

EXHIBIT A

**SKETCH AND DESCRIPTION
UNDERGROUND UTILITY EASEMENT**
A PORTION OF GOVERNMENT LOT 4
SECTION 3, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Government Lot 4, Section 3, Township 43 South, Range 43 East, being described as follows:

BEGIN at the northeast corner of Lot 15-A, PLAT OF CORAL ESTATES, according to the Plat thereof as recorded in Plat Book 22, Page 27 of the Public Records of Palm Beach County, Florida; thence West along the north line of said Lot 15-A a distance of 24.2 feet to the southerly extension of the east face of an existing building lying in the lands described in O.R.B. 23851, Page 1807; thence North along said southerly extension and east face of building 35.3 feet; thence West, along the north face of said building, 60.0 feet ; thence South, along the west face of said building and its southerly extension a distance of 35.6 feet to the aforesaid north line of Lot 15-A; thence West, along said north line of Lot 15-A to the west line of the lands described in O.R.B. 23851, Page 1807 a distance of 9.9 feet ; thence North, along said west line a distance of 45.0 feet to the north line of the lands described in O.R.B. 23851, Page 1807; thence East 99.1 feet to the west right-of-way line of Lake Way, as now laid out and in use; thence Southerly along said right-of-way line 45.3 feet to the POINT OF BEGINNING.

Said land lying in Palm Beach County, Florida and contains 2,217 square feet, more or less.

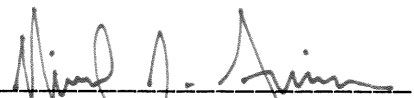
SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PCN = Parcel Control Number; PG. = Page; P.S.M. = Professional Surveyor & Mapper; P.O.B. = Point of Beginning; R/W = Right of Way; U.E. = Utility Easement.

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 prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 2/18/2022



MICHAEL J. AVIROM, P.S.M.
Florida Registration No. 7253
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**


REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING	JOB #: 10194-4.408
		50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	SCALE: 1" = 20'
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			BY: L.M.W.
			CHECKED: M.J.A.
			F.B. -- PG. --
		SHEET: 1 OF 2	

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**SKETCH AND DESCRIPTION
UNDERGROUND UTILITY EASEMENT**

A PORTION OF GOVERNMENT LOT 4
SECTION 3, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

**PORTION OF GOVERNMENT LOT 4,
SECTION 3-43-43**

ADDRESS: 1070 N LAKE WAY
PCN: 50-43-43-03-00-004-0010

NORTH LINE OF THE
LANDS DESCRIBED IN
(O.R.B. 23851/1807, P.B.C.R.)

WEST RIGHT-OF-WAY
LINE LAKE WAY

WEST LINE PER
(O.R.B. 23851/1807, P.B.C.R.)

NORTH 45.0'

TRANSFORMER PAD

SOUTH 35.6'

**PORTION OF GOVERNMENT
LOT 4, SECTION 3-43-43**

ADDRESS: 1060 N LAKE WAY
PCN: 50-43-43-03-00-004-0030

EXISTING BUILDING

SOUTHERLY EXTENSION OF
WEST FACE OF BUILDING

NORTH 35.3'

SOUTHERLY EXTENSION OF
EAST FACE OF BUILDING

EAST 99.1'

NORTH FACE OF BUILDING
WEST 60.0'

UTILITY
EASEMENT

SOUTHERLY 45.3'

LAKE WAY



WEST 9.9'

LOT 15-A

(8' PRIVATE R/W - P.B. 22, PG. 27, P.B.C.R.)

WEST 24.2'

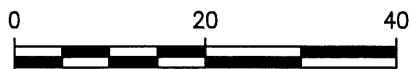
P.O.B.

NORTHEAST CORNER
LOT 15-A
(P.B. 22/27, P.B.C.R.)

NORTH LINE LOT 15-A

LOT 15

(P.B. 22/27, P.B.C.R.)



GRAPHIC SCALE IN FEET
1" = 20'

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SHEETS 1 AND 2**

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
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SHEET: 2 OF 2