SKETCH AND LEGAL OF

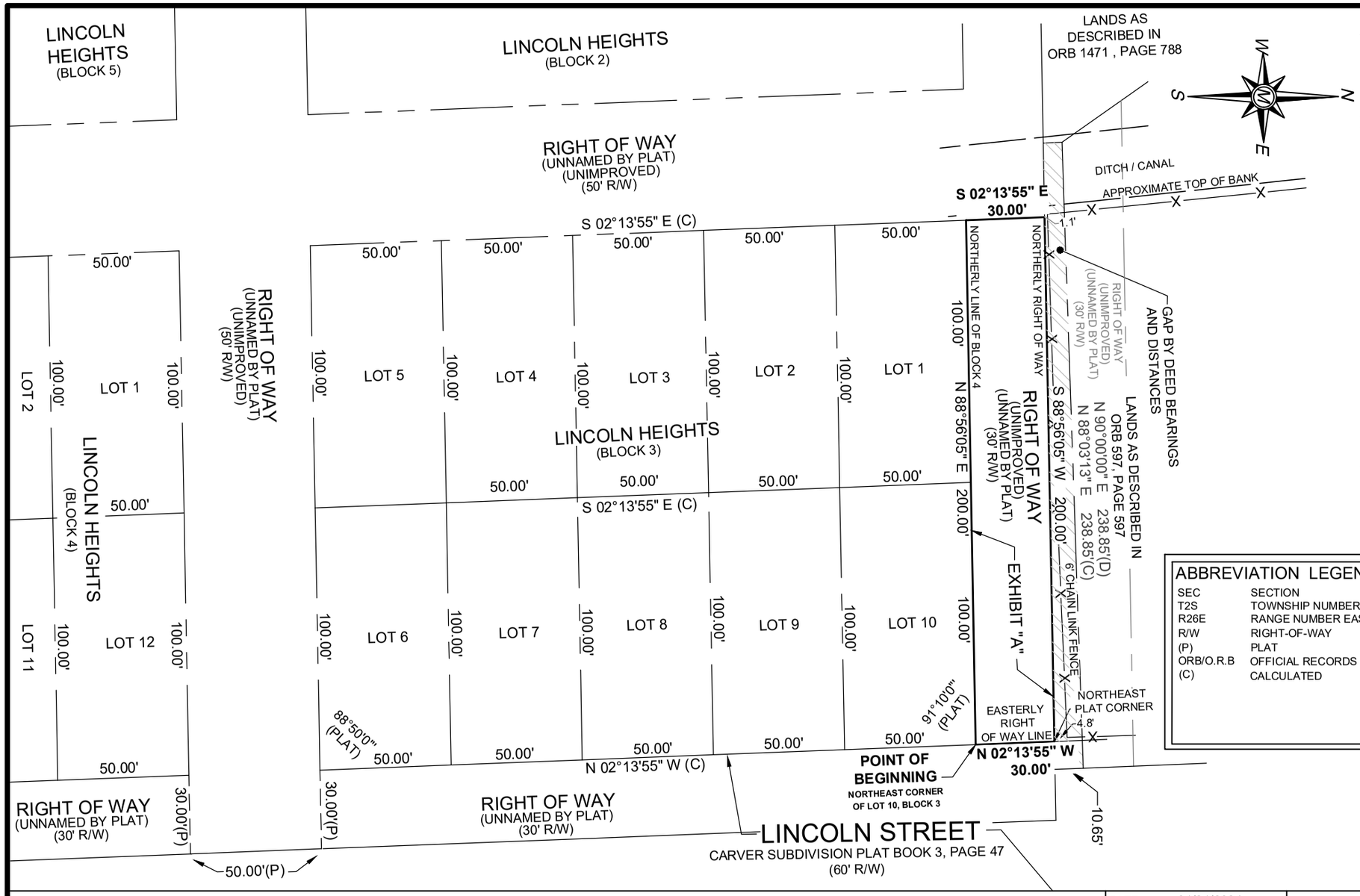

EXHIBIT "A"

A SECTION OF UNIMPROVED RIGHT OF WAY TO BE VACATED BEING A PART OF SECTION 14, TOWNSHIP 12S, RANGE 30E, ALSO BEING A PART OF THE PLAT OF LINCOLN HEIGHT AS RECORDED IN PLAT BOOK 2 PAGE 18 OF FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LOT 10, BLOCK 3 PER SAID PLAT OF LINCOLN HEIGHTS; THENCE NORTH 02°13'55" WEST, ALONG THE EASTERLY RIGHT OF WAY OF A 30-FOOT-WIDE UNNAMED RIGHT-OF-WAY AS RECORDED IN SAID PLAT OF LINCOLN HEIGHTS, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF LINCOLN HEIGHTS; THENCE SOUTH 88°56'05" WEST, DEPARTING SAID EASTERLY RIGHT OF WAY AND ALONG THE NORTHERLY RIGHT OF WAY OF SAID UNNAMED RIGHT OF WAY, A DISTANCE OF 200.00 FEET; THENCE SOUTH 02°13'55" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 3 OF SAID PLAT OF LINCOLN HEIGHTS; THENCE NORTH 88°56'05" EAST, ALONG THE NORTH LINE OF SAID BLOCK 3, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

ABBREVIATION LEGEND

SEC	SECTION
T2S	TOWNSHIP NUMBER SOUTH
R26E	RANGE NUMBER EAST
R/W	RIGHT-OF-WAY
(P)	PLAT
ORB/O.R.B	OFFICIAL RECORDS BOOK
(C)	CALCULATED

JEREMY HEWITT License Number 7413 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by JEREMY A HEWITT
Date: 2025.03.06 14:15:15 -05'00'

JEREMY A HEWITT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7413
FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 8590

NOTES:
1. THIS IS A SKETCH OF LEGAL DESCRIPTION.
2. BEARING BASED ON WESTERLY RIGHT OF WAY LINE OF AN UNNAMED RIGHT OF WAY BEING SOUTH 02°13'55" EAST AS CALCULATED BASED ON NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.

DATE:	01/21/2024
SCALE:	1"=50'
JOB NO.:	24265
DRAWN BY:	JAH
FILE NO.:	24265

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SEC 14, T12S, R30E

SHEET 1 OF 1