

**EXHIBIT "A"**  
**LEGAL DESCRIPTION AND SKETCH**  
**THIS IS NOT A SURVEY**

PAGE 1 OF 2

**DESCRIPTION :**

THE EAST ONE HALF ( $\frac{1}{2}$ ) OF THE PLATTED 10' ALLEYWAY LYING WEST OF AND IMMEDIATELY ADJACENT TO LOTS 22 THROUGH 31, BLOCK 19, TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), 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 2, PAGES 29 THROUGH 40, INCLUSIVE.

CONTAINING 1250 SQUARE FEET±.

**SURVEYORS' NOTES:**

1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.
4. THIS SKETCH AND LEGAL IS BASED ON A SURVEY PREPARED BY THIS OFFICE.



**PRINCIPAL  
MERIDIAN  
SURVEYING INC.**

4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
PHONE 833.478.7764 / FAX 561.478.1094  
WWW.PMSURVEYING.NET

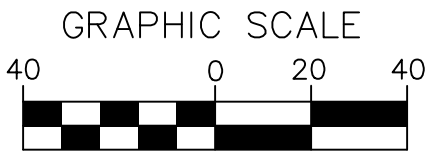
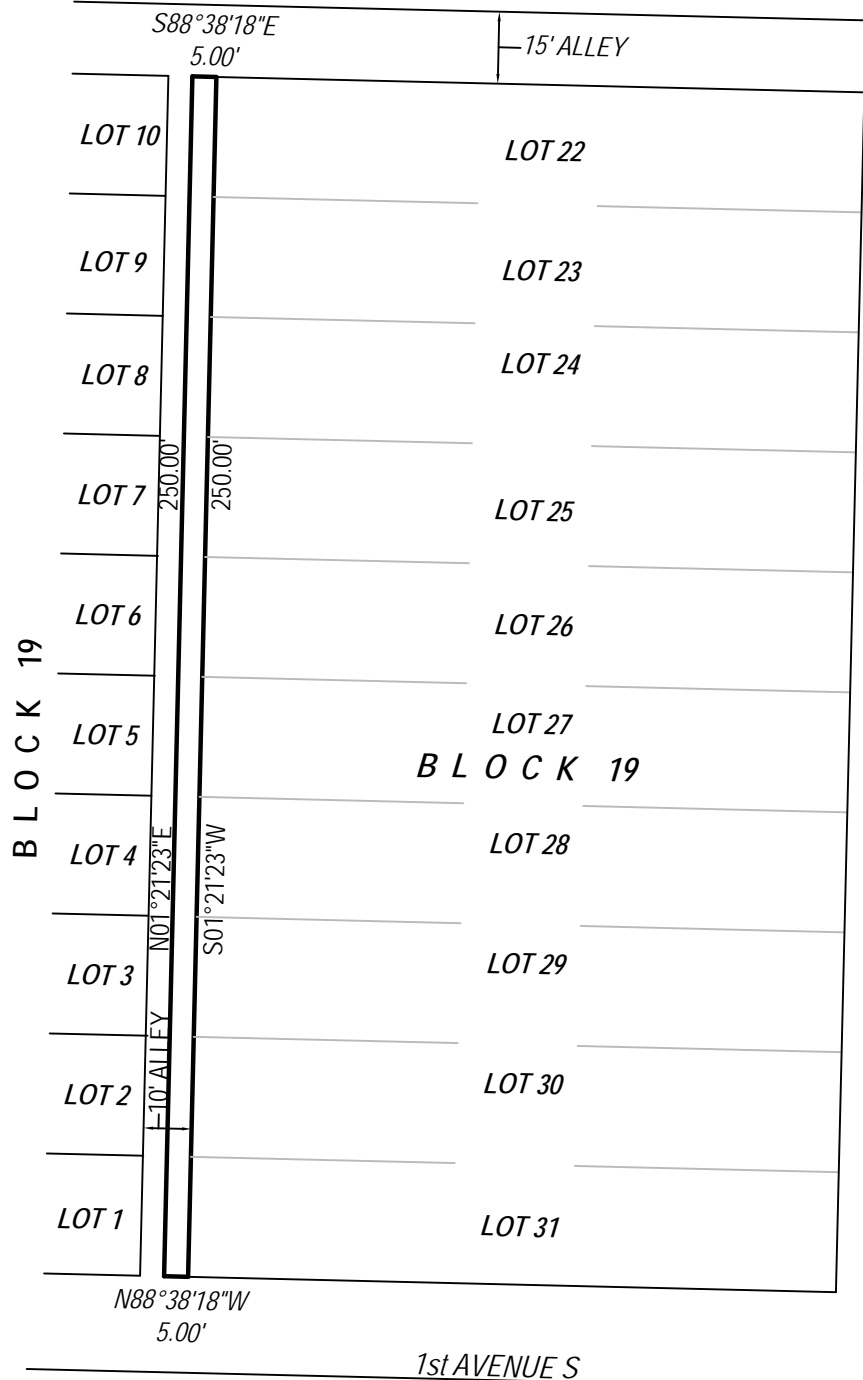
JOB#S25-0179



DATE: 02-15-26

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PAGE 2 OF 2



1 INCH = 40 FT.



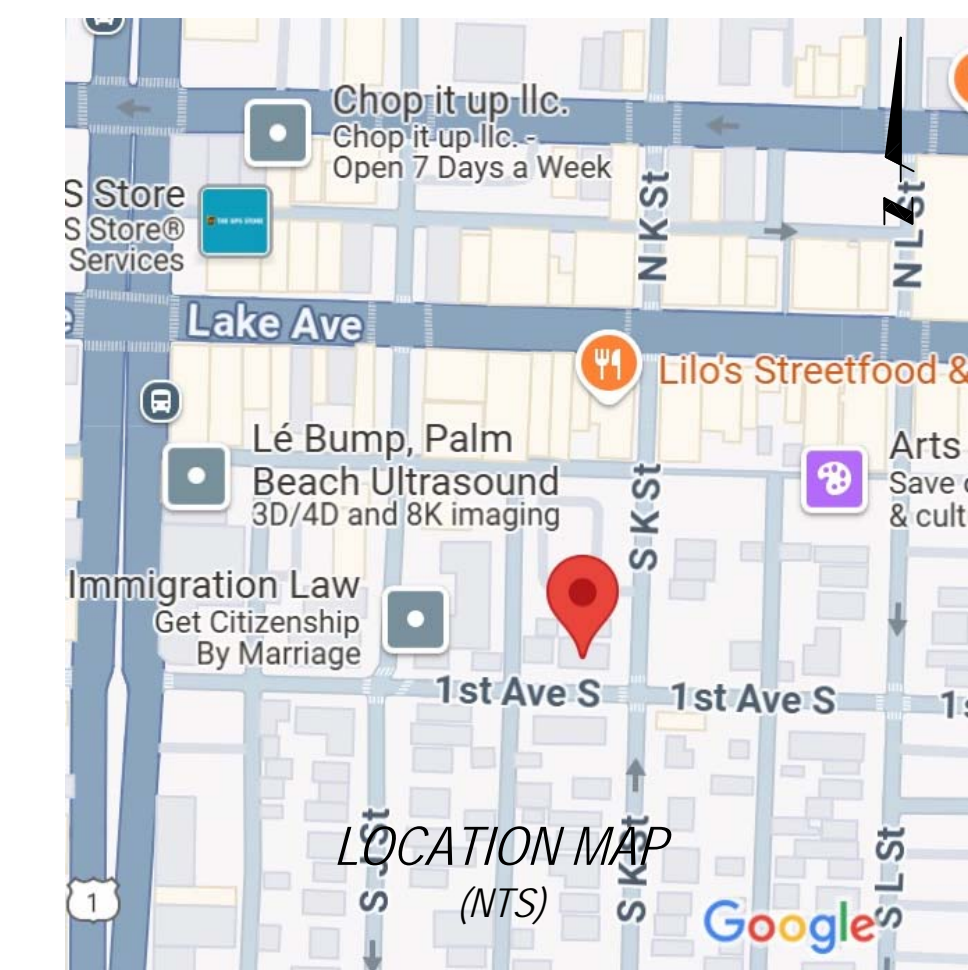
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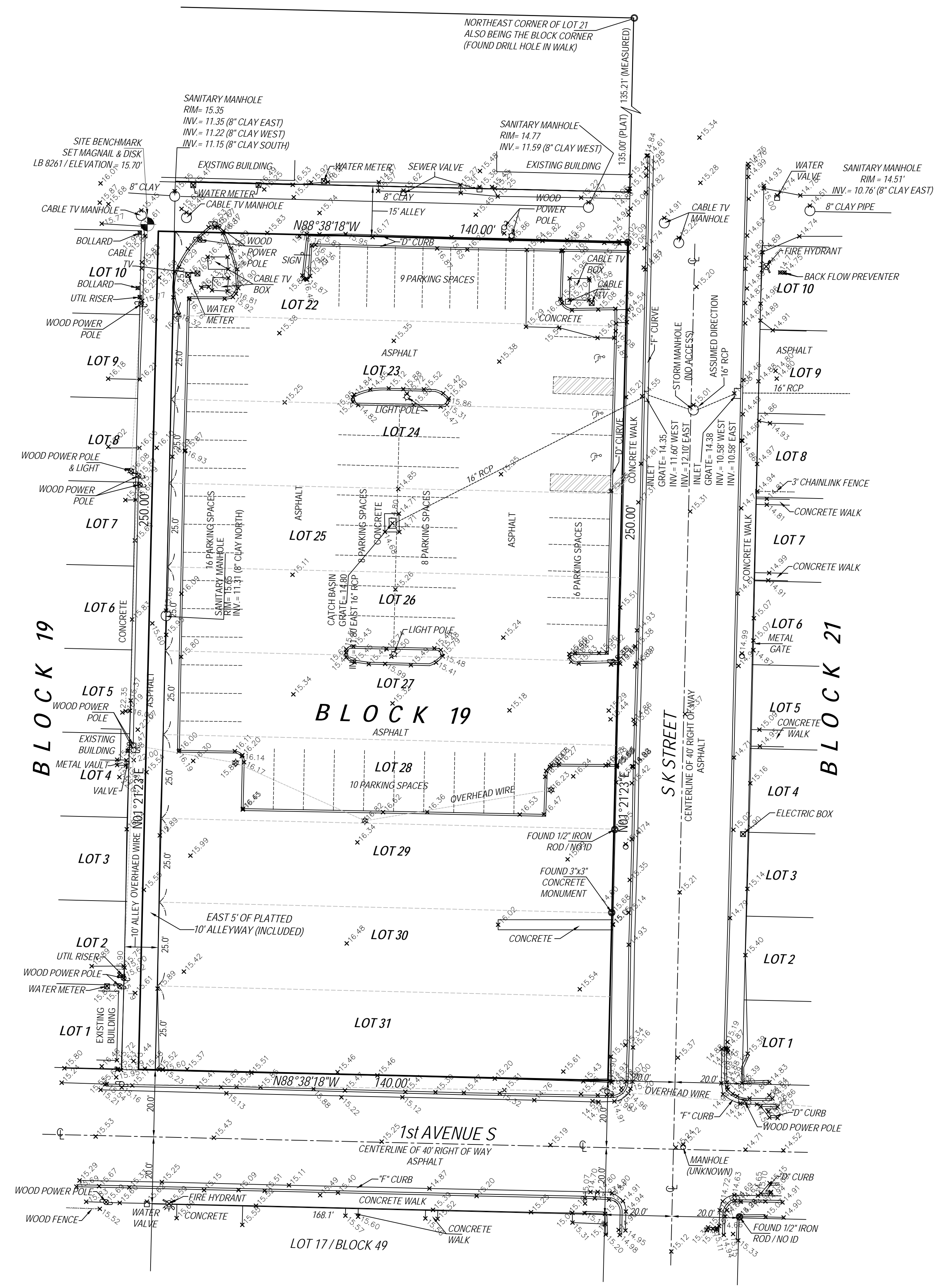
JOB#S25-0179



DATE: 02-15-26



TOTAL AREA = 33750 sq ft - 0.77 ACRES



**PROPERTY ADDRESS:**  
 704 1ST AVENUE SOUTH  
 710 1ST AVENUE SOUTH  
 25 SOUTH K STREET  
 19 SOUTH K STREET  
 13 SOUTH K STREET  
 LAKE WORTH, FLORIDA 33460

**FLOOD ZONE:** 'X'  
**PANEL NO:** 12099C 0781F  
**DATE:** OCTOBER 5, 2017

**CERTIFIED TO:**  
 1. LAKE WORTH COMMUNITY REDEVELOPMENT AGENCY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GOREN, CHEROF, DOODY & EZROL, P.A.

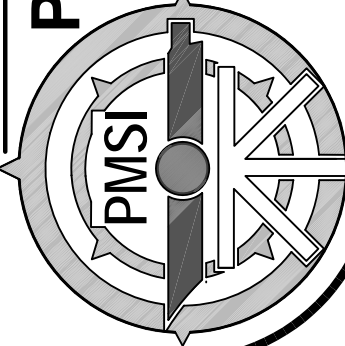
**LEGAL DESCRIPTION:**  
 THE EAST 85 FEET OF LOTS 30 AND 31, BLOCK 19, TOWNSITE OF LUCERNE (NOW KNOWN AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, INCLUSIVE AND THE WEST 50 FEET OF LOTS 30 AND 31, BLOCK 19 OF THE PALM BEACH FARMS COMPANY PLAT NO. 2 TOWNSITE OF LUCERNE NKA LAKE WORTH, 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 2, PAGE 29 AND LOT 29, BLOCK 19, IN THE TOWNSITE OF LUCERNE ACCORDING TO THE PALM BEACH FARMS COMPANY, PLAT NO. 2, RECORDED IN PLAT BOOK 2, PAGES 29 TO 40, INCLUSIVE, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, (THE TOWNSITE OF LUCERNE IS NOW KNOWN AS LAKE WORTH) AND LOT 23 THROUGH 28, BLOCK 19, IN THE TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH), 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 2, PAGES 29-40, INCLUSIVE AND LOT 22, BLOCK 19, IN THE TOWNSITE OF LUCERNE, (NOW KNOWN AS LAKE WORTH), 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 2, PAGES 29-40, INCLUSIVE, TOGETHER WITH THE EAST ONE HALF (1/2) OF THE PLATTED 10' ALLEY LYING WEST OF AND IMMEDIATELY ADJACENT TO THE ABOVE DESCRIBED PARCEL OF LAND.

**SURVEYORS' NOTES:**  
 1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.  
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.  
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.  
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.  
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.  
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
 8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).  
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.  
 10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)

*Douglas Walker*  
 DOUGLAS WALKER, LICENSED SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 7211

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**PRINCIPAL MERIDIAN SURVEYING, Inc.**  
 LICENSED BUSINESS NO. 8261  
 4546 CAMBRIDGE STREET  
 WEST PALM BEACH, FL 33415  
 OFFICE 561-478-7764



25-0179 JOB#  
 SANITARY BOUNDARY SURVEY PURPOSE  
 JRJ FIELD  
 JH DRAFT  
 CD  
 06-21-25 DATE  
 06-06-25