

LEGAL DESCRIPTION

D.R.B. 3314, PAGE 663
PARCEL 1:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE RUN S 23°55'56" E, ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN S 23° 33'56" E, ALONG THE WESTERLY LINE OF LOT 2, A DISTANCE OF 436.74 FEET; THENCE RUN N 86°50'33" E, A DISTANCE OF 88.48 FEET; THENCE RUN N 7°16'14" E, A DISTANCE OF 188.16 FEET; THENCE RUN S 82°42'46" E, A DISTANCE OF 200.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76; THENCE RUN N 7°16'14" E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, A DISTANCE OF 476.55 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF A 30.00 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN S 66°29'06" W, ALONG SAID PLATTED ROAD RIGHT-OF-WAY A DISTANCE OF 594.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT TWO PARCELS OF LAND CONTAINED IN ORDER OF TAKING FOR STATE ROAD 76 FEE SIMPLE RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 2115, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A (D.R.B. 935, PAGE 2115):

THAT PART OF TRACT 2, BLOCK 45, ACCORDING TO THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2; THENCE RUN SOUTH 23°47'39" EAST ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 66.74 FEET; THENCE NORTH 84°32'10" EAST, A DISTANCE OF 485.62 FEET TO POINT OF BEGINNING OF THE HEREBY DESCRIBED PARCEL; THENCE NORTH 84°22'10" EAST, A DISTANCE OF 11.64 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE FOR SAID STATE ROAD 76; THENCE SOUTH 06°58'15" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 240.38 FEET; THENCE SOUTH 84°32'10" WEST, A DISTANCE OF 10.47 FEET TO THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 22,858.32 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 07°02'50" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 00°15'22", A DISTANCE OF 102.21 FEET TO THE END OF SAID CURVE; THENCE NORTH 06°58'15" EAST ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 134.47 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B (D.R.B. 935, PAGE 2115):

THAT PART OF TRACT 2, BLOCK 45, ACCORDING TO THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD 76, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2; THENCE RUN SOUTH 23°47'39" EAST ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET; THENCE NORTH 86°11'15" EAST, A DISTANCE OF 382.71 FEET TO THE POINT OF BEGINNING OF THE HEREBY DESCRIBED PARCEL; THENCE CONTINUE NORTH 86°11'15" EAST, A DISTANCE OF 11.64 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE FOR SAID STATE ROAD 76; THENCE SOUTH 06°58'15" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 240.38 FEET; THENCE SOUTH 84°32'10" WEST, A DISTANCE OF 10.47 FEET TO THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 22,858.32 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 07°02'50" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CENTRAL ANGLE OF 00°15'22", A DISTANCE OF 102.21 FEET TO THE END OF SAID CURVE; THENCE NORTH 06°58'15" EAST ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 134.47 FEET TO THE POINT OF BEGINNING.

AND FURTHER LESS AND EXCEPT LAND CONVEYED TO R & L INVESTMENTS VI, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN OFFICIAL RECORDS BOOK 2977, PAGE 121, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWESTERLY CORNER OF TRACT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S 23°54'17" E, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET; THENCE CONTINUE S 23°54'17" E ALONG THE WESTERLY LINE OF TRACT 2, A DISTANCE OF 287.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 23°54'17" E ALONG THE WESTERLY LINE OF TRACT 2, A DISTANCE OF 377.19 FEET TO THE SOUTHWESTERLY CORNER OF TRACT 2; THENCE N 66°09'05" E ALONG THE SOUTHERLY LINE OF TRACT 2, A DISTANCE OF 190.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON RIGHT OF WAY MAP SECTION 89060-2910 (2011); THENCE CONTINUE S 23°54'17" E ALONG THE WESTERLY LINE OF TRACT 2, A DISTANCE OF 126.34 FEET; THENCE NORTH 82°10'44" WEST, A DISTANCE OF 173.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 ACCORDING TO EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2977, PAGE 139, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT LYING IN TRACT 2, BLOCK 45, ST. LUCIE INLET FARMS, PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID EASEMENT BEING 24 FEET WIDE LYING 12 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT 2, BLOCK 45; THENCE SOUTH 23°54'17" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 282.74 FEET; THENCE SOUTH 82°10'44" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 07°04'17" WEST, A DISTANCE OF 36.74 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 31°43'33"; THENCE RUN SOUTH, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°54'17" EAST, A DISTANCE OF 159.89 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 44°32'00"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75 FEET AND A CENTRAL ANGLE OF 44°32'00"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23°52'55" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF TERMINUS, SAID POINT BEING ON THE SOUTH LINE OF SAID TRACT 2.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 ACCORDING TO RESTATED GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2538, PAGE 1564, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 3.74 ACRES, MORE OR LESS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT 2 OF THE PLAT OF SAINT LUCIE INLET FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, NOW MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

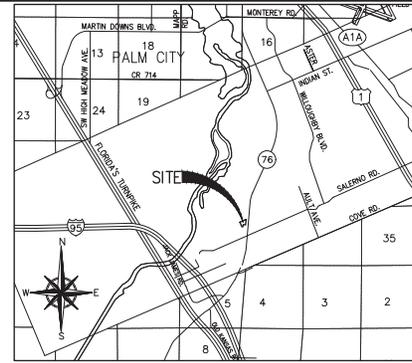
COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT 2; THENCE SOUTH 23°53'11" EAST, ALONG THE WESTERLY LINE OF SAID TRACT 2, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66°09'51" EAST ALONG A LINE BEING BOUNDARY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID TRACT 2, A DISTANCE OF 283.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTH KANNER HIGHWAY PER FLORIDA DEPARTMENT OF RIGHT OF WAY MAP SECTION 89060-2910 (2011); THENCE SOUTH 85°54'45" WEST, 134.47 FEET TO THE BEGINNING OF A FANSHED CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 22,858.32 FEET; THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 336.13 FEET, THROUGH A CENTRAL ANGLE OF 05°03'33"; THENCE, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 83°03'11" WEST, A DISTANCE OF 87.70 FEET; THENCE SOUTH 45°58'59" WEST, 60.41 FEET; THENCE NORTH 82°04'47" WEST, 173.67 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID TRACT 2; THENCE NORTH 23°53'11" WEST ALONG SAID WESTERLY LINE, 287.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.74 ACRES, MORE OR LESS.

BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ABBREVIATIONS

- BL BETSY LINDSAY, INC.
- A CENTRAL (DELTA) ANGLE
- C CALCULATED
- CM CONCRETE MONUMENT
- CONC. CONCRETE
- D PER DEED
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- FND FOUND
- IRC IRON ROD & CAP
- L LENGTH
- LB LICENSED BUSINESS
- (M) FIELD MEASURED BETWEEN FOUND MONUMENTS
- M/W MAG NAIL & WASHER
- NO. NUMBER
- D.R.B. OFFICIAL RECORDS BOOK
- PMW PARKER KALON NAIL & WASHER
- P.L.S. PROFESSIONAL LAND SURVEYOR
- R RADIUS



SURVEYOR'S NOTES

- BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA EAST ZONE, U.S. SURVEY FEET, REFERENCE A BEARING OF 566°09'51" ALONG THE NORTHERLY LINE OF TRACT 2, BLOCK 45, OF THE PLAT OF ST. LUCIE INLET FARMS.
- THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
- THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
- NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR UNLESS DIGITALLY SIGNED.
- THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120161, PANEL 0144, SUFFIX H, EFFECTIVE DATE FEBRUARY 19, 2020. NO SEARCH FOR MAP MODIFICATIONS HAS BEEN DONE BY THIS SURVEYOR.
- THIS SURVEY WAS DONE IN THE FIELD UTILIZING GLOBAL POSITIONING SYSTEM (G.P.S.) WITH REAL TIME KINEMATIC (RTK). ALL DISTANCES GIVEN ARE GRID DISTANCES. THE SCALE FACTOR IS 1.000008902.
- LAST DATE OF FIELD DATA ACQUISITION WAS CARRIED OUT ON NOVEMBER 28, 2022.
- THIS SURVEY WAS DONE WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PERFORMED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERENCE ORDER NO. GLN2301675, DATED OCTOBER 9, 2023 AT 6:59 AM., REFERENCE THE FOLLOWING EXCEPTIONS:
 - Restrictions, reservations, covenants and encumbrances, if any, as indicated and/or shown on the certain Plat recorded in Plat Book J, at Page(s) 98, of the Public Records of Martin County, Florida, RESPONSE: SHOWN ON SURVEY.
 - Terms and conditions of Easement Agreement recorded in Official Records Book 2977, Page 139, RESPONSE: INTERESS, FORESS AND ACCESS EASEMENT - SHOWN ON SURVEY.
 - Terms and conditions of Restated Grant of Easement recorded in Official Records Book 2538, Page 1564, RESPONSE: INTERESS AND FORESS EASEMENT - SHOWN ON SURVEY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON AUGUST 25, 2020, AND WAS UPDATED WITH A FIELD SURVEY ON NOVEMBER 28, 2022, UPDATED AGAIN ON JANUARY 5, 2023, UPDATED AGAIN ON JANUARY 9, 2023 AND UPDATED AGAIN ON OCTOBER 17, 2023 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6A-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Robert J. Mellis Digitally signed by
Betsy Lindsay, Inc. Date: 2025.01.13 13:59:47 -05'00'



ROBERT J. MELLIS, P.L.S. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT J. MELLIS, P.L.S. 5214 ON January 13, 2025

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7807 SW JACK JAMES DRIVE SUIT 101, PALM CITY, FLORIDA 34907
772-286-5783 (772)286-5683 FAX
LICENSED BUSINESS NO. 8682

DATE	REVISIONS
11/08/2022	ADD TREES TO SURVEY
12/27/2022	ADD PARCEL CONTROL NUMBER
12/27/2023	ADD TOPO & UPDATE DRAWING
1/9/2023	ADD TOPO & UPDATE DRAWING
05/07/2023	UPDATE SURVEY
8/13/2024	REV. FOR P.L.S. COMMENTS
5/09/2024	UPDATE TITLE AND CONTROL
7/25/2024	REV. OWNER NAME
10/17/2024	REV. FOR MAPPING COMMENTS
10/17/2024	REV. FOR NORTH CURVE

DATE: 01/09/2023
SCALE: 1"=40'
FIELD BK: SUIT 101
DRAWN BY: B.L.
CHECKED BY: E.R.

TRACT 2, BLOCK 45, SAINT LUCIE INLET FARMS
MARTIN COUNTY, FLORIDA
BOUNDARY SURVEY
USA AUTO WASH, LLC

SHEET NO. 1
OF 2 SHEETS
PROJECT NO. 20-91

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 289-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT www.martin.fl.us/accessibility-feedback

