

**EXHIBIT "A"**

**DESCRIPTION:**

A PORTION OF LAKE WORTH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 5642, PAGE 1604 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "P", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGES 134 THROUGH 144 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID TRACT "P" N02°39'41"E, A DISTANCE OF 133.50 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF TRACT "A", ELEMENTARY SCHOOL "K", AS RECORDED IN PLAT BOOK 68, PAGES 165 THROUGH 166 AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF S56°03'39"E, A CHORD DISTANCE (CD) OF 598.27 FEET, AND A RADIAL DISTANCE OF 2,924.79 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF TRACT "A" AND THE SOUTHERLY LINE OF TRACT "P" WYCLIFFE PLAT TWO, AS RECORDED IN PLAT BOOK 66, PAGES 31 THROUGH 35 OF SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°44'26", A DISTANCE OF 599.32 FEET; THENCE S50°11'26"E, A DISTANCE OF 554.40 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2,804.79 FEET AND A CENTRAL ANGLE OF 17°21'38"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 849.85 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S22°26'56"W, A DISTANCE OF 120.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT "P", SAID WYCLIFFE PLAT THREE AND TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING FOR ITS ELEMENTS, A CHORD BEARING (CB) OF N58°52'15"W, A CHORD DISTANCE (CD) OF 882.83 FEET, AND A RADIAL DISTANCE OF 2,924.79 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE OF TRACT "P", WYCLIFFE PLAT THREE, FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°21'38", A DISTANCE OF 886.21 FEET; THENCE N50°11'26"W, A DISTANCE OF 554.40 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2,804.79 FEET AND A CENTRAL ANGLE OF 10°34'13"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 517.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND CONTAINING 237,703 SQUARE FEET OR 5.4569 ACRES, MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 20, 2026. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**NOT A SURVEY**

**SHEET 1 OF 3**



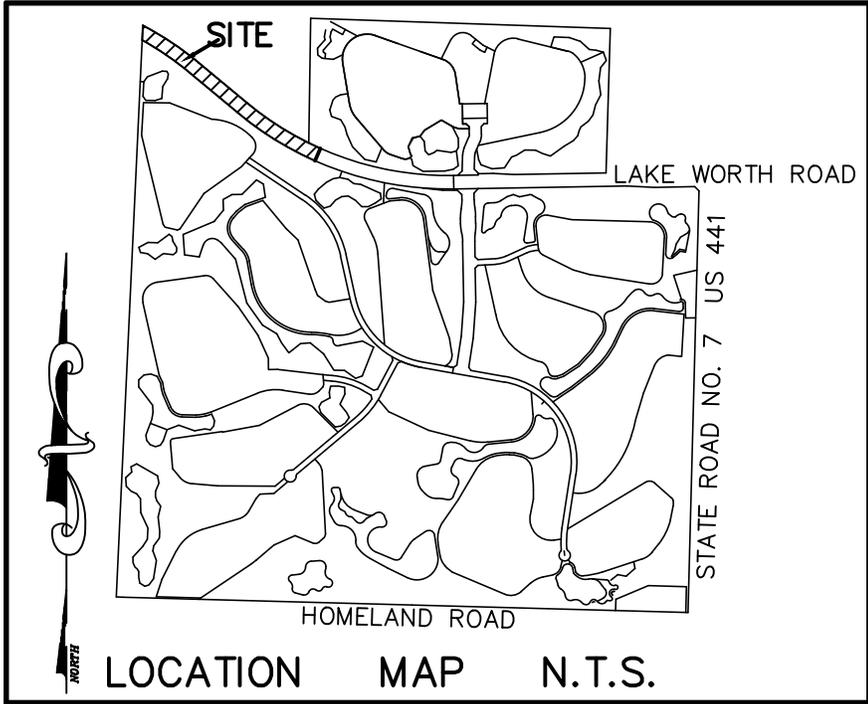
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE – SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)–392–1991

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	1/20/2026
DRAWN BY	dpl
F.B./ PG.	N/A
SCALE	NONE
JOB NO	280-7rwvow

**LAKE WORTH ROAD AT WYCLIFFE  
 RIGHT-OF-WAY  
 SKETCH OF DESCRIPTION**

**EXHIBIT "A"**



**LEGEND/ABBREVIATIONS**

- ☉ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- A.I.D.E. - ACME IMPROVEMENT DISTRICT EASEMENT
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- L.A.B. - LANDSCAPE BUFFER
- L.A.E. - LIMITED ACCESS EASEMENT
- P.B. - PLAT BOOK
- PG. - PAGE
- PGS. - PAGES
- O.R.B. - OFFICIAL RECORD BOOK
- PC - POINT OF CURVATURE
- PDE - PUBLIC DRAINAGE EASEMENT
- R - RADIUS
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

**SURVEYOR'S NOTES:**

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING OF N02°39'41"E ALONG THE WEST LINE OF TRACT "P", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGES 134 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY

**NOT A SURVEY**

**SHEET 2 OF 3**



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 PHONE (561)-392-1991

DATE 1/20/2026

DRAWN BY dpl

F.B./ PG. N/A

SCALE NONE

JOB NO 280-7rwvow

LAKE WORTH ROAD AT WYCLIFFE  
 RIGHT-OF-WAY  
 SKETCH OF DESCRIPTION

GRAPHIC SCALE

0 150 300

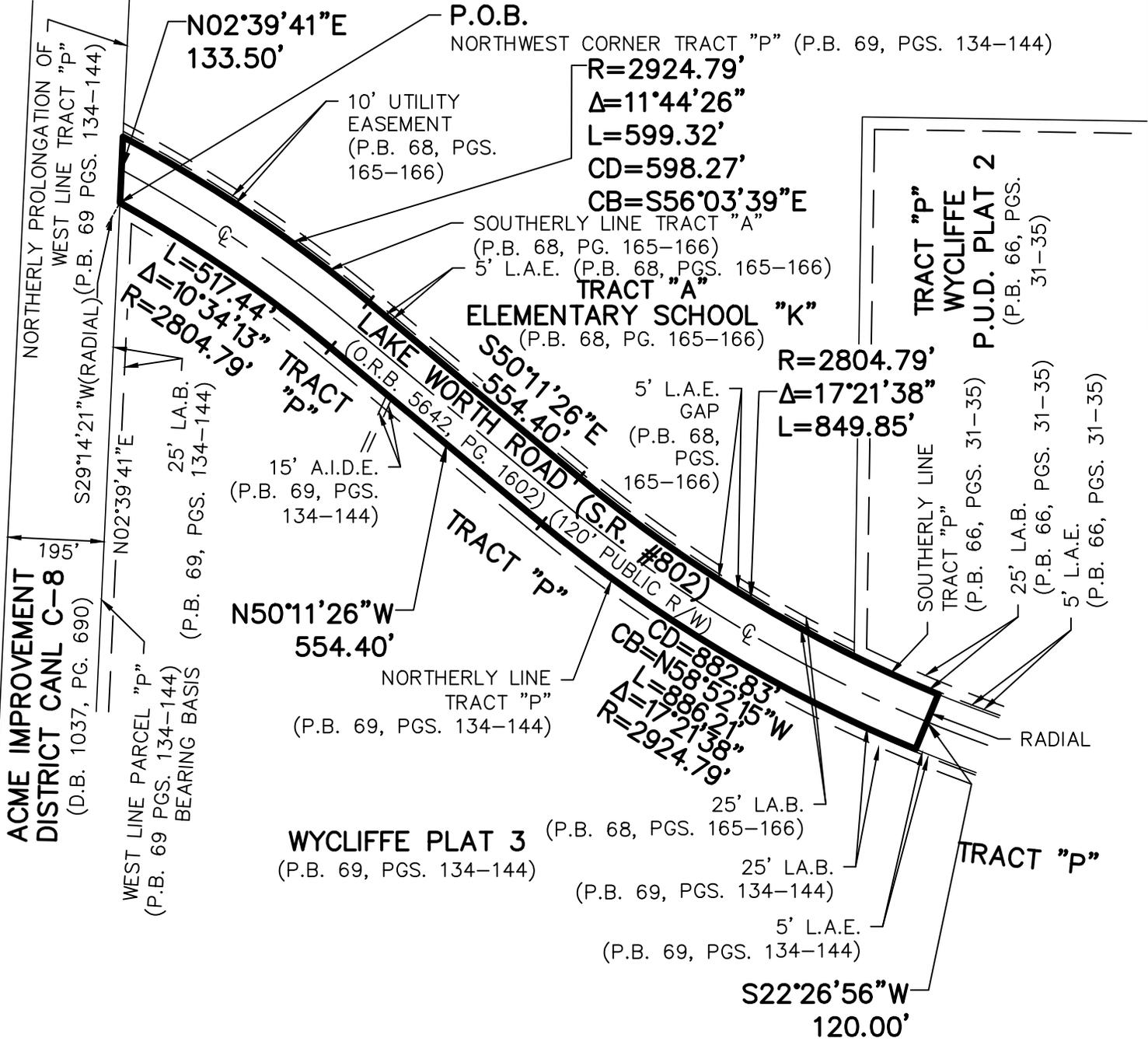


1 INCH = 300 FT.  
(IN FEET)

EXHIBIT "A"



NORTH



SEE SHEET 2 FOR LEGEND/ABBREVIATIONS

NOT A SURVEY

SHEET 3 OF 3



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PHONE (561)-392-1991

DATE	1/20/2026
DRAWN BY	dpl
F.B./ PG.	N/A
SCALE	1" = 300'
JOB NO.	2280-7rw

LAKE WORTH ROAD AT WYCLIFFE  
RIGHT-OF-WAY  
SKETCH OF DESCRIPTION