

**SURVEYOR'S NOTES:**

1. REPRODUCTIONS OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR.
2. BEARINGS SHOWN REFER TO STATE PLANE AND REFERENCED ALONG THE EAST RIGHT OF WAY LINE OF SW KANSAS AVENUE.
3. THE LAND DESCRIPTION HEREON WAS PERFORMED BY THE SURVEYOR.
4. SKETCH AND DESCRIPTION BASED ON FIELD SURVEY BY THIS FIRM DATED 3/3/2024, REVISED 6/15/2026. THIS IS NOT A BOUNDARY SURVEY.
5. SKETCH AND DESCRIPTION PREPARED WITH TITLE REPORT BY WFG NATIONAL TITLE INSURANCE COMPANY, #2604833FL-A, DATED MARCH 17, 2025 AT 8:00 A.M.

**PURPOSE:**

PURPOSE OF THIS SKETCH AND DESCRIPTION IS FOR UTILITY EASEMENT PURPOSES.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING THE SOUTHERLY 644 FEET (MORE OR LESS) OF THE 40 FOOT WIDE RIGHT OF WAY OF SW KANSAS AVENUE AS DECLARED BY DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH, COUNTY, SEPTEMBER 5, 1923, LYING IN SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, PLAT OF TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING START AT THE SOUTH QUARTER (1/4) CORNER OF SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, HAVING A CERTIFIED CORNER RECORD NUMBER 72991, SAID POINT OF BEGINNING ALSO BEING THE CENTERLINE OF SW KANSAS AVENUE, BEING A 40 FOOT WIDE RIGHT OF WAY;

THENCE NORTH 89°59'26" EAST ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 20.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID SW KANSAS AVE, SAME BEING THE WEST LINE OF OPP TRACT, PLAT BOOK 19, PAGE 37;

THENCE NORTH 01°58'48" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 642.31 FEET;

THENCE NORTH 88°01'12" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SAID KANSAS AVENUE;

THENCE SOUTH 01°58'48" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 643.69 FEET;

THENCE SOUTH 89°59'26" WEST ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 25,720 SQUARE FEET, MORE OR LESS

**LEGEND:**

O.R. BOOK = OFFICIAL RECORDS BOOK

N: = NORTHING; E: = EASTING

08-39-41-000-015-00020-9 = PARCEL CONTROL NUMBER

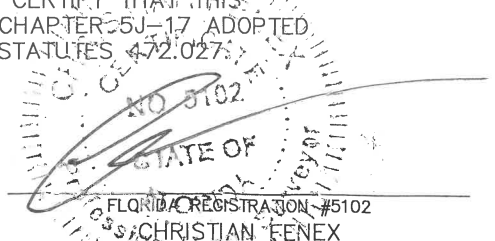
**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION 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 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**CHRISTIAN FENEX AND ASSOCIATES, LLC**  
PROFESSIONAL SURVEYING AND MAPPING  
ENVIRONMENTAL CONSULTING  
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PH.(772)283-2977 EMAIL SURVEYSBYFENEX@GMAIL.COM  
LICENSED BUSINESS # 6858

DRAWING DATE: 6/23/2026  
PROJECT 219128

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



# SKETCH & DESCRIPTION

EXHIBIT A  
SHEET 2 OF 2

EASTERLY RIGHT OF WAY LINE 100' EASTERLY OF THAT CENTERLINE DESCRIBED IN O.R. BOOK 198, PAGE 193 THAT LIES IN A PORTION OF TRACT 14, SECTION 8, TOWNSHIP 39 SOUTH, RANGE 41 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

FLORIDA GOLF CLUB, LLC  
08-39-41-000-003-00010-7  
O.R. BOOK 2358, PAGE 788

POINT OF BEGINNING  
CERTIFIED CORNER  
RECORD #72991

DEED BOOK 42,  
PAGE 24,  
O.R. BOOK 111,  
PAGE 546  
DEED BOOK 42,  
PAGE 517

08-39-41-006-000  
-00002-0  
PLAT BOOK 19,  
PAGE 37  
35' FPL  
EASEMENT  
O.R. BOOK 919,  
PAGE 310

S79°56'17"W  
(RADIAL LINE)  
S89°59'26"W  
L=65.06'  
S79°08'31"W  
(RADIAL LINE)

WEST RIGHT OF WAY LINE  
WEST LINE OPP TRACT, PLAT BOOK 19, PAGE 37

SW KANSAS AVE.

40' RIGHT OF WAY PER BY DECLARATION OF THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, SEPTEMBER 5, 1923

S01°58'48"W 643.69'

(25,720 SQ.FT.)

N01°58'48"E 642.31'

08-39-41-000-015-00020-9  
OPP TRACT, O.R. BOOK 3334, PAGE 1959  
CAMP VALOR LLC

50' EASEMENT FOR HIGHWAY PURPOSES  
O.R. BOOK 342, PAGE 822

EAST RIGHT OF WAY LINE - BEARING BASIS  
WEST LINE OPP TRACT, PLAT BOOK 19, PAGE 37

S01°58'48"W 643.69'  
WEST RIGHT OF WAY LINE

SW KANSAS AVE.

NO ROAD STATUS OF OPEN/UNOPEN STATUS  
40.00'  
N88°01'12"W  
5'  
64'±  
END PAVED ROAD

(25,720 SQ.FT.)  
N01°58'48"E 642.31'

50' EASEMENT FOR HIGHWAY PURPOSES  
O.R. BOOK 342, PAGE 822

EAST RIGHT OF WAY LINE  
WEST LINE OPP TRACT, PLAT BOOK 19, PAGE 37

MATCH LINE

GRAPHIC SCALE



## LEGEND:

O.R. BOOK = OFFICIAL RECORDS BOOK  
N: = NORTHING; E: = EASTING  
08-39-41-000-015-00020-9 = PARCEL CONTROL NUMBER

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