

**EXHIBIT 2 - ADDED PARCEL  
LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA**

**LEGAL DESCRIPTION CONSERVATION EASEMENT**

A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE NORTH 0°06'52" EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 1320.06 FEET TO THE NORTH LINE OF TRACT "MC", TUSCAWILLA PUD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 39 MARTIN COUNTY, FLORIDA PUBLIC RECORDS AND THE **POINT OF BEGINNING**;

THENCE, CONTINUING NORTH 0°06'52" EAST ALONG SAID WEST LINE A DISTANCE OF 435.26 FEET.

THENCE, SOUTH 31°29'42" EAST A DISTANCE OF 298.91 FEET;

THENCE, SOUTH 07°24'33" EAST A DISTANCE OF 42.53 FEET;

THENCE, SOUTH 02°28'11" EAST A DISTANCE OF 53.21 FEET;

THENCE, SOUTH 29°07'56" EAST A DISTANCE OF 36.19 FEET;

THENCE, SOUTH 13°59'09" EAST A DISTANCE OF 55.33 FEET TO SAID NORTH LINE OF TRACT "MC";

THENCE, NORTH 89°55'35" WEST ALONG SAID NORTH LINE OF TRACT "MC" A DISTANCE OF 195.79 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 1.17 ACRES OR 50,987 SQUARE FEET MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by Thomas M Walker  
Date: 2026.03.25 15:52:28-04'00'

THOMAS M. WALKER, JR.  
FLORIDA SURVEYOR AND MAPPER  
LICENSE No. 6875  
tom.walker@bowman.com

DATE OF SIGNATURE

NOTE: SEE SHEETS 4 AND 5 OF 5 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 4 AND 5 OF 5 OF THIS DOCUMENT. **THIS IS NOT A SURVEY**

BOWMAN CONSULTING GROUP, LTD., INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman**

**EXHIBIT 2 - ADDED PARCEL  
NEWFIELD SDW-EAST  
CONSERVATION EASEMENT**

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**MARTIN COUNTY**

**FLORIDA**

PATH: \031092-01-010 (SUR)-SDW-E Phase 1 Plat\Survey\CE Revision		DRAWN: C.M.L.
PROJECT NO. 031092-01-010	REVISED DATE: -	DATE: NOV. 13, 2025
CADD FILE: 031092-01-010 CONSRV-ESMT-SKT.dwg		SCALE: N/A
		SHEET 1 OF 5

**EXHIBIT 2 - ADDED PARCEL  
LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA**

**SURVEYOR'S NOTES:**

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 0°06'52" EAST FOR THE WEST LINE OF SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

**LEGEND:**

(C)	CALCULATED DATA
CCR#	CERTIFIED CORNER RECORD NUMBER
CONC.	CONCRETE
E:	EASTING
ID	IDENTIFICATION
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
RNG.	RANGE
R/W	RIGHT OF WAY
SEC.	SECTION
S.F.	SQUARE FEET
TWP.	TOWNSHIP
TYP.	TYPICAL



SHEET VIEW AND NUMBER



SECTION CORNER



PARCEL LINE



SECTION LINE



PROPOSED CONSERVATION EASEMENT

NOTE: SEE SHEETS 4 AND 5 OF 5 FOR SKETCH OF DESCRIPTION.

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**MARTIN COUNTY**

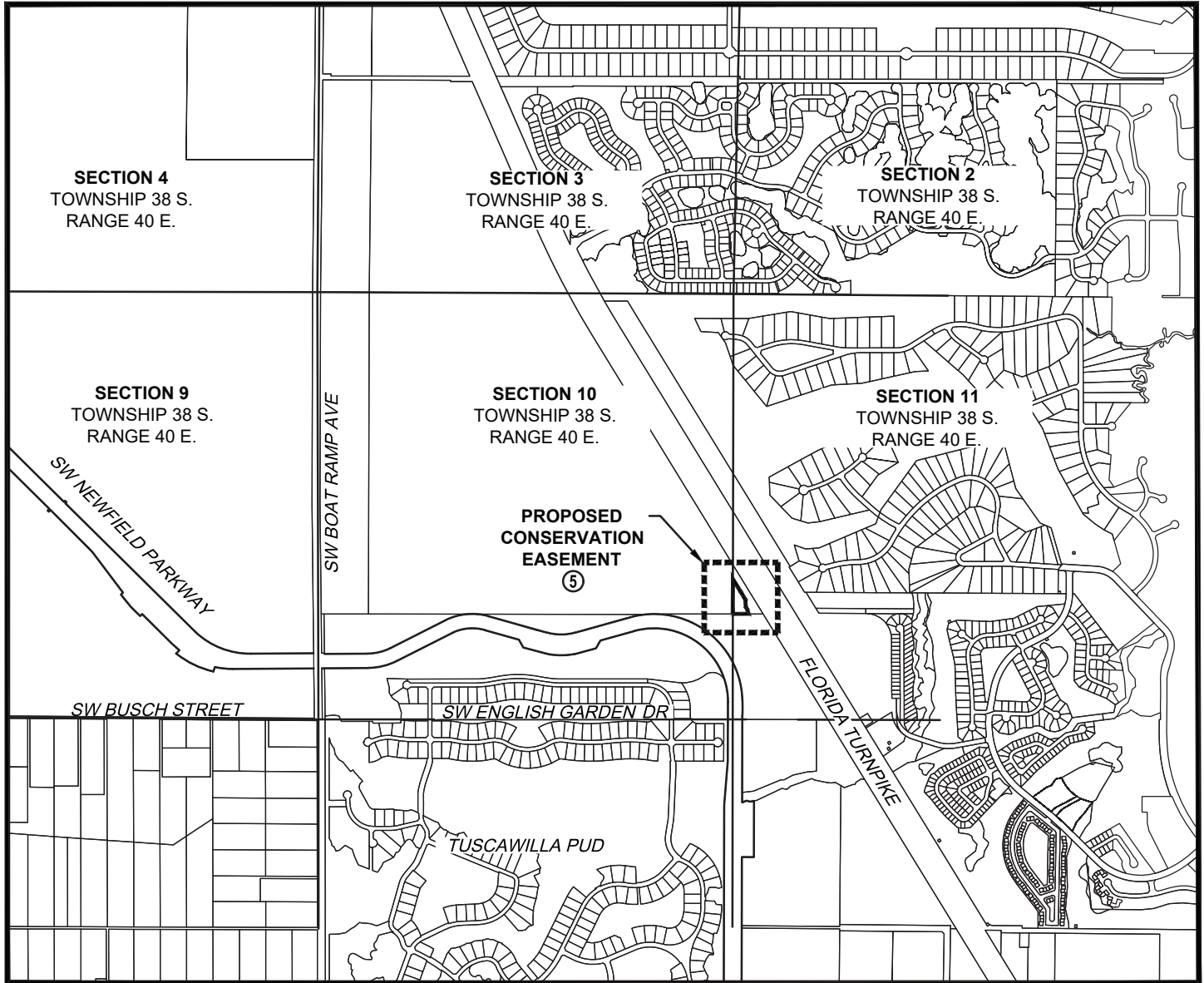
**FLORIDA**

PATH: \031092-01-010 (SUR)-SDW-E Phase 1 Plat\Survey\CE Revision		DRAWN: C.M.L.
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**EXHIBIT 2 - ADDED PARCEL  
LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA**

0 2000  
 ( IN FEET )  
 1 INCH = 2000 ft.  
 THIS MAP IS INTENDED TO  
 BE DISPLAYED AT A SCALE  
 OF 1" = 2000'



**LOCATION / KEY MAP**

SCALE: 1" = 2000'

NOTE: SEE SHEETS 4 AND 5 OF 5 FOR SKETCH OF DESCRIPTION.

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**MARTIN COUNTY**

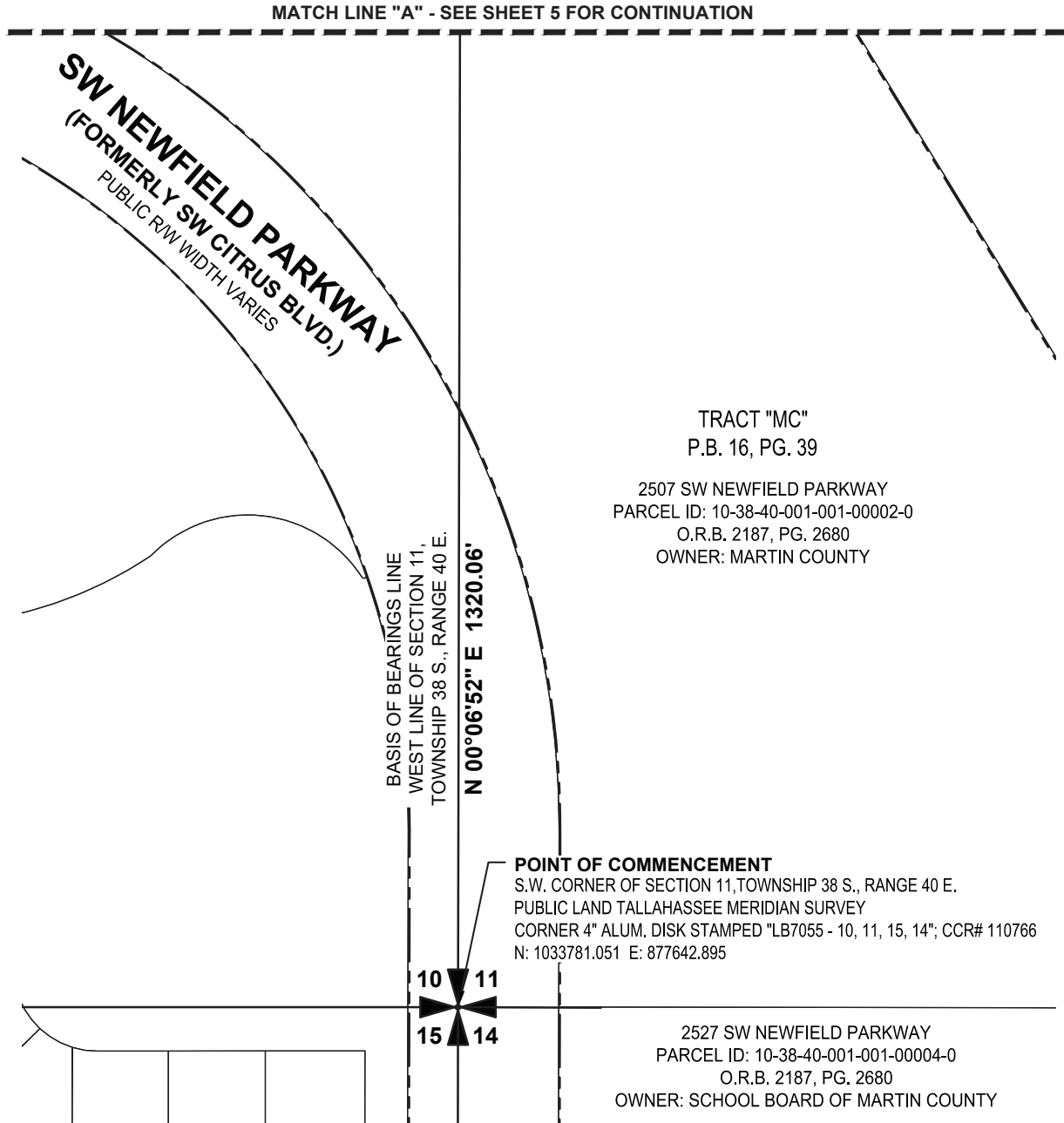
**FLORIDA**

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PROJECT NO. 031092-01-010	REVISED DATE: -
CADD FILE: 031092-01-010 CONSRV-ESMT-SKT.dwg	SCALE: 1"=2000'
DATE: NOV. 13, 2025	SHEET 3 OF 5



**EXHIBIT 2 - ADDED PARCEL  
LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA**

0 200  
  
 ( IN FEET )  
 1 INCH = 200 ft.  
 THIS MAP IS INTENDED TO  
 BE DISPLAYED AT A SCALE  
 OF 1" = 200'



NOTE: SEE SHEETS 1 THRU 3 OF 5 FOR DESCRIPTION, SURVEYOR'S NOTES, CERTIFICATION AND LOCATION MAP.

**THIS IS NOT A SURVEY**

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**EXHIBIT 2 - ADDED PARCEL  
NEWFIELD SDW-EAST  
CONSERVATION EASEMENT**

**MARTIN COUNTY**

**FLORIDA**

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SCALE: 1"=200'	SHEET 4 OF 5



**EXHIBIT 2 - ADDED PARCEL  
LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
SECTION 11, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA**

0 100  
  
 ( IN FEET )  
 1 INCH = 100 ft.  
 THIS MAP IS INTENDED TO  
 BE DISPLAYED AT A SCALE  
 OF 1" = 100'

(NO ADDRESS)  
 PARCEL ID:  
 11-38-40-000-000-  
 00020-1  
 O.R.B. 3440, PG. 2731  
 OWNER: MATTAMY  
 PALM BEACH LLC

BASIS OF BEARINGS LINE  
 WEST LINE OF SECTION 11,  
 TOWNSHIP 38 S., RANGE 40 E.

N 00°06'52" E 435.26'

(NO ADDRESS)  
 PARCEL ID:  
 11-38-40-000-000-  
 00070-8  
 O.R.B. 3440, PG.  
 2731  
 OWNER: MATTAMY  
 PALM BEACH LLC

NORTH LINE OF TRACT "MC"  
 TUSCAWILLA PUD, P.B. 16, PG. 39

P.O.B.

N 89°55'35" W 195.79'

TRACT "MC"  
 P.B. 16, PG. 39

WESTERLY RW LINE OF  
 FLORIDA'S TURNPIKE

94.0'

S 31°29'42" E 298.91'

**FLORIDA'S TURNPIKE**  
 (FORMERLY SUNSHINE STATE PARKWAY)  
 300' RW PER FLORIDA STATE TURNPIKE AUTHORITY  
 SECTION 6, RIGHT OF WAY MAP,  
 MARTIN COUNTY,  
 SHEETS 3 AND 4 OF 12  
 LAST REVISED 12/28/1955

S 07°24'33" E 42.53'

S 02°28'11" E 53.21'

S 29°07'56" E 36.19'

S 13°59'09" E 55.33'

MATCH LINE "A" - SEE SHEET 4 FOR CONTINUATION

NOTE: SEE SHEETS 1 THRU 3 OF 5 FOR DESCRIPTION, SURVEYOR'S NOTES, CERTIFICATION AND LOCATION MAP.

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	DATE: NOV. 13, 2025
	SHEET 5 OF 5

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**EXHIBIT 2 - ADDED PARCEL  
LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 3;

THENCE, SOUTH 00°23'59" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3 A DISTANCE OF 128.50 FEET;

THENCE, SOUTH 89°36'01" EAST A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BOAT RAMP AVENUE AS RECORDED IN DEED BOOK 59, PAGE 427 MARTIN COUNTY, FLORIDA PUBLIC RECORDS AND THE **POINT OF BEGINNING**;

THENCE, NORTH 90°00'00" EAST A DISTANCE OF 1087.82 FEET;

THENCE, SOUTH 00°00'00" EAST A DISTANCE OF 872.68 FEET;

THENCE, NORTH 90°00'00" WEST A DISTANCE OF 414.80 FEET;




THENCE, SOUTH 00°00'00" EAST A DISTANCE OF 660.96 FEET;

THENCE, NORTH 89°48'25" WEST A DISTANCE OF 683.70 FEET TO SAID EAST RIGHT-OF-WAY LINE;

THENCE, NORTH 00°23'59" EAST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1531.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 32.18 ACRES MORE OR LESS

**LEGEND**

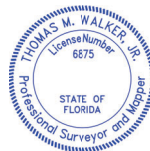
D.B. = DEED BOOK	P.B. = PLAT BOOK	 = CONSERVATION EASEMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	PG. = PAGE	 = CALCULATED QUARTER SECTION CORNER
LB = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING	 = FOUND SECTION CORNER
LS = LICENSED SURVEYOR	P.O.C. = POINT OF COMMENCEMENT	
LTD. = LIMITED	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER	
O.R.B. = OFFICIAL RECORDS BOOK	R/W = RIGHT-OF-WAY	

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, BEING NORTH 00°23'59" EAST.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by  
Thomas M Walker  
Date: 2026.03.25  
15:52:49-04'00'

THOMAS M. WALKER, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 6875  
tom.walker@bowman.com

DATE OF SIGNATURE

NOTE: SEE SHEETS 2 AND 3 OF 3 FOR SKETCH OF DESCRIPTION.  
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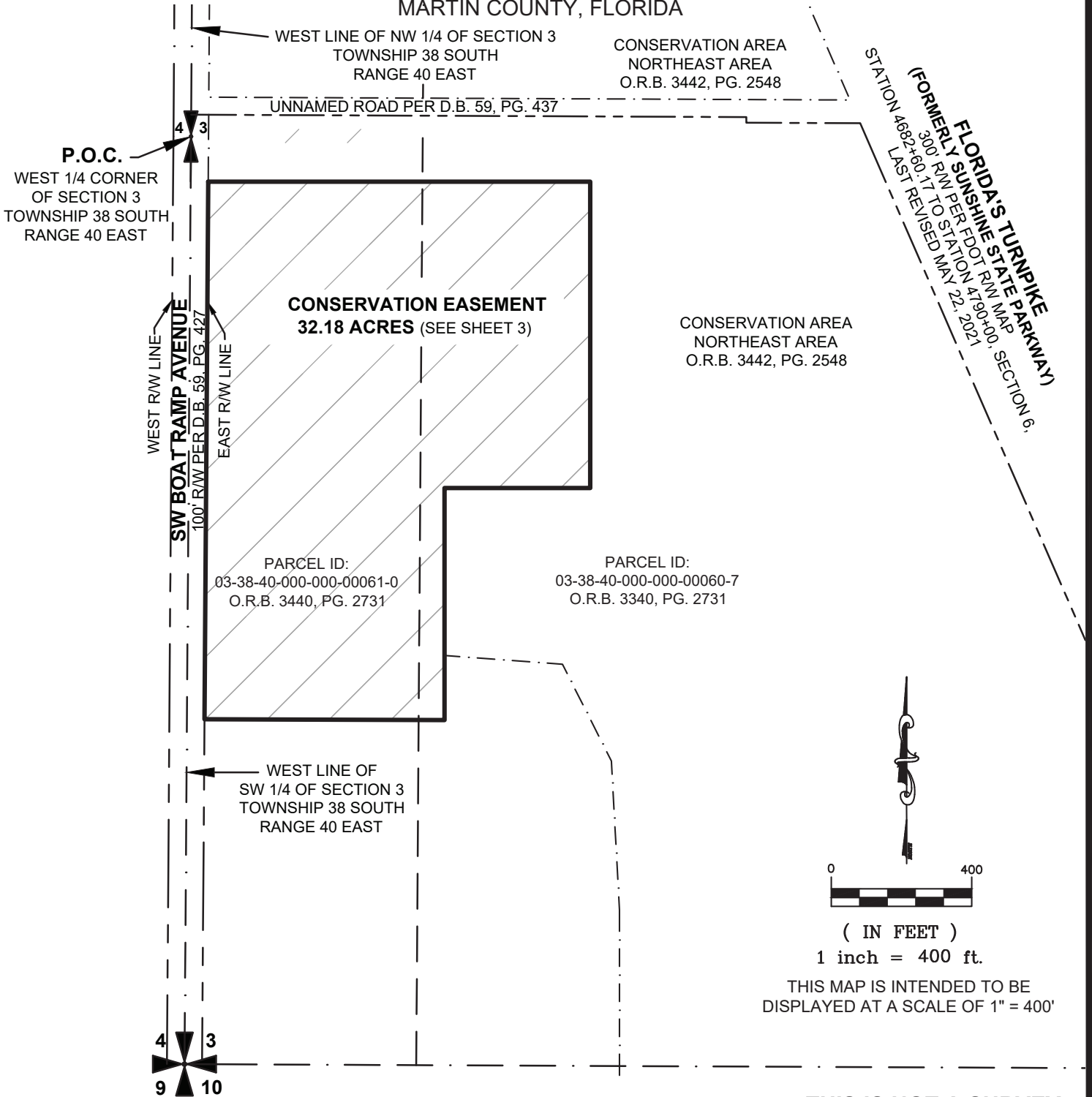
**MARTIN COUNTY**

**FLORIDA**

PATH: V:\Shared Projects\031092\Survey\CE Revision	DRAWN: D.A.L.
PROJECT NO. 031092-01-010	REVISED DATE: MAR. 6, 2026
CADD FILE: 031092-01-010 NE CE SKT SEC 3	SCALE: N/A
	DATE: FEB. 17, 2026
	SHEET 1 OF 3

**EXHIBIT 2 - ADDED PARCEL  
SKETCH OF DESCRIPTION**

LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA



NOTE: SEE SHEET 1 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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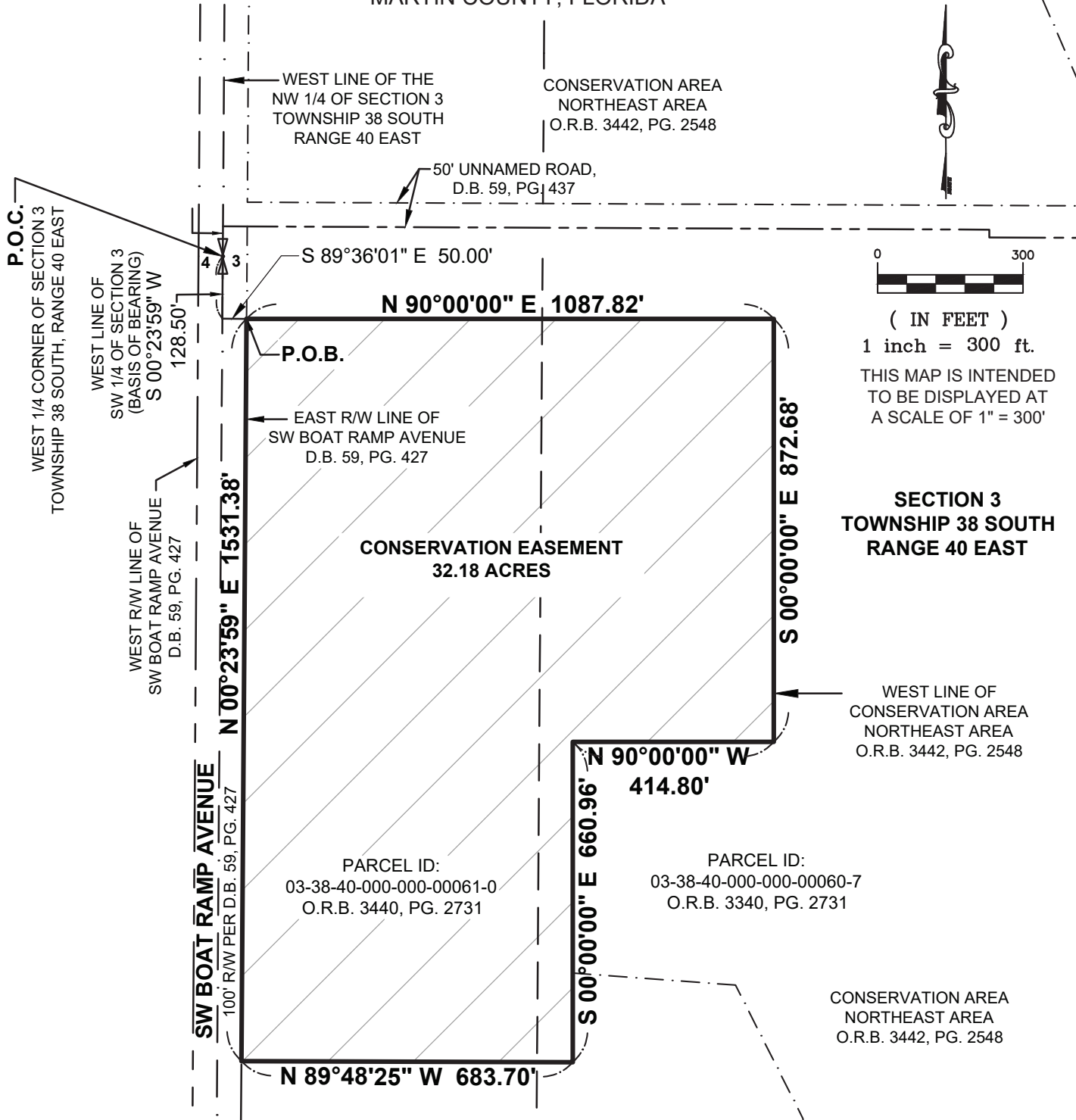
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**FLORIDA**

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PROJECT NO. 031092-01-010	REVISED DATE: MAR. 6, 2026	DATE: FEB. 17, 2026
CADD FILE: 031092-01-010 NE CE SKT SEC 3	SCALE: 1"=400'	SHEET 2 OF 3

**EXHIBIT 2 - ADDED PARCEL  
SKETCH OF DESCRIPTION**

LYING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA



NOTE: SEE SHEET 1 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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CADD FILE: 031092-01-010 NE CE SKT SEC 3	SCALE: 1"=300'	SHEET 3 OF 3