

# 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.

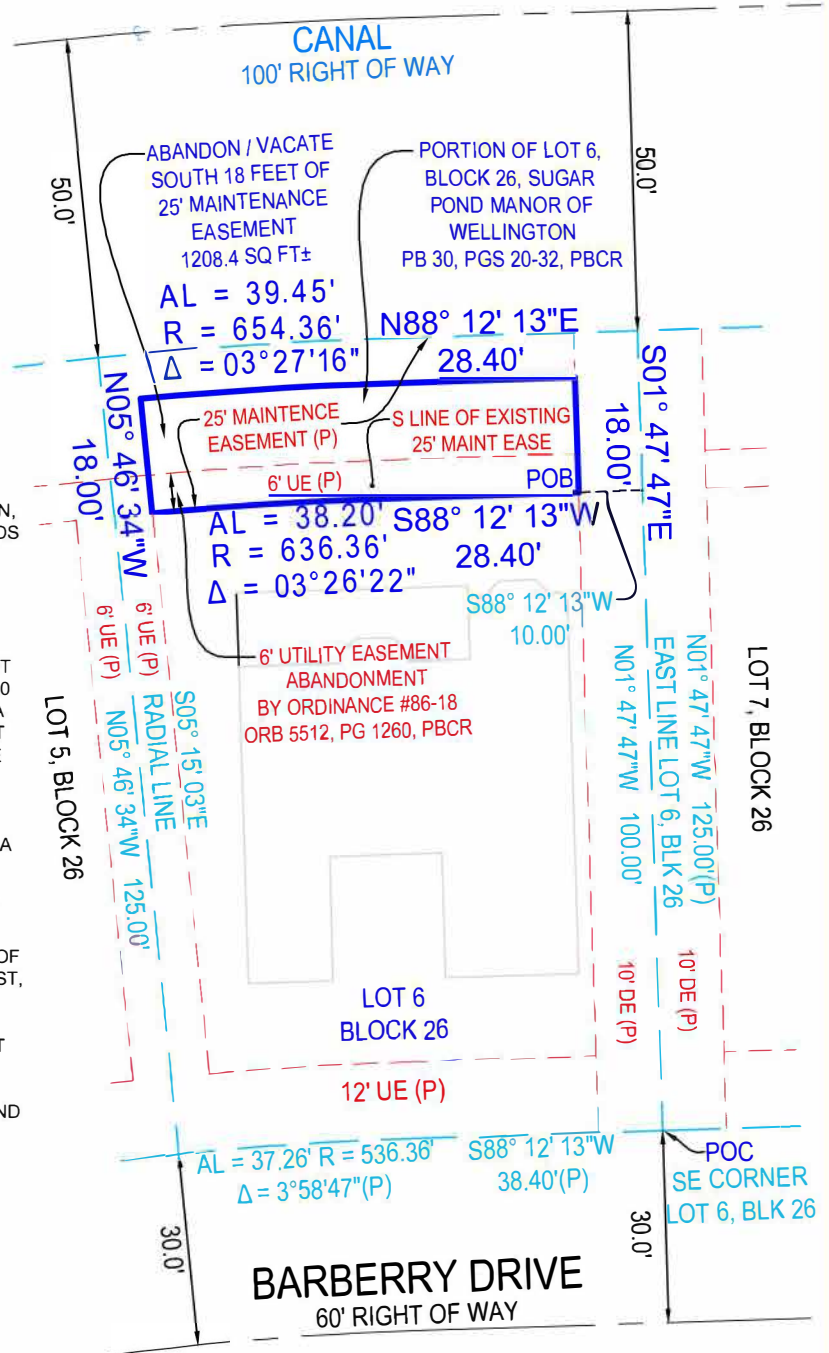
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

