

EXHIBIT "A"

DESCRIPTION:

A PORTION OF A PLATTED STREET IN RIO ST. LUCIE TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14B OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 12, RIO ST. LUCIE TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14B OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.03°01'44"E. ALONG THE WEST RIGHT-OF-WAY LINE OF NE MARTIN AVENUE, A PUBLIC RIGHT-OF-WAY, ACCORDING TO SAID PLAT, A DISTANCE OF 40.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NE CHARLOTTE AVENUE, ACCORDING TO SAID PLAT; THENCE S.89°51'31"W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 243.80 FEET; THENCE N.03°50'36"W., A DISTANCE OF 40.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE CHARLOTTE AVENUE, ACCORDING TO SAID PLAT; THENCE N.89°51'31"E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 244.37 FEET TO THE **POINT OF BEGINNING.**

CONTAINING: 9,763 SQUARE FEET OF 0.22, ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF NE CHARLOTTE AVENUE, WHICH BEARS SOUTH 89°51'31" WEST.

ALL BEARINGS BEING RELATIVE THERETO.
2. THIS SKETCH & DESCRIPTION IS INTENDED TO BE DISPLAYED AT 1" = 60' OR SMALLER.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

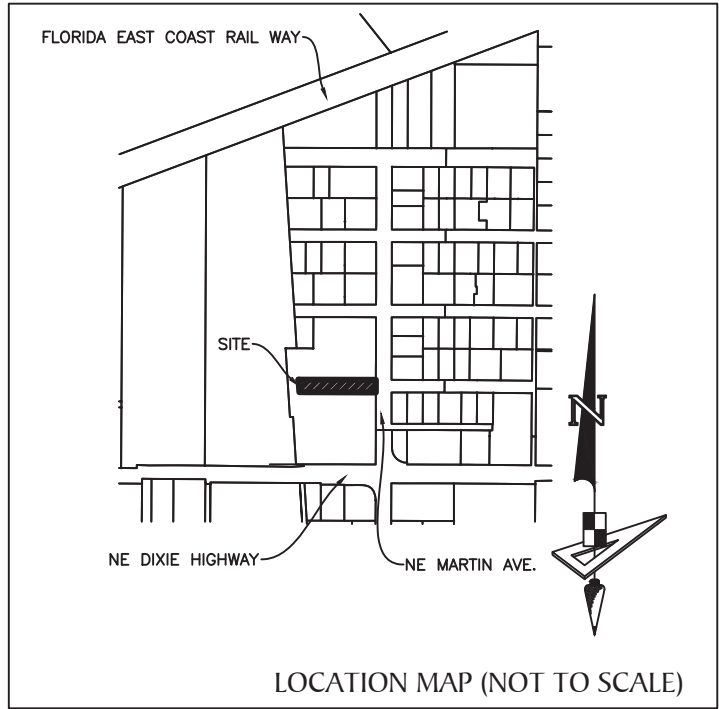
NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

CHARLOTTE AVENUE-ABANDONMENT SKETCH & DESCRIPTION



REVISIONS			Prepared For: RIO SOUTH DIXIE, LLC.		
Date	Description	Dwn.	Last Date of Field Survey: N/A		
			SURVEYOR'S CERTIFICATE		
			This certifies that a Sketch & Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		
			_____ Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006		
Sheet No. 1 of 3 Sheets			NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER		
			4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404		Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
Drawn: MJK	Date: 08/30/23	Data File: N/A	Check: LJO	P.C.: N/A	Field Book: N/A
Section: 28 Twn. 37S Rng. 41E				Job #: RIO NORTH	

DWG NAME: W:RIO-NORTH DIXIE LLC SURVEY SKETCH AND DESCRIPTION: RIO NORTH - (S STREET ABANDONMENT). DWG PLOTTED BY: GARY RAGER ON: 12/20/2023 12:05 PM LAST SAVED BY: GARY R ON: 12/20/2023 12:04 PM



LEGEND

- P.B.* ----- *Plat Book*
- PG.* ----- *Page*
- P.O.C.* ----- *Point of Commencement*
- P.O.B.* ----- *Point of Beginning*
- ROW / R/W* ----- *Right-of-Way*
- F.D.O.T.* ----- *Florida Department of Transportation*
- S.R.* ----- *State Road*
- N.T.I.* ----- *Non-Tangent Intersection*
- \mathcal{C} ----- *Centerline*
- R* ----- *Radius*
- L* ----- *Arc Length*
- D* ----- *Central Angle*

**CHARLOTTE AVENUE-ABANDONMENT
SKETCH & DESCRIPTION**

REVISIONS			
Date	Description	Dwn.	

Prepared For: RIO NORTH DIXIE, LLC.
Last Date of Field Survey: N/A

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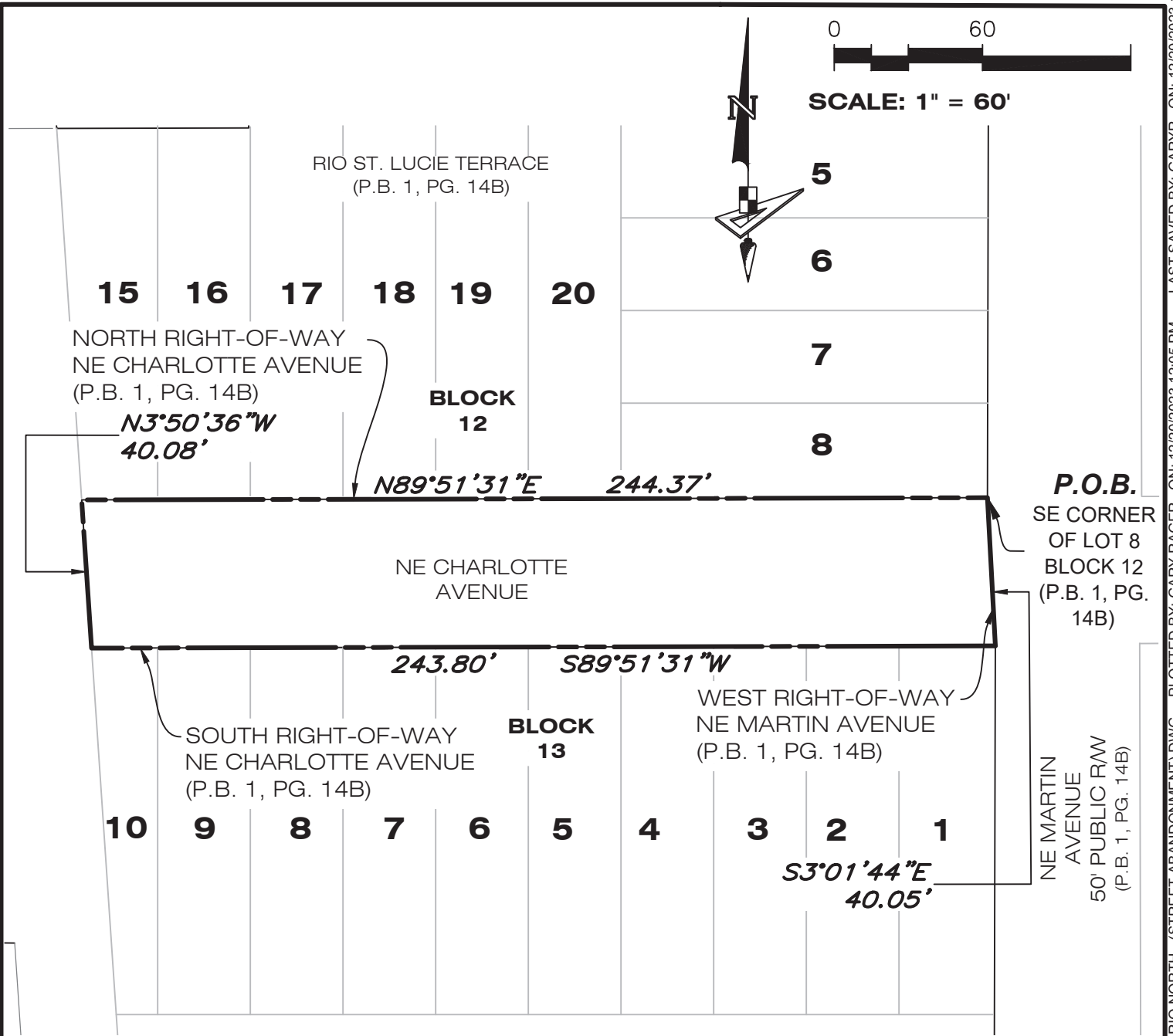
GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: MJK	Date: 08/30/23	Data File: N/A
Check: LJO	P.C.: N/A	Field Book: N/A
Section: 28 Twn. 37S Rng. 41E		Job #: Rio North

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SCALE: 1" = 60'



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CHARLOTTE AVENUE-ABANDONMENT SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: RIO North Dixie, LLC.

Last Date of Sketch: N/A

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Sheet No. 3 of 3 Sheets

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