

Exhibit "A"

Description of Easement Area with Sketch

EASEMENT DESCRIPTION:

BEING A 10.00 FOOT WIDE STRIP OF LAND LYING ON A PORTION OF TRACTS "A" AND "S-2", PLAT OF SELBERG PROPERTIES, AS RECORDED IN PLAT BOOK 44, PAGE 30, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND SITUATED IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT "S-1" IN SAID SELBERG PROPERTIES AND BEING THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 01°28'56" WEST, 427.17 FEET ALONG THE WEST LINE OF SAID EAST HALF AND THE WEST LINE OF SAID TRACT "A" TO THE POINT OF BEGINNING;

THENCE SOUTH 38°54'00" EAST, 62.98 FEET OVER AND ACROSS SAID TRACTS "A" AND "S-2" TO A POINT; THENCE SOUTH 88°31'05" EAST, 100.00 FEET CONTINUING OVER AND ACROSS SAID TRACT "A" TO A POINT; THENCE NORTH 66°40'00" EAST, 28.20 FEET CONTINUING OVER AND ACROSS SAID TRACT "A" TO A POINT ON THE EAST LINE OF SAID TRACT "A" AND THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 01°28'55" WEST, 11.02 FEET ALONG THE EAST LINE OF SAID WEST HALF AND THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 66°40'00" WEST, 25.78 FEET OVER AND ACROSS SAID TRACT "A" TO A POINT; THENCE NORTH 88°31'05" WEST, 106.83 FEET CONTINUING OVER AND ACROSS SAID TRACT "A" TO A POINT; THENCE NORTH 38°54'00" WEST, 55.85 FEET OVER AND ACROSS SAID TRACTS "A" AND "S-2" TO A POINT LYING ON THE WEST LINE OF SAID EAST HALF AND THE WEST LINE OF SAID TRACT "A"; THENCE NORTH 01°28'56" EAST, 15.43 FEET ALONG THE WEST LINE OF SAID EAST HALF AND THE WEST LINE OF SAID TRACT "A" TO THE POINT OF BEGINNING AND CONTAINING 1,898 SQUARE FEET OR 0.0436 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. BEARINGS BASED ON WEST LINE, E1/2, W1/2, NW1/4, SE1/4, NE1/4, OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING S 01°28'56" W AS DETERMINED BY A SECTIONAL BREAKDOWN FROM PALM BEACH COUNTY PUBLISHED SECTION CORNER COORDINATES.



FOR THE FIRM
WGI, INC.

Jim

Digitally signed
by Jim Sullivan

Date: 2022.01.06


BY:

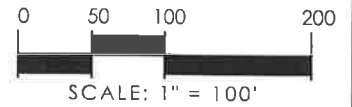
Sullivan

JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

DATE: 14:38:07 -05'00'

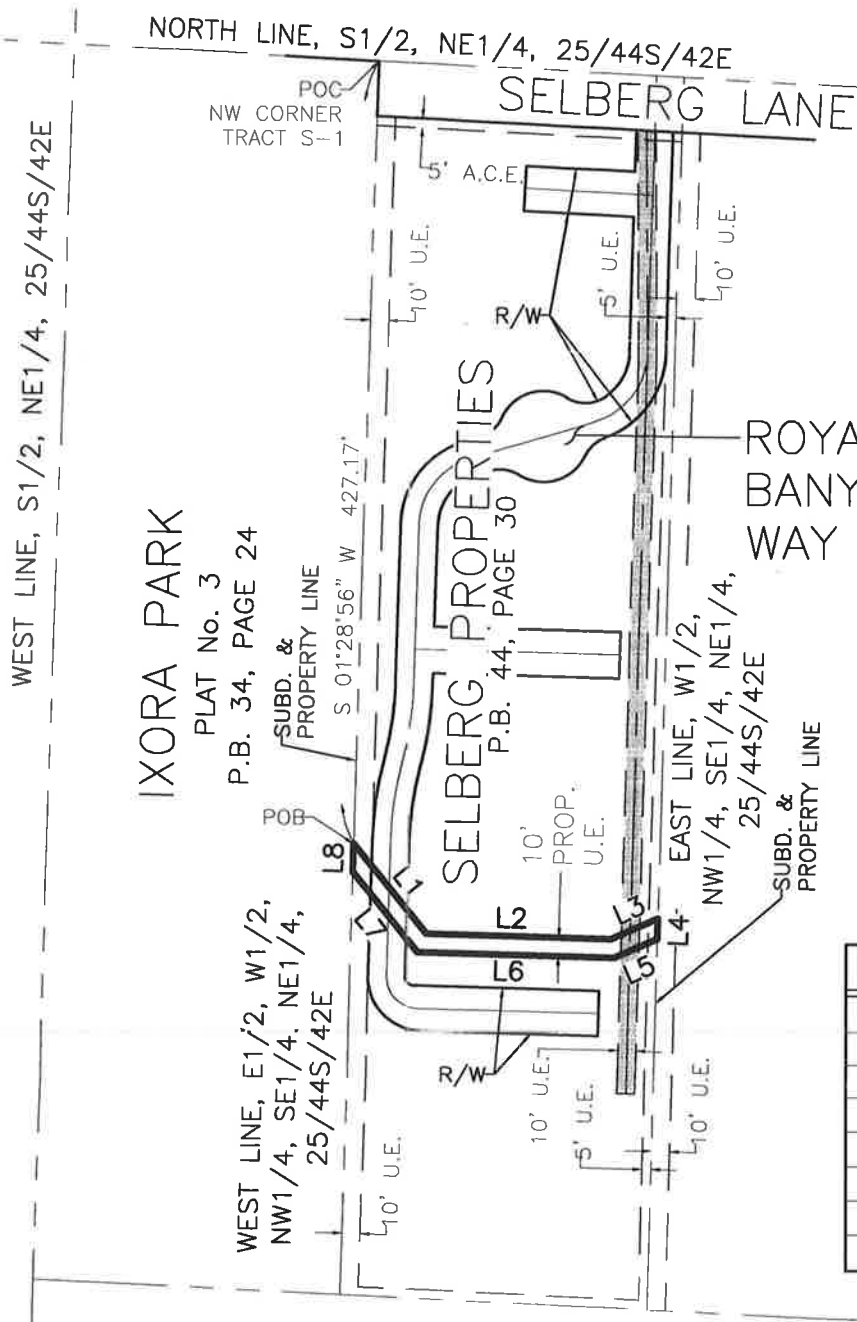
(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

<p>PROJECT: SELBERG UTILITY EASEMENT</p>	<p>TASK: SKETCH & LEGAL</p>							
<p>PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055</p>	<table border="1"> <tr> <td data-bbox="836 1753 1323 1795">CAD 439910-SV-ESMT.DWG</td> <td data-bbox="1323 1753 1559 1795" rowspan="4">SHEET: 1 of 2</td> </tr> <tr> <td data-bbox="836 1795 1323 1837">DRAWN/DESIGNED JIM S.</td> </tr> <tr> <td data-bbox="836 1837 1323 1879">CHECKED/QC JIM S.</td> </tr> <tr> <td data-bbox="836 1879 1323 1921">JOB NO. 4399.10</td> </tr> <tr> <td data-bbox="836 1921 1323 1963">DATE 01/06/2022</td> <td data-bbox="1323 1921 1559 1963"></td> </tr> </table>	CAD 439910-SV-ESMT.DWG	SHEET: 1 of 2	DRAWN/DESIGNED JIM S.	CHECKED/QC JIM S.	JOB NO. 4399.10	DATE 01/06/2022	
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DRAWN/DESIGNED JIM S.								
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DATE 01/06/2022								



LEGEND:

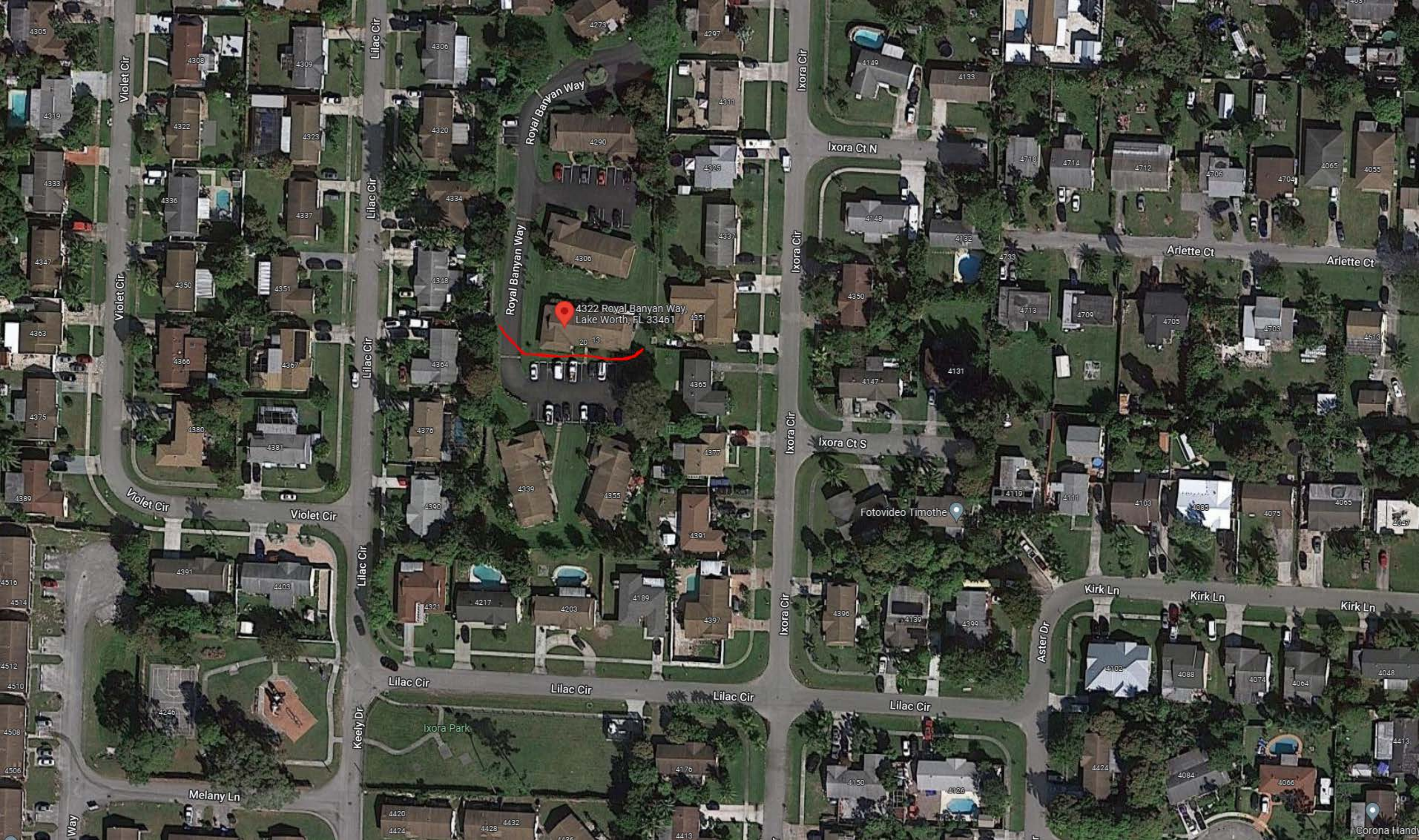
- ORB = OFFICIAL RECORD BOOKS
- PBCR = PALM BEACH COUNTY RECORDS
- PB = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- SUBD. = SUBDIVISION
- UE = UTILITY EASEMENT



LINE	BEARING	DISTANCE
L1	S 38°54'00" E	62.98'
L2	S 88°31'05" E	100.00'
L3	N 66°40'00" E	28.20'
L4	S 01°28'55" W	11.02'
L5	S 66°40'00" W	25.78'
L6	N 88°31'05" W	106.83'
L7	N 38°54'00" W	55.85'
L8	N 01°28'56" E	15.43'

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

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<p>SHEET:</p> <p>2 of 2</p>											



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Lake Worth, FL 33461

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