

EXHIBIT "A"

SKETCH AND DESCRIPTION ABANDONMENT OF EASEMENT

A PORTION OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 41 EAST



SCALE: 1"=30'

ABBREVIATIONS:

SR	STATE ROAD
HWY	HIGHWAY
LB	LICENSED BUSINESS
PBCR	PALM BEACH COUNTY RECORDS
PB	PLAT BOOK
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
PG(S)	PAGE(S)
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
UE	UTILITY EASEMENT
ME	MAINTENANCE EASEMENT
BLK	BLOCK
(P)	PLAT

LEGAL DESCRIPTION:

A PORTION OF LOT 6, BLOCK 26, SUGAR POND MANOR OF WELLINGTON, AS RECORDED IN PLAT BOOK 30, PAGES 20-32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

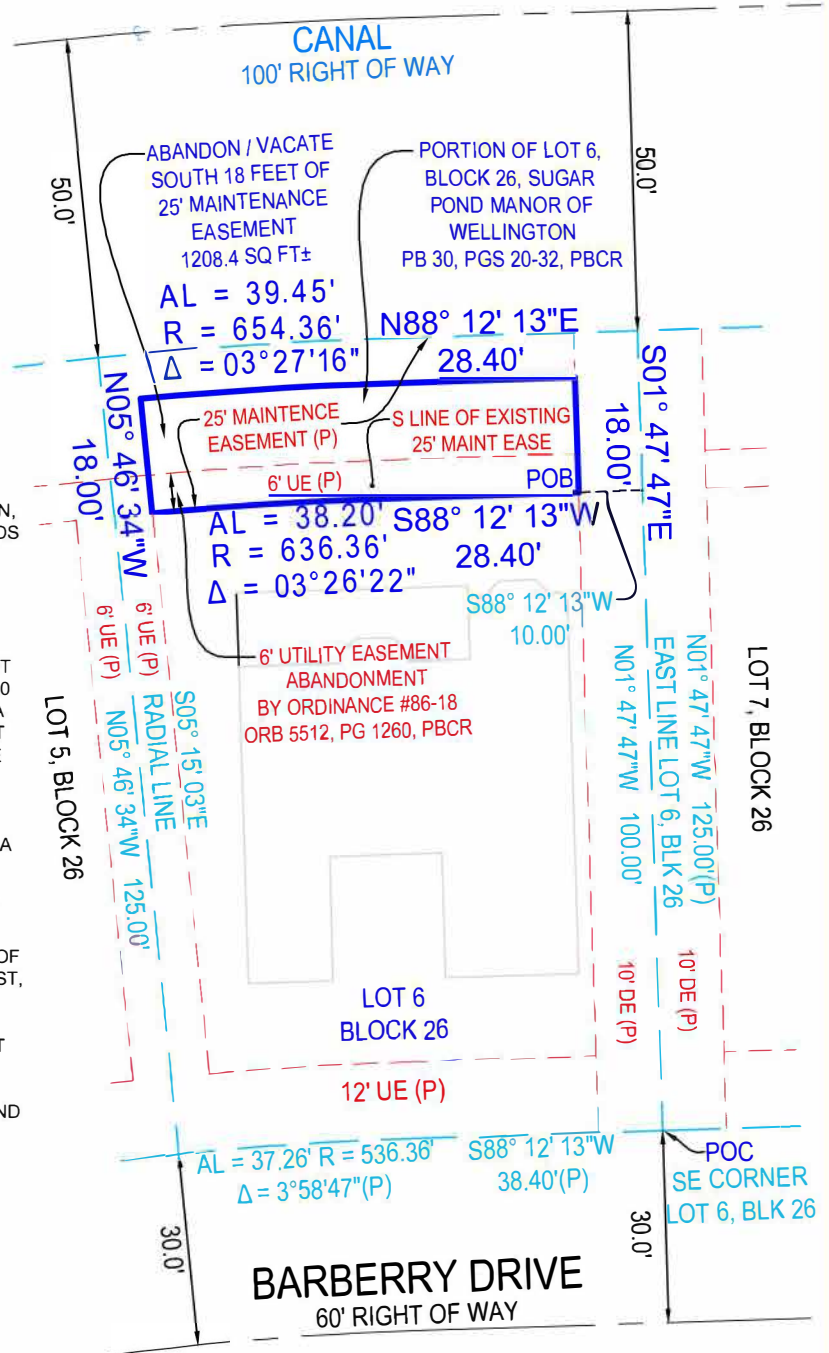
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 26, SUGAR POND MANOR OF WELLINGTON; THENCE NORTH 01°47'47" WEST ALONG THE EAST LINE OF SAID LOT 6, BLOCK 26, A DISTANCE OF 100.00 FEET; THENCE SOUTH 88°12'13" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON AN EXISTING 10 FOOT DRAINAGE EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°12'13" WEST ALONG THE SOUTH LINE OF AN EXISTING 25 FOOT MAINTENANCE EASEMENT, A DISTANCE OF 28.40 FEET TO A POINT OF CURVATURE OF CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 636.36 FEET AND CENTRAL ANGLE OF 03°26'22"; THENCE WESTERLY ALONG ARC OF SAID CURVE, A DISTANCE OF 38.20 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 05°46'34" WEST, A DISTANCE OF 18.00 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 654.36 FEET, A CENTRAL ANGLE OF 03°27'16" AND A RADIAL LINE BEARING SOUTH 05°15'03" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.45 FEET; THENCE NORTH 88°12'13" EAST, A DISTANCE OF 28.40 FEET TO SAID EXISTING 10 FOOT DRAINAGE EASEMENT; THENCE SOUTH 01°47'47" EAST ALONG SAID EXISTING 10 FOOT DRAINAGE EASEMENT, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINS 1208.4 SQUARE FEET, MORE OR LESS.

NOTES:

1. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
2. BEARING BASIS: THE EAST LINE OF LOT 6, BLOCK 26, SUGAR POND MANOR WELLINGTON BEARING N01°47'47"W PER PLAT BOOK 30, PGS 20-32, PALM BEACH COUNTY RECORDS.



SHEET 1 OF 1 (SKETCH OF DESCRIPTION)

NEXGEN

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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.

