

# EXHIBIT "A"

## SKETCH OF DESCRIPTION RELEASE OF EASEMENT

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 44 SOUTH, RANGE 41 EAST



SCALE: 1"=30'

**ABBREVIATIONS:**

SR	STATE ROAD
HWY	HIGHWAY
LB	LICENSED BUSINESS
PBCR	PALM BEACH COUNTY RECORDS
ORB	OFFICIAL RECORD BOOK
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
PG	PAGE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
	WEST QUARTER CORNER

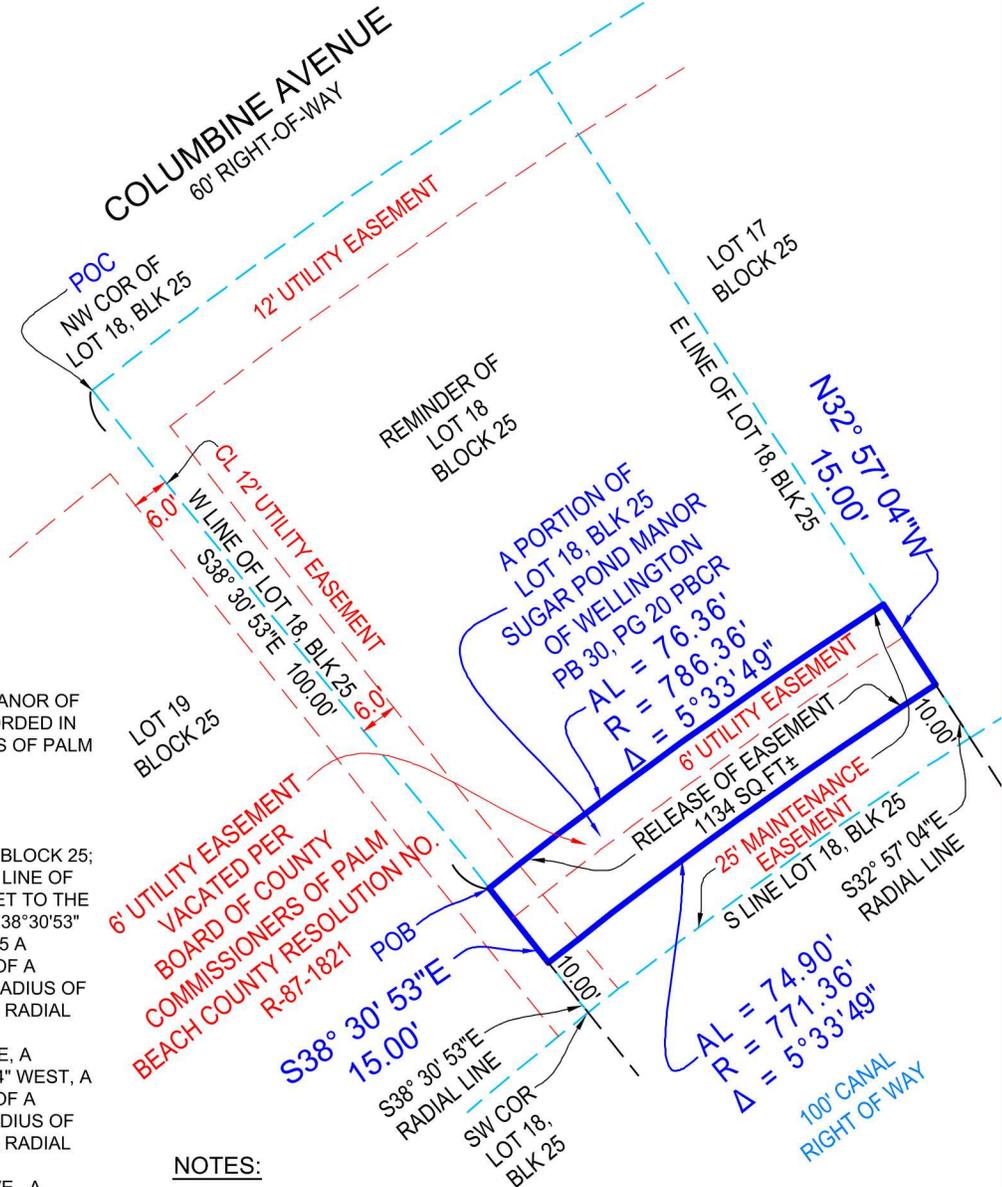
**LEGAL DESCRIPTION:**

A PORTION OF LOT 18, BLOCK 25, SUGAR POND MANOR OF WELLINGTON, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 30, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID LOT 18, BLOCK 25; THENCE SOUTH 38°30'53" EAST ALONG THE WEST LINE OF SAID LOT 18, BLOCK 25, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38°30'53" EAST ALONG SAID WEST LINE OF LOT 18, BLOCK 25 A DISTANCE OF 15.00 FEET TO A POINT ON AN ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 771.36 FEET, A CENTRAL ANGLE OF 5°33'49" AND A RADIAL LINE BEARING SOUTH 38°30'53" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.90 FEET; THENCE NORTH 32°57'04" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON AN ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 786.36 FEET, A CENTRAL ANGLE OF 5°33'49" AND A RADIAL LINE BEARING NORTH 32°57'04" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.36 FEET TO SAID WEST LINE OF LOT 18, BLOCK 25 AND THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINS 1134 SQUARE FEET, MORE OR LESS.



**NOTES:**

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. BEARING BASIS: THE WEST LINE OF LOT 18, 25, S38°30'53"E PER THE PLAT.

SHEET 1 OF 1 (SKETCH OF DESCRIPTION)



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**I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.**

