

## **Legal Description – Exhibit A**

R/W ABANDONMENT – 13TH STREET

LEGAL DESCRIPTION:

A PORTION OF EAST 13th STREET (FLAGLER AVENUE PER PLAT) AS SHOWN ON RIVIERA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION LYING BETWEEN BLOCK 2 AND BLOCK 14 OF SAID PLAT, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF AVENUE C AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF BROADWAY (U.S. 1/STATE ROAD No. 5) SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 14; THENCE, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 14, NORTH 88°17'30" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT-OF-WAY LINE OF AVENUE C; THENCE, CONTINUE ALONG SAID NORTH LINE OF BLOCK 14 AND DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 88°17'30" WEST A DISTANCE OF 425.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BROADWAY (U.S. 1/S.R. No. 5); THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°48'59" EAST A DISTANCE OF 60.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF; THENCE ALONG THE SOUTH LINE OF SAID BLOCK 2, SOUTH 88°17'30" EAST A DISTANCE OF 424.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID AVENUE C; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°30'23" WEST A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 25,508 SQUARE FEET (0.5856 ACRE) MORE OR LESS.