

EXHIBIT A

SKETCH AND LEGAL DESCRIPTION FOR GENERAL UTILITY EASEMENT

See Attached

EXHIBIT "A"

DESCRIPTION:

A PORTION OF LOT 22, 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, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE ALONG THE SOUTH LINE OF SAID LOT 22, NORTH 89°24'07" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°24'07" EAST A DISTANCE OF 26.50 FEET; THENCE NORTH 48°04'28" WEST A DISTANCE OF 7.40 FEET; THENCE ALONG A LINE 5.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID SOUTH LINE OF LOT 22, SOUTH 89°24'07" WEST A DISTANCE OF 19.00 FEET; THENCE NORTH 46°03'02" WEST A DISTANCE OF 24.41 FEET; THENCE ALONG A LINE 10.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF SAID LOT 22, NORTH 01°30'11" WEST A DISTANCE OF 88.64 FEET; THENCE NORTH 88°29'49" EAST A DISTANCE OF 5.00 FEET; THENCE NORTH 01°30'11" WEST A DISTANCE OF 8.15 FEET; THENCE SOUTH 89°24'07" WEST A DISTANCE OF 5.00 FEET; THENCE ALONG A LINE 10.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE OF LOT 22, NORTH 01°30'11" WEST A DISTANCE OF 12.00 FEET; THENCE ALONG A LINE 4.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID LOT 22, SOUTH 89°24'07" WEST A DISTANCE OF 5.00 FEET; THENCE ALONG A LINE 5.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE OF LOT 22, SOUTH 01°30'11" EAST A DISTANCE OF 7.74 FEET; THENCE NORTH 57°46'02" WEST A DISTANCE OF 6.01 FEET TO THE WEST LINE OF SAID LOT 22; THENCE ALONG SAID WEST LINE, SOUTH 01°30'11" EAST A DISTANCE OF 6.01 FEET; THENCE SOUTH 57°46'02" EAST A DISTANCE OF 6.01 FEET; THENCE ALONG A LINE 5.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE OF LOT 22, SOUTH 01°30'11" EAST A DISTANCE OF 97.25 FEET; THENCE SOUTH 46°03'02" EAST A DISTANCE OF 28.51 FEET TO THE POINT OF BEGINNING.

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 SOUTH 01°30'11" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 4TH AVENUE 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 RECORD RECORDED IN 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 APRIL 16, 2021. 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

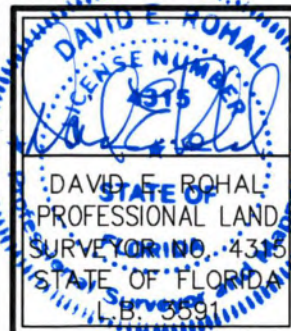


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
LAND SURVEYING

7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PHG DELRAY
GENERAL UTILITY EASEMENT
SKETCH AND DESCRIPTION

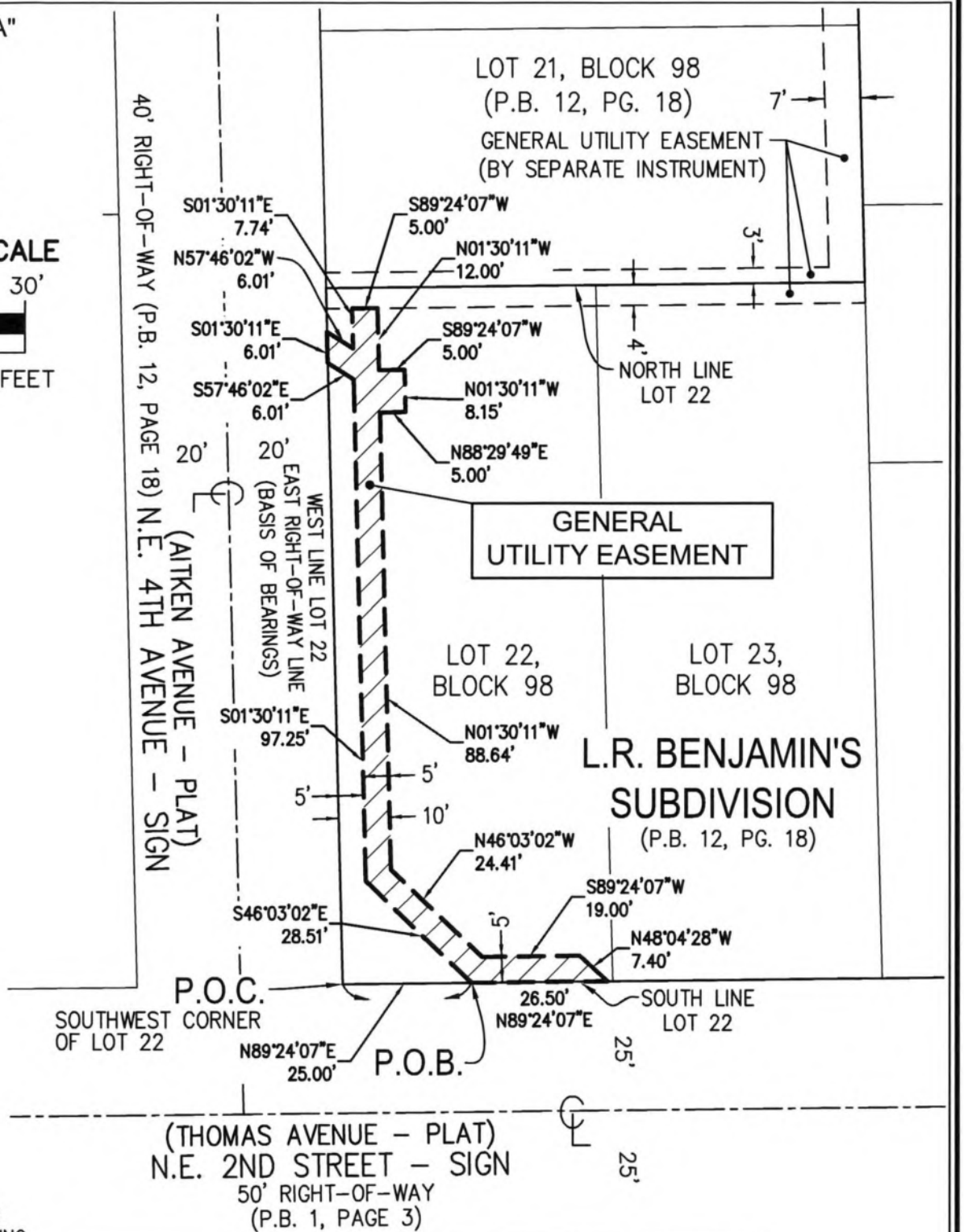
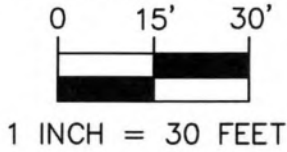


| | |
|-----------|------------|
| DATE | 4/16/21 |
| DRAWN BY | der |
| F.B./ PG. | N/A |
| SCALE | NONE |
| JOB NO. | 8441 GUE-2 |

EXHIBIT "A"



GRAPHIC SCALE



LEGEND:

- L.B. - LICENSED BUSINESS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PGS. - PAGES
- CL - CENTERLINE

THIS IS NOT A SURVEY

SHEET 2 OF 2



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