

EXHIBIT "A"

EASEMENT ABANDONMENT SKETCH AND DESCRIPTION FOR

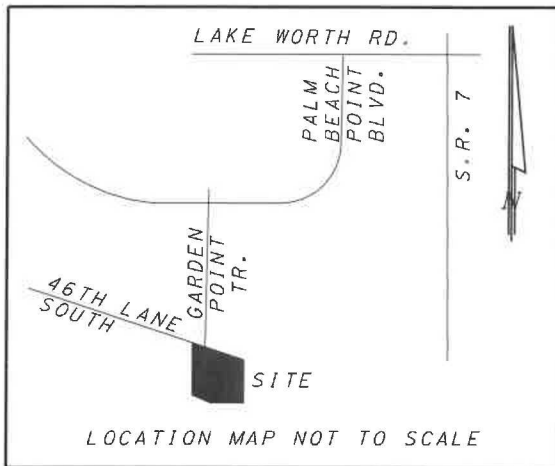
LEGAL DESCRIPTION:

TRACT 15 SUN GLADE POINT SUBDIVISION (UNRECORDED)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH $00^{\circ}02'39''$ EAST, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 479.52 FEET, THENCE NORTH $59^{\circ}02'08''$ WEST, ALONG THE PLATTED SOUTHERLY LINE OF PALM BEACH POINT, AS RECORDED IN PLAT BOOK 33, PAGE 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 458.75 FEET; THENCE SOUTH $30^{\circ}57'52''$ WEST, A DISTANCE OF 700.00 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT L-40; THENCE SOUTH $59^{\circ}02'08''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 231.80 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH $89^{\circ}35'27''$ EAST, A DISTANCE OF 554.40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT OVER THE NORTHERLY 100 FEET OF THE WEST 300 FEET THEREOF FOR ROAD AND UTILITY PURPOSES.

SUBJECT TO AN EASEMENT OVER THE WESTERLY 10 FEET THEREOF FOR DRAINAGE AND UTILITY PURPOSES.



CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17-05, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER SEXTON ENGINEERING ASSOCIATES, INC. 110 PONCE DE LEON ST., SUITE 100, ROYAL PALM BEACH, FLORIDA 33411 L.B. NO. 6837

ROBERT J. MELLIS
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5214, STATE OF FLORIDA

LEGEND/ABBREVIATIONS:

R	RADIUS LENGTH	C	CALCULATED
Δ	DELTA ANGLE	N/D	NAIL & DISC
L	ARC LENGTH	O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK	FND.	FOUND
PG	PAGE	IR/C	IRON ROD AND CAP
IR	IRON ROD	D.E.	DRAINAGE EASEMENT
D	DEED	U.E.	UTILITY EASEMENT
P	PLAT	P.O.B.	POINT OF BEGINNING
M	MEASURED		

15000 46TH LANE SOUTH
WELLINGTON, FLORIDA

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A

SEXTON ENGINEERING ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS

110 PONCE DE LEON STREET, SUITE 100
ROYAL PALM BEACH, FLORIDA 33411
PHONE 561-792-3122 FAX 561-792-3168
FL. REGISTRATIONS: LB0006837, EB 0007864

EASEMENT ABANDONMENT DESCRIPTION SKETCH

PROJ. NO.	2108	DATE	09/21/2020
SCALE	N/A	SHEET	1 OF 3

EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

SUBJECT TO AN EASEMENT TO ACME IMPROVEMENT DISTRICT RECORDED IN OFFICIAL RECORD BOOK 3196, PAGE 69, AND OFFICIAL RECORD BOOK 11878, PAGE 1378, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 41 EAST; THENCE NORTH $00^{\circ}02'39''$ EAST, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 479.52 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF PALM BEACH POINT AS RECORDED IN PLAT BOOK 33, PAGE 133, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH $59^{\circ}02'08''$ WEST, ALONG THE SOUTHERLY LINE OF SAID PALM BEACH POINT, A DISTANCE OF 139.98 FEET; THENCE SOUTH $00^{\circ}02'39''$ WEST, PARALLEL WITH THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 205.00 FEET; THENCE SOUTH $34^{\circ}24'18''$ WEST, A DISTANCE OF 184.47 FEET; THENCE NORTH $59^{\circ}02'08''$ WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH $52^{\circ}33'35''$ WEST, A DISTANCE OF 258.12 FEET; THENCE NORTH $59^{\circ}02'08''$ WEST, A DISTANCE OF 178.04 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF TRACT 15; THENCE SOUTH $30^{\circ}57'52''$ WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL L-40; THENCE SOUTH $59^{\circ}02'08''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 231.20 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH $89^{\circ}35'27''$ EAST, A DISTANCE OF 554.40 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 8.23 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR EASEMENT TO BE ABANDONED:

THE NORTHERLY 100 FEET, OF THE WEST 300 FEET, FOR ROAD AND UTILITY PURPOSES. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 15 AS SHOWN ON THE UNRECORDED PLAT OF SUN GLADE POINT AND DESCRIBED IN OFFICIAL RECORDS BOOK 29865, PAGE 1817, THENCE SOUTH $30^{\circ}57'52''$ WEST, ALONG THE WEST LINE OF SAID TRACT 15 A DISTANCE OF 100.00'; THENCE SOUTH $59^{\circ}02'08''$ EAST, PARALLEL TO AND 100' SOUTH OF THE NORTH LINE OF SAID TRACT 15, A DISTANCE OF 300.00'; THENCE NORTH $30^{\circ}57'52''$ EAST, A DISTANCE OF 100.00', TO THE NORTH LINE OF SAID TRACT 15; THENCE NORTH $59^{\circ}02'08''$ WEST, ALONG THE NORTH LINE OF SAID TRACT 15, A DISTANCE OF 300.00', BACK TO THE POINT OF BEGINNING.

CONTAINING 0.69 ACRES, MORE OR LESS.

15000 46TH LANE SOUTH
WELLINGTON, FLORIDA



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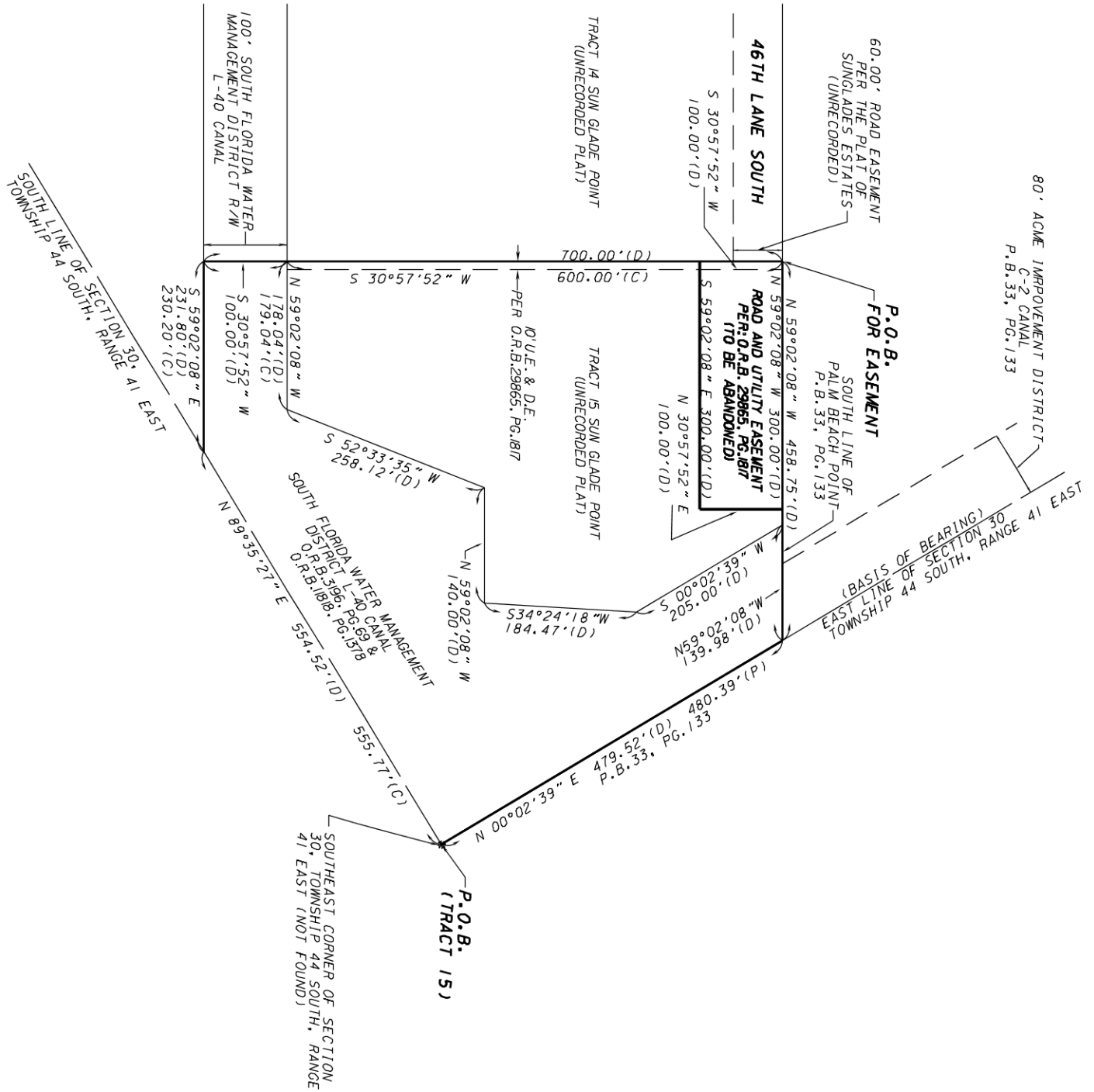
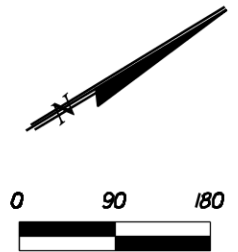
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EASEMENT ABANDONMENT DESCRIPTION SKETCH

PROJ. NO. 2108
SCALE N/A

DATE 09/21/2020
SHEET 2 OF 3



15000 46TH LANE SOUTH
WELLINGTON FLORIDA

SEXTON

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EASEMENT ABANDONMENT DESCRIPTION SKETCH

PROJ. NO. 2108	DATE 09/21/2020
SCALE 1" = 80'	SHEET 3 OF 3