
SUBDIVISION

LOT 33, BLOCK 98  
(P.B. 12, PG. 18)

N89°24'07"E  
98.00'

N01°30'11"W  
3.00'

105.00'

S89°24'07"W

SOUTH 3.00'

LOT 22, BLOCK 98  
(P.B. 12, PG. 18)

LOT 23, BLOCK 98  
(P.B. 12, PG. 18)

PORTION OF BLOCK 98  
MAP OF THE TOWN OF LINTON, FLORIDA  
(P.B. 1, PG. 3)

GRAPHIC SCALE



1 INCH = 40 FEET



(THOMAS AVENUE - PLAT)  
N.E. 2ND STREET - SIGN

50' RIGHT-OF-WAY  
(P.B. 1, PAGE 3)

LEGEND:

- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PGS. - PAGES
- ⊕ - CENTERLINE

THIS IS NOT A SURVEY

SHEET 2 OF 2



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DATE	12/21/20
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