

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 7574-15

CLIENT :

KENNETH RICHARDSON

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF PARCEL B OF "LL PARK OF COMMERCE REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, AT PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND TWELVE (12) FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL B;

THENCE NORTH 77°47'26" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL B, A DISTANCE OF 6.00 FEET;

THENCE NORTH 12°12'34" EAST, A DISTANCE OF 19.01 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE CONTINUE NORTH 12°12'34" EAST, A DISTANCE OF 23.80 FEET;

THENCE NORTH 73°10'33" EAST, A DISTANCE OF 14.82 FEET TO REFERENCE POINT A;

THENCE CONTINUE NORTH 73°10'33" EAST, A DISTANCE OF 69.20 FEET;

THENCE NORTH 00°13'35" EAST, A DISTANCE OF 44.04 FEET TO REFERENCE POINT B;

THENCE CONTINUE NORTH 00°13'35" EAST, A DISTANCE OF 46.66 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND TWELVE (12) FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT A;

THENCE NORTH 16°49'27" WEST, A DISTANCE OF 24.44 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

TOGETHER WITH:

A STRIP OF LAND TWELVE (12) FEET WIDE, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT B;

THENCE SOUTH 89°46'25" EAST, A DISTANCE OF 12.17 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDE LINES OF THESE EASEMENTS ARE TO BE SHORTENED OR LENGTHENED, SO AS TO INTERSECT THE RELEVANT LOT, BLOCK, TRACT, BUILDING, BOUNDARY OR EASEMENT LINES.

SAID LAND SITUATE, LYING AND BEING IN PALM/BEACH COUNTY, FLORIDA, CONTAINING 2,678 SQUARE FEET, MORE OR LESS.

| REVISIONS | DATE | FB/PG | DWN | CKD |
|---------------------------|----------|-------|-----|-----|
| LAND DESCRIPTION & SKETCH | 03/15/18 | ----- | AV | REC |
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LAND DESCRIPTION
 AND SKETCH FOR
 12' UTILITY
 EASEMENT

PROPERTY :
 355 N CONGRESS AVENUE

SCALE: N/A

SHEET 1 OF 3

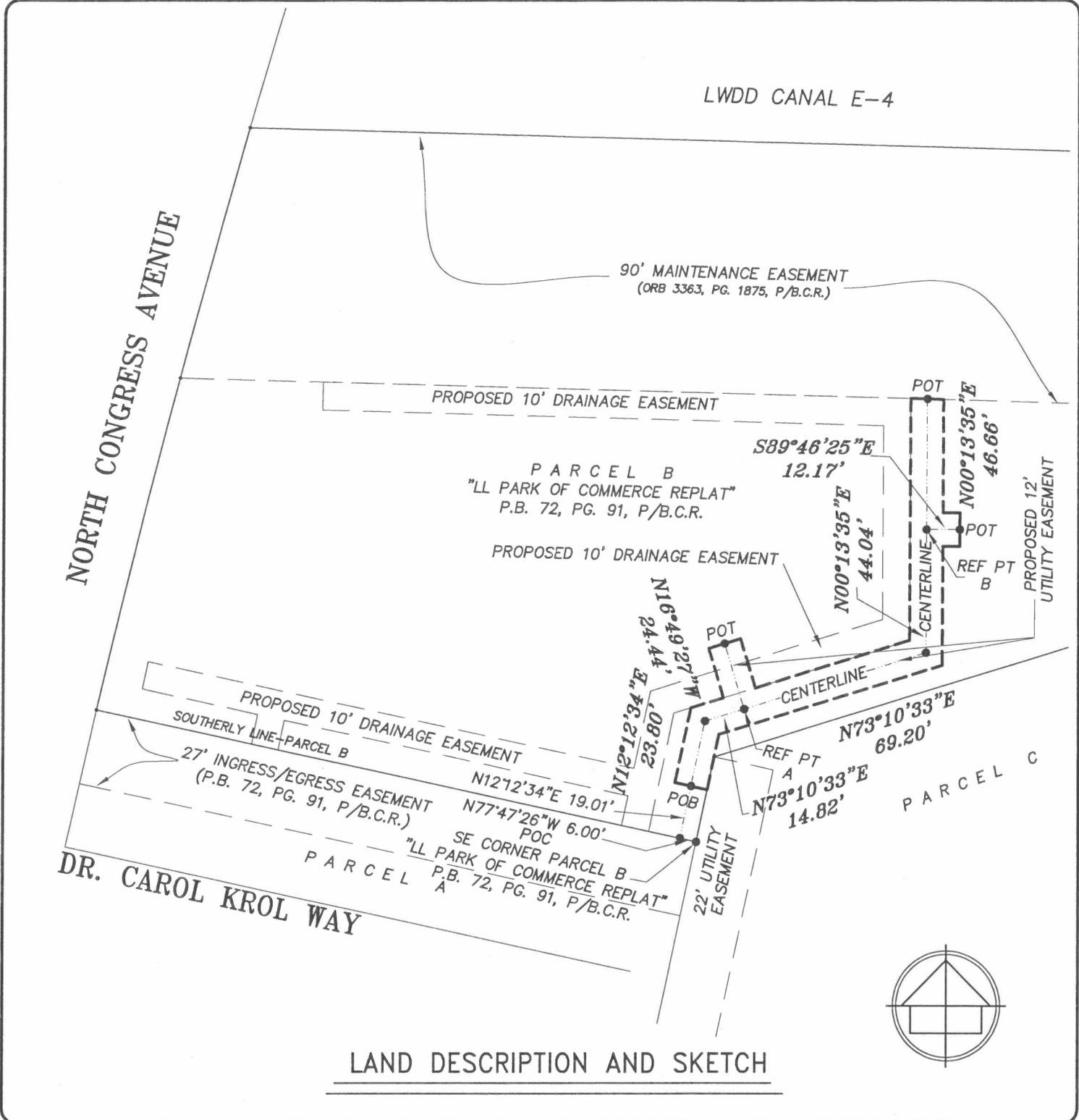
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LAND DESCRIPTION
 AND SKETCH FOR
 12' UTILITY
 EASEMENT

PROPERTY :
 355 N CONGRESS AVENUE

SCALE: 1" = 50'

SHEET 2 OF 3

COUSINS SURVEYORS & ASSOCIATES, INC.



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LAND DESCRIPTION AND SKETCH

LEGEND:

| | |
|----------|-------------------------------|
| CKD | CHECKED BY |
| CONC | CONCRETE |
| DWN | DRAWN BY |
| FB/PG | FIELD BOOK AND PAGE |
| SIR | SET 5/8" IRON ROD & CAP #6448 |
| SNC | SET NAIL AND CAP #6448 |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| FNC | FOUND NAIL AND CAP |
| FND | FOUND NAIL & DISC |
| P.B. | PLAT BOOK |
| P/B.C.R. | PALM/BEACH COUNTY RECORDS |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| POT | POINT OF TERMINATION |
| REF PT | REFERENCE POINT |
| SW | SOUTHWEST |
| SE | SOUTHEAST |

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "LL PARK OF COMMERCE REPLAT", P.B. 72, PG. 91, P.B.C.R. SAID LINE BEARS S88°24'49"E.
6. THE CENTERLINE OF THE EASEMENT DESCRIBED ABOVE IS APPROXIMATELY COINCIDENT WITH THE CENTERLINE OF A WATER LINE SHOWN ON THE PAVING, GRADING AND DRAINAGE, WATER AND SEWER SERVICE CONNECTIONS CONCEPTUAL PLAN DRAWING OF "CONGRESS AVENUE WAREHOUSE".

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF I FURTHER CERTIFY THAT THIS AS PREPARED UNDER MY DIRECTION IN MARCH, 2018. THE "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

| REVISIONS | DATE | FB/PG | DWN | CKD |
|---------------------------|----------|-------|-----|-----|
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LAND DESCRIPTION
 AND SKETCH FOR
 12' UTILITY
 EASEMENT

PROPERTY :
 355 N CONGRESS AVENUE

SCALE: N/A

SHEET 3 OF 3