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.

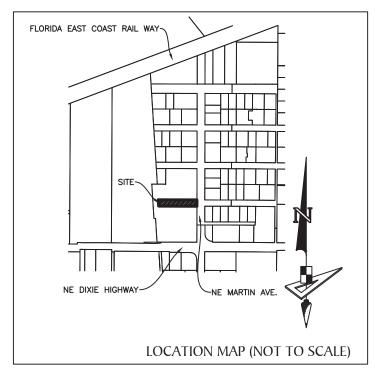
- 2. THIS SKETCH & DESCRIPTION IS INTENDED TO BE DISPLAYED AT 1" = 60' OR SMALLER.
- 3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

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 WER ABSTRACTED FOR RESTRICTIONS, RESER RIGHTS-OF-WAY AND EASEMENT OF RECORD. WERE RESERVATIONS,

CHARLOTTE AVENUE-ABANDONMENT CKETCH & DECCRIPTION

SKEICH & DESCRIPTION							
REVISIONS				Prepared For: RIO SOUTH DIXIE, LLC.			
	Date	Description	Dwn.	Last Date of Field Survey: N/A		. X	
				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.	Surviving Inc		
					Suite 105 www.	e: (561) 444-2720 geopointsurvey.com ed Business Number LB 7768	
\vdash				Luis J. Ortiz Florida professional surveyor & mapper no. LS7006	Drawn:MJK Date: 08/30/23 Data File		
	Sheet No. 1 of 3 Sheets			NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	Check:LJO P.C.:N/A Field Box Section: 28 Twn. 37S Rng. 41E	ok: N/A Job #: RIO NORTH	



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

£ ----- Centerline

R ----- Radius

L ----- Arc Length

D ----- Central Angle

CHARLOTTE AVENUE-ABANDONMENT SKETCH & DESCRIPTION

REVISIONS			Prepared For: RIO NORTH DIXIE, LLC.		
Date	Description	Dwn.	Last Date of Field Survey: N/A		
			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	GeoPoint \ Surveying, Inc.	
			INFORMATION SHOWN HEREON. NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS—OF—WAY AND EASEMENT OF RECORD.	4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
			EASEMENT OF RECORD.	Drawn: MJK Date: 08/30/23 Data File: N/A	
Sheet	No. 2 of 3 Sheet	S	NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	Check: LJO P.C.: N/A Field Book: N/A	

