

"EXHIBIT A"

DESCRIPTION OF A VACATED PORTION OF A WATER AND SEWER EASEMENT (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF A WATER AND SEWER EASEMENT WITHIN TRACT "A" OF CHEDDAR'S AT WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

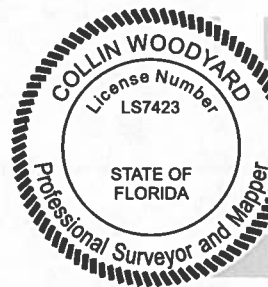
COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF CHEDDAR'S AT WELLINGTON, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD - 7; THENCE ALONG THE EAST LINE OF TRACT "A" AND WEST RIGHT-OF-WAY LINE SOUTH 01°38'05" WEST, FOR A DISTANCE OF 319.36 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT "A" SOUTH 88°51'26" WEST, FOR A DISTANCE OF 361.91 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 01°08'34" WEST, FOR A DISTANCE OF 39.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°51'26" WEST, FOR A DISTANCE OF 18.34 FEET; THENCE NORTH 01°08'34" WEST, FOR A DISTANCE OF 12.00 FEET; THENCE NORTH 88°51'26" EAST, FOR A DISTANCE OF 18.34 FEET; THENCE SOUTH 01°08'34" EAST, FOR A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON OCTOBER 11, 2024 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO PALM BEACH COUNTY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT "A", CHEDDAR'S AT WELLINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS BEING SOUTH 88°51'26" WEST. THIS SURVEY HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A VACATED PORTION OF A WATER AND SEWER EASEMENT, AS SHOWN HEREON. (SEE SHEET 2 FOR SKETCH)
3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



Digitally signed by Collin Woodyard
DN: E=cwoodyard@bohlereng.com,
CN=Collin Woodyard, O="BOHLER
ENGINEERING FL, LLC", L=Boca Raton,
S=Florida,
SERIALNUMBER=MAS20240820656130,
C=US
Date: 2024.10.11 15:40:07-04'00'

COLLIN WOODYARD
LS NO. 7423
OCTOBER 11, 2024

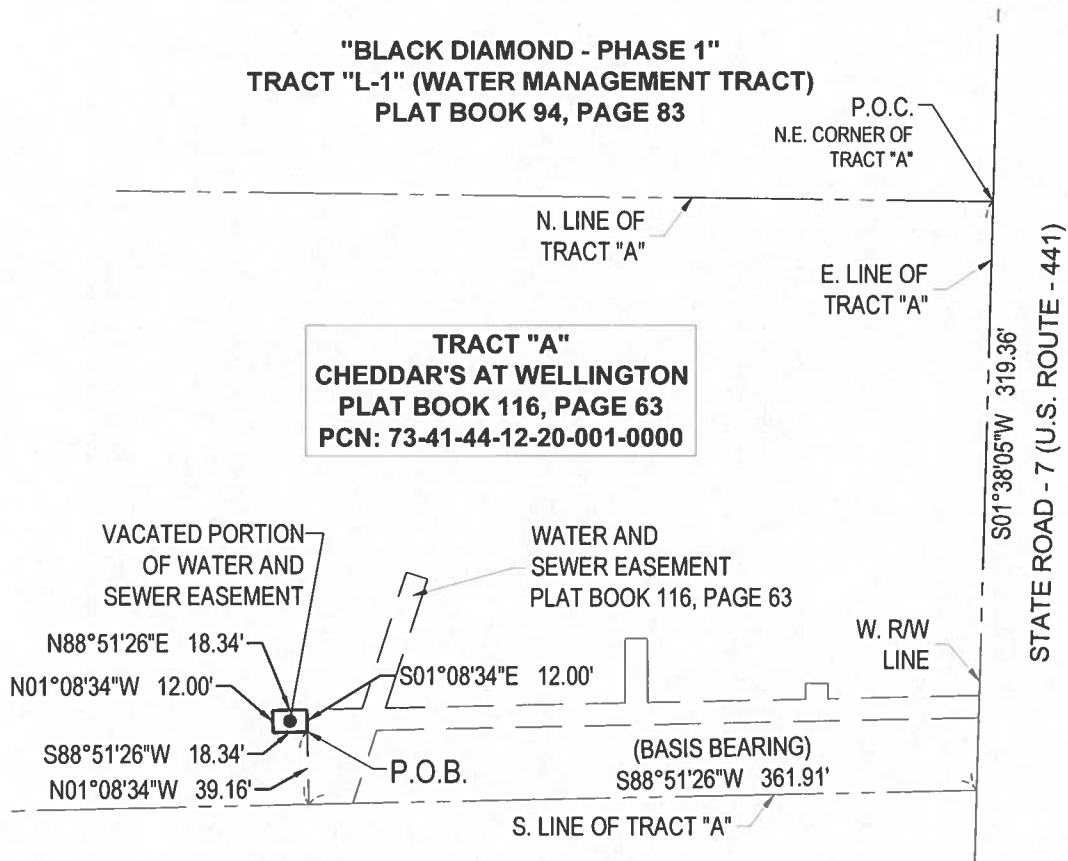
"NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL
RAISED SEAL OR DIGITAL
SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER"

SHEET 1 OF 2

| | | | | | | |
|------------------|--------------------|-----------------|-------------------------|-----------------------------------|--|----------------------------|
| SCALE: N.T.S. | DATE 10/11/2024 | DRAWN G.O.S. | PROJECT FLB240025.00 | SEC. 12 TWN. 44 S RNG. 41 E | 1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 | BOHLER ™ LB 8085 |
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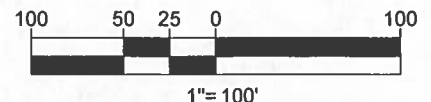
"EXHIBIT A"

SKETCH OF A VACATED PORTION OF A WATER AND SEWER EASEMENT (NOT A SURVEY)



LEGEND

| | | | | | |
|---|-------|--------|--------------------|--------|-------------------------------------|
| N | NORTH | SEC | SECTION | P.O.C. | POINT OF COMMENCEMENT |
| W | WEST | TWN | TOWNSHIP | PCN | PARCEL CONTROL NUMBER |
| S | SOUTH | RNG | RANGE | R/W | RIGHT-OF-WAY |
| E | EAST | P.O.B. | POINT OF BEGINNING | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |



SHEET 2 OF 2

SCALE:
1"=100'

DATE
10/11/2024

DRAWN
G.O.S.

PROJECT
FLB240025.00

SEC. 12
TWN. 44 S
RNG. 41 E

1900 NW CORPORATE BLVD., SUITE 101E
BOCA RATON, FL 33431 561.571.0280

BOHLER
LB 8085

"EXHIBIT A"

DESCRIPTION OF A 30-FOOT ROADWAY EASEMENT ABANDONMENT (NOT A SURVEY)

LEGAL DESCRIPTION

A 30-FOOT ROADWAY EASEMENT ABANDONMENT WITHIN TRACT "A" OF CHEDDAR'S AT WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 63, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

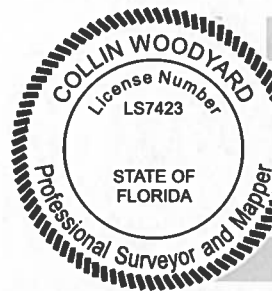
COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF CHEDDAR'S AT WELLINGTON; THENCE ALONG THE NORTH LINE OF TRACT "A" NORTH 89°12'11" WEST, FOR A DISTANCE OF 672.07 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE SOUTH 01°19'44" EAST, FOR A DISTANCE OF 341.73 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE SOUTH 88°51'26" WEST, FOR A DISTANCE OF 30.00 FEET THENCE DEPARTING SAID SOUTH LINE NORTH 01°19'44" WEST, FOR A DISTANCE OF 342.75 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF TRACT "A"; THENCE ALONG SAID NORTH LINE SOUTH 89°12'11" EAST, FOR A DISTANCE OF 30.02 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON OCTOBER 11, 2024 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO PALM BEACH COUNTY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT "A", CHEDDAR'S AT WELLINGTON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGE 63, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AS BEING SOUTH 88°51'26" WEST. THIS SURVEY HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A 30-FOOT ROADWAY EASEMENT ABANDONMENT, AS SHOWN HEREON. (SEE SHEET 2 FOR SKETCH)
3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



Digitally signed by Collin Woodyard
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COLLIN WOODYARD
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OCTOBER 11, 2024

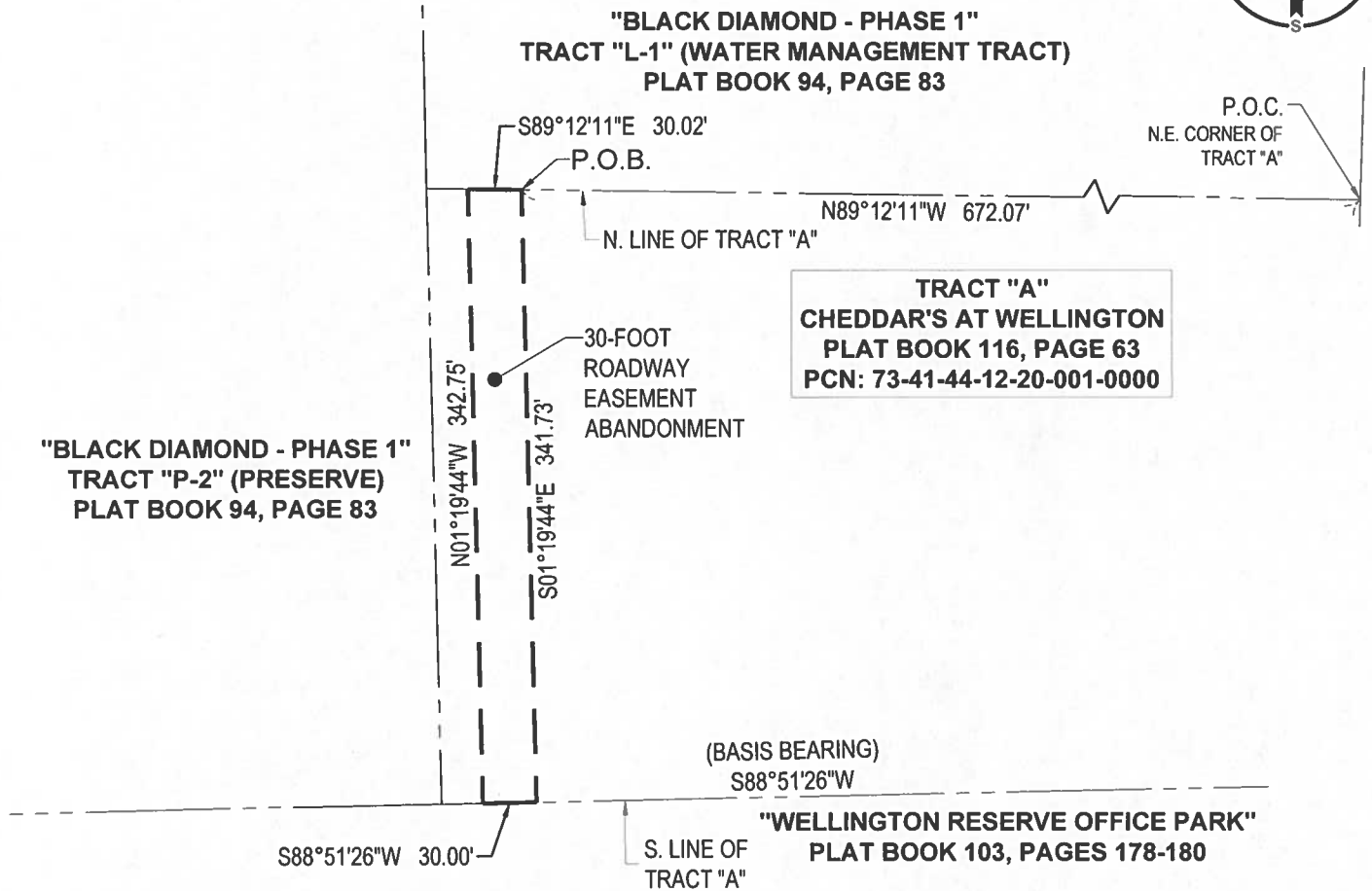
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SHEET 1 OF 2

| | | | | | | |
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"EXHIBIT A"

SKETCH OF A 30-FOOT ROADWAY EASEMENT ABANDONMENT (NOT A SURVEY)



LEGEND

| | | | | | |
|---|-------|--------|--------------------|--------|-------------------------------------|
| N | NORTH | SEC | SECTION | P.O.C. | POINT OF COMMENCEMENT |
| W | WEST | TWN | TOWNSHIP | PCN | PARCEL CONTROL NUMBER |
| S | SOUTH | RNG | RANGE | R/W | RIGHT-OF-WAY |
| E | EAST | P.O.B. | POINT OF BEGINNING | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |



1"= 100'

SHEET 2 OF 2

| | | | | | | |
|-------------------|--------------------|-----------------|-------------------------|-----------------------------------|--|--------------------------|
| SCALE: 1"=100' | DATE 10/11/2024 | DRAWN G.O.S. | PROJECT FLB240025.00 | SEC. 12 TWN. 44 S RNG. 41 E | 1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 | BOHLER LB 8085 |
|-------------------|--------------------|-----------------|-------------------------|-----------------------------------|--|--------------------------|