

Sketch and Legal Description for: RBY LLC

Surveyor's Notes

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) Additions or Deletions from this map by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 3 sheets, with sheet 3 being the sketch of description.
 - B) Reproductions of the description and sketch are signed and sealed with an embossed surveyor's seal.

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Minimum Technical Standards for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.

2/15/2018
Date of Signature

Mark Wendt, PSM
Mark R Wendt 2018.02.15
 10:40:36 -05'00'

 Mark R. Wendt
 Professional Surveyor and Mapper
 Florida Certificate No. 6163

THIS IS NOT A BOUNDARY SURVEY

NO.	REVISIONS	DATE	BY
2	Revised Description & Dimensions Ave C	2/14/18	MRW
1	Moved 20th St West Boundary 20' Easterly	10/18/17	MRW



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE: PO BOX 1469 • 1505 SW MARTIN HWY. PALM CITY, FL 34991 (800) 369-1099
 TALLAHASSEE OFFICE: 1890 COMMONWEALTH LANE TALLAHASSEE, FL 32303 (900) 536-6455

LEGAL DESCRIPTION FOR:
RBY LLC
 PALM BEACH COUNTY, FLORIDA

Scale: N/A	Date: 8/5/17	File & Drawing No.: 14-1052-02-08
Drawn By: MRW	Checked: MRW	

Sheet
1 of 3

Legal Description

Being a portion of East 20th Street and a portion of Avenue C, as shown on the "Revised Plat of Coconut Lodge" in Government Lot 4, Section 28, Township 42 South, Range 43 East, as recorded in Plat Book 7, Page 52, public records of Palm Beach County, Florida and now located within the City of Riviera Beach, Florida, more particularly described as follows, to wit:

Begin at the Southwest corner of Lot 10, Block 5 of said plat; Thence Northerly along the East right-of-way of Avenue C (a 40 feet platted right-of-way) and the West line of Lots 10 and 11 of said Block 5 a distance of 226.87 feet to the Northwest corner of said Lot 11 of said Block 5; Thence Westerly, along the South right-of-way of East 21st Street, a distance of 40.00 feet to the Northeast corner of Lot 14, Block 7 of said plat; Thence Southerly along the West right-of-way of said Avenue C and the East line of said Lots 14 and 1, Block 7, a distance of 226.87 feet to the Southeast corner of said Lot 1, Block 7; Thence Westerly along the North right-of-way of East 20th Street (a 40 feet platted right-of-way) and the South line of Lots 1, 2, 3, 4, 5, 6, and 7 of said Block 7, a distance of 325.23 feet to a point 20.00 feet Easterly of the East right-of-way of U.S. Highway No. 1. (State Road No. 5, also known as Broadway Avenue) said point being 25.00 feet Easterly of the Southwest corner of said Lot 7, Block 7; Thence Southerly along a line parallel to and 20.00 feet Easterly of the East right-of-way line of said U.S. Highway No. 1, a distance of 40.00 feet to the South right-of-way of said East 20th Street and a point 25.00 feet Easterly of the Northwest corner of Lot 15, Block 6 of said plat; Thence Easterly along the South right-of-way of East 20th Street (a 40 feet platted right-of-way) and the North line of Lots 15, 14, 13, 12, 11, 10, and 9, of said Block 6, a distance of 325.20 feet to the Northeast corner of said Lot 9, also being the Northwest corner of that portion of Avenue 'C' described in Official Records Book 29497, Page 1951; Thence Easterly along the Southerly right-of-way of East 20th Street, also being the North line of that portion of Avenue 'C' described in Official Records Book 29497, Page 1951, a distance of 40.00 feet to the Northwest corner of Lot 7, Block 6 of said plat, also being the Southwest corner of that portion of 20th Street described in Official Records Book 29497, Page 1951; Thence Northerly along the West line of that portion of 20th Street described in Official Records Book 29497, Page 1951, a distance of 40.00 feet to the Southwest corner of said Lot 10, Block 5 and the Point of Beginning.

Containing 23,683.4 square feet or 0.54 acres, more or less.

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2	Revised Description & Dimensions Ave C	2/14/18	MRW
1	Moved 20th St West Boundary 20' Easterly	10/18/17	MRW

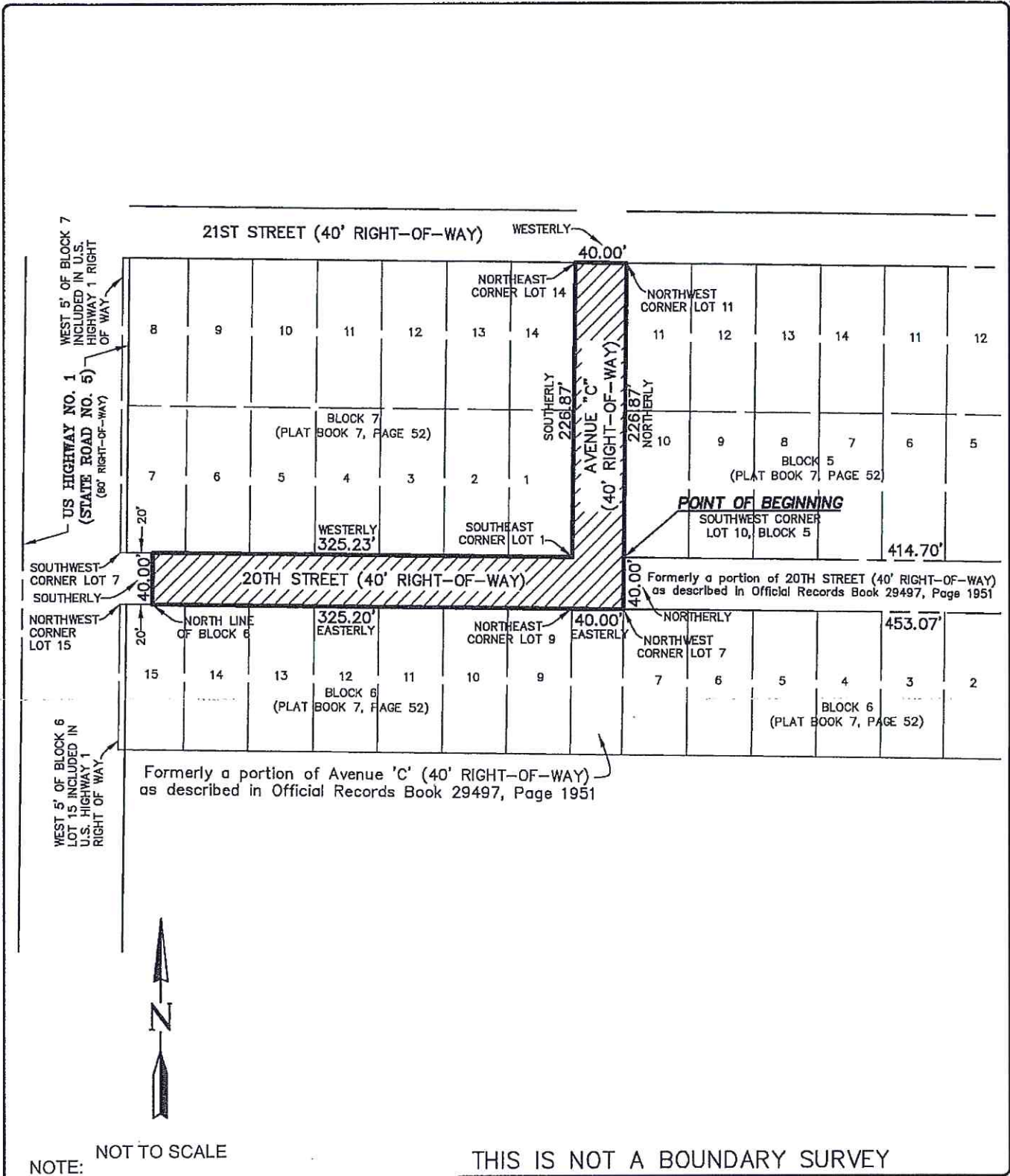


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 TALLAHASSEE OFFICE: 1990 COMMONWEALTH LANE TALLAHASSEE, FL 32303 (850) 330-8455

LEGAL DESCRIPTION FOR:
RBY LLC
 PALM BEACH COUNTY, FLORIDA

Scale: N/A	Date: 9/5/17	File & Drawing No.: 14-1052-02-08
Drawn By: MRW	Checked: MRW	Sheet: 2 OF 3



NOTE: NOT TO SCALE
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1	Moved 20th St West Boundary 20' Easterly	10/18/17	MRW

GCY
 INCORPORATED
 PROFESSIONAL SURVEYORS AND MAPPERS
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CORPORATE OFFICE: PO BOX 1409 • 1505 SW MARTIN HWY. PALM CITY, FL 34091 (800) 388-1088
 TALLAHASSEE OFFICE: 1900 COMMONWEALTH LANE TALLAHASSEE, FL 32303 (850) 536-8455

LEGAL DESCRIPTION FOR:
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 PALM BEACH COUNTY, FLORIDA

Scale: N/A	Date: 9/5/17	File & Drawing No.: 14-1052-02-08
Drawn By: MRW	Checked: MRW	Sheet 3 of 3

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2/15/2018
Date of Signature

Mark R. Wendt Mark Wendt, PSM
2018.02.15
10:46:58 -05'00'

Mark R. Wendt
Professional Surveyor and Mapper
Florida Certificate No. 6163

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SKETCH AND LEGAL DESCRIPTION FOR:
RBY LLC
PALM BEACH COUNTY, FLORIDA

Scale: N/A	Date: 9/5/17	File & Drawing No.:
Drawn By: MRW	Checked: MRW	14-1052-02-08
		Sheet 1 of 3

NO.	REVISIONS	DATE	BY
1	Revised Description & Sketch	2/15/18	MRW

Legal Description

Being a portion of Avenue B, as shown on the "Revised Plat of Coconut Lodge" in Government Lot 4, Section 28, Township 42 South, Range 43 East, as recorded in Plat Book 7, Page 52, public records of Palm Beach County, Florida and now located within the City of Riviera Beach, Florida, more particularly described as follows, to wit:

Commence at the Southwest corner of Lot 10, Block 5 of said plat; Thence along the North right-of-way of East 20th Street (a 40 feet platted right-of-way) and the South line of Lots 10, 9, 8, 7, 6, 5 and 1 of said Block 5, a distance of 414.70 feet to the intersection of Avenue B (a 48 feet platted right-of-way as measured at right angles) and the Southeast corner of said Lot 1; Thence Northeasterly along the Westerly right-of-way of said Avenue B and the Easterly boundary of said Lot 1 to the Northeasterly corner of said Lot 1 and the Point of Beginning; Thence Southeasterly perpendicular to said right-of-way of Avenue B, a distance of 24.00 feet; Thence Southwesterly along the center line of said Avenue B and parallel to said right-of-way a distance of 10.18 feet to the Westerly prolongation of the South line of the North 24.00 feet of Lot 4, Block 2, of said revised plat of Coconut Lodge; Thence Easterly along said Westerly prolongation of the South line of the North 24.00 feet of Lot 4, Block 2, a distance of 24.97 feet to the Easterly right-of-way line of said Avenue B; Thence Northeasterly along the Easterly right-of-way line of said Avenue B and the West line of Lots 4 and 3, said Block 2, a distance of 81.34 feet to the Northwesterly corner of said Lot 3, Block 2; Thence Westerly along the Westerly prolongation of the North line of said Lot 3, Block 2, a distance of 24.97 feet to the centerline of said Avenue B; Thence Southwesterly along said centerline of Avenue B and parallel to said right-of-way a distance of 5.51 feet to the Easterly prolongation of the North line of Lot 2, Block 5; Thence Westerly along the Easterly prolongation of the North Line of said Lot 2, Block 5, a distance of 24.97 feet to the Westerly right-of-way line of said Avenue B and the Northeasterly corner of Lot 2, Block 5 said plat; Thence Southwesterly along the Westerly right-of-way line of said Avenue B and the East line of said Lot 2, Block 5, a distance of 58.75 feet to the Northeasterly corner of said Lot 1, Block 2, and the Point of Beginning.

Containing 3,444.8 square feet or 0.08 acres, more or less.

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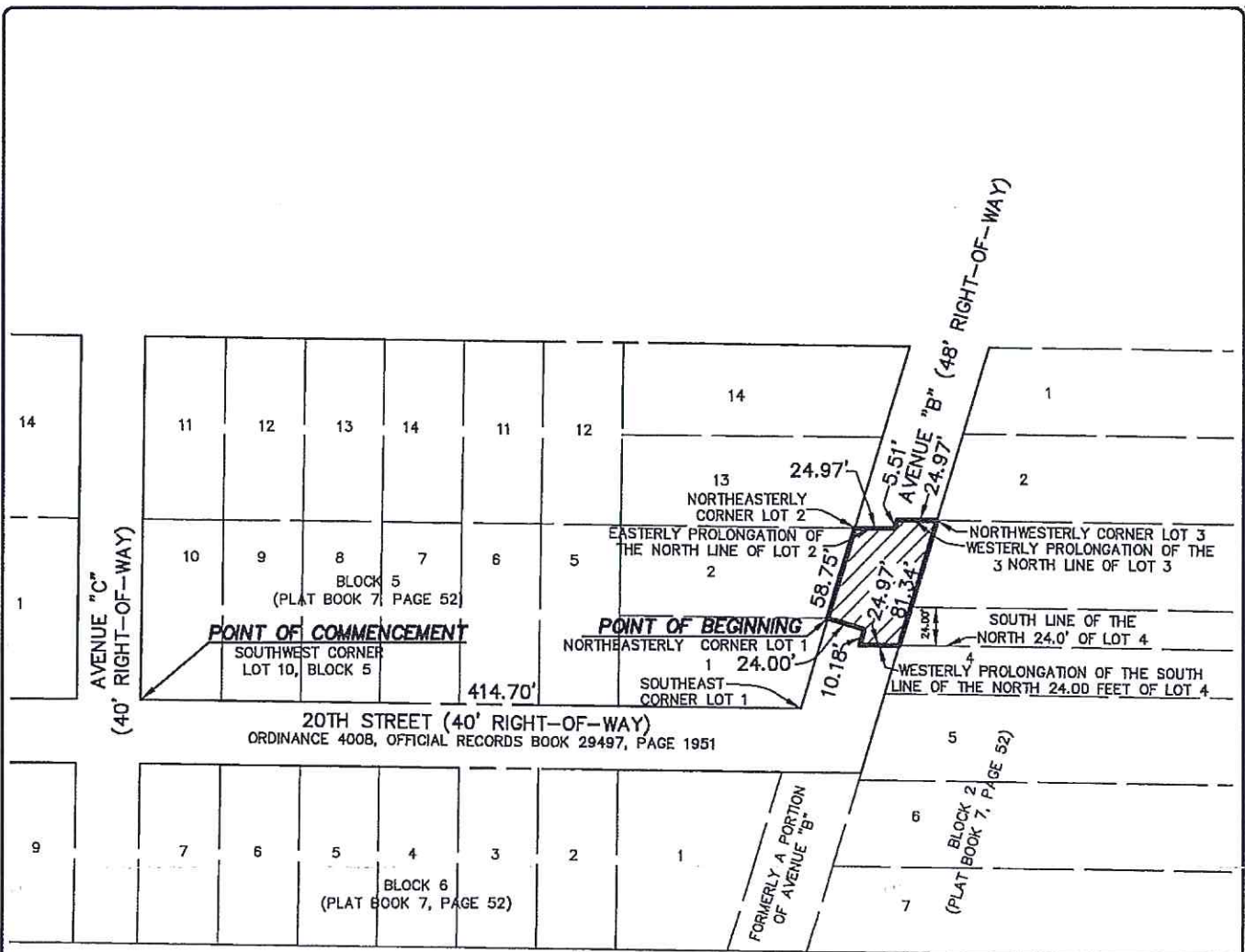


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