

PA – 23-0002
RE-PLAT

AGENT AUTHORIZATION FORM

Owner(s) of Record: SHM NEW PORT COVE LLC & RBY LLC

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared TIM SARGENT

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

SEE ATTACHED PARCEL ID'S

the street address of which is: _____

and that we hereby appoint:

Name: Mike Spruce / Liam Sargent

Address: 1615 South Congress Ave, Suite 201

Telephone: 561-484-5257

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

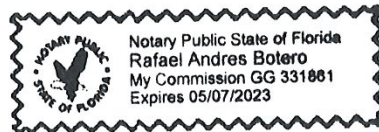
[Signature] (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this 29th day of March, 2023.

[Signature]
Notary Public



Number	Location	PCN	Owner
1	1900 BROADWAY	5643422833000010	RBY LLC
2	1940 AVENUE C	56434228110020041	RBY LLC
3	2035 AVENUE C	56434228110070010	RBY LLC
4	156 E 20TH ST	56434228110050010	RBY LLC
5	2017 AVENUE B	56434228110050030	SHM NEW PORT COVE LLC
6	2100 AVENUE B	56434228110020030	RBY LLC
7	170 E 21ST ST	56434228110040010	SHM NEW PORT COVE LLC
8	AVENUE B	56434228110040020	SHM NEW PORT COVE LLC
9	AVENUE B	56434228110040030	SHM NEW PORT COVE LLC
10	E 22ND ST	56434228110040041	SHM NEW PORT COVE LLC
11	157 E 22ND ST	56434228110040042	RBY LLC
12	117 E 22ND ST	56434228110040150	RBY LLC
13	2160 AVENUE C	56434228110040130	RBY LLC
14	108 E 21ST ST	56434228110040110	RBY LLC
15	100 E 21ST ST	56434228110040120	RBY LLC
16	2101 AVENUE C	56434228110080010	RBY LLC
17	43 E 22ND ST	56434228110080130	RBY LLC
18	34 E 21ST ST	56434228110080030	RBY LLC
19	26 E 21ST ST	56434228110080040	RBY LLC
20	19 E 22ND CT	56434228110030161	RBY LLC
21	30 E 22ND ST	56434228110030150	RBY LLC
22	43 E 22ND CT	56434228110030140	RBY LLC
23	56 E 22ND ST	56434228110030130	RBY LLC
24	103 E 22ND CT	56434228110030101	RBY LLC
25	107 E 22ND CT	56434228110030090	RBY LLC
26	133 E 22ND CT	56434228110030070	RBY LLC
27	148 E 22ND ST	56434228110030050	RBY LLC
28	167 E 22ND CT	56434228110030040	SHM NEW PORT COVE LLC
29	156 E 22ND ST	56434228110030030	SHM NEW PORT COVE LLC
30	E 22ND CT	56434228110030020	SHM NEW PORT COVE LLC
31	E 22ND ST	56434228110030010	SHM NEW PORT COVE LLC



CFN 20060006068
 OR BK 19754 PG 0509
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 Palm Beach County, Florida
 AMT 29,455,300.00
 Doc Stamp 206,187.10
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0509 - 517; (9pgs)

W/c Box 116/RJ

Prepared by and return to:
 Lawrence W. Smith
 Attorney at Law
 Gary, Dytrych & Ryan, P.A.
 701 U. S. Highway One Suite 402
 North Palm Beach, FL 33408
 561-844-3700
 File Number: 2647-274-RBY
 Will Call No. 116

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Special Warranty Deed

This Special Warranty Deed made this 3rd day of January, 2006 between Hudgins 2010 Corporation, a Florida corporation, as owner of Exhibit "A" Parcels A, B, C, D, E, F, G, O and Q; Acme 1930 Corp., a Florida corporation, as owner of Exhibit "A" Parcel H; Millennium Development, LLC, a Florida limited liability company, as owner of Exhibit "A" Parcel F whose post office address is 2010 Avenue "B", Riviera Beach, FL 33404, grantor, and RBY, LLC, a Florida limited liability company whose post office address is 450 E. Las Olas Blvd., Suite 1500, Fort Lauderdale, FL 33301, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit:

See Parcels A, B, C, D, E, F, G, H, O, P and Q on Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2006 and subsequent years, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: LAWRENCE W. SMITH
[Signature]
Witness Name: Robin Jarrell

Hudgins 2010 Corporation, a Florida corporation

By: [Signature]
John Staluppi, President

(Corporate Seal)

[Signature]
Witness Name: LAWRENCE W. SMITH
[Signature]
Witness Name: Robin Jarrell

Acme 1930 Corp., a Florida corporation

By: [Signature]
John Staluppi, President

(Corporate Seal)

[Signature]
Witness Name: LAWRENCE W. SMITH
[Signature]
Witness Name: Robin Jarrell

Millennium Development, LLC, a Florida limited liability company

By: [Signature]
John Staluppi, Manager

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10th day of December, 2005 by John Staluppi, President of Hudgins 2010 Corporation, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

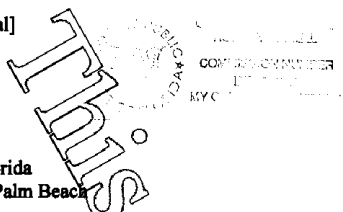


[Signature]
Notary Public
Printed Name: Robin A. Jarrell
My Commission Expires: 4/2/2006

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 16th day of December, 2005 by John Staluppi, President of Acme 1930 Corp., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Robin A. Jarrell
Notary Public

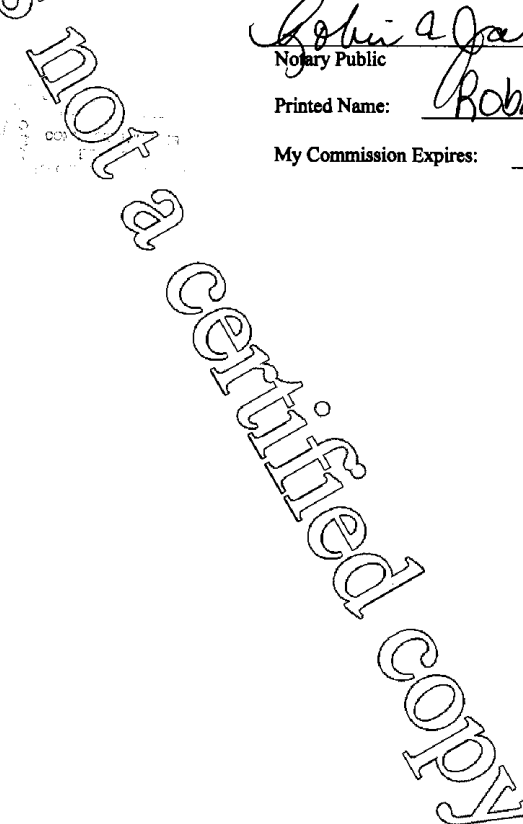
Printed Name: Robin A. Jarrell

My Commission Expires: 4/2/2006

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 16th day of December, 2005 by John Staluppi, Manager of Millennium Development, LLC, a Florida limited liability company, on behalf of said firm. He is personally known or has produced a driver's license as identification.

[Notary Seal]



Robin A. Jarrell
Notary Public

Printed Name: Robin A. Jarrell

My Commission Expires: 4/2/2006

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-005-0110

Lot 11, Block 5, REVISED PLAT OF COCOANUT LODGE, according to the Plat recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida.

PARCEL B: **HUDGINS 2010 CORPORATION, a Florida corporation**

Parcel 1: **PCN: 56-43-42-28-33-000-0010**

Lot 1, RANDOLPH PARK, according to the Plat thereof, recorded in Plat Book 27, Page 7, in and for the Public Records of Palm Beach County, Florida.

Together With:

Parcel 2: **PCN: 56-43-42-28-11-006-0090**

Lots 9 thru 15, inclusive, of the unnumbered block lying West of Block 6 and South of Block 7, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, recorded in Plat Book 7, Page 52, in and for the Public Records of Palm Beach County, Florida.

LESS AND EXCEPTING the lands conveyed to the State of Florida in those certain Deeds recorded in Official Record Book 810, Page 80 and in Official Record Book 810, Page 94, being more particularly described as follows:

The West 5 feet of Lot 15, of the unnumbered block lying West of Block 6 and South of Block 7, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, recorded in Plat Book 7, Page 52, in and for the Public Records of Palm Beach County, Florida.

PARCEL C: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-006-0040

Lot 4, Block 6 of REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida; said lands situate, lying and being in Palm Beach County, Florida.

PARCEL D: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-005-0050

Lot 5, Block 5, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida

PARCEL E: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-006-0050 AND 56-43-42-28-11-006-0070

Lots 5, 6 and 7, Block 6, REVISED PLAT OF COCOANUT LODGE, Riviera Beach, Florida, according to the Plat thereof, on file in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida in Plat Book 7, Page 52.

PARCEL F: **HUDGINS 2010 CORPORATION, a Florida corporation**

PCN: 56-43-42-28-11-005-0010

Lot 1, Block 5, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, as recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida.

PARCEL G: **HUDGINS 2010 CORPORATION, a Florida corporation**

Parcel 1: **PCN: 56-43-42-28-11-002-0041**

Lot 4, LESS the North 24 feet of the West 130 feet of said Lot and all of Lot 5, Block 2, of the REVISED PLAT OF COCOANUT LODGE, according to the map or plat thereof as recorded in Plat Book 7, Page 52, Public Records of Palm Beach County, Florida:

TOGETHER WITH:

Parcel 2:

A parcel of submerged land in Lake Worth, in Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at a point in the South line of Lot 5, Block 2, REVISED PLAT OF COCOANUT LODGE, according to the Plat thereof, as recorded in Plat Book 7, Page 52, at a distance of 332.95 feet, South 88°22'00" East of the Southwest corner of Said Lot 5, said point being in the high water line on the Westerly shore of Lake Worth thence continue Easterly along the same course, a distance of 64.34 feet, more or less, to a point

in the City of Riviera Beach Bulkhead Line, as established by Ordinance No. 691, and recorded in Plat Book 28, Pages 95 and 96, of the Public Records of Palm Beach County, Florida; thence North 24°12'00" East, along said City of Riviera Beach Bulkhead Line, a distance of 117.57 feet to a point in the Easterly projection of the North line of Lot 4, of said Coconut Lodge Revised Plat; thence North 88°22'00" West, along said Easterly projection of the North line of Lot 4, a distance of 138 feet, more or less, to a point in the aforesaid high water line on the Westerly shore of Lake Worth; thence South 17°20'15" East, along said high water line, a distance of 88.37 feet; thence South 1°38'00" West, along said high water line, a distance of 25 feet to the Point of Beginning.

TOGETHER WITH A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTY (SUBJECT TO TERMS OF SOVEREIGNTY SUBMERGED LANDS LEASE AND APPROVAL OF ASSIGNMENT BY THE STATE OF FLORIDA):

A parcel of submerged land lying in Section 28, Township 42, Range 43, Riviera Beach, Florida

More particularly described as follows:

Commencing at the Northwest corner of Lot 4, Block 2, Revised Plat of Coconut Lodge, Riviera Beach, Florida according to the Plat thereof recorded in Plat Book 7, Page 52, Public Records of Palm Beach County, Florida, thence Easterly, along the North line of said Lot 4, a distance of 402.31 feet to a point in the City of Riviera Beach Bulkhead line as recorded in Plat Book 28, Pages 95 and 96, Public Records of Palm Beach County, Florida, and the Point of Beginning; thence continuing Easterly along the Easterly extension of the North line of said Lot 4, a distance of 384.19 feet; thence Southerly at right angles a distance of 108.28 feet to a point in the Easterly extension of the South line of Lot 5 of said Block 2; thence Westerly along said Easterly extension a distance of 429.31 feet to a point in said Bulkhead Line; thence Northeasterly along said Bulkhead Line a distance of 117.57 feet to the Point of Beginning.

PARCEL H: ACME 1930 CORP., a Florida corporation

PCN: 56-43-42-28-11-002-0060

PCN: 56-43-42-28-11-006-0011

PCN: 56-43-42-28-11-006-0012

PCN: 56-43-42-28-11-006-0020

PCN: 56-43-42-28-11-006-0030

PARCEL 1: Lots 1, 2 and 3, Block 6, Revised Plat of COCOANUT LODGE according to the map or plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida.

PARCEL 2: That portion of Avenue B lying between the Easterly extension of the North and South lines of Lot 1, block 6, all as shown on the Revised Plat of COCOANUT

LODGE according to the map or plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida.

PARCEL 3: Lots 6 and 7, Block 2, as shown on the Revised Plat of COCOANUT LODGE according to the map or plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida, together with former sovereignty land lying in Lake Worth, now filled and being contiguous with the Easterly line of said Lots 6 and 7, Block 2 and lying North, West and South of Jurisdictional Line certified in Official Records Book 11995, Page 74, together with those parcels lying East of said Jurisdictional Line, as deeded by the State of Florida in Official Records Book 18541, Page 1921 and less that portion lying West of said Jurisdictional Line, deeded to the State of Florida in Official Records Book 18541, Page 1918, all Official Records Books recorded in the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Beginning at the Northwest corner of Lot 6, Block 2, as shown on the Revised Plat of COCOANUT LODGE according to the map or plat thereof as recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida, thence on an assumed bearing of S 88°22'00" E along the North line and the Easterly extension of the North line of said Lot 6 a distance of 379.18 feet to a point on the Easterly face of a concrete bulkhead at the waterward boundary line as of July 1, 1975 and a point lying on the Jurisdictional Line certified in Official Records Book 11995, Page 74, Public Records of Palm Beach County, Florida; said point also being the Northwest corner of parcel deeded to the State of Florida and shown as parcel 1 in Official Records Book 18541, Page 1918, Public Records of Palm Beach County, Florida; thence S 01°50'06" W along said concrete bulkhead and said Jurisdictional Line a distance of 39.48 feet to a corner of said concrete bulkhead; thence N 88°22'00" W continuing along said concrete bulkhead a distance of 53.64 feet; thence departing said Jurisdictional Line S 02°17'23" W along the waterward face of a concrete bulkhead and along the East line of parcel deeded from the State of Florida and shown as parcel 2 in Official Records Book 18541, Page 1921, Public Records of Palm Beach County, Florida and along the West line of parcel deeded to the State of Florida and shown as parcel 2 in said Official Records Book 18541, Page 1918, a distance of 69.01 feet to a point of intersection with the Easterly extension of the South line of Lot 7, Block 2, said Revised Plat of COCOANUT LODGE; thence N 88°22'00" W along said Easterly extension and along the South line of said Lot 7, Block 2 a distance of 355.81 feet to the Southwest corner of said Lot 7, Block 2; thence N 17°40'39" E along the West line of said Lots 6 and 7, Block 2, a distance of 112.88 feet to the Point of Beginning.

TOGETHER WITH A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTY (SUBJECT TO TERMS OF SOVEREIGNTY SUBMERGED LANDS LEASE AND APPROVAL OF ASSIGNMENT BY THE STATE OF FLORIDA):

A parcel of Sovereignty Land lying in Lake Worth, abutting Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida. Being more particularly described as follows:

Commencing at the Northwest corner of Lot 6, Block 2, Revised Plat of Cocoanut Lodge, Riviera Beach, Florida, according to the Plat thereof as recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida; thence on an assumed bearing of S 88°22'00" E, along the North line and the Easterly extension of the North line of said Lot 6, a distance of 397.51 feet to a point in the City of Riviera Beach Bulkhead Line as recorded in Plat Book 28, Page 95 and 96, Public Records of Palm Beach County, Florida, and being the POINT OF BEGINNING; thence S 24°12'00" W, along said bulkhead line, a distance of 42.75 feet; thence N 88°22'00" W, a distance of 71.00 feet; thence N 1°38'00" E, a distance of 9.20 feet; thence N 88°22'00" W, a distance of 20.00 feet; thence S 1°38'00" W, a distance of 34.00 feet; thence S 88°22'00" E, a distance of 40.40 feet; thence S 0°38'00" W, a distance of 44.20 feet to a point on the Easterly extension of the South line of Lot 7, Block 2 of said Plat of Cocoanut Lodge; thence S 88°22'00" E, along said Easterly extension of Lot 7, Block 2, a distance of 344.51 feet; thence N 1°38'00" E, a distance of 108.48 feet to a point on the Easterly extension of the North line of said Lot 6, Block 2; thence N 88°22'00" W, along said easterly extension, a distance of 277.50 feet to the POINT OF BEGINNING. LESS AND EXCEPT that portion of the foregoing property lying North, West and South of Jurisdictional Line certified in Official Records Book 11995, Page 74, of the Public Records of Palm Beach County, Florida, together with those parcels lying East of said Jurisdictional Line, as deeded by the State of Florida in Official Records Book 18541, Page 1921, of the Public Records of Palm Beach County, Florida.

- PARCEL I:** INTENTIONALLY OMITTED
- PARCEL J:** INTENTIONALLY OMITTED
- PARCEL K:** INTENTIONALLY OMITTED
- PARCEL L:** INTENTIONALLY OMITTED
- PARCEL M:** INTENTIONALLY OMITTED
- PARCEL N:** INTENTIONALLY OMITTED
- PARCEL O:** **HUDGINS 2010 CORPORATION, a Florida corporation**
- PCN: 56-43-42-28-11-007-0040**

Lot 4, Block 7, REVISED PLAT OF COCOANUT LODGE, a subdivision in the City of Riviera Beach, Florida, according to the Plat thereof, recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida.

PARCEL P: MILLENNIUM DEVELOPMENT, LLC

PCN: 56-43-42-28-65-000-0010

A parcel of land in Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, being a portion of the Plat of LIGHT HARBOR MARINA, recorded in Plat Book 68, Page 28, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

BEGIN at the Northwest corner of said Plat, thence along the Northerly boundary of said Plat for the following courses:

thence N. 90 degrees 00' 00" E. for 365.00 feet; thence N. 00 degrees 07' 00" W. for 105.92 feet; thence N. 90 degrees 00' 00" E. for 805.14 feet to the Easterly boundary of said Plat; thence along said Easterly boundary for the following courses: thence S. 00 degrees 00' 00" E. for 13.75 feet; thence S. 89 degrees 40' 43" W. for 26.75 feet; thence S. 59 degrees 08' 16" W. for 4.75 feet; thence S. 01 degree 54' 11" E. for 88.78 feet; thence S. 89 degrees 26' 49" W. for 135.71 feet; thence S. 03 degrees 03' 14" W. for 48.85 feet; thence departing said boundary S. 90 degrees 00' 00" W. for 1003.64 feet to the West boundary of said Plat; thence along said West boundary, N. 00 degrees 07' 00" W. for 49.24 feet to the Point of Beginning.

PARCEL Q: HUDGINS 2010 CORPORATION, a Florida corporation

PCN: 56-43-42-28-11-007-0020

Lots 2 and 3, Block 7, REVISED PLAT OF COCOANUT LODGE according to the Plat recorded in Plat Book 7, Page 52, as recorded in the Public Records of Palm Beach County, Florida; said land situate, lying and being in Palm Beach County, Florida.

PARCEL R: INTENTIONALLY OMITTED

PARCEL S: INTENTIONALLY OMITTED

PARCEL T: INTENTIONALLY OMITTED

G:\DOCS\lws\0000LWS2247-2713.3\2647.274 Riviera Properties\Legal Descriptions\RY LLC Parcels A B C D E F G H O P Q.doc



CFN 20180087221

OR BK 29696 PG 0902
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AMT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0902 - 9107 (9pgs)

PREPARED BY AND SHOULD BE
RETURNED TO:
H. William Perry, Esquire
Gunter, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500E
West Palm Beach, FL 33401
Will Call No. 22
Parcel Control Nos.:

- 56-43-42-28-11-001-0010
- 56-43-42-28-11-003-0010
- 56-43-42-28-11-003-0020
- 56-43-42-28-11-003-0030
- 56-43-42-28-11-003-0040
- 56-43-42-28-11-004-0010
- 56-43-42-28-11-004-0020
- 56-43-42-28-11-004-0030
- 56-43-42-28-11-004-0041
- 56-43-42-28-11-005-0030

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is made this 7th day of March, 2018, by **OLD PORT COVE HOLDINGS, INC.**, a Florida corporation, whose mailing address is 1216 US Highway No. 1, Suite E, North Palm Beach, Florida 33408 (“**Grantor**”), to **SHM NEW PORT COVE, LLC**, a Delaware limited liability company, whose mailing address is 14785 Preston Road, Suite 975, Dallas, Texas 75254 (the “**Grantee**”).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, grants, bargains and sells to Grantee, its successors and assigns forever, all of that certain real property, situate in Palm Beach County, Florida as more particularly described on the attached Schedule A (the “**Property**”).

TOGETHER WITH all improvements thereon and all of Grantor’s right, title and interest, if any, in and to all hereditaments and appurtenances thereto (including all utility mains, service laterals, hydrants, valves and appurtenances); and all right, title and interest of Grantor, if any, in and to all oil, gas, minerals, soil, flowers, shrubs, crops, trees, timber, compacted soil, development rights, air rights, drainage rights, beach rights, riparian and littoral rights, filled, submerged and bulkheaded land, accretions, streets, roads, highways or avenues, easements, accesses, rights-of-way, contract rights, covenants, restrictions and agreements appurtenant to and/or benefiting the real property.

This Corrective Special Warranty Deed is being recorded to amend the legal description in the Special Warranty Deed recorded in Official Records Book 29681, Page 1899, of the Public Records of Palm Beach County, Florida.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO taxes for the year 2018 and all years subsequent thereto; restrictions, reservations, easements, encumbrances and covenants listed on Schedule B attached (with no intent to reimpose or preserve the specifically identified matters from the operation of the Marketable Record Title Act); parties in possession; zoning, land use and all other regulations imposed by governmental authority; and matters which would be disclosed by an accurate and comprehensive survey and inspection of the Property; and all other matters of record (unless created by Seller).

GRANTOR does hereby covenant with Grantee that, at the time of delivery of this Deed, and except as noted above, the Property was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the same against the lawful claims of all persons, claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed these presents on the day and the year first above written.

[SIGNATURE PAGE FOLLOWS]

Signed, sealed and delivered
in the presence of:

OLD PORT COVE HOLDINGS, INC., a
Florida corporation

Shered L. Norfolk
Print Name: Shered L. Norfolk

By: [Signature]
Name: Richard Morgan
Title: President

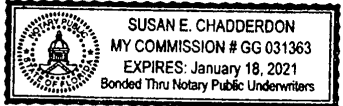
Donna Hale
Print Name: DONNA HALE

STATE OF FLORIDA)
) ss.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 17th day of March, 2018,
by Richard Morgan, the President of Old Port Cove Holdings, Inc., a Florida corporation, on
behalf of the corporation. The above-named individual is personally known to me or has
produced _____ as identification.

[Signature]
Print Name: Susan Chadderdon
Commission No. _____
Commission Expires: _____

(NOTARIAL SEAL)



Seller's Signature Page: Corrective Special Warranty Deed – New Port Cove

Schedule A

Legal Description

New Port Cove Marina

The land referred to herein below is situated in the County of Palm Beach, State of Florida, and is described as follows:

FEE SIMPLE ESTATE:

PARCEL 1:

LOTS 1, 2 AND 3, BLOCK 1, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A TRACT OF SUBMERGED LAND ADJACENT THERETO LYING BETWEEN THE HIGH WATER LINE AND CITY OF RIVIERA BEACH BULKHEAD AS RECORDED IN TRIF DEED NO. 24455 AND TRIF DEED NO. 24452 IN OFFICIAL RECORDS BOOK 1491, PAGE 144 AND 145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°22'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 412 FEET TO A POINT IN THE HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH, SAID POINT BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF SUBMERGED LAND; THENCE CONTINUE EASTERLY ALONG THE SAME COURSE A DISTANCE OF 58.19 FEET TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD LINE AS ESTABLISHED BY ORDINANCE NO. 691 AND RECORDED IN PLAT BOOK 28, PAGE 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 21°18'37" WEST ALONG SAID CITY OF RIVIERA BEACH BULKHEAD LINE A DISTANCE OF 57.62 FEET TO A POINT IN THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 88°22'00" WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 44.48 FEET TO A POINT IN THE AFOREMENTIONED HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH; THENCE NORTH 7°38'00" EAST ALONG THE SAID HIGH WATER LINE A DISTANCE OF 54.54 FEET TO THE POINT OF BEGINNING;

AND

-4-

WPB_ACTIVE 8400212.1

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°22'00" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 421.88 FEET TO A POINT IN THE HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH, SAID POINT BEING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF SUBMERGED LAND; THENCE CONTINUE EASTERLY ALONG THE SAME COURSE, A DISTANCE OF 44.48 FEET TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD LINE AS ESTABLISHED BY ORDINANCE NO. 691 AND RECORDED IN PLAT BOOK 28, PAGE 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 21°18'37" WEST ALONG THE CITY OF RIVIERA BEACH BULKHEAD LINE, A DISTANCE OF 115.24 FEET TO A POINT IN THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3, BLOCK 1; THENCE NORTH 88°22'00" WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 22.69 FEET TO A POINT IN THE AFOREMENTIONED HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH; THENCE NORTH 12°37'38" EAST, ALONG SAID HIGH WATER LINE, A DISTANCE OF 64.50 FEET; THENCE CONTINUE NORTH 7°38'00" EAST ALONG SAID HIGH WATER LINE, A DISTANCE OF 45.46 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 4 AND 5, BLOCK 1, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

TOGETHER WITH A TRACT OF SUBMERGED LAND LYING BETWEEN THE SHORELINE AND CITY OF RIVIERA BEACH BULKHEAD LINE AS RECORDED IN TIIIF DEED NO. 24364 IN OFFICIAL RECORDS BOOK 1523, PAGE 369, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CITY OF RIVIERA BEACH BULKHEAD LINE AS SAME APPEARS IN PLAT BOOK 28, PAGE 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 5, BLOCK 1, OF THE REVISED PLAT OF COCOANUT LODGE AS SAME APPEARS IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 5, NORTH 88°22'00", WEST, A DISTANCE OF 4.03 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY SHORE LINE OF LAKE WORTH; THENCE

DEPARTING FROM SAID SOUTHERLY LINE OF LOT 5, AND RUNNING ALONG THE WESTERLY SHORE LINE OF LAKE WORTH, NORTH 01 47'10" WEST, A DISTANCE OF 14.44 FEET; THENCE NORTH 12°12'30" EAST, A DISTANCE OF 40.53 FEET TO THE INTERSECTION OF SAID WESTERLY SHORE LINE AND THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF AFORESAID LOT 5; THENCE SOUTH 88°22'00" EAST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 16.85 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE AFORESAID BULKHEAD LINE; THENCE SOUTH 21°18'37" WEST, ALONG THE SAID BULKHEAD LINE, A DISTANCE OF 57.62 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 1, 2, 3 AND 4, LESS THE WEST 50 FEET OF LOT 4, BLOCK 4, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

LOT 4, BLOCK 3, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

PARCEL 5:

LOT 3, BLOCK 5, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 6:

LOTS 1, 2 AND 3, BLOCK 3, REVISED PLAT OF COCOANUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Schedule B

Permitted Exceptions

New Port Cove Marina

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
2. Matters appearing on the Plat of REVISED PLAT OF COCOANUT LODGE, recorded in Plat Book 7, Page 52, as affected by that certain Ordinance No. 2816 of the City of Riviera Beach vacating a portion of the street as shown on said Plat, recorded in Official Records Book 19754, Page 481.
3. Riparian and/or littoral rights are not insured.
4. Rights of the public to use the waters over the submerged lands lying adjacent to or within the Lake Worth Waterway for boating, fishing, swimming and other public purposes (as to the Leasehold Estate).
5. This commitment and the policy to be issued do not insure, and should not be construed to insure, the right of the insured to fill any portion of the submerged lands described under Schedule A hereof without first having complied with all applicable state and federal requirements.
6. This Policy does not insure title to any part of the land lying below the mean high water line of Lake Worth.
7. Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the right of the United States Government, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and/or the inalienable right of the State of Florida in the lands and/or waters of such character.
8. Bulkhead line as recorded in Plat Book 28, Page 95, and Certificate of Approval for Establishment of Bulkhead Line recorded in Official Records Book 1284, Page 285.

Note: Chapter 253.1221, F.S., re-established existing bulkhead lines at the line of mean high water or ordinary high water, and provides that there shall be no filling waterward of the line of mean high water or ordinary high water except upon compliance with Chapter 253, Florida Statutes.

9. Intentionally deleted.

10. Terms and conditions of those certain Sidewalk Agreements recorded in Official Records Book 1716, Page 1685 (as to Lots 1 through 3, Block 1) and Official Records Book 1876, Page 568 (as to Lot 1, Block 4).

11. Rights of tenants, as tenants only, pursuant to those certain unrecorded leases, which leases contain no options to purchase or rights of first refusal.

12. Reservations set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated January 20, 1941, filed April 22, 1941, in Deed Book 627, Page 482 (as to Lot 3, Block 5).

13. Reservations set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated October 4, 1966, filed May 9, 1967, in Official Records Book 1523, Page 369 (as to Lots 4 and 5, Block 1). Note: The right of entry has been released by Chapter 86-205, Laws of the State of Florida, which amended Section 270.11, F.S.

14. Reservations set forth in that certain Deed from the Trustees of the Internal Improvement Fund of the State of Florida dated January 4, 1967, filed February 27, 1967, in Official Records Book 1491, Page 144 and Page 145 (as to Lots 1 through 3, Block 1). Note: The right of entry has been released by Chapter 86-205, Laws of the State of Florida, which amended Section 270.11, F.S.

15. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 15967, Page 1360 (as to Lots 1 through 5, Block 1).

16. Survey prepared by Masteller, Moler & Taylor, Inc., under file number 7149, drawing name 7149-NPC-M.dwg, dated 12/08/16, last revised 2/28/18, shows the following on sheet 3 of 4:

- a. Sign encroaching into Parcel 6 along the South property line.
- b. 2 signs located within the E. 22nd Street right-of-way along the North line of parcel 3.
- c. 8 foot chain link fence extending beyond subject property line into adjacent land to the south of Parcel 5.
- d. Signs, concrete drive and walkway, parking area, and planters extending beyond the Northerly property line of parcel 1 and into E. 22nd Court 40 foot right-of-way.

- e. Curbs and parking spaces encroaching into the FPL easement recorded in Book 15967, page 1360 along the Westerly line of Parcels 1 and 2.

Note: All of the recording information contained herein refers to the Public Records of Palm Beach County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

This is not a certified copy



CFN 20130515803
 OR BK 26481 PG 1364
 RECORDED 12/03/2013 14:11:50
 Palm Beach County, Florida
 ANT 550,000.00
 Doc Stamp 3,850.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1364 - 1366; (3pgs)

Prepared By and Return To:

Daniel J. Shepherd, Esquire
 Daniel J. Shepherd, P.A.
 3896 Burns Road
 Suite 101
 Palm Beach Gardens, Florida 33410

Property Control Numbers:
 56-43-42-28-11-008-0081
 56-43-42-28-11-008-0040

Consideration: \$550,000.00

(SPACE ABOVE THIS LINE FOR RECORDING PURPOSES)

QUIT-CLAIM DEED

This Quit-Claim Deed, made effective the 18 day of October, 2013, by Boathouse Real Property, Inc., a Florida corporation, whose post office address is 2124 Broadway, Riviera Beach, Florida 33404, party of the first part, to Riviera Broadway Properties, LLC, a Florida limited liability company, party of the second part, whose post office address is 1039 Aspri Way, Palm Beach Gardens, Florida 33418.

Witnesseth, That said first party, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by said second party, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

Parcel 1:

The North 75 feet of Lots 8 and 9, Block 8, Revised Plat of Cocoanut Lodge, according to the Plat thereof, as recorded in Plat Book 7, Page 52, less the West 5 feet of Lot 8, Palm Beach County, Florida, Public Records.

Parcel 2:

Lot 4, Block 8, Revised Plat of Cocoanut Lodge, according to the plat thereof, as recorded in Plat Book 7, Page 52, of the Public Records of Palm Beach County, Florida.

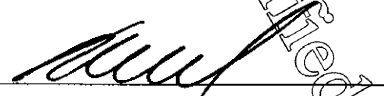
Subject to restrictions, reservations, easements, and limitations of record, if any, provided that this deed shall not serve to reimpose same, zoning ordinances and taxes for the current and subsequent years.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or in equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has caused these presents to be executed effective the 17 day of **October, 2013**.

IN WITNESS WHEREOF, the party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



(1st Witness - Signature)
Daniel J. Shepherd

(1st Witness - Printed Name)
V. Christine Sanchez
(2nd Witness - Signature)

V. Christine Sanchez
(2nd Witness - Printed Name)

Boathouse Real Property, Inc., a Florida corporation

By 

Zouheir A. Yassine, President

By 

Anthony Cerrito, Secretary/Treasurer

**State of Florida
County of Palm Beach**

I hereby certify that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **Zouheir A. Yassine, as President of Boathouse Real Property, Inc., a Florida corporation, and Anthony Cerrito as Secretary/Treasurer of Boathouse Real Property, Inc., a Florida corporation,** to me well known and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily and that they did not take an oath and

_____ are personally known to me; or

have produced Florida Driver's License as identification to me.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of **October, 2013**.

My Commission Expires:

[Signature]
Notary Public



{This Quit-Claim Deed was prepared at the request of the first party and the second party without the benefit of title search or opinion of title.}

BOUNDARY SURVEY FOR: SAFE HARBOR MARINAS, LLC

SURVEYOR'S NOTES

- Bearings and distances and coordinates shown herein are based on the Florida State Plane Coordinate System, as referenced to the North American Datum (NAD) 1983 adjustment of 2011, Florida East Zone, and are further referenced to the Enteroxy Right of Way line of US-1 (State Road No. 3) said line bears South 00°37'23" West and all others are relative thereto.
- Visible above ground permanent improvements have been located. The current use of this property is yacht maintenance, including moor-yachts as large as 200+ feet. Therefore there are numerous temporary structures of all sizes positioned around the property.
- Additions and or deletions to this survey by other than the signing party (or parties) is prohibited without the written consent of the signing party (or parties).
- Coordinates shown herein are referenced to the State Plane Coordinate System, Florida East Zone, North American Datum 1983, adjustment of 2011 and are further referenced to the Tremble VRNSNOW REAL-TIME NETWORK as verified by repeated ties to various NGS Horizontal Control Points located in the vicinity of the project.
- This property is abutting to the following public right of way: U.S. Highway 1 (also known as State Road No. 8 E. Broadway Ave.), a dedicated public street, East 20th Street, East 21st Street, Avenue B, and Avenue C. This property has multiple curb cuts, driveways, and closed gate access points to dedicated public right of way, including East 20th Street, East 21st Street, Avenue B and Avenue C. The lots are contiguous along their common boundaries as shown herein, and there are no gaps, strips, or zones.
- The property described herein is the same as the property described in First American Title Insurance Company's Commitment for Title Insurance File No. NCS-1037348-MAAM with an effective date of October 19, 2020 @ 7:30 A.M., Last Amended December 23, 2020. The parcels comprising the property, other than dedicated public Right-of-Ways, are contiguous without gaps, gaps, overlaps or strips of land separating them. All easements, covenants and restrictions referenced to Schedule B Section 2 of said title commitment or referent from a physical inspection of the site or otherwise known to have been placed herein or otherwise noted as to their effect on the subject property. The signing surveyor was not provided with a copy of Official Records Book 810, Page 80. The commitment legal description for Parcel 2 references Official Records Book 810, Page 94 which describes property unrelated to Revised Plat of Coconut Lodge or any conveyance to the State of Florida. The signing surveyor believes the appropriate referencing refers to the two aforesaid documents in Official Records Book 810 to be Deed Book 810, Page 86, and Deed Book 810, Page 94.
- ALTA/NAPS/LAND TITLE SURVEYS (Effective February 23, 2016). The following numbered paragraphs of TABLE A (Optional Survey Responsibilities and Specifications) of said ALTA/NAPS were required for this Boundary Survey: 1-4; 6(a); 6(b); 7(a); 7(b); 7(c); 8; 9; 10(a); 13; 14; 16; 17; 18 and 20. Responses by the signing surveyor are as follows:
 - DONE
 - DONE
 - This property is located in multiple Flood Zones including "VE," "ZONE X OTHER FLOOD AREAS," & "ZONE X OTHER AREAS" according to Flood Insurance Rate Map Community Panel No. 12599C0309, dated October 5, 2017. The limits of the flood zone areas have been graphically plotted on the map.
 - DONE
 - DONE
 - DONE
 - DONE
 - DONE
 - DONE
 - DONE
 - DONE
 - Standard parking spots are shown and quantity indicated. NO Handicap or Motor Cycle parking spots found.
 - N/A
 - DONE (Names of the adjoining owners was obtained from the Palm Beach County Property Appraiser's office website.)
 - DONE
 - DONE (NONE)
 - DONE (There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.)
 - DONE (NONE)
 - DONE
- I have reviewed the First American Title Insurance Company, commitment for title insurance File No. NCS-1037348-MAAM, with an effective date of October 19, 2020 @ 7:30 A.M., Amended December 23, 2020; Amended November 20, 2020; Amended November 18, 2020, issued by First American Title Insurance Company and regards to the Schedule B, Section 2 exceptions that are matters of survey and have the following comments:
 - See Encroachment Table on Sheet 1.
 - Plat of Coconut Lodge, recorded in Plat Book 7, Page 52 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheets 4 & 7.
 - Plat of Randolph Park, recorded in Plat Book 27, Page 7 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 4.
 - Bulkhead Line West Side of Lake Worth, recorded in Plat Book 28, Page 95, as affected by Certificate of Approval for Establishment of Bulkhead Line in Book 1284, Page 285 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 4.
 - Plat of Light Harbor Marina, recorded in Plat Book 68, Page 28, as affected by Affidavit in Book 5853, Page 1436 and Corrective Affidavit in Book 5950, Page 953 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheets 4 & 5.
 - Easement for ingress and egress as referenced in Warranty Deed dated and recorded March 18, 1958 in Book 318, Page 105, corrected in Book 363, Page 395 of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 5.
 - Reservations unto the State of Florida for oil, gas, minerals, reasonable materials and 200 foot State Road Right of Way as contained in Deed recorded April 22, 1941 in Deed Book 627, Page 482, of the Public Records of Palm Beach County, Florida. (The relieving surveyor finds no mentions of recorded easements or other matters of survey in the recorded document provided). The recorded document may affect the subject parcels as shown on sheets 4 & 6. However, no documentation has been provided indicating Avenue B, 20th Street, or 21st Street here, or have ever been. State Roads on Jan. 20, 1941.
 - Easement in favor of the Town of Riviera Beach dated June 26, 1948 and recorded in Deed Book 862, Page 348, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 5.
 - Reservations unto the State of Florida for oil, gas, minerals, reasonable materials and 200 foot State Right of Way as contained in OR (Deed) Book 2703, Page 207, as affected by Affidavit in OR Book 10649, Page 753, of the Public Records of Palm Beach County, Florida. Right of entry released pursuant to Florida Statute 270.11. The reference documents provided were Official Records Book documents, not a Deed Book. Affects subject property as shown on sheet 10.



LOCATION MAP
(NOT TO SCALE)

Sheet Index	
Sheet 1	Cover Sheet
Sheet 2	Legal Description
Sheet 3	Boundary Overview scale 1"=60'
Sheet 4	Boundary scale 1"=20'
Sheet 5	Boundary scale 1"=20'
Sheet 6	Boundary scale 1"=20'
Sheet 7	Boundary scale 1"=20'
Sheet 8	Boundary scale 1"=20'
Sheet 9	Boundary scale 1"=20'
Sheet 10	Exceptions scale 1"=10'
Sheet 11	Submerged Land Leases scale 1"=20'

Parking Spots	
Normal Parking Spots	338
NO HANDICAP OR MOTORCYCLE PARKING SPOTS OBSERVED	

Dock Square Footage	
Total (all docks)	18295.20± Sq. Ft.

Acreage Tabulation	
FEE OWNED PARCELS	17.50± Acres
SUBMERGED LAND LEASES	2.78± Acres

Encroachment Table		
ENCROACHMENT 1	2010 Ave. B	Sheets 5 & 11
ENCROACHMENT 2	Floating Dock	Sheet 11
ENCROACHMENT 3	Dock / Deck adjacent to Tiki Bar	Sheet 5
ENCROACHMENT 4	Chainlink Fence - East 22nd St.	Sheet 8

- Reservations unto the State of Florida for oil, gas, minerals, as contained in OR (Deed) Book 2777, Page 1333, of the Public Records of Palm Beach County, Florida. Right of entry released pursuant to Florida Statute 270.11. The reference document provided was an Official Records Book document, not a Deed Book. This recorded document contains no reference to reservations or to a 200 foot State Road Right of Way. The expressed reservations are: "an undivided three-fourths of all the phosphate, minerals and metals and to an undivided one-half of all the petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same. OTHER RESERVATIONS: None". Affects subject property as shown on sheet 5.
- Easement for access to Premises After Transfer of Title, by and between Mobil Oil Corporation and Kennedy Inc., recorded August 21, 1998 in Official Records Book 10593, Page 1658, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheets 4 & 7.
- Scrivener's Error Affidavit recorded February 22, 1999 in Book 19443, Page 603. Affects subject property as shown on sheet 5.
- Easement granted to Florida Power & Light Company by instrument recorded in Book 11166, Page 1107. Affects subject property as shown on sheet 5.
- Certificate recorded September 5, 2000 in Book 11895, Page 74, of Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 10.
- Surveys Affidavit recorded November 12, 2000 in Book 12126, Page 1796, of Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 4.
- Notice of Lien Prohibition recorded March 15, 2001 in Book 12381, Page 1341, of the Public Records of Palm Beach County, Florida. Lessees are not a matter of survey. Subject property described in this document has been mapped on sheet 4.
- Sovereignty Submerged Lands Lease, 807 File No. 03020986, as affected by that certain Sovereignty Submerged Lands Lease Renewal recorded in Official Records Book 16607, Page 1814, and as further affected by that certain Sovereignty Submerged Lands Lease Modification to Recapture Square Footage Reflected Change in Ownership recorded in Official Records Book 28355, Page 1622, and as further affected by that certain Sovereignty Submerged Lands Lease Modification to Recapture Square Footage and to Reflect Current Configuration recorded in Official Records Book 22715, Page 1938, and as further affected by that certain Sovereignty Submerged Lands Lease Renewal recorded in Official Records Book 23271, Page 953, and as further affected by that certain Sovereignty Submerged Lands Lease Modification to Recapture Square Footage and to Reflect Current Configuration recorded in Official Records Book 25064, Page 840, and as further affected by that certain Sovereignty Submerged Lands Lease Renewal recorded in Official Records Book 27066, Page 1478, Public Records of Palm Beach County, Florida, and the terms and conditions herein. Affects subject property as shown on sheets 5, 10 & 11. NOTE: A portion of Sovereignty Parcel 2 as described in Official Records Book 27066, Page 885, (a submerged land lease), sits north and west (back) of the Board of Trustees of the Internal Revenue Investment Trust Fund of the State of Florida Certificate describing the boundary separating the lands of private ownership from the adjacent state owned sovereignty lands on July 1, 1975, as described in Official Records Book 11956, Page 14.
- Declaration of Easements and Agreement recorded in Official Records Book 27744, Page 1073, of the Public Records of Palm Beach County, Florida. NOTE: Lots 7, 8, 9, & 10 in Block 4 of the Revised Plat of Coconut Lodge, as recorded in Plat Book 7, Page 52 (as described in Exhibits A and E of OR Book 27744, Page 1073) are not a part of this survey. The hatched area shown on Exhibit C, and the pumping station equipment shown in Exhibit D, appear to encumber the subject property. The exact extent (square footage) of those lands encumbered cannot be determined based on information provided within these exhibits. Exhibit D clearly indicates outlined hatching was used in the document, however, the recorded document is black and white. Lots 7, 8, 9, & 10 in Block 4, as described in Exhibit E, lie entirely outside the subject property. The hatched area shown on Exhibit F has entirely outside the subject property. Affects subject property as shown on sheet 6.
- Declaration of Building Encroachment Easement recorded in Official Records Book 27744, Page 1090, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheet 6.
- City Ordinance No. 4008 vacating portions of 20th Street and Avenue C, dated November 16, 2011 and recorded December 1, 2011 in Official Records Book 29497, Page 1951, of the Public Records of Palm Beach County, Florida. Affects subject property as shown on sheets 4 & 5.
- Unrecorded lease between RBY, LLC, as Landlord and DeLazer United States L.L.C., as Tenant, dated January 25, 2017, as tenant only, with no option to purchase or rights of first refusal. This exception cannot be mapped as it is a survey matter.
- The right, title or interest, if any, of the public to use a public beach or recreation area or any part of the land described in Schedule A hereof, lying between the water abutting said land and the most distant part of the water, or the most extreme high water mark, or the bulkhead line, or (if any other line which has been or may be legally established as relating to such public use. This exception cannot be mapped. No natural line of vegetation exists, the most extreme high water mark cannot be determined, the signing surveyor cannot determine the location of "any other line which has been or which hereafter may be legally established".
- The document in Misc. Plat Bk. 1, Pages 1-2, Erosion Control Line (ECL) does not affect subject property. ECL pertains to that portion within the city of Delray Beach, FL.
- Any adverse claim to any portion of the land which has been created by artificial means or has accrued by any action pursuant to said provision. This exception cannot be mapped. The signing surveyor is not privileged to any information regarding land created by artificial means.
- This Policy does not insure title to any part of the land lying below the mean high water line of any abutting body of water. Affects subject property, as shown on sheet 5.
- Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured. This exception cannot be mapped. This property is adjacent to a tidal water body, and ordinary high water marks are not typically considered a boundary where mean high water lines are applicable. There are areas within the fee owned portion of the subject property which lie below mean high water line. See Exception 32 on sheet 5.
- Terms and conditions of any existing unrecorded leases, and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). Not a matter of survey. This exception cannot be mapped.

NOTE:
This is an electronically signed and sealed document pursuant to Chapter 50-17.062, Florida Administrative Code. The printed survey map or report or copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor or mapper.

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

To Safe Harbor Marinas, LLC, a Delaware limited liability company, its successors and/or assigns as their interests may appear. RBY, LLC, a Florida Limited Liability Company, RBY Holdings Company, LLC, and Florida Limited Liability Company, and First American Title Company, its successors and/or assigns as their interests may appear as defined in the Conditions of this policy. This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NAPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 8(a), 8(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20 of Table A thereof. The field work was completed on 11/19/2020.

I further certify that the Survey of the property shown and described herein was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 50-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client's or client's representative.

Digitally signed by Peter Anderson, PSM Date: 2022.06.10 08:43:07 -0400

Professional Surveyor and Mapper Florida Certificate No. 5199

BOUNDARY SURVEY FOR:
SAFE HARBOR MARINAS, LLC
PALM BEACH COUNTY, FLORIDA

Scale: N/A Date: June 2022 Sheet: 22-1004-04

Drawn By: M.F.M. Checked By: P.A. 1 of 11

INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108
P.O. BOX 1465 • 1702 SW MARTIN HWY.
CORWATON, FL 32936
888-388-7868 • WWW.DCTECH.COM

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVIERA BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1, RANDOLPH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 7, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

(Block 2)

LOTS 3 THROUGH 5, INCLUSIVE, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 6 AND 7, BLOCK 2, AS SHOWN ON THE REVISED PLAT OF COCONUT LODGE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH FORMER SOVEREIGNTY LAND LYING IN LAKE WORTH, NOW FILLED AND BEING CONTIGUOUS WITH THE EASTERN LINE OF SAID LOTS 6 AND 7, BLOCK 2 AND LYING NORTH, WEST AND SOUTH OF JURISDICTIONAL LINE, CERTIFIED IN OFFICIAL RECORDS BOOK 11959, PAGE 74, TOGETHER WITH THOSE PARCELS LYING EAST OF SAID JURISDICTIONAL LINE, AS DECEDED BY THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 1841, PAGE 193 AND LESS THAT PORTION LYING WEST OF SAID JURISDICTIONAL LINE, DECEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 1841, PAGE 193, ALL OFFICIAL RECORDS BOOKS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 2, AS SHOWN ON THE REVISED PLAT OF COCONUT LODGE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE ON AN ASSUMED BEARING OF S 89°22'00" E ALONG THE NORTH LINE AND THE EASTERN EXTENSION OF THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 379.18 FEET TO A POINT ON THE EASTERN SIDE OF A CONCRETE BULKHEAD AT THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975 AND A POINT LYING ON THE JURISDICTIONAL LINE, CERTIFIED IN OFFICIAL RECORDS BOOK 11959, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID CONCRETE BULKHEAD, THENCE N 89°22'00" W ALONG SAID CONCRETE BULKHEAD AND SAID JURISDICTIONAL LINE A DISTANCE OF 304.8 FEET TO A CORNER OF SAID CONCRETE BULKHEAD, THENCE N 89°22'00" W CONTINUING ALONG SAID CONCRETE BULKHEAD A DISTANCE OF 53.84 FEET, THENCE DEPARTING SAID JURISDICTIONAL LINE S 02°17'23" W ALONG THE WATERWARD FACE OF A CONCRETE BULKHEAD AND ALONG THE EAST LINE OF PARCEL DECEDED FROM THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN OFFICIAL RECORDS BOOK 1841, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALONG THE WEST LINE OF PARCEL DECEDED TO THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN SAID OFFICIAL RECORDS BOOK 1841, PAGE 193, A DISTANCE OF 80.01 FEET TO A POINT OF INTERSECTION WITH THE EASTERN EXTENSION OF THE SOUTH LINE OF LOT 7, BLOCK 2, SAID REVISED PLAT OF COCONUT LODGE, THENCE N 89°22'00" W ALONG SAID EASTERN EXTENSION AND ALONG THE SOUTH LINE OF SAID LOT 7, BLOCK 2, A DISTANCE OF 355.81 FEET TO THE SOUTH-WEST CORNER OF SAID LOT 7, BLOCK 2, THENCE N 17°49'37" E ALONG THE WEST LINE OF SAID LOTS 6 AND 7, BLOCK 2, A DISTANCE OF 112.86 FEET TO THE POINT OF BEGINNING.

(Block 3)

LOTS 3 THROUGH 11, INCLUSIVE, BLOCK 3, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 4)

THE WEST 50 FEET OF LOT 4, AND LOTS 5 THROUGH 20, INCLUSIVE, BLOCK 4, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 5)

LOTS 1, 2 AND 4 THROUGH 16, INCLUSIVE, BLOCK 5, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 6)

LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 6, REVISED PLAT OF COCONUT LODGE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 7)

LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 7, REVISED PLAT OF COCONUT LODGE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(Block 8)

LOTS 1, 2, 13, AND 14, BLOCK 8, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 52; SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

(Block 9)

LOTS 13 THROUGH 17, INCLUSIVE, BLOCK 9, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

(Unnumbered Block)

LOTS 8 THRU 15, INCLUSIVE, OF THE UNNUMBERED BLOCK LYING WEST OF BLOCK 6 AND SOUTH OF BLOCK 7, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE LANDS CONVEYED TO THE STATE OF FLORIDA IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORD BOOK 810, PAGE 80 AND IN OFFICIAL RECORD BOOK 810, PAGE 81, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF LOT 15, OF THE UNNUMBERED BLOCK LYING WEST OF BLOCK 6 AND SOUTH OF BLOCK 7, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 52, IN AND FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF AVENUE B LYING BETWEEN THE EASTERN EXTENSION OF THE NORTH AND SOUTH LINES OF LOT 1, BLOCK 6, ALL AS SHOWN ON THE REVISED PLAT OF COCONUT LODGE ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF EAST 20TH STREET AND 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:

BEGIN 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 PLATED RIGHT-OF-WAY) AND THE SOUTH LINE OF LOTS 8, 7, 6, 5 AND 1 OF SAID BLOCK 3, A DISTANCE OF 414.10 FEET TO THE INTERSECTION OF AVENUE B (A 48 FEET PLATED RIGHT-OF-WAY AS MEASURED AT RIGHT ANGLES) AND THE SOUTH-EAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE WESTERN RIGHT-OF-WAY OF SAID AVENUE B AND THE EASTERN BOUNDARY OF SAID LOT 1 TO THE NORTHEASTERN CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY PERPENDICULAR TO SAID RIGHT-OF-WAY OF AVENUE B A DISTANCE OF 24 FEET; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID AVENUE B AND PARALLEL TO SAID RIGHT-OF-WAY A DISTANCE OF 15.19 FEET TO THE WESTERN PROLONGATION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 4, BLOCK 2, OF SAID REVISED PLAT OF COCONUT LODGE; THENCE EASTERLY ALONG SAID WESTERN PROLONGATION OF THE

SOUTH LINE OF THE NORTH 20 FEET OF LOT 4, BLOCK 2, A DISTANCE OF 24.87 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF SAID AVENUE B; THENCE SOUTHWESTERLY ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID AVENUE B AND THE WEST LINE OF SAID LOT 5, BLOCK 2 TO THE INTERSECTION OF THE EASTERN PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 20TH STREET; THENCE WESTERLY ALONG SAID EASTERN PROLONGATION AND THE WESTERN RIGHT-OF-WAY OF SAID EAST 20TH STREET A DISTANCE OF 43.07 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 6 OF SAID REVISED PLAT OF COCONUT LODGE AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF AVENUE C (A 40 FEET PLATED RIGHT-OF-WAY); THENCE NORTH ALONG A STRAIGHT LINE TO THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK 5 AND THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF AVENUE C (A 40 FEET PLATED RIGHT-OF-WAY), 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:

ALL THAT RIGHT-OF-WAY OF SAID AVENUE C LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF SAID 20TH STREET.

PARCEL 4: A PORTION OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF THE PLAT OF LIGHT HARBOR MARINA, RECORDED IN PLAT BOOK 49, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PLAT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING COURSES:

THENCE N. 90 DEGREES 00' 00" E. FOR 36.50 FEET; THENCE N. 00 DEGREES 00' 00" W. FOR 105.89 FEET; THENCE N. 00 DEGREES 00' 00" E. FOR 865.14 FEET TO THE EASTERN BOUNDARY OF SAID PLAT; THENCE ALONG SAID EASTERN BOUNDARY FOR THE FOLLOWING COURSES: THENCE S. 01 DEGREES 00' 00" E. FOR 13.75 FEET; THENCE S. 89 DEGREES 42' 47" W. FOR 29.75 FEET; THENCE S. 89 DEGREES 08' 18" W. FOR 4.78 FEET; THENCE S. 01 DEGREE 54' 11" E. FOR 88.38 FEET; THENCE S. 89 DEGREES 29' 49" W. FOR 125.71 FEET; THENCE S. 01 DEGREES 00' 49" W. FOR 48.85 FEET; THENCE DEPARTING SAID BOUNDARY S. 90 DEGREES 00' 00" W. FOR 1003.84 FEET TO THE WEST BOUNDARY OF SAID PLAT; THENCE ALONG SAID WEST BOUNDARY, N. 00 DEGREES 00' 00" W. FOR 49.24 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF SUBMERGED LAND IN LAKE WORTH, IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF LOT 6, BLOCK 2, REVISED PLAT OF COCONUT LODGE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S 33°26'55" EAST OF THE SOUTHWEST CORNER OF SAID LOTS 5 AND 6 POINT BEING IN THE NORTH 36 FEET ON THE WESTERLY SHORE OF LAKE WORTH THENCE CONTINUE EASTERLY ALONG THE SAME COURSE, A DISTANCE OF 144.34 FEET, MORE OR LESS, TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD, AS ESTABLISHED BY ORDINANCE NO. 391, AND RECORDED IN PLAT BOOK 28, PAGES 99 AND 96, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 24°22'00" EAST, ALONG SAID CITY OF RIVIERA BEACH BULKHEAD LINE, A DISTANCE OF 107.17 FEET TO A POINT IN THE EASTERN PROJECTION OF THE NORTH LINE OF LOT 1 OF SAID COCONUT LODGE REVISED PLAT; THENCE NORTH 89°22'00" WEST, ALONG SAID EASTERN PROJECTION OF THE NORTH LINE OF LOT 4, A DISTANCE OF 138 FEET, MORE OR LESS, TO A POINT IN THE FORESAID HIGH WATER LINE ON THE WESTERLY SHORE OF LAKE WORTH; THENCE SOUTH 17°05'15" EAST, ALONG SAID HIGH WATER LINE, A DISTANCE OF 83.35 FEET; THENCE SOUTH 1°38'00" WEST, ALONG SAID HIGH WATER LINE A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED PROPERTY (SUBJECT TO TERMS OF SOVEREIGNTY SUBMERGED LANDS LEASE RECORDED IN PLAT BOOK 20715, PAGE 198) AS AN EASE REVEALED RECORDED IN OFFICIAL RECORDS BOOK 20715, PAGE 198, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REDUCE SQUARE FOOTAGE RECORDED IN OFFICIAL RECORDS BOOK 20715, PAGE 198, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO RECONFIGURE STRUCTURES RECORDED IN OFFICIAL RECORDS BOOK 2084, PAGE 80, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL RECORDED IN OFFICIAL RECORDS BOOK 2766, PAGE 89, AND AS FURTHER AFFECTED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION RECORDED IN OFFICIAL RECORDS BOOK 2626, PAGE 1476, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

A PARCEL OF SOVEREIGN SUBMERGED LAND LYING IN LAKE WORTH AND ADJACENT TO OR WATERWARD OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 2, REVISED PLAT OF COCONUT LODGE, RIVIERA BEACH, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 89°13'37" EAST, ALONG THE NORTH LINE OF SAID LOT 4 AND A PROLONGATION THEREOF, A DISTANCE OF 411.03 FEET TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD LINE AS RECORDED IN PLAT BOOK 28, PAGES 99 AND 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTH-EAST CORNER OF THAT SUBMERGED LAND PARCEL AS DESCRIBED AS PARCEL 47, AS RECORDED IN OFFICIAL RECORD BOOK 1954, PAGE 526, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUING EASTERLY ALONG THE EASTERN PROLONGATION OF THE NORTH LINE OF SAID LOT 4, SOUTH 89°13'37" EAST, A DISTANCE OF 476.27 FEET; THENCE DEPARTING SAID EASTERN PROLONGATION OF SAID NORTH LINE OF LOT 4, SOUTH 89°13'37" WEST, A DISTANCE OF 231.42 FEET; THENCE NORTH 89°10'58" WEST, A DISTANCE OF 384.83 FEET TO THE EASTERN BOUNDARY OF THE PLAT OF LIGHT HARBOR MARINA AS RECORDED IN PLAT BOOK 49, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 01°46'27" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 51 FEET TO A POINT IN THE NORTHERN LINE OF SAID PLAT OF LIGHT HARBOR MARINA, SAID POINT ALSO BEING ON THE EASTERN PROLONGATION OF THE SOUTH LINE OF LOT 7, BLOCK 2 OF THE REVISED PLAT OF SAID COCONUT LODGE; THENCE NORTH 89°13'37" EAST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 9.34 FEET TO THE WATERWARD FACE OF A CONCRETE BULKHEAD; THENCE NORTH 01°25'47" EAST, ALONG SAID BULKHEAD AND ALONG THE EAST LINE OF A PARCEL DECEDED FROM THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN OFFICIAL RECORDS BOOK 1841, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALONG THE WEST LINE OF A PARCEL DECEDED TO THE STATE OF FLORIDA AND SHOWN AS PARCEL 2 IN SAID OFFICIAL RECORDS BOOK 1841, PAGE 193, A DISTANCE OF 69.01 FEET; THENCE CONTINUE ALONG THE WATERWARD FACE OF SAID CONCRETE BULKHEAD, SOUTH 89°13'37" EAST, A DISTANCE OF 54.84 FEET TO A POINT ON THE EASTERN FACE OF A CONCRETE BULKHEAD AT THE WATERWARD BOUNDARY LINE AS OF JULY 1, 1975 AND A POINT LYING ON THE JURISDICTIONAL LINE CERTIFIED IN OFFICIAL RECORDS BOOK 11959, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°25'47" EAST, ALONG SAID CONCRETE BULKHEAD AND SAID JURISDICTIONAL LINE, A DISTANCE OF 39.48 FEET TO THE NORTHWEST CORNER OF A PARCEL DECEDED TO THE STATE OF FLORIDA AND SHOWN AS PARCEL 1 IN OFFICIAL RECORDS BOOK 1841, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°22'00" WEST, ALONG SAID CONCRETE BULKHEAD AND SAID JURISDICTIONAL LINE, A DISTANCE OF 39.48 FEET TO THE NORTHWEST CORNER OF A PARCEL DECEDED TO THE STATE OF FLORIDA AND SHOWN AS PARCEL 1 IN OFFICIAL RECORDS BOOK 1841, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°13'37" EAST, ALONG SAID CONCRETE BULKHEAD AND THE EASTERN PROLONGATION OF THE SAID NORTH LINE OF LOT 4, A DISTANCE OF 19.27 FEET TO A POINT IN THE CITY OF RIVIERA BEACH BULKHEAD AS RECORDED IN PLAT BOOK 28, PAGE 99-96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 23°27'23" EAST, ALONG SAID CITY OF RIVIERA BEACH BULKHEAD LINE, A DISTANCE OF 117.58 FEET TO THE POINT OF BEGINNING.

PARCEL 1:

THE NORTH 80 FT (8) INCHES OF THE SOUTH FIFTY-SEVEN (57) FEET OF LOT 6 AND THE NORTH 80 FT (8) INCHES OF THE SOUTH FIFTY-SEVEN (57) FEET OF LOT 7, ALL IN BLOCK 4, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THE SOUTH 30 FEET OF THE NORTH HALF OF 6 AND 7, BLOCK 8, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPTS THE WEST 5 FEET OF SAID PARCEL, WHICH IS NOW LOCATED WITHIN THE CITY OF RIVIERA BEACH, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

ALSO, LESS AND EXCEPT

A PARCEL OF LAND BEING A PORTION OF LOT 6, BLOCK 8, COCONUT LODGE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 52, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, THENCE NORTH 00 DEGREES 00' 00" EAST, ALONG THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 52'01" WEST 40.30 FEET; THENCE NORTH 00 DEGREES 00' 00" EAST, 30.30 FEET; THENCE SOUTH 89 DEGREES 52'01" EAST, 40.00 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST, 30.30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTH 5 FEET OF LOTS 8 AND 9, TOGETHER WITH THE NORTH 27 FEET OF LOTS 6 AND 7, BLOCK 8, LESS THE WEST 5 FEET FOR ROAD RIGHT-OF-WAY PURPOSES, REVISED PLAT OF COCONUT LODGE, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

A PARCEL OF LAND BEING A PORTION OF LOT 6, BLOCK 8, COCONUT LODGE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 52, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 4, THENCE NORTH 00 DEGREES 00' 00" EAST, 50.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52'01" WEST, THENCE NORTH 00 DEGREES 00' 00" EAST, 30.30 FEET; THENCE SOUTH 89 DEGREES 52'01" EAST, 40 FEET; THENCE SOUTH 00 DEGREES 00' 00" WEST, 30.30 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

LOT 5, BLOCK 8, COCONUT LODGE REVISED PLAT, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 52, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

THE EAST 4.2 FEET OF THE NORTH 23.3 FEET OF THE SOUTH 56.3 FEET OF LOT 6, BLOCK 8, COCONUT LODGE REVISED PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 5:

THE NORTH 15 FEET OF LOTS 8 AND 9, BLOCK 8, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, LESS THE WEST 5 FEET OF LOT 6, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

PARCEL 6:

LOT 4, BLOCK 8, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 7:

LOT 10, BLOCK 6, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 8:

LOTS 11 AND 12, BLOCK 8, REVISED PLAT OF COCONUT LODGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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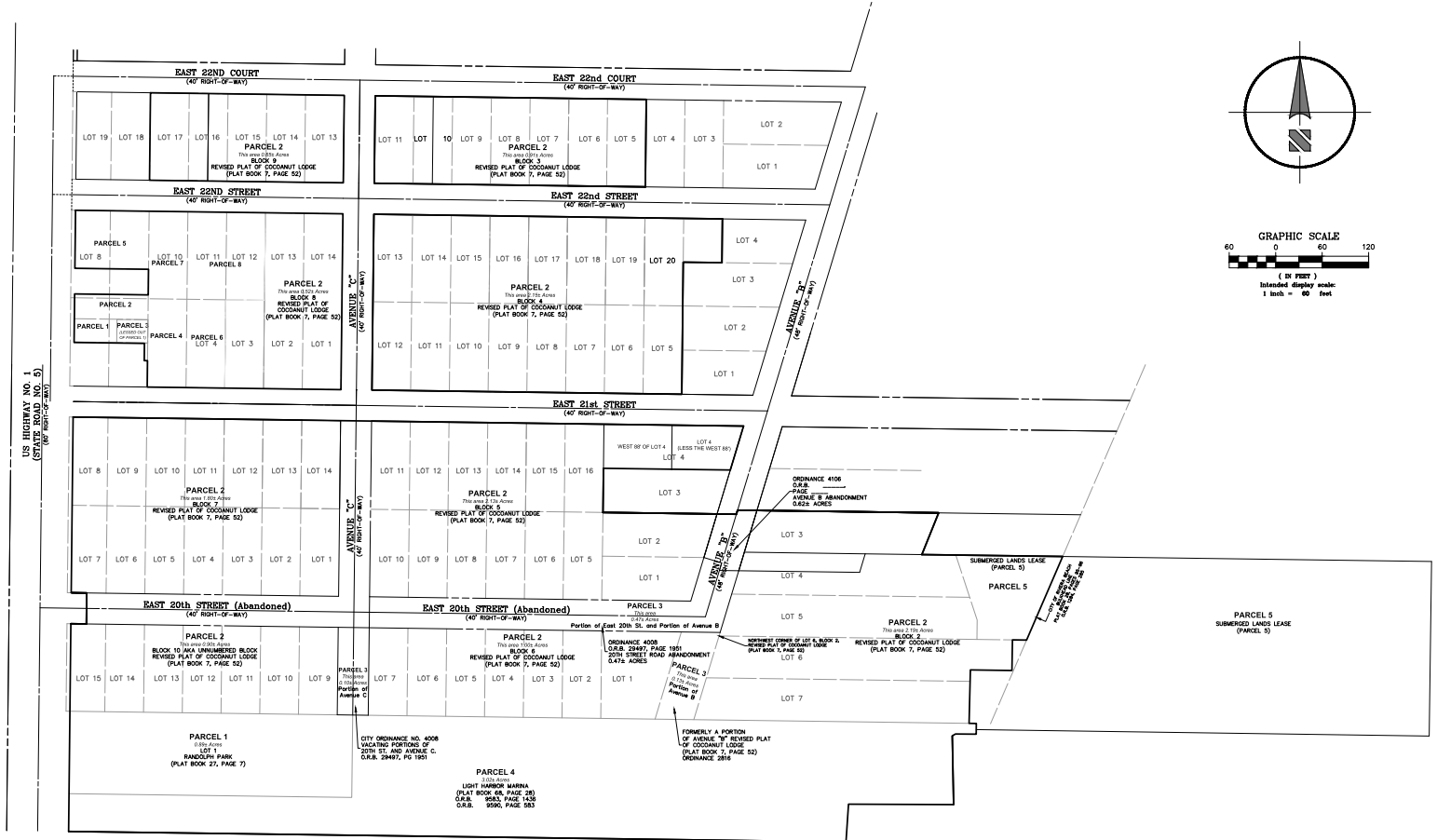
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Table with 4 columns: No., Revisions, Date, By.

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PROJECT BOUNDARY & PARCEL OVERVIEW

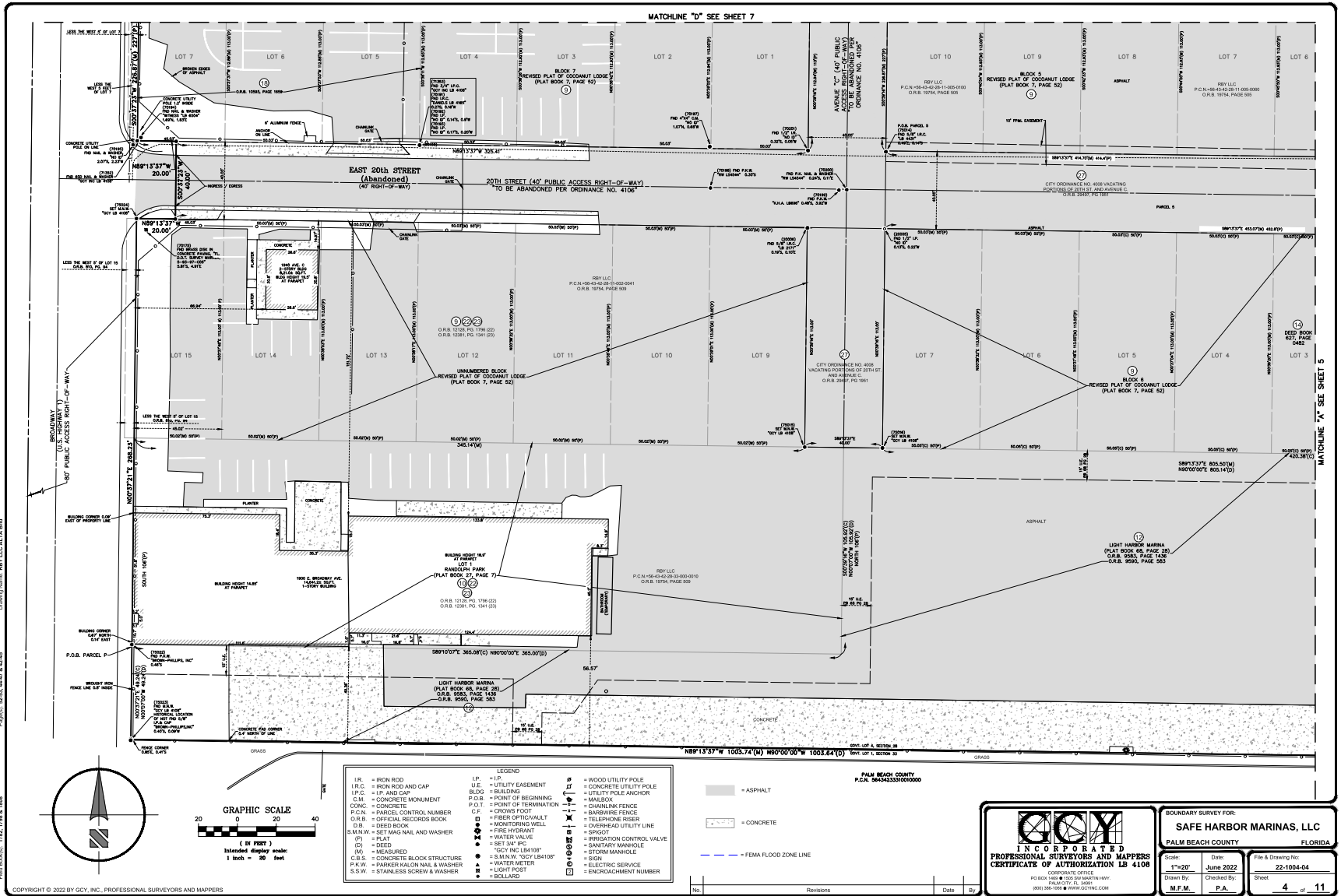


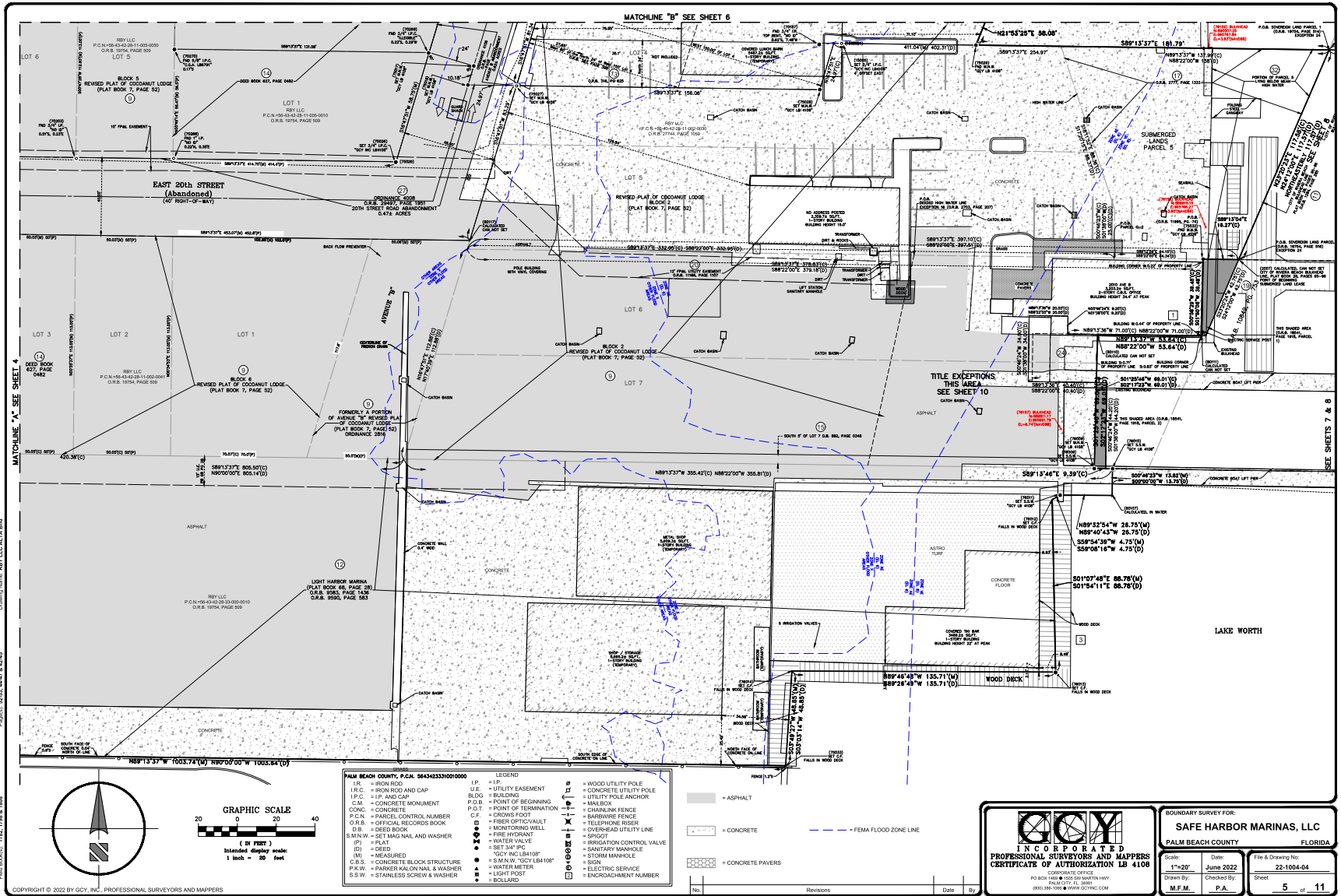
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 Project: 2023-044-01 & 02-04
 Date: 06/22/2022

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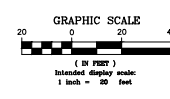
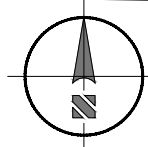
No.	Revisions	Date	By

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	Scale: 1"=60'	Date: June 2022	File & Drawing No: 22-1004-04
	Drawn By: M.F.M.	Checked By: P.A.	Sheet: 3 of 11





MATCHLINE "A" SEE SHEET 4
 MATCHLINE "B" SEE SHEET 6
 MATCHLINE "C" SEE SHEET 10
 MATCHLINE "D" SEE SHEET 7 & 8
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 Drawing Name: RBY LLC ALA RLA BLD
 Project: 2022-04-28, 44-28 & 42-45
 Date: 11/22/2022, 11:22:48 AM



FLORIDA BEACH COUNTY P.C.N. 2642337010000

LEGEND					
I.R.	= IRON ROD	IP	= IRON PIPE	W	= WOOD UTILITY POLE
I.R.C.	= IRON ROD AND CAP	U.E.	= UTILITY EASEMENT	CU	= CONCRETE UTILITY POLE
I.P.C.	= I.P. AND CAP	BLDG	= BUILDING	U.P.A.	= UTILITY POLE ANCHOR
C.M.	= CONCRETE MONUMENT	P.O.B.	= POINT OF BEGINNING	M	= MALBON
C.C.	= CONCRETE	P.O.T.	= POINT OF TERMINATION	C.F.	= CHAINLINK FENCE
P.C.N.	= PARCEL CONTROL NUMBER	C.F.	= CROWS FOOT	B.F.	= BARBIRE FENCE
O.R.B.	= OFFICIAL RECORDED BOOK	F.O.C.	= FIRE HYDRANT	O.U.L.	= OVERHEAD UTILITY LINE
D.B.	= DEED BOOK	M.C.W.	= MOUNTING WELL	T.R.	= TELEPHONE RISER
S.M.W.	= SET MANG NAIL AND WASHER	W.V.	= WATER VALVE	I.C.V.	= IRRIGATION CONTROL VALVE
IP	= IRON PIPE	S.W.P.	= SET S.W. PIPE	S.M.	= SANITARY MANHOLE
IM	= IRON MONUMENT	W.M.	= WATER METER	S.M.H.	= STORM MANHOLE
M	= MEASURED	S.S.W.	= SET S.S. WASHER	E.S.	= ELECTRIC SERVICE
P.K.W.	= PARKER KALON NAIL AND WASHER	S.S.W.	= SET S.S. WASHER	E.N.	= ENCROACHMENT NUMBER
S.S.W.	= STAINLESS SCREW AND WASHER	B.	= BOLLARD		

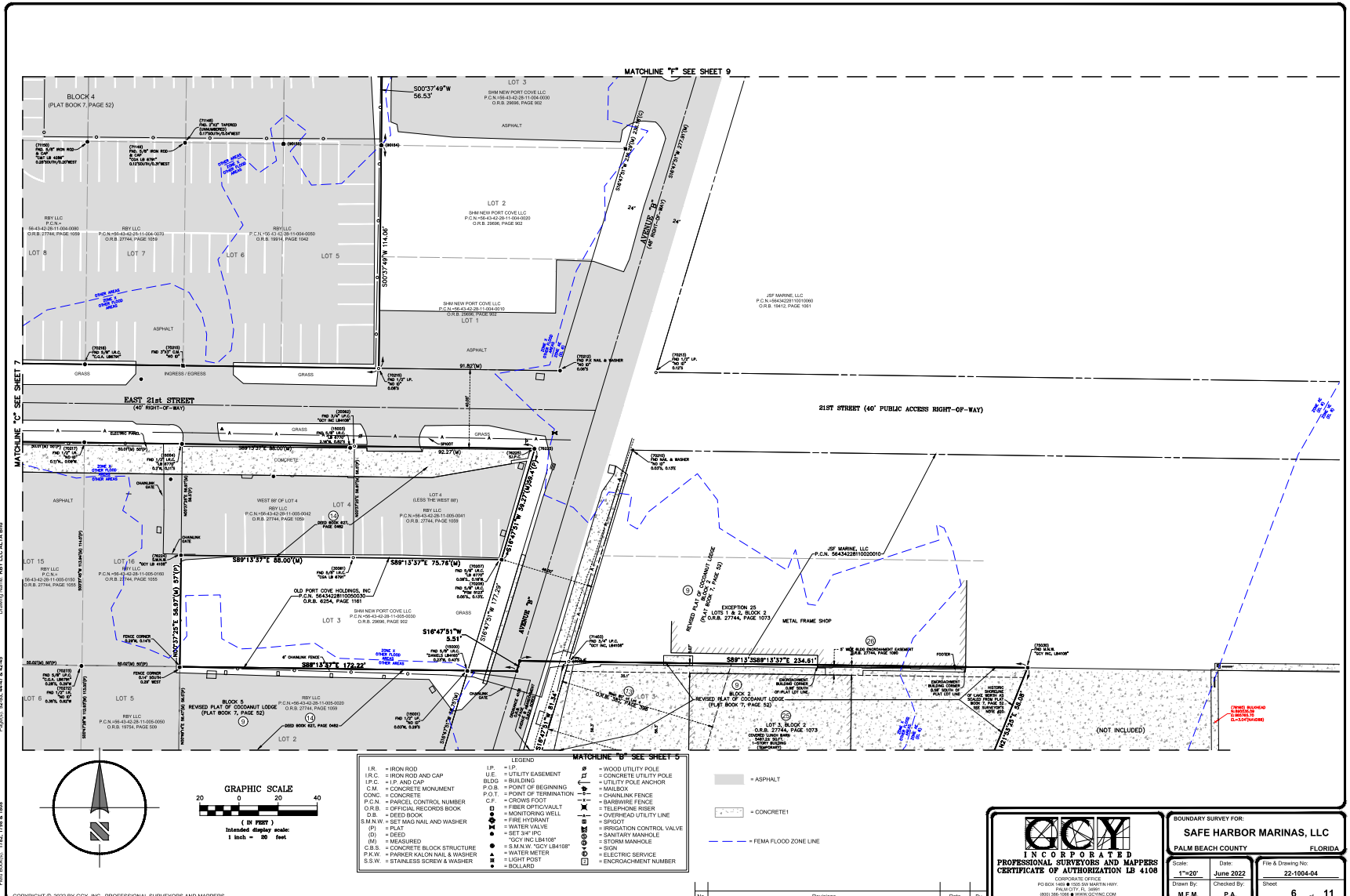
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[Symbol]	= CONCRETE		
[Symbol]	= CONCRETE PAVERS		

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SAFE HARBOR MARINAS, LLC
 PALM BEACH COUNTY FLORIDA

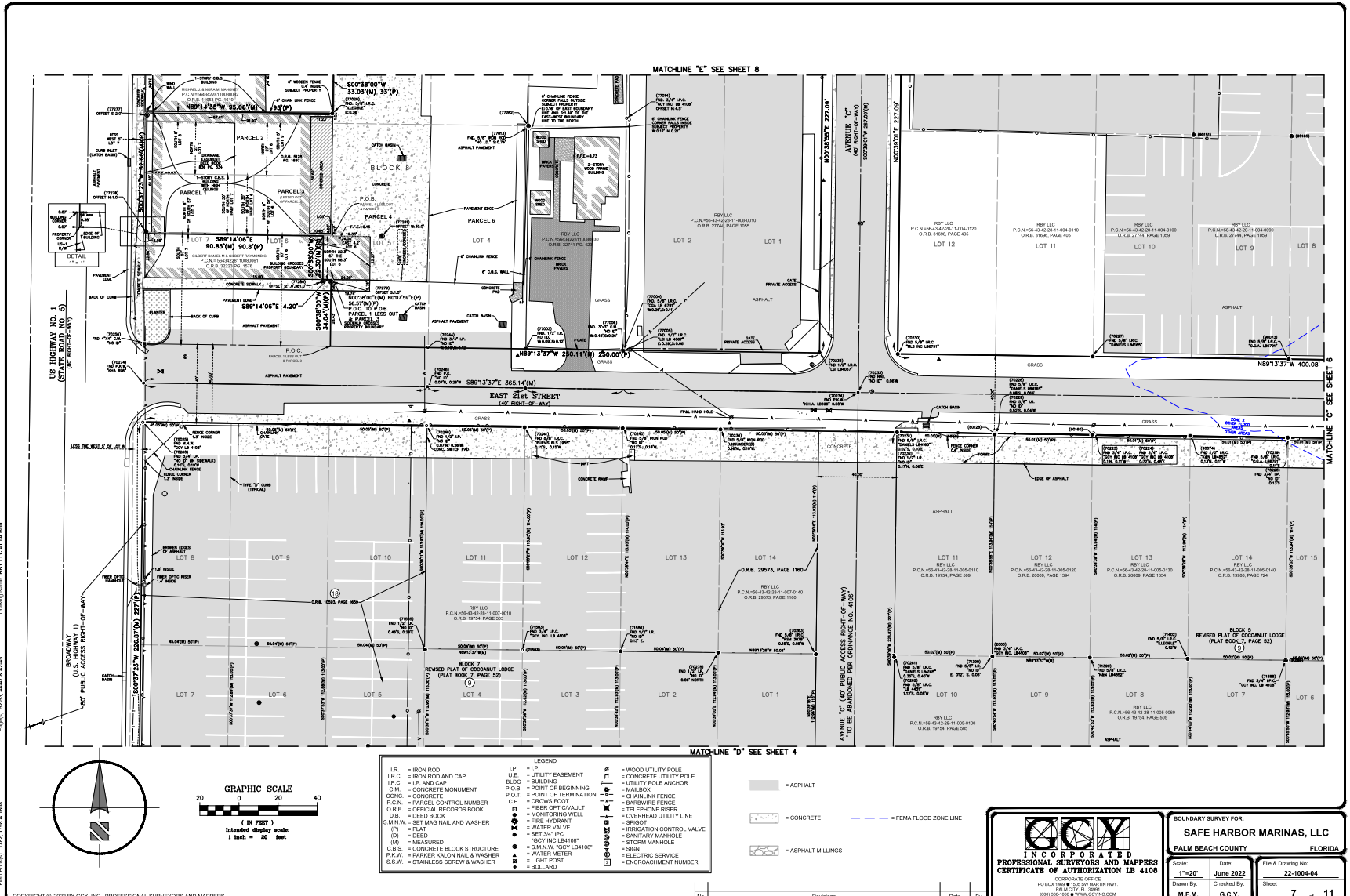
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Drawn By:	Checked By:	Sheet
M.F.M.	P.A.	5 of 11



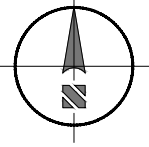
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 Project: 22-004-04-01 & 02-05
 Date: 06/22/2022

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	Scale: 1"=20'	Date: June 2022
	Drawn By: M.F.M.	Checked By: P.A.
	Sheet: 6 of 11	File & Drawing No: 22-1004-04



Drawing Number: REV 11.12.18.18.00
 Project: 22-01, 22-02, 22-03, 22-04, 22-05, 22-06, 22-07, 22-08, 22-09, 22-10, 22-11, 22-12, 22-13, 22-14, 22-15, 22-16, 22-17, 22-18, 22-19, 22-20, 22-21, 22-22, 22-23, 22-24, 22-25, 22-26, 22-27, 22-28, 22-29, 22-30, 22-31, 22-32, 22-33, 22-34, 22-35, 22-36, 22-37, 22-38, 22-39, 22-40, 22-41, 22-42, 22-43, 22-44, 22-45, 22-46, 22-47, 22-48, 22-49, 22-50, 22-51, 22-52, 22-53, 22-54, 22-55, 22-56, 22-57, 22-58, 22-59, 22-60, 22-61, 22-62, 22-63, 22-64, 22-65, 22-66, 22-67, 22-68, 22-69, 22-70, 22-71, 22-72, 22-73, 22-74, 22-75, 22-76, 22-77, 22-78, 22-79, 22-80, 22-81, 22-82, 22-83, 22-84, 22-85, 22-86, 22-87, 22-88, 22-89, 22-90, 22-91, 22-92, 22-93, 22-94, 22-95, 22-96, 22-97, 22-98, 22-99, 22-100



GRAPHIC SCALE
 0 20 40
 (IN FEET)
 Intended display scale:
 1 inch = 20 feet

LEGEND	
IR	= IRON ROD
IR.C	= IRON ROD AND CAP
I.P.C.	= I.P. AND CAP
C.M.	= CONCRETE MONUMENT
CONC.	= CONCRETE
P.C.N.	= PARCEL CONTROL NUMBER
D.B.	= DEED BOOK
S.M.N.W.	= SET MAG NAIL AND WASHER
(PI)	= IRON PIPE
(D)	= DIED
(M)	= MEASURED
C.B.S.	= CONCRETE BLOCK STRUCTURE
P.F.W.	= FINDER WALN NAIL & WASHER
S.S.W.	= STAINLESS SCREW & WASHER
IP	= I.P.
U.E.	= UTILITY EASEMENT
BUILDG.	= BUILDING
P.O.B.	= POINT OF BEGINNING
P.O.T.	= POINT OF TERMINATION
C.F.	= CHAINS FOOT
○	= FIBER OPTIC VALVE
○	= MONITORING WELL
○	= FIRE HYDRANT
○	= WATER VALVE
○	= SET 3/4" I.P.C.
○	= "CITY INC. 18410"
○	= S.M.N.W. "CITY 18410"
○	= WATER METER
○	= LIGHT POST
○	= BOLLARD
○	= WOOD UTILITY POLE
○	= CONCRETE UTILITY POLE
○	= UTILITY POLE ANCHOR
○	= MAILBOX
○	= CHAINLINK FENCE
○	= BARRIERS FENCE
○	= OVERHEAD UTILITY LINE
○	= TELEPHONE RISER
○	= SPRIGOT
○	= IRRIGATION CONTROL VALVE
○	= SANITARY MANHOLE
○	= STORM MANHOLE
○	= SIGN
○	= ELECTRIC SERVICE
○	= ENCROACHMENT NUMBER
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○	= ASPHALT MILLINGS
○	= FEMA FLOOD ZONE LINE

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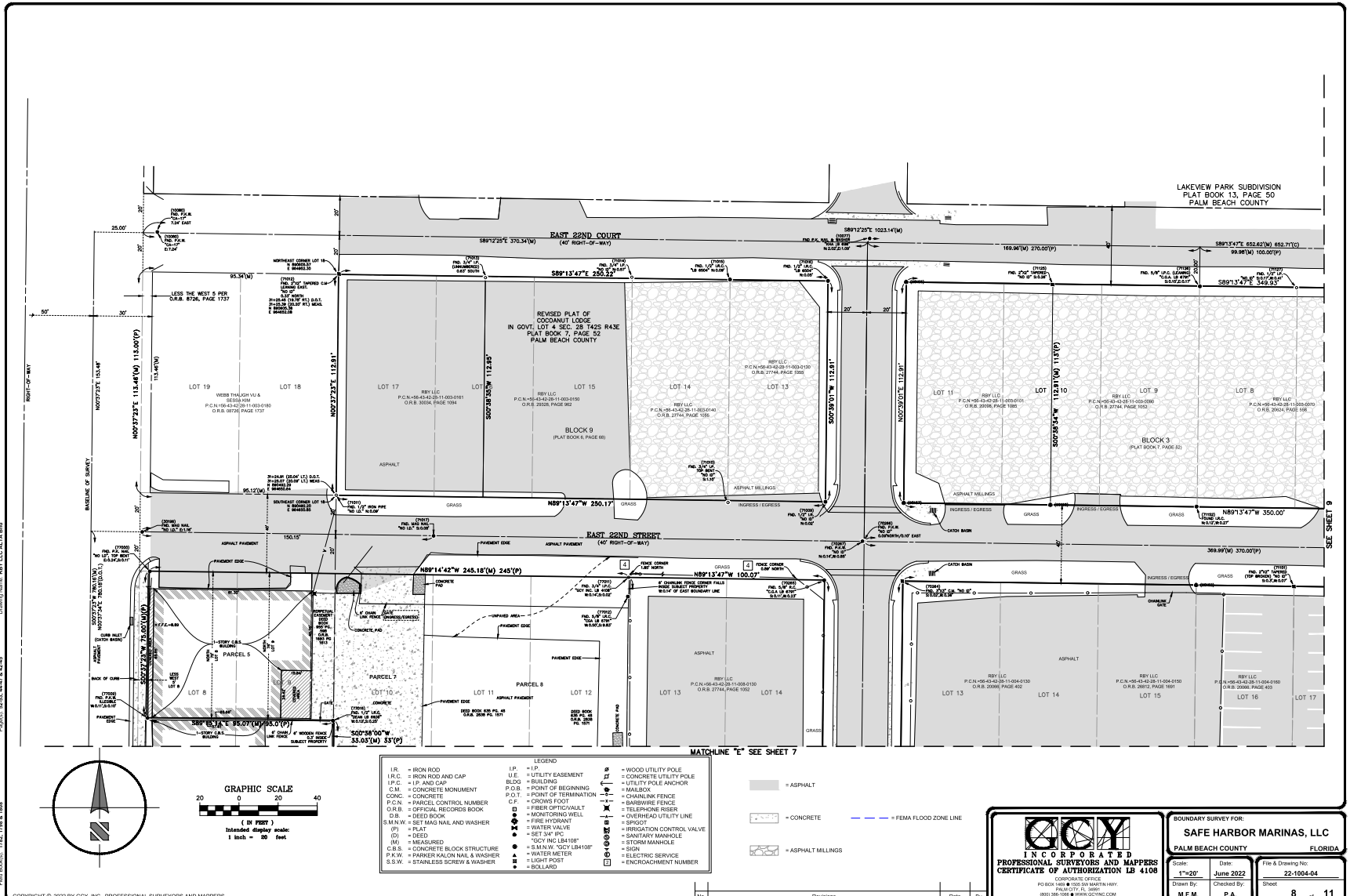
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BOUNDARY SURVEY FOR:	
SAFE HARBOR MARINAS, LLC	
PALM BEACH COUNTY FLORIDA	
Scale:	Date:
1"=20'	June 2022
Drawn By:	Checked By:
M.F.M.	G.C.Y.
File & Drawing No:	Sheet
22-1004-04	7 of 11

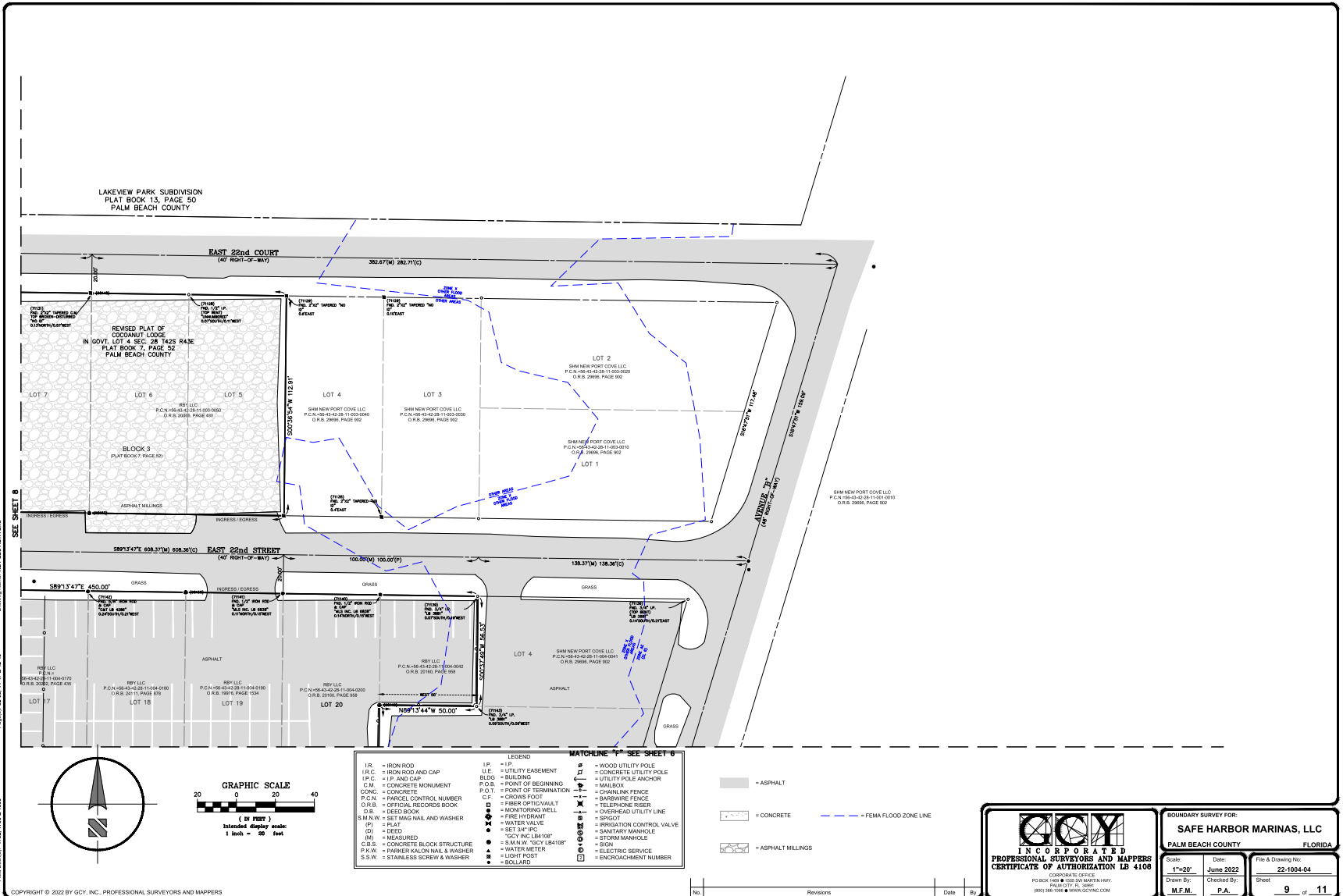
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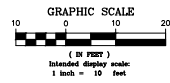
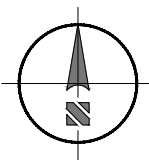
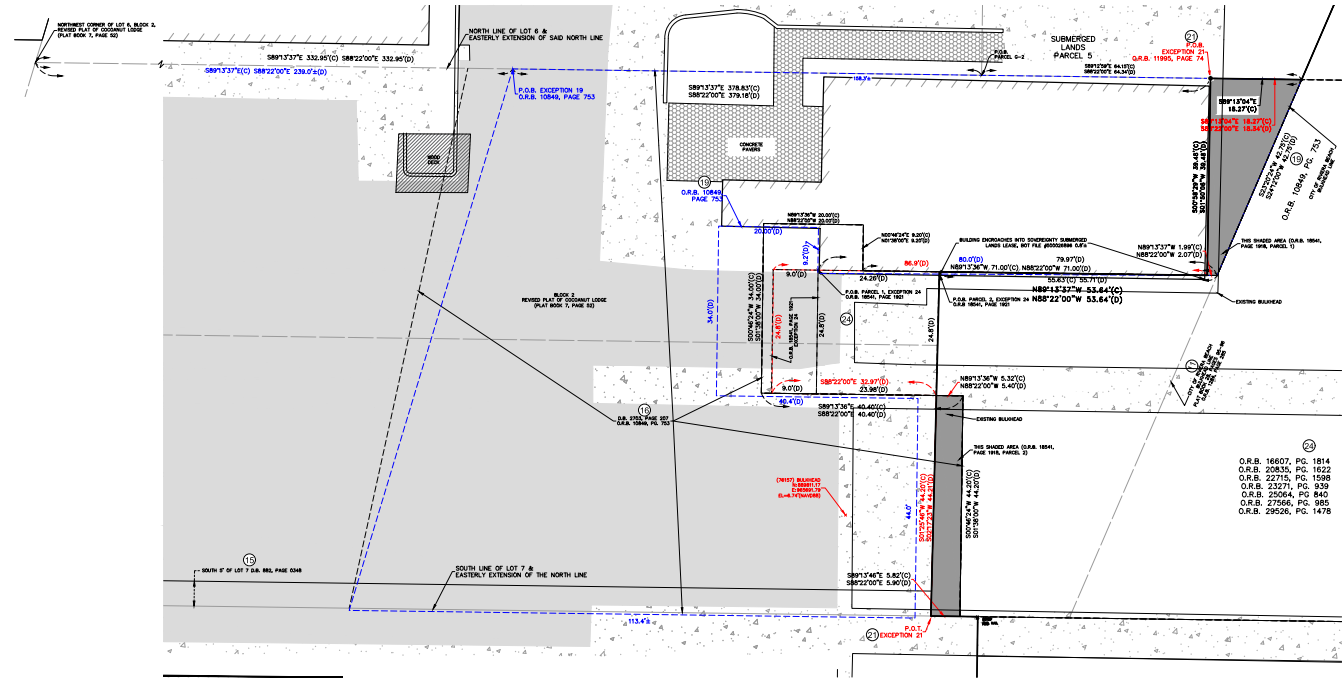
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		Scale: 1"=20'	Date: June 2022
Drawn By: M.F.M.	Checked By: P.A.	Sheet: 8 of 11	



EXCEPTIONS DETAIL



LEGEND		
I.R. = IRON ROD	I.P. = I.P.	SP = WOOD UTILITY POLE
I.R.C. = IRON ROD AND CAP	U.E. = UTILITY EASEMENT	CT = CONCRETE UTILITY POLE
I.P.C. = I.P. AND CAP	B.L.S. = BUILDING	U.P.A. = UTILITY POLE ANCHOR
C.M. = CONCRETE MONUMENT	P.O.B. = POINT OF BEGINNING	M.B. = MAILBOX
CONC. = CONCRETE	P.O.T. = POINT OF TERMINATION	CF = CHAINLINK FENCE
P.C.N. = PARCEL CONTROL NUMBER	CF = CROWN'S FOOT	W.F. = BARBIRE FENCE
O.R.B. = ORIGINAL RECORDS BOOK	M. = MONITORING WELL	U.L. = UTILITY LINE
D.B. = DEED BOOK	W.V. = WATER VALVE	O.U.L. = OVERHEAD UTILITY LINE
S.M.N.W. = SET MAG NAIL AND WASHER	F.H. = FIRE HYDRANT	S. = SPRIGOT
PI. = PLAT	W.P. = WATER POST	R.C.V. = IRRIGATION CONTROL VALVE
(D) = DEED	S.S.W. = SET 3/4" SCREW	T.M. = TELEPHONE MANHOLE
(O) = ORIGINAL RECORDS BOOK	C.C.Y. = CONCRETE CURE	S.M. = STORM MANHOLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.K.W. = PARKER KALON NAIL & WASHER	S. = SIGN
P.K.W. = PARKER KALON NAIL & WASHER	S.W. = WATER METER	E.S. = ELECTRIC SERVICE
S.S.W. = STAINLESS SCREW & WASHER	L.P. = LIGHT POST	E. = ENCROACHMENT NUMBER
	S. = SOLLARD	

[Pattern]	= ASPHALT	[Pattern]	= FEMA FLOOD ZONE LINE
[Pattern]	= CONCRETE		
[Pattern]	= CONCRETE PAVERS		

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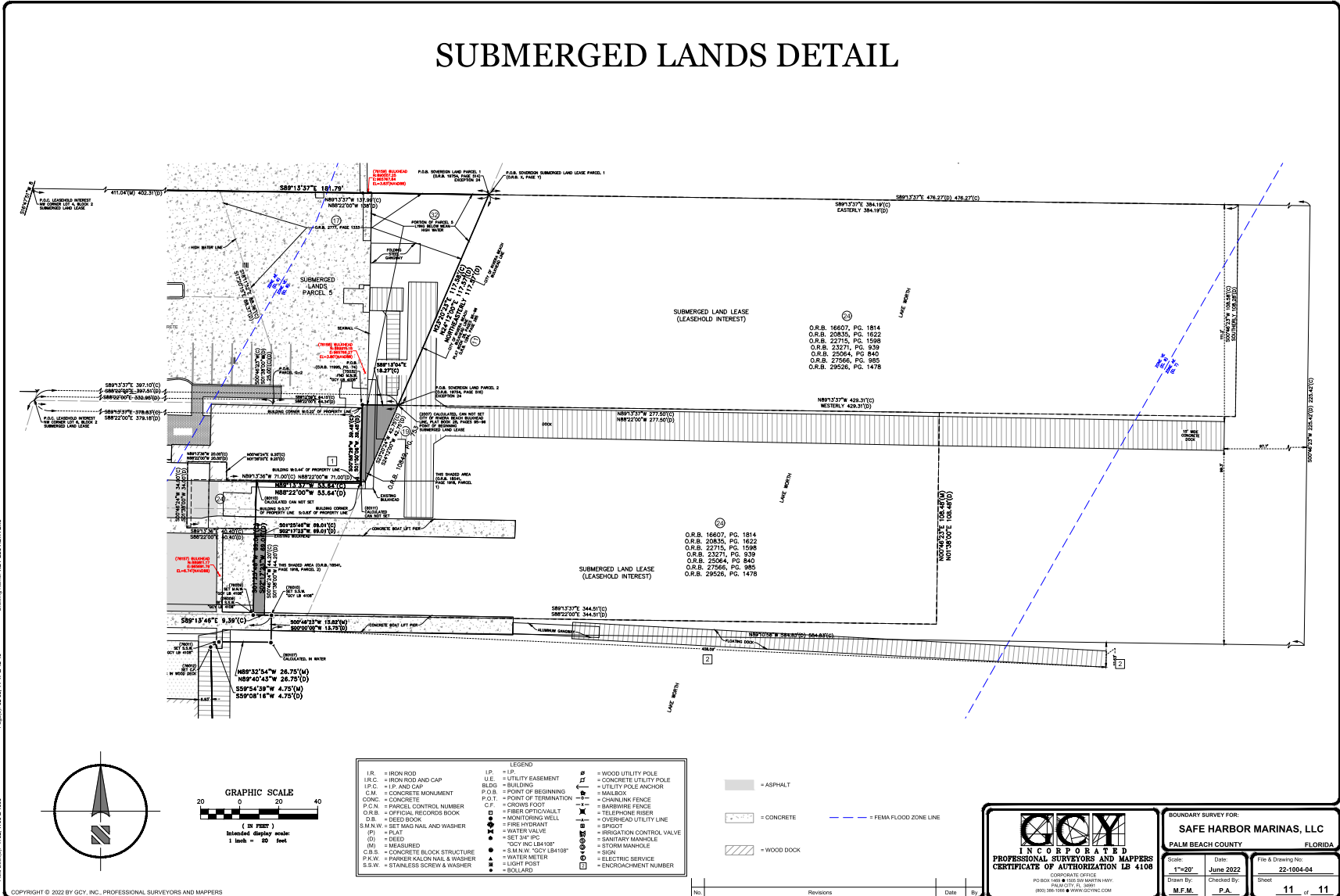
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BOUNDARY SURVEY FOR:		SAFE HARBOR MARINAS, LLC	
PALM BEACH COUNTY		FLORIDA	
Scale:	1"=10'	Date:	June 2022
Drawn By:	M.F.M.	Checked By:	P.A.
File & Drawing No:	22-1004-04	Sheet:	10 of 11

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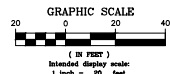
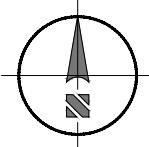
No.	Revisions	Date	By

SUBMERGED LANDS DETAIL



Drawing Name: SBP1 LEASE AREA
 Drawing No.: 22-1004-04
 Date: 06/22/2022

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LEGEND	
I.R. = IRON ROD	I.P. = I.P.
I.R.C. = IRON ROD AND CAP	U.E. = UTILITY EASEMENT
I.P.C. = I.P. AND CAP	B.LDG. = BUILDING
C.M. = CONCRETE MONUMENT	P.O.B. = POINT OF BEGINNING
CONC. = CONCRETE	P.O.T. = POINT OF TERMINATION
P.C.N. = PARCEL CONTROL NUMBER	C.F. = CROWN FOOT
O.R.B. = OFFICIAL RECORDS BOOK	F.O. = FIBER OPTIC CABLE
D.B. = DEED BOOK	M. = MONITORING WELL
S.M.N.W. = SET MAGNAIL AND WASHER	F.I. = FIBER OPTIC
(P) = PLAT	W.V. = WATER VALVE
(D) = DEED	S.I. = SET IRON
(M) = MEASURED	W.M. = "ODY INC LB410P"
C.B.S. = CONCRETE BLOCK STRUCTURE	W.M. = WATER METER
P.K.W. = PARKER KALON NAIL & WASHER	L.P. = LIGHT POST
S.S.W. = STAINLESS SCREEN & WASHER	B. = BOLLARD
	W.U.P. = WOOD UTILITY POLE
	C.U.P. = CONCRETE UTILITY POLE
	U.P.A. = UTILITY POLE ANCHOR
	M. = MAILBOX
	C.F. = CHAINLINK FENCE
	B.W. = BARBWARE FENCE
	T.R. = TELEPHONE RISER
	O.U.L. = OVERHEAD UTILITY LINE
	S. = SPIGOT
	I.C.V. = IRRIGATION CONTROL VALVE
	S.M. = SANITARY MANHOLE
	S.M. = STORM MANHOLE
	S. = SIGN
	E.S. = ELECTRIC SERVICE
	E.N. = ENCROACHMENT NUMBER

	= ASPHALT
	= CONCRETE
	= WOOD DOCK
	= FEMA FLOOD ZONE LINE

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PALM BEACH COUNTY
FLORIDA

Scale: 1"=20'	Date: June 2022	File & Drawing No: 22-1004-04
Drawn By: M.F.M.	Checked By: P.A.	Sheet: 11 of 11

MEMORANDUM

TO: Clarence Sirmons, Director Development Services

FROM: Terrence N. Bailey, PE, City Engineer

DATE: 6/28/22 updated 2/28/23

RE: Safe Harbor SP-22-0014/AB-22-0002/VA-22-0003/ZA-22-002/PA-23-0002

Engineering and Public Works comments are provided below:

1. General

- ~~a. Please make a plat submittal for concurrent review associated with all property under ownership in and around this property.~~
- ~~b. The proposed impervious area is 9297.2%, but the comprehensive plan provides that 80% is the maximum impervious.~~
- ~~e. The City is requesting this development reconstruct 22nd Ct from Broadway east to the Intracoastal.
 - ~~i. This will include a masonry wall along the south right of way line, heavy landscaping inside the southern right of way, curb/gutter and a 8' sidewalk along the north right of way line.~~
 - ~~ii. In addition, please repave 22nd street from Broadway to the guard house. At the east end of 22nd Ct, the existing seawall requires replacing and the community is requesting an amenity such as an observation deck similar to the deck recently removed.~~~~
- d. Please provide a letter from Goode Companies the City's waste hauler that the dumpster locations are sized appropriately and serviceable.
- ~~e. Please provide a copy of the PBC Concurrency letter.~~
- ~~f. The existing Palmtran bus stop between 20-21 requires improvement. Typically a full bus shelter is required for developments. Please coordinate with Development Services for details on the bus shelter. Please see the attached detail for the City standard bus shelter and the color is Blue 5005, the detail on sheet P113 is incorrect.~~
- ~~g. Please add a 10'x30' Palm Tran easement in the southwest corner to the site plan, plat, and landscape plan. Please coordinate with Palmtran if there is a preferred location from their perspective.~~
- ~~h. Please provide a full drainage report.~~
- ~~i. Please provide engineering drawings 40-60% constructability.~~
- j. Please show all site triangles at intersections with public roads.
- ~~k. Please add the FEMA flood map number, flood zone, and FEMA 100year flood elevation to the site and engineering plans.~~
- l. Provide a copy of the geotechnical report for the site supporting the groundwater elevation and percolation rate in the exfiltration trench calculations.**

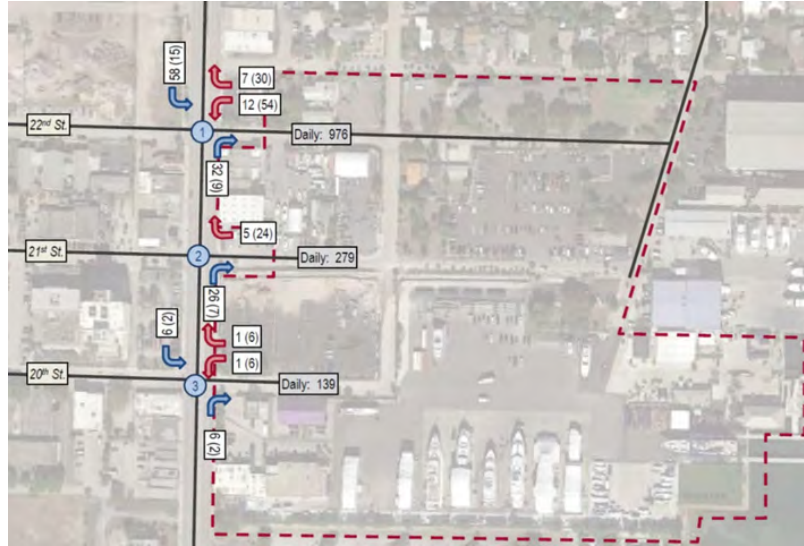
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- m. **The provided drainage calculations may have an issue with the discharge calculations as the number appear fixed throughout the entire storm for all cascade analysis provided, please review.**
- n. **On page 2 of the drainage report it indicates Appendix B is SFWMD permit 50-165279 but the actual attachment is rainfall curves, please review.**
- o. **On page 3 of the drainage report it indicates that the existing impervious area is 19.97 ac. It does not appear all of the improvements counted in the existing impervious area are captured in an approved site plan or City permit. Any construction conducted on the property that is not permitted cannot be counted in the existing condition. Please provide a copy of any previously approved site plan or City permits documenting the approved existing impervious on the site.**
- ~~p. Please contact Dalila Fernandez at FDOT for an access management pre application meeting, all projects abutting FDOT right of way are required to conduct the meeting (Email: D4AccessManagement@dot.state.fl.us Phone: 954 777 4363) Please provide a copy of the acknowledgement letter provided by the FDOT following the pre application meeting.~~
- ~~q. Please add a copy of the topographic survey to the civil set of plans.~~
- ~~r. The City Standard pavement section is 12" stabilized subgrade LBR 40, 8" limerock LBR 100, 1.5" S1, 1" S3 in public rights of way. Please utilize this section in 21st St, 22nd St, 22nd Ct, Avenue B and Avenue D. On sheet C702 the "standard pavement section" shows 12" recycled concrete and 3" of SP12.5, if it is the desire of the team to install this section in the public right of way, please provide a side by side comparison of the structural number for both sections for staff consideration.~~
- s. **The submitted photometric plan is incomplete and should provide a reading across the entire project area. It appears there are not proposed lights north of 22nd Street and there is not data south of 21st street.**
- t. **Please provide autoturn analysis for the site demonstrating the longest anticipated vehicle can enter and exit the site from the public rights of way.**
- ~~u. Please add a note on the site plan, landscape plan, and engineering plan that all landscape elements installed within the public right of way shall be the maintenance obligation of the project.~~
- ~~v. Please confirm that Avenue B from 22nd Ct to 21st St is being abandoned as the gate proposed at 22nd Ct and Avenue B cannot restrict access if this segment is to remain in the public domain.~~
- ~~w. Along Avenue B, please clearly indicate where the new property line will exist if the abandonment is approved. Ensure this property boundary is consistent on all plans submitted for review and approval.~~
- x. **Please provide a copy of the FDOT and SFWMD permits.**
- ~~y. A new gate is shown at the east end of 22nd Ct entering New Port Cove. If this property is under the same ownership, the property control number and acreage should be included in the submittal. If this parcel is not under the same ownership, the gate should be removed from the project scope.~~
- ~~z. The typical section for 22nd Ct with 10' lanes is incorrect, please amend to 12' lanes. In addition, if curbing is proposed it should be on both north and south edge of pavement. The proposed drainage pipe in 22nd Ct should maximize the opportunity for exfiltration between proposed inlets.~~

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2. Traffic Study

- a. ~~The submitted traffic study has all traffic from the development flowing from and to Broadway. Please confirm that no traffic from the project will be allowed to exit onto Avenue B.~~



- b. ~~The traffic analysis indicates that 976 vehicles will exist the project on 22nd-street onto Broadway. As this is the primary southbound exit for the Lake View community, the potential congestion at the signal will be an issue. Abandoning segments of 22nd-street will shorten the stacking east of the intersection exacerbating the congestion in the intersection.~~

3. Site Plan P100

- a. ~~The proposed 25'x40' FPL easement at 21st-street is not shown on the site plan. In addition, the 10'x30' Palmtran easement in the SW corner of the project is not shown on the site plan.~~
- b. **If 21st street is abandoned, where will public traffic traveling east from Broadway turn around. The proposed abandonment creates a dead end.**
- c. **Buildings 6 and 7 are not listed in the parking table.**
- d. ~~Please add a sign on sheet P110 stating that the parallel parking on Avenue D is 1 hour parking only.~~
- e. **If gates are intended at any or all driveways, please indicate if the gate is motorized, rolling, or swing style gates. In addition, please provide a narrative on how the entry gates will be operated and actuated when staff and customers seek entry into the site. Will there be a badge system, or call box? Manual gates, will they be opened and closed around business and operating hours?**
- f. ~~The maximum allowable driveway off of a public road is 35', please add dimensions to all driveways.~~

4. Civil Plan C500

- a. ~~The minimum diameter pipe size in public right of way shall be 15", please replace the 12" currently shown on the plans.~~
- b. ~~If the existing 15" RCP in Avenue C south of 22nd-Ct is to remain, this pipe must be lined as it has probably come to the end of its useful life. Please consider abandoning the pipe and relocating this connection to Avenue D with a new 18" or 24" connection.~~
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- e. ~~The proposed drainage pipe within public portions of 22nd St, 22nd Ct, and Avenue D shall have a 4'Hx5'W exfiltration trench.~~
- d. ~~At the SW corner of 22nd Ct and Avenue D there is a proposed spot elevation of 9.40 that will hold water. A curb inlet is necessary on the west side of Avenue D at this low spot unless this area can be regraded.~~
- e. ~~Along the south side of 21st St, the proposed curb and gutter ends at the property line at elevation 7.96. The adjacent onsite proposed spot is 8.08 trapping runoff at the new property line. Please review the grading in this area to avoid ponding.~~
- f. ~~On sheet C501, the existing storm manhole and catch basin at 22nd Ct and Avenue B are missing pipe sizes.~~
- g. ~~On sheet C502, please review the grading along the south side of the project to ensure all runoff remains onsite and is routed to the stormwater network. There doesn't appear to be a berm or swale at the property line to ensure runoff remains onsite.~~
- h. ~~On sheet C502, the proposed valley gutter at 20th St east of Broadway has only 0.1' of fall from the radius to the catch basin with rim el. 9.5.~~
- i. ~~On sheet C503, building 7 and the adjacent amenities require a finished floor elevation and sufficient grading. The existing elevation is 5.12 and the minimum finished floor 7.0 (1' above BFE). In addition, there doesn't appear to be any drainage structures within the vicinity of Building 7.~~
- j. ~~On sheet C504, the proposed sidewalk must extend east and connect to the proposed amenity. Please ensure continuity of the ADA accessible path to the amenity.~~
- k. ~~On sheet C600, the proposed forcemain must be moved north to allow the exfiltration trench in 22nd Ct, see the above comment.~~
- l. ~~On sheet C601, please note the SE corner of the proposed parking garage is only 6' away from the existing 12" watermain. Excavation for the garage footer will likely impact the integrity of this pipe.~~
- m. ~~On sheet C620, building 4 appears to be outside the FHA 300' radius and it relies on a hydrant on the west side of Broadway. Please consider adding a FHA at 22nd Ct and Avenue D.~~

Plat/Abandonment Comments:

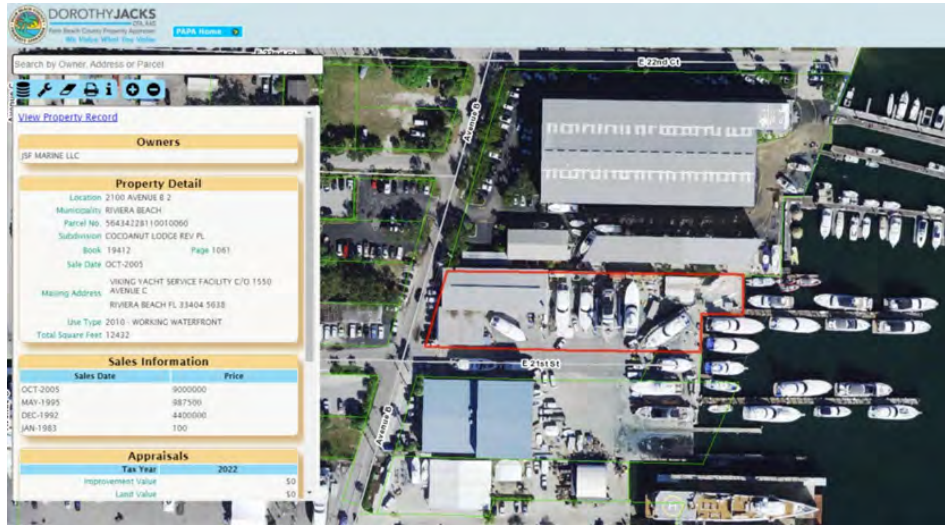
1. The provided plat is extremely preliminary and missing some critical information like the makes of entities. Please see the enclosed/attached examples.
2. Please ensure the palmtran easement shown on site plan in the SE corner of the project is shown on the plat, as well the language can be copied from below:

MASS TRANSIT EASEMENT

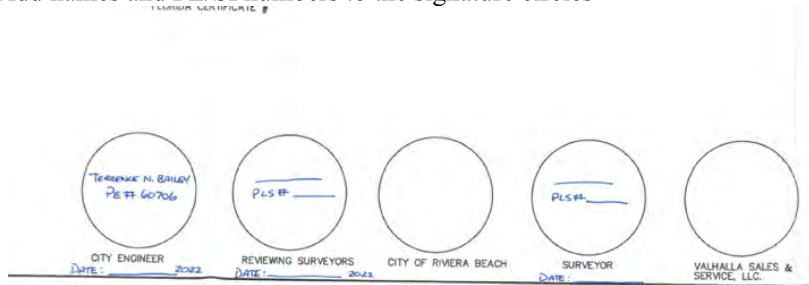
THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY BY THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE CARRINGTON PINES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNERS"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNERS UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

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3. There is a parcel at Avenue B and 21st, please provide an access easement from 22nd Ct and Avenue B south to this parcel to provide the necessary property interest for access.

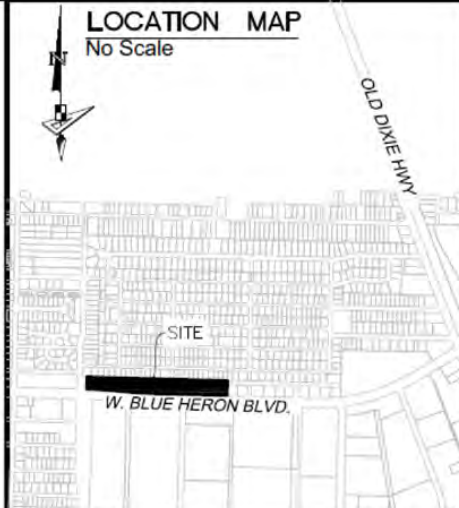
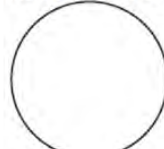


4. Please note the following for the plat cover page as shown below:
 - a. Add names and PE/SI numbers to the signature circles



- b. Please add the language on the resolution authorizing execution of the plat to the top right corner of the cover page.

RIVIERA BEACH, FLORIDA.... "The Best Waterfront City In Which To Live, Work & Play"

<p>LOCATION MAP No Scale</p> 	<p>STATE OF FLORIDA } COUNTY OF PALM BEACH } S.S.</p> <p>THIS INSTRUMENT WAS FILED FOR RECORD AT _____ M. THIS ____ DAY OF _____ 2022 AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____</p> <p>JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER</p> <p>BY: _____ D.C.</p>
<p>IFY THE ENT HER AND TION</p> <p>AS APPROVED ON _____, 2022 VIA CITY OF RIVERA BEACH RESOLUTION NO. _____-22</p>	<p>CLERK OF THE CIRCUIT COURT & COMPTROLLER SEAL</p> 

RIVIERA BEACH, FLORIDA.... "The Best Waterfront City In Which To Live, Work & Play"

March 20, 2023

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.
ADAM SWANEY, P.E., LEED AP
JENNIFER MALIN, P.S.M.

Clarence Sirmons, AICP
Director of Development Services
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, Florida, FL 33404
(Via E-Mail: CSirmons@rivierabeach.org)

**Re: Safe Harbor C.P.U.D Plat
Second Plat Review
Engenuity Group Project No. 14151.46**

Dear Mr. Sirmons:

This is the second review of this plat. This review is done for compliance with Chapter 177 Florida Statutes and the City of Riviera Beach regulations and to check legal descriptions for closure and sufficiency. This does not include a review of the included survey for compliance with Chapter 5J-17, Florida Administrative code. Following are our comments:

Notice

1. The abandonment must be completed prior to this plat.
2. An attorney still needs to be engaged to provide the Title Report as required by Chapter 177 F.S. This will confirm the owners that will be certified in the Title Certification on the plat and identify any mortgages. It is also necessary that the Attorney identifies the signatories and the titles and format of the signature blocks in the dedication. The attorney will also need to provide input regarding the cross-access easement.

SHEET 1

SUBTITLE (change this for all sheets)

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF THE FOLLOWING SUBDIVISIONS: COCOANUT LODGE, PLAT BOOK 6, PAGE 68, REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28, AND ALL OF RANDOLPH PARK, PLAT BOOK 27, PAGE 7, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS THAT RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SHM NEW PORT COVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO

DO BUSINESS IN FLORIDA , OWNERS OF THE LAND SHOWN HEREON AS SAFE HARBOR C.P.U.D. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DESCRIBED HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

1. RIGHT-OF-WAY

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. TRACT A

TRACT A IS HEREBY RESERVED BY THE ABOVE NAMED LIMITED LIBALITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABOVE NAMED LIMITED LIBALITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

3. CROSS ACCESS EASEMENT

THE CROSS ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS, OF THE LOTS IN BLOCK 1 AND LOTS 1 AND 2, BLOCK 2 TOGETHER WITH OWNERS OF THE RIGHT-OF-WAY FOR EAST 21ST STREET (PLATTED AS SECOND STREET), LYING BETWEEN SAID BLOCKS 1 AND 2, AS SHOWN ON THE REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. THIS DEDICATION IS MADE TO THE ABOVE OWNERS, THEIR SUCESSORS AND ASSIGNS, FOR PURPOSES OF ACCESS TO AND FROM U.S. 1 - BROADWAY AND THE ABOVE DESCRIBED PROPERTIES AND FOR OTHER USES CONSISTANT WITH PRIVATE STREET USES. THIS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABOVE NAMED LIMITED LIABILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

4. UTILITY EASEMENTS (WATER)

THE UTILITY EASEMENTS (WATER) ARE HEREBY DEDICATED TO THE RIVIERA BEACH UTILITY SPECIAL DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF WATER DISTRIBUTION SYSTEM FACILITIES.

5. UTILITY EASEMENTS (SANITARY SEWER)

THE UTILITY EASEMENTS (SANITARY SEWER) ARE HEREBY DEDICATED TO THE RIVIERA BEACH UTILITY SPECIAL DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEM FACILITIES.

6. UTILITY EASEMENTS (ELECTRIC)

THE UTILITY EASEMENTS (ELECTRIC) ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS AFFILATES LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS AS NON-EXCLUSIVE EASEMENTS FOREVER FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; WITH THE RIGHT TO CONSTRUCT, IMPROVE, ADD TO, ENLARGE, CHANGE THE

VOLTAGE AS WELL AS THE SIZE OF, AND REMOVE SUCH FACILITIES OR ANY OF THEM WITHIN THE EASEMENT AREAS AS SHOWN HEREON.

IN WITNESS WHEREOF, RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____

THIS _____ DAY OF _____, 2023.

SIGNED IN THE PRESENCE OF

SIGNATURE

RBY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME

TITLE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023 BY _____ AS _____ FOR RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMISSION EXPIRES

[Empty box for commission expiration date]

[Empty box for notary signature]

SIGNATURE

PRINTED NAME - NOTARY
PUBLIC

SEAL

IN WITNESS WHEREOF, SHM NEW PORT COVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

THIS _____ DAY OF _____, 2023.

SIGNED IN THE PRESENCE OF

SIGNATURE

SHM NEW PORT COVE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

PRINT NAME

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME

TITLE

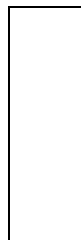
ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023 BY _____ AS _____ FOR SHM NEW PORT COVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMISSION EXPIRES



SIGNATURE

PRINTED NAME - NOTARY
PUBLIC
SEAL

NOTE:

1. The Attorney will need to provide us with the correct form for the signature blocks with the names and titles of the individuals executing. It appears the manager of SHM in the Florida registration is a different Delaware limited liability company.
2. Create the open brackets for the seal in Autocad. Make sure that above and below sufficient space is provided for a two inch circle within the brackets to accommodate round seals.
3. The above owners were identified in the property appraisers website and need to be confirmed by the title report that must be provided as per chapter 177 F.S.

MORTGAGEE'S JOINDER AND CONSENT

Note:

This item cannot be completed until the title report is provided. This must identify all mortgages (if any) together with names and titles of those executing on behalf of the Mortgagee.

TITLE CERTIFICATION

Note:

This item cannot be completed until the Attorney is engaged to provide the Title report. This Attorney should also be the individual executing the title certification on the plat.

SURVEYOR'S CERTIFICATIONS

These appear correct.

CITY APPROVALS

This appears correct.

SURVEYOR NOTES

Remove notes 3 and 6 and renumber the remainder.

CLERK'S CERTIFICATE

Increase the line space factor in the fill in area and replace the appropriate line with 2023.

SEAL CIRCLES

1. Remove the owner seal circle and caption.
2. The Mortgagee seal is unknown until the title report is provided.
3. City Engineer; add a signature line in the center of the seal circle with "TERRENCE N. BAILY" beneath the line and "P.E. NO. 60706" beneath the name. Change the caption above the circle to "CITY ENGINEER'S SEAL".

SHEET 2

LEGAL DESCRIPTION

1. Add a preamble.

Suggestion:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING IN PART PORTIONS OF SUBDIVISIONS AS SHOWN ON THE FOLLOWING PLATS: COCOANUT LODGE, PLAT BOOK 6, PAGE 68, REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28, AND ALL OF RANDOLPH PARK, PLAT BOOK 27, PAGE 7, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH THE PORTIONS OF THE RIGHTS-OF-WAY DEDICATED IN THE PLATS OF COCOANUT LODGE AND REVISED PLAT OF COCOANUT LODGE WHICH WERE ABANDONED BY RESOLUTIONS RECORDED IN OFFICIAL RECORDS BOOK 29497, PAGE 1951, OFFICIAL RECORDS BOOK _____, PAGE _____, AND OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

2. Correct the call for the south boundary which states the north line of Moroso Park and the south line of Light Harbor Marina are the same lines. The same course should have a description ", to the easterly boundary of said plat of Light Harbor Marina". The subsequent six courses should be described as "along the said easterly boundary for the following 6 courses" with the next course start with "thence departing said easterly boundary"
3. correct the misspelling of point as "POITN"
4. Add any missing descriptive calls to the legal description
5. Add an area footer showing the acreage.

LOCATION MAP

Relocate to sheet 1 centered beneath the subtitle.

SURVEYOR NOTES

1. Remove notes 3 and 6 and renumber the remainder.
2. These do not need to be on Sheet 1 and Sheet 2. We will not know the composition of the cover sheets when we get the title report and information regarding the signature blocks and mortgages.

Sheet 3

1. Correct the name of the plat to the north of the subject property to Lake View Park".
2. **General Comment:** crows foot arrows are only needed when clarification is necessary. In this 50 scale drawing we need all the space available. Where unnecessary, the crows foot arrows should be removed.
3. In Lake View Park, show the alley east of lot 120.
4. **General Comment:** For the map show the current street name as the prominent name (see the FDOT right-of-way map for an abbreviated example). Since the legal description is describing the land as shown on the plat the platted name should be prominent. A good example citing a right-of-way line in a legal would be "to the south line of the right-of-way for Ricou Avenue, 40 feet in width, as shown on the plat of Lake View Park, Plat Book 13, Page 50, Public Records of Palm Beach County, Florida, now named East 22nd Court". **Please apply this to all street names shown on the map.**
5. **General Comment:** in a crowded drawing it is preferable to use abbreviations such R/W and PB for Plat book as opposed to spelling them out.
6. Remove the redundant right-of-way labels for East 22nd Court. The middle one is sufficient.
7. Label the north line as the of the plat as the N. LINE OF PLAT OF COCOANUT LODGE, PB 6, PG 68 AND REVISED PLAT OF COCOANUT LODGE, PB 7, PG 52. Also label it as the SOUTH R/W LINE.
8. Increase the text size of State Plane Coordinates and show to 4 decimal places.
9. Label the r/w dedication tract as TRACT R with a subtitle (R/W DEDICATION). Remove the two labels "45.91' ROAD DEDICATION TRACT " and their leaders.
10. Remove the bearing along the north line of this tract (only the distance is required).
11. Label the main parcel as TRACT A. and label the distance along the north line of Tract A.
12. Place a note near the west boundary of Tract R "PRM'S SET ON OFFSET TO REFLECT R/W DEDICATION. otherwise they should be set on the plat boundary corners.
13. Label the NE COR LOT 18, BLOCK 9, PB 6, PG 68
14. Add descriptive annotation for the boundaries of the two not included parcels along U.S. 1.
15. Show the rights-of-way for the side streets west of U.S. 1.

16. show and label the Potter's west line as shown on the FDOT map and Revised plat of Coconut Lodge.
17. Dash the r/w line by plat (25 feet east of the Potter's line, add dimensions from the Potter's line to the platted r/w line and to the existing right-of-way line, label the both r/w lines.
18. Remove the redundant labels for U.S. 1.
19. It appears that the U.S. 1 r/w for portions of the subject parcel having U.S. 1 frontage and lying north of 21st Street are not on the same line as the r/w south of 21st Street. Please correct this.
20. Dash the Perpetual Easement and add the recording references for the ORB for the court case and the deed book.
21. Label the r/w lines for East 20th, 21st, and 22nd Streets.
22. Label the NW corner of Moroso Park and the north line of Moroso Park.
23. Label the easterly boundary and the north line of Light Harbour Marina, PB 68, Pg. 28.
24. Dimension the ties on the west end and the north end of the 12' Utility Easement (Sewer).

Sheet 4

1. Apply all the applicable changes for sheet 3 above.

Sincerely,

John J. Rice, P.S.M.
Senior Project Manager

March 20, 2023

Clarence Sirmons, AICP
Director of Development Services
City of Riviera Beach
600 West Blue Heron Blvd.
Riviera Beach, Florida, FL 33404
(Via E-Mail: CSirmons@rivierabeach.org)

**Re: Safe Harbor C.P.U.D Plat
Second Plat Review
Engenuity Group Project No. 14151.46**

Dear Mr. Sirmons:

This is the second review of this plat. This review is done for compliance with Chapter 177 Florida Statutes and the City of Riviera Beach regulations and to check legal descriptions for closure and sufficiency. This does not include a review of the included survey for compliance with Chapter 5J-17, Florida Administrative code. Following are our comments:

Notice

1. The abandonment must be completed prior to this plat.

Response: ACKNOWLEDGED. PLEASE CONDITION THE RECORDATION OF THE PLAT PENDING THE APPROVAL OF THE ABANDONMENTS.

2. An attorney still needs to be engaged to provide the Title Report as required by Chapter 177 F.S. This will confirm the owners that will be certified in the Title Certification on the plat and identify any mortgages. It is also necessary that the Attorney identifies the signatories and the titles and format of the signature blocks in the dedication. The attorney will also need to provide input regarding the cross-access easement.

Response: ACKNOWLEDGED. THIS COMMENT WILL BE ADDRESSED IN THE TIME BETWEEN NOW AND HEARING, PRIOR TO APPROVAL.

SHEET 1

SUBTITLE (change this for all sheets)

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF THE FOLLOWING SUBDIVISIONS: COCOANUT LODGE, PLAT BOOK 6, PAGE 68, REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28,

AND ALL OF RANDOLPH PARK, PLAT BOOK 27, PAGE 7, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

Response: DONE

DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS THAT RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SHM NEW PORT COVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA , OWNERS OF THE LAND SHOWN HEREON AS SAFE HARBOR C.P.U.D. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DESCRIBED HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

Response: DONE

1. RIGHT-OF-WAY

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

Response: DONE

2. TRACT A

TRACT A IS HEREBY RESERVED BY THE ABOVE NAMED LIMITED LIBALITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABOVE NAMED LIMITED LIBALITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

Response: DONE

3. CROSS ACCESS EASEMENT

THE CROSS ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS, OF THE LOTS IN BLOCK 1 AND LOTS 1 AND 2, BLOCK 2 TOGETHER WITH OWNERS OF THE RIGHT-OF-WAY FOR EAST 21ST STREET (PLATTED AS SECOND STREET), LYING BETWEEN SAID BLOCKS 1 AND 2, AS SHOWN ON THE REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. THIS DEDICATION IS MADE TO THE ABOVE OWNERS, THEIR SUCESSORS AND ASSIGNS, FOR PURPOSES OF ACCESS TO AND FROM U.S. 1 - BROADWAY AND THE ABOVE DESCRIBED PROPERTIES AND FOR OTHER USES CONSISTANT WITH PRIVATE STREET USES. THIS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABOVE NAMED LIMITED LIABILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

Response: DONE

4. UTILITY EASEMENTS (WATER)

THE UTILITY EASEMENTS (WATER) ARE HEREBY DEDICATED TO THE RIVIERA BEACH UTILITY SPECIAL DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF WATER DISTRIBUTION SYSTEM FACILITIES.

Response: DONE

5. UTILITY EASEMENTS (SANITARY SEWER)

THE UTILITY EASEMENTS (SANITARY SEWER) ARE HEREBY DEDICATED TO THE RIVIERA BEACH UTILITY SPECIAL DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEM FACILITIES.

Response: DONE

6. UTILITY EASEMENTS (ELECTRIC)

THE UTILITY EASEMENTS (ELECTRIC) ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS AFFILIATES LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS AS NON-EXCLUSIVE EASEMENTS FOREVER FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; WITH THE RIGHT TO CONSTRUCT, IMPROVE, ADD TO, ENLARGE, CHANGE THE VOLTAGE AS WELL AS THE SIZE OF, AND REMOVE SUCH FACILITIES OR ANY OF THEM WITHIN THE EASEMENT AREAS AS SHOWN HEREON.

Response: DONE

IN WITNESS WHEREOF, RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____

THIS _____ DAY OF _____, 2023.

SIGNED IN THE PRESENCE OF

SIGNATURE

RBY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME

TITLE

Response: DONE

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023 BY _____ AS _____ FOR RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMISSION EXPIRES

SIGNATURE

PRINTED NAME - NOTARY
PUBLIC

SEAL

IN WITNESS WHEREOF, SHM NEW PORT COVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS

THIS _____ DAY OF _____, 2023.

SIGNED IN THE PRESENCE OF

SIGNATURE

PRINT NAME

SIGNATURE

PRINT NAME

SHM NEW PORT COVE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

SIGNATURE

PRINT NAME

TITLE

Response: DONE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023 BY _____ AS _____ FOR SHM NEW PORT COVE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMISSION EXPIRES _____			_____ SIGNATURE _____ PRINTED NAME - NOTARY PUBLIC SEAL
-------------------------------	--	--	------------------------------------------------------------------------

Response: DONE

NOTE:

1. The Attorney will need to provide us with the correct form for the signature blocks with the names and titles of the individuals executing. it appears the manager of SHM in the Florida registration is a different Delaware limited liability company.

Response: ACKNOWLEDGED. THIS COMMENT WILL BE ADDRESSED IN THE TIME BETWEEN NOW AND HEARING, PRIOR TO APPROVAL.

2. Create the open brackets for the seal in Autocad. make sure that above and below sufficient space is provided for a two inch circle within the brackets to accommodate round seals.

Response: DONE

3. The above owners were identified in the property appraisers website and need to be confirmed by the title report that must to be provided as per chapter 177 F.S.

Response: DONE

MORTGAGEE'S JOINDER AND CONSENT

Note:

This item cannot be completed until the title report is provided. This must identify all mortgages (if any) together with names and titles of those executing on behalf of the Mortgagee.

Response: ACKNOWLEDGED. THIS COMMENT WILL BE ADDRESSED IN THE TIME BETWEEN NOW AND HEARING, PRIOR TO APPROVAL.

TITLE CERTIFICATION

Note:

This item cannot be completed until the Attorney is engaged to provide the Title report. This Attorney should also be the individual executing the title certification on the plat.

Response: ACKNOWLEDGED. THIS COMMENT WILL BE ADDRESSED IN THE TIME BETWEEN NOW AND HEARING, PRIOR TO APPROVAL.

SURVEYOR'S CERTIFICATIONS

These appear correct.

CITY APPROVALS

This appears correct.

SURVEYOR NOTES

Remove notes 3 and 6 and renumber the remainder.

Response: DONE

CLERK'S CERTIFICATE

Increase the line space factor in the fill in area and replace the appropriate line with 2023.

Response: DONE

SEAL CIRCLES

1. Remove the owner seal circle and caption.
2. The Mortgagee seal is unknown until the title report is provided.
3. City Engineer; add a signature line in the center of the seal circle with "TERRENCE N. BAILY" beneath the line and "P.E. NO. 60706" beneath the name. Change the caption above the circle to "CITY ENGINEER'S SEAL".

Response: DONE

SHEET 2

LEGAL DESCRIPTION

1. Add a preamble.

Suggestion:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING IN PART PORTIONS OF SUBDIVISIONS AS SHOWN ON THE FOLLOWING PLATS: COCOANUT LODGE, PLAT BOOK 6, PAGE 68, REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28, AND ALL OF RANDOLPH PARK, PLAT BOOK 27, PAGE 7, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH THE PORTIONS OF THE RIGHTS-OF-WAY DEDICATED IN THE PLATS OF COCOANUT LODGE AND REVISED PLAT OF COCOANUT LODGE WHICH WERE ABANDONED BY RESOLUTIONS RECORDED IN OFFICIAL RECORDS BOOK 29497, PAGE 1951, OFFICIAL RECORDS BOOK _____, PAGE _____, AND OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:

2. Correct the call for the south boundary which states the north line of Moroso Park and the south line of Light Harbor Marina are the same lines. The same course should have a description ", to the easterly boundary of said plat of Light Harbor Marina". The subsequent six courses should be described as "along the said easterly boundary for the following 6 courses" with the next course start with "thence departing said easterly boundary"

3. correct the misspelling of point as "POITN"

4. Add any missing descriptive calls to the legal description

5. Add an area footer showing the acreage.

Response: LEGAL DESCRIPTION HAS BEEN COMPLETELY REWRITTEN AND ANNOTATED

LOCATION MAP

Relocate to sheet 1 centered beneath the subtitle.

Response: DONE

SURVEYOR NOTES

1. Remove notes 3 and 6 and renumber the remainder.

2. These do not need to be on Sheet 1 and Sheet 2. We will not know the composition of the cover sheets when we get the title report and information regarding the signature blocks and mortgages.

Response: DONE

Sheet 3

1. Correct the name of the plat to the north of the subject property to Lake View Park".

Response: DONE

2. **General Comment:** crows foot arrows are only needed when clarification is necessary. In this 50 scale drawing we need all the space available. Where unnecessary, the crows foot arrows should be removed.

Response: GCY RESPECTFULLY DISAGREES AND HAS KEPT THE CROWS FEET

3. In Lake View Park, show the alley east of lot 120.

Response: DONE

4. **General Comment:** For the map show the current street name as the prominent name (see the FDOT right-of-way map for an abbreviated example). Since the legal description is describing the land as shown on the plat the platted name should be prominent. A good example citing a right-of-way line in a legal would be "to the south line of the right-of-way for Ricou Avenue, 40 feet in width, as shown on the plat of Lake View Park, Plat Book 13, Page 50, Public Records of Palm Beach County, Florida, now named East 22nd Court". **Please apply this to all street names shown on the map.**

Response: DONE

5. **General Comment:** in a crowded drawing it is preferable to use abbreviations such R/W and PB for Plat book as opposed to spelling them out.

Response: DONE

6. Remove the redundant right-of-way labels for East 22nd Court. The middle one is sufficient.

Response: DONE

7. Label the north line as the of the plat as the N. LINE OF PLAT OF COCOANUT LODGE, PB 6, PG 68 AND REVISED PLAT OF COCOANUT LODGE, PB 7, PG 52. Also label it as the SOUTH R/W LINE.

Response: DONE

8. Increase the text size of State Plane Coordinates and show to 4 decimal places.

Response: DONE

9. Label the r/w dedication tract as TRACT R with a subtitle (R/W DEDICATION). Remove the two labels "45.91' ROAD DEDICATION TRACT " and their leaders.

Response: DONE

10. Remove the bearing along the north line of this tract (only the distance is required).

Response: DONE, AND APPLIED TO OTHER BEARINGS WITHIN THE TRACT TO FOLLOW THE SAME LOGIC

11. Label the main parcel as TRACT A. and label the distance along the north line of Tract A.

Response: DONE

12. Place a note near the west boundary of Tract R "PRM'S SET ON OFFSET TO REFLECT R/W DEDICATION. otherwise they should be set on the plat boundary corners.

Response: DONE

13. Label the NE COR LOT 18, BLOCK 9, PB 6, PG 68

Response: ONE, AND SOUTHEAST PER NEW LEGAL DESCRIPTION

14. Add descriptive annotation for the boundaries of the two not included parcels along U.S. 1.

Response: DONE PER NEW LEGAL DESCRIPTION

15. Show the rights-of-way for the side streets west of U.S. 1.

Response: DONE

16. show and label the Potter's west line as shown on the FDOT map and Revised plat of Coconut Lodge.

Response: DONE

17. Dash the r/w line by plat (25 feet east of the Potter's line, add dimensions from the Potter's line to the platted r/w line and to the existing right-of-way line, label the both r/w lines.

Response: DONE

18. Remove the redundant labels for U.S. 1.

Response: DONE

19. It appears that the U.S. 1 r/w for portions of the subject parcel having U.S. 1 frontage and lying north of 21st Street are not on the same line as the r/w south of 21st Street. Please correct this.

Response: DONE

20. Dash the Perpetual Easement and add the recording references for the ORB for the court case and the deed book.

Response: DONE

21. Label the r/w lines for East 20th, 21st, and 22nd Streets.

Response: DONE

22. Label the NW corner of Moroso Park and the north line of Moroso Park.

Response: DONE

23. Label the easterly boundary and the north line of Light Harbour Marina, PB 68, Pg. 28.

Response: DONE

24. Dimension the ties on the west end and the north end of the 12' Utility Easement (Sewer).

Response: DONE

Sheet 4

1. Apply all the applicable changes for sheet 3 above.

Response: DONE

Sincerely,

A handwritten signature in blue ink, appearing to read "JJR", with a stylized flourish at the end.

John J. Rice, P.S.M.
Senior Project Manager

SAFE HARBOR C.P.U.D.

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF THE FOLLOWING SUBDIVISIONS: COCOANUT LODGE, PLAT BOOK 6, PAGE 68, REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28, AND ALL OF RANDOLPH PARK, PLAT BOOK 27, PAGE 7, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS THAT RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS:

SAFE HARBOR C.P.U.D.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. RIGHTS-OF-WAY:

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. TRACT A & TRACT B:

TRACT A AND TRACT B ARE HEREBY RESERVED BY THE ABOVE NAMED LIMITED LIABILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABOVE NAMED LIMITED LIABILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

3. CROSS ACCESS EASEMENT:

THE CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF THE LOTS IN BLOCK 1 AND LOTS 1 AND 2, BLOCK 2 TOGETHER WITH OWNERS OF THE RIGHT-OF-WAY FOR EAST 21ST STREET (PLATTED AS SECOND STREET), LYING BETWEEN SAID BLOCKS 1 AND 2, AS SHOWN ON THE REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THIS DEDICATION IS MADE TO THE ABOVE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES OF ACCESS TO AND FROM U.S. 1 - BROADWAY AND THE ABOVE DESCRIBED PROPERTIES AND FOR OTHER USES CONSISTENT WITH PRIVATE STREET USES. THIS EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ABOVE NAMED LIMITED LIABILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE OT THE CITY OF RIVIERA BEACH.

4. UTILITY EASEMENTS (WATER):

THE UTILITY EASEMENTS (WATER) ARE HEREBY DEDICATED TO THE RIVIERA BEACH UTILITY SPECIAL DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF WATER DISTRIBUTION SYSTEM FACILITIES.

5. UTILITY EASEMENTS (SANITARY SEWER):

THE UTILITY EASEMENTS (SANITARY SEWER) ARE HEREBY DEDICATED TO THE RIVIERA BEACH UTILITY SPECIAL DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER COLLECTION SYSTEM FACILITIES.

6. UTILITY EASEMENTS (ELECTRIC):

THE UTILITY EASEMENTS (ELECTRIC) ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS AS NON-EXCLUSIVE EASEMENTS FOREVER FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, WITH THE RIGHT TO CONSTRUCT, IMPROVE, AND TO ENLARGE, CHANGE THE VOLTAGE AS WELL AS THE SIZE OF, AND REMOVE SUCH FACILITIES OR ANY OF THEM WITHIN THE EASEMENT AREAS AS SHOWN HEREON.

IN WITNESS WHEREOF, RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.

THIS ____ DAY OF _____, 2023.

SIGNED IN THE PRESENCE OF

_____ SIGNATURE	RBY, LLC A FLORIDA LIMITED LIABILITY COMPANY
_____ PRINT NAME	_____ SIGNATURE
_____ SIGNATURE	_____ PRINT NAME
_____ PRINT NAME	_____ TITLE

ACKNOWLEDGEMENT

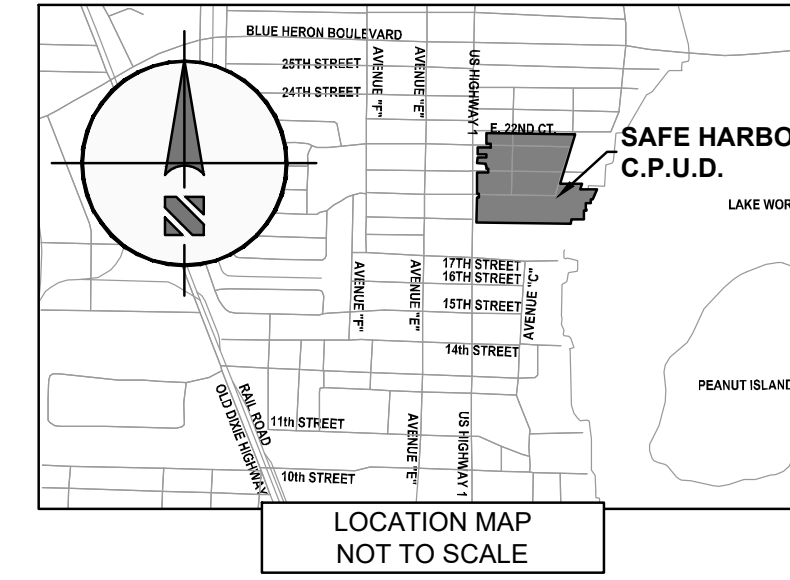
STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023 BY _____ AS _____ FOR RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

_____ SIGNATURE	_____ PRINTED NAME - NOTARY PUBLIC
--------------------	---------------------------------------



IN WITNESS WHEREOF, RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.

THIS ____ DAY OF _____, 2023.

SIGNED IN THE PRESENCE OF

_____ SIGNATURE	SHM NEW PORT COVE, LLC A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA
_____ PRINT NAME	_____ SIGNATURE
_____ SIGNATURE	_____ PRINT NAME
_____ PRINT NAME	_____ TITLE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2023 BY _____ AS _____ FOR RBY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES:

_____ SIGNATURE	_____ PRINTED NAME - NOTARY PUBLIC
--------------------	---------------------------------------

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____

COUNTY OF _____

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ (TITLE) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY ____ OF _____, 202__.

(BANK)

BY: _____ (SIGNATURE) _____ (PRINT TITLE)

(PRINT NAME)

WITNESS: _____ (SIGNATURE)

(PRINT NAME)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, _____, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN _____ (OWNER); THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION AS DEPICTED BY THIS PLAT.

BY: _____ (SIGNATURE) _____ (PRINT TITLE)

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS, ACCORDING TO SEC. 177.081(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

PETER ANDERSEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5199
STATE OF FLORIDA

DATE

REVIEWING SURVEYOR APPROVAL

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.s) OR MONUMENTS AT LOT CORNERS.

JOHN J. RICE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4506
STATE OF FLORIDA

DATE

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT ENTITLED "SAFE HARBOR C.P.U.D." HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS ____ DAY OF _____, 202__.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
TAWANNA SMITH, CMC, CITY CLERK

BY: _____
TERRENCE N. BAILEY, P.E., CITY ENGINEER

SURVEYOR'S NOTES:

1) THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) BEARINGS SHOWN HEREON ARE REFERENCED TO SOUTH RIGHT-OF-WAY LINE OF RICOU AVENUE (NOW E. 22ND COURT), AND ARE FURTHER REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

4) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD

AT _____ THIS ____ DAY OF

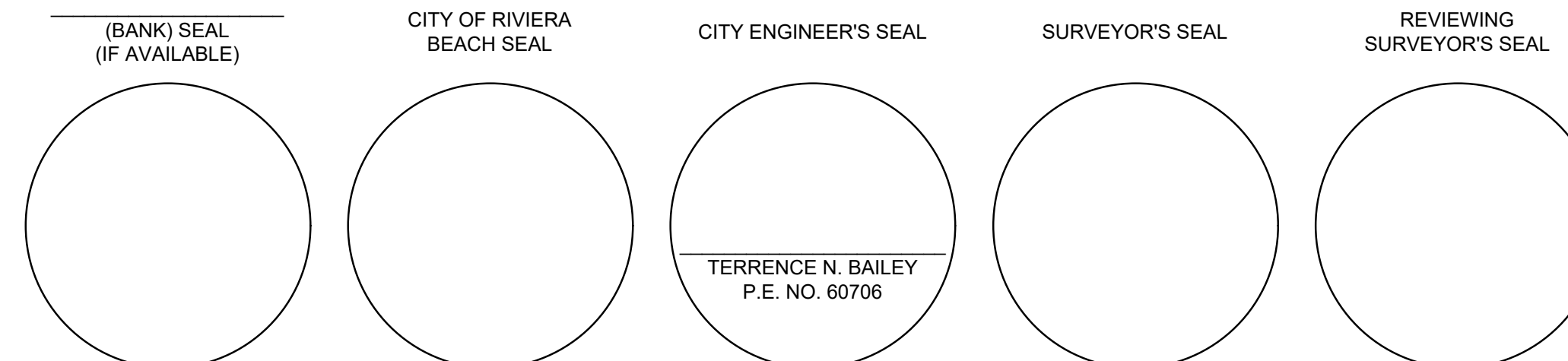
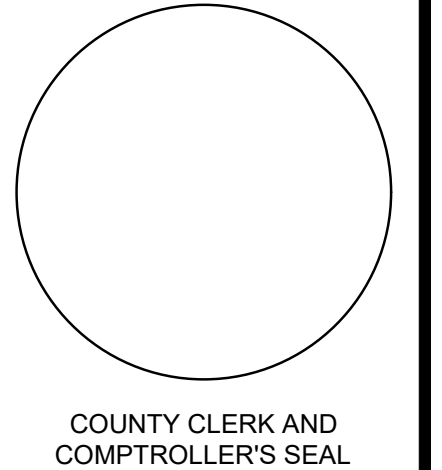
2023, ____ AND DULY RECORDED

IN PLAT BOOK _____ ON PAGES

____ THROUGH _____

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY: _____
DEPUTY CLERK



JOB NUMBER 22-1004-05
LICENSED BUSINESS #4108

INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
1505 SW MARTIN HWY. • PALM CITY, FL • 34990
PO BOX 1469 • PALM CITY, FL • 34991
(772) 286-8083 • WWW.GCYN.COM

SAFE HARBOR C.P.U.D.

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF THE FOLLOWING SUBDIVISIONS: COCOANUT LODGE, PLAT BOOK 6, PAGE 68, REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28, AND ALL OF RANDOLPH PARK, PLAT BOOK 27, PAGE 7, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION:

TWO PARCELS OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF THE FOLLOWING SUBDIVISIONS: COCOANUT LODGE, PLAT BOOK 6, PAGE 68, REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28, AND ALL OF RANDOLPH PARK, PLAT BOOK 27, PAGE 7, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE PORTIONS OF THE RIGHTS-OF-WAY DEDICATED IN THE PLATS OF COCOANUT LODGE AND REVISED PLAT OF COCOANUT LODGE WHICH WERE ABANDONED BY RESOLUTIONS RECORDED IN OFFICIAL RECORDS BOOK 29497, PAGE 1951, OFFICIAL RECORDS BOOK ____, PAGE ____, AND OFFICIAL RECORDS BOOK ____, PAGE ____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DRESCRIBED AS FOLLOWS:

TRACT A

BEGIN AT THE NORTHEAST CORNER OF BLOCK 4 OF SAID REVISED PLAT OF COCOANUT LODGE, ALSO BEING A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF THIRD STREET, NOW EAST 22ND STREET, AND THE WEST RIGHT-OF-WAY LINE OF NARCISSUS STREET, NOW AVENUE B, OF SAID REVISED PLAT OF COCOANUT LODGE.

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF AVENUE B OF SAID REVISED PLAT OF COCOANUT LODGE, AND THE EAST LINE OF LOTS 1, 2, 3 AND 4, BLOCK 4 AND LOTS 1, 2, 3 AND 4, BLOCK 5 OF SAID REVISED PLAT OF COCOANUT LODGE, SOUTH 16°47'51" WEST, A DISTANCE OF 396.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 5;

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF AVENUE B, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 2, BLOCK 5, SOUTH 89°13'37" EAST, A DISTANCE OF 24.97 FEET TO THE CENTERLINE OF SAID AVENUE B;

THENCE, DEPARTING SAID EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 2, ALONG CENTERLINE OF SAID AVENUE B, NORTH 16°45'51" EAST, A DISTANCE OF 5.51' TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 3, BLOCK 2, OF SAID REVISED PLAT OF COCOANUT LODGE;

THENCE, DEPARTING SAID CENTERLINE OF AVENUE B, ALONG SAID WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 3, AND THE NORTH LINE OF LOT 3, BLOCK 2, OF SAID REVISED PLAT OF COCOANUT LODGE, SOUTH 89°13'37" EAST A DISTANCE OF 259.58' TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE, ALONG THE EAST LINE OF SAID LOT 3, SOUTH 21°53'25" WEST, A DISTANCE OF 58.08 FEET;

THENCE SOUTH 89°13'37" EAST, A DISTANCE OF 181.79 FEET TO A POINT ON THE CITY OF RIVIERA BEACH BULKHEAD LINE, AS RECORDED IN PLAT BOOK 28, PAGE 95 AND OFFICIAL RECORDS BOOK 1284, PAGE 285, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS;

THENCE, DEPARTING THE NORTH LINE OF SAID LOT 3, ALONG SAID CITY OF RIVIERA BEACH BULKHEAD LINE, SOUTH 23°20'23" WEST, A DISTANCE OF 117.58' TO THE NORTH LINE OF THE LEASEHOLD INTEREST IN "A PARCEL OF SOVEREIGNTY LAND", AS RECORDED IN OFFICIAL RECORDS BOOK 19754, PAGE 509, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS;

THENCE, DEPARTING SAID CITY OF RIVIERA BEACH BULKHEAD LINE, ALONG THE NORTH LINE OF SAID PARCEL OF SOVEREIGNTY LAND, NORTH 89°13'04" WEST, A DISTANCE OF 18.27 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL OF SOVEREIGNTY LAND THE FOLLOWING THREE COURSES:

- 1) SOUTH 00°58'29" WEST, A DISTANCE OF 39.48 FEET;
 - 2) NORTH 89°13'37" WEST, A DISTANCE OF 53.64 FEET;
 - 3) SOUTH 01°25'46" WEST, A DISTANCE OF 69.01 FEET TO ATHE NORTH LINE OF SAID LIGHT HARBOR MARINA;
- THENCE, DEPARTING SAID PARCEL OF SOVEREIGNTY LAND, ALONG THE NORTH LINE OF SAID LIGHT HARBOR MARINA, SOUTH 89°13'46" EAST, A DISTANCE OF 9.39 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LIGHT HARBOR MARINA THE FOLLOWING SIX COURSES:

- 1) SOUTH 00°46'23" WEST, A DISTANCE OF 13.82 FEET;
- 2) NORTH 89°32'54" WEST, A DISTANCE OF 26.75 FEET;
- 3) SOUTH 59°54'39" WEST, A DISTANCE OF 4.75 FEET;
- 4) SOUTH 01°07'48" EAST, A DISTANCE OF 88.78 FEET;
- 5) NORTH 89°46'48" WEST, A DISTANCE OF 135.71 FEET;
- 6) SOUTH 03°49'27" WEST, A DISTANCE OF 48.85 FEET;

THENCE, ALONG THE NORTH LINE OF MOROSO PARK, AS RECORDED IN PLAT BOOK 110, PAGE 179 OF PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, NORTH 89°13'38" WEST, A DISTANCE OF 1003.74 FEET TO THE NORTHWEST CORNER OF SAID MOROSO PARK, AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. - 1 / BROADWAY, AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 93020-2520, ITEM / SEGMENT NUMBER 2297441 (DATED 2/20/2009);

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1, NORTH 00°37'23" EAST, A DISTANCE OF 268.23 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1 AND THE SOUTH RIGHT-OF-WAY LINE OF FIRST STREET, NOW KNOWN AS EAST 20TH STREET, OF SAID COCOANUT LODGE;

THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST 20TH /STREET, SOUTH 89°13'37" EAST, A DISTANCE OF 20.00 FEET;

THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF EAST 20TH STREET, NORTH 00°37'23" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 20TH STREET;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST 20TH STREET, NORTH 89°13'37" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1;

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1, NORTH 00°37'23" EAST, A DISTANCE OF 226.87 FEET TO A POINT AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY WAY LINE OF U.S. - 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SECOND STREET, NOW KNOWN AS EAST 21ST STREET, OF SAID COCOANUT LODGE;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE OF U.S. - 1, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST 21ST STREET, SOUTH 89°13'37" EAST, A DISTANCE OF 117.69 FEET;

THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF EAST 21ST STREET, NORTH 00°46'23" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 21ST STREET AND THE SOUTH LINE OF THE LANDS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 33716, PAGE 1419, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST 21ST STREET AND SAID SOUTH LINE OF SAID SPECIAL WARRANTY DEED, NORTH 89°13'37" WEST, A DISTANCE OF 22.54 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING NINE COURSES:

- 1) NORTH 00°38'00" EAST, A DISTANCE OF 34.04 FEET;
- 2) NORTH 89°14'06" WEST, A DISTANCE OF 4.20 FEET;
- 3) NORTH 00°38'00" EAST, A DISTANCE OF 22.30 FEET;
- 4) NORTH 89°14'06" WEST, A DISTANCE OF 91.07 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1;
- 5) ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1, NORTH 00°37'23" EAST, A DISTANCE OF 62.66 FEET;
- 6) DEPARTING SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1, SOUTH 89°14'35" EAST, A DISTANCE OF 95.28 FEET;
- 7) NORTH 00°38'00" EAST, A DISTANCE OF 33.03 FEET;
- 8) NORTH 89°15'14" WEST, A DISTANCE OF 95.28 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1;
- 9) ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1, NORTH 00°37'23" EAST, A DISTANCE OF 75.00 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1 AND THE SOUTH RIGHT-OF-WAY LINE OF THIRD STREET, NOW CALLED EAST 22ND STREET, OF SAID COCOANUT LODGE;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF U.S. - 1, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST 22ND STREET, SOUTH 89°15'14" EAST, A DISTANCE OF 943.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.72 ACRES, MORE OR LESS.

TRACT B

BEGIN AT THE NORTHEAST CORNER OF BLOCK 3 OF SAID REVISED PLAT OF COCOANUT LODGE, ALSO BEING A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RICOU AVENUE, NOW EAST 22ND COURT, AND THE WEST RIGHT-OF-WAY LINE OF NARCISSUS STREET, NOW AVENUE B, OF SAID REVISED PLAT OF COCOANUT LODGE.

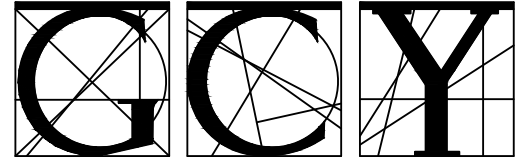
THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF AVENUE B OF SAID REVISED PLAT OF COCOANUT LODGE, AND THE EAST LINE OF BLOCK 3, SAID REVISED PLAT OF COCOANUT LODGE, SOUTH 16°47'51" WEST, A DISTANCE OF 117.42 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3, ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID AVENUE B AND THE NORTH RIGHT-OF-WAY LINE OF THIRD STREET, NOW EAST 22ND STREET, OF SAID COCOANUT LODGE;

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID AVENUE B, ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST 22ND STREET, NORTH 89°14'05" WEST, A DISTANCE OF 859.37 FEET, TO THE SOUTHEAST CORNER OF LOT 18, BLOCK 9, OF SAID COCOANUT LODGE;

THENCE, DEPARTING SAID NORTH-RIGHT-OF-WAY LINE OF SAID EAST 22ND STREET, ALONG THE EAST LINE OF SAID LOT 18, NORTH 00°37'23" EAST, A DISTANCE OF 112.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 18 AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 22ND COURT, THE NORTH LINE OF SAID COCOANUT LODGE AND THE NORTH LINE OF SAID REVISED PLAT OF COCOANUT LODGE;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST 22ND COURT, SAID NORTH LINE OF COCOANUT LODGE AND SAID NORTH LINE OF REVISED PLAT OF COCOANUT LODGE, SOUTH 89°13'47" EAST, A DISTANCE OF 892.08 FEET TO THE POINT OF BEGINNING.

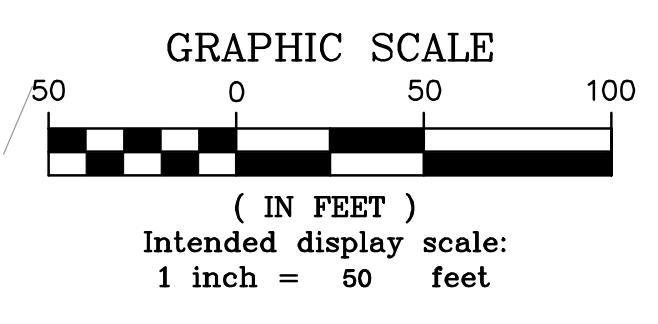
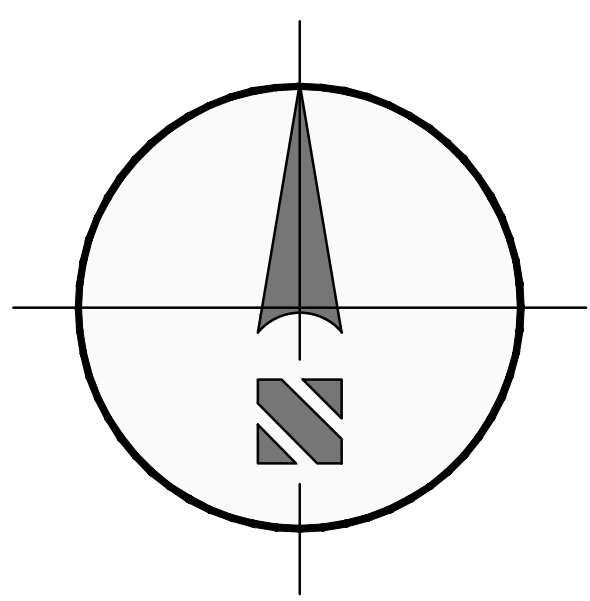
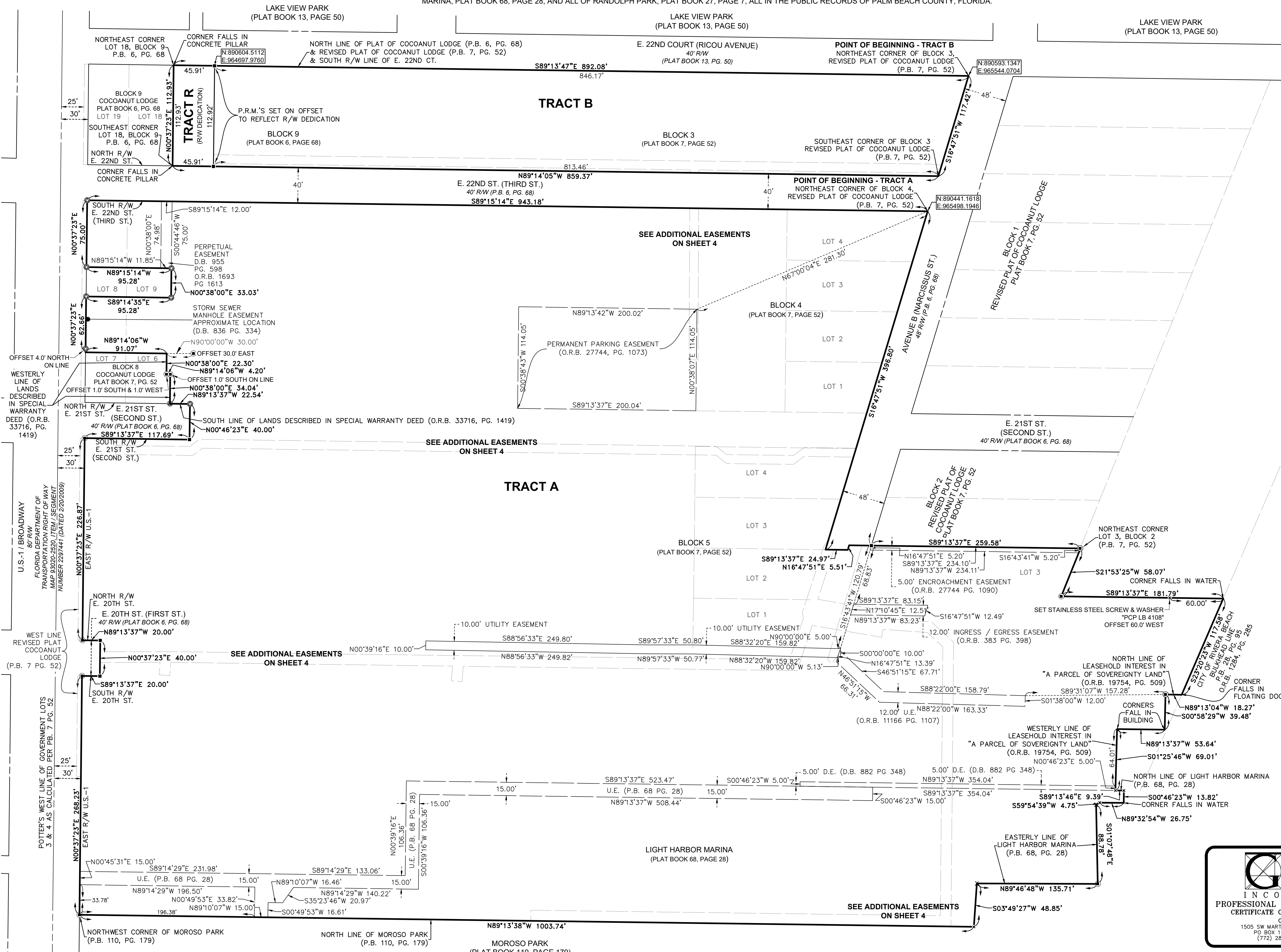
JOB NUMBER 22-1004-05
LICENSED BUSINESS #4108


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Sheet 2 of 4

SAFE HARBOR C.P.U.D.

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING IN PART A REPLAT OF PORTIONS OF THE FOLLOWING SUBDIVISIONS: COCOANUT LODGE, PLAT BOOK 6, PAGE 68, REVISED PLAT OF COCOANUT LODGE, PLAT BOOK 7, PAGE 52, LIGHT HARBOR MARINA, PLAT BOOK 68, PAGE 28, AND ALL OF RANDOLPH PARK, PLAT BOOK 27, PAGE 7, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



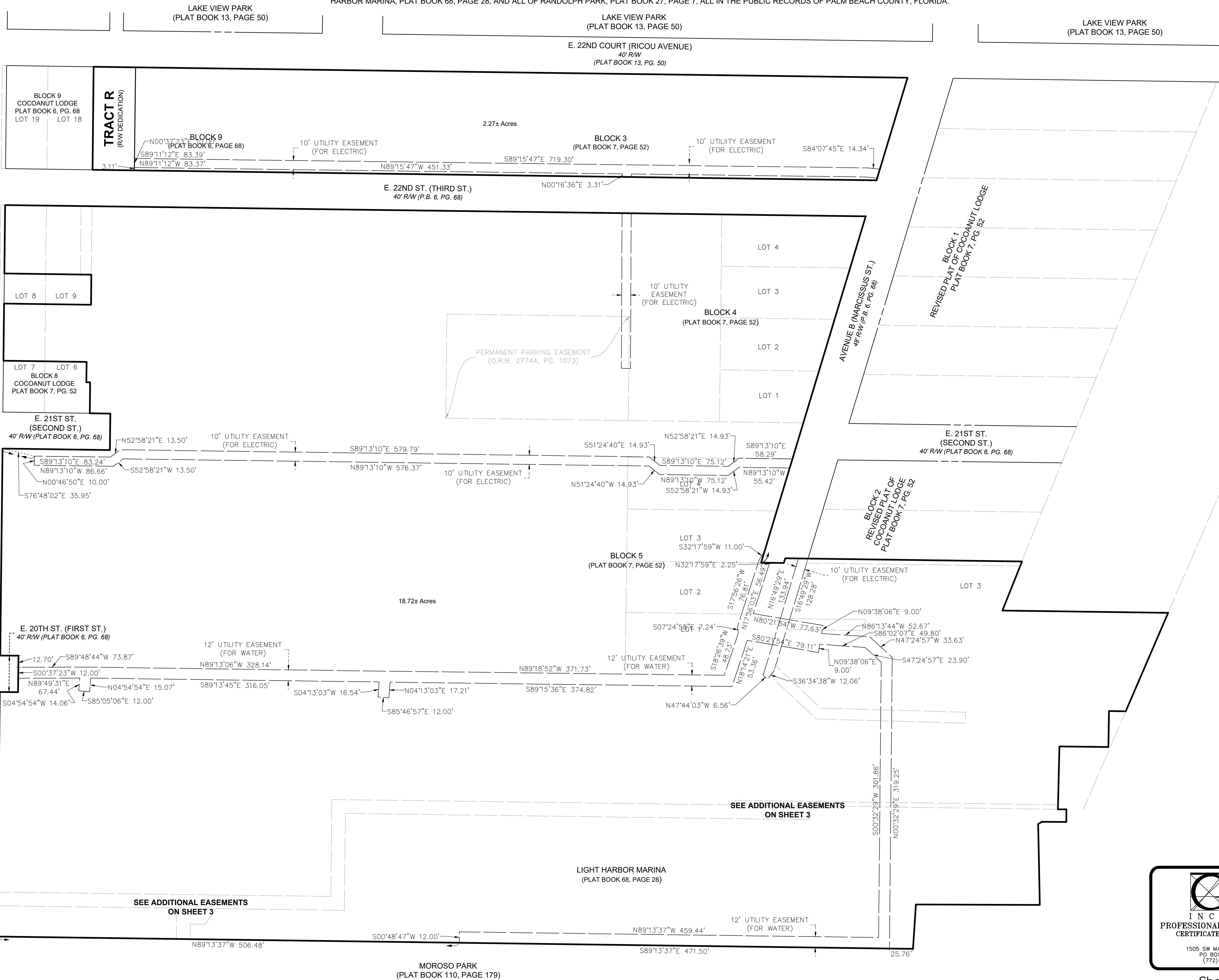
LEGEND

- = SET MAG NAIL & WASHER "PCP LB 4108"
- = SET 4" X 4" CONCRETE MONUMENT W/ ALUMINUM DISK "GCY INC LB 4108 P.R.M. P.S.M. 5199"
- = FOUND MAG NAIL & WASHER "GCY LB 4108"
- x = FOUND STAINLESS STEEL SCREW & WASHER "GCY LB 4108"
- = FOUND CROW'S FOOT (X MARK)
- C.M. = CONCRETE MONUMENT
- I.R.C. = IRON ROD & CAP
- P.K.W. = PARKER KALON NAIL & WASHER
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK (PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS)
- D.B. = DEED BOOK (PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS)
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY

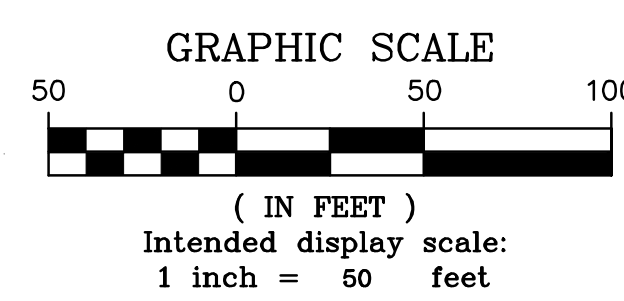
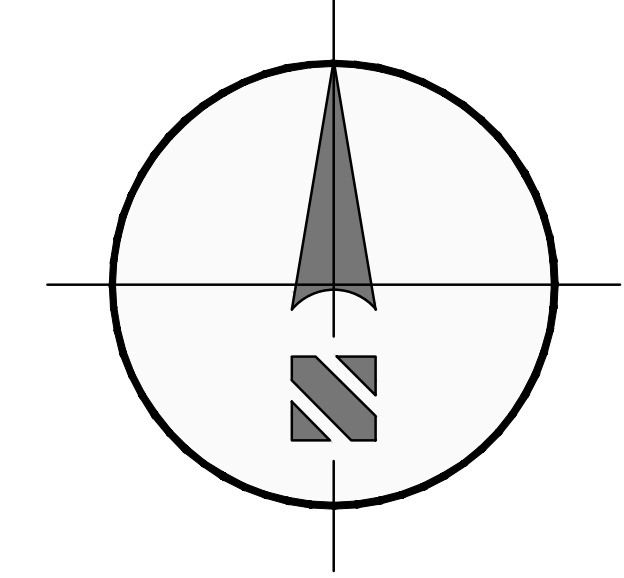
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U.S.-1/ BROADWAY
 80' RW
 FLORIDA DEPARTMENT OF
 TRANSPORTATION RIGHT OF WAY
 MAP 93020-2920, ITEM / SEGMENT
 NUMBER 2297441 (DATED 2/20/2009)



LEGEND	
⊙	= SET MAG NAIL & WASHER "PCP LB 4108"
■	= SET 4" X 4" CONCRETE MONUMENT W/ ALUMINUM DISK "GCY INC LB 4108 P.R.M. P.S.M. 5199"
⊙	= FOUND MAG NAIL & WASHER "GCY LB 4108"
x	= FOUND STAINLESS STEEL SCREW & WASHER "GCY LB 4108"
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