

EXHIBIT A
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION WEST PARCEL

A TRACT OF LAND LYING IN TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PALM BEACH COUNTY RECORDS (NOW MARTIN) COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18;
 THENCE, SOUTH 89°50'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 805.73 FEET;
 THENCE, NORTH 00°13'16" EAST A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST MARTIN HIGHWAY (COUNTY ROAD 714) AS RECORDED IN OFFICIAL RECORDS BOOK 3404, PAGE 2636 MARTIN COUNTY, FLORIDA PUBLIC RECORDS, A POINT ON THE WESTERLY LINE OF SOUTHWEST NEWBERRY COURT A PRIVATE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1749, PAGE 1686 OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**;
 THENCE, NORTH 89°50'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 88.55 FEET MORE OR LESS TO THE CENTERLINE OF DANFORTH CREEK;
 THENCE, NORTH 18°49'24" EAST ALONG SAID CENTERLINE A DISTANCE OF 619.12 FEET MORE OR LESS TO THE NORTH LINE OF SAID TRACT 58 AND THE SOUTH LINE OF OAKBROOKE ESTATES AT THE GARDENS PHASE NO. 1 OF THE GARDENS P.U.D AS RECORDED IN PLAT BOOK 15, PAGE 73 OF SAID PUBLIC RECORDS;
 THENCE, SOUTH 89°52'44" EAST ALONG SAID NORTH LINE AND SAID SOUTH LINE A DISTANCE OF 158.62 FEET MORE OR LESS TO SAID WESTERLY LINE OF SOUTHWEST NEWBERRY COURT AND THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 00°44'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°58'10" WEST, 2.25 FEET;
 THENCE, ALONG SAID WESTERLY LINE THE NEXT 9 COURSES;
 1. THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.25 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 62°23'51";
 2. THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.12 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 97°11' 21";
 3. THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.64 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°58'57";
 4. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.87 FEET;
 5. THENCE, SOUTH 42°31'44" WEST A DISTANCE OF 70.85 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 23°18'43";
 6. THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 122.06 FEET;
 7. THENCE, SOUTH 19°13'01" WEST A DISTANCE OF 149.62 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 18°59'45";
 8. THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.04 FEET;
 9. THENCE, SOUTH 00°13'16" WEST A DISTANCE OF 68.02 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.93 ACRES 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.

Richard E. Barnes, Jr. Digitally signed by
 Richard E. Barnes, Jr.
 Date: 2024.09.26
 09:36:22 -04'00'

RICHARD E. BARNES, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS -5173

DATE OF SIGNATURE

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.

NOTE: SEE SHEETS 3 THROUGH 6 OF 6 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 THROUGH 6 OF 6 OF THIS DOCUMENT. **THIS IS NOT A SURVEY**

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

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EXHIBIT A
WEST PARCEL
DANFORTH CREEK AND
COUNTY ROAD 714
COUNTY PARCEL

MARTIN COUNTY

FLORIDA

PATH: \010025-01-046 (SUR)\Survey\Topo Boundary	DRAWN: RT
PROJECT NO. 010025-01-046	DATE: SEP. 26, 2024
CADD FILE: 10025-TRACT_58-WEST SKT	SHEET 1 OF 6
REVISD DATE: -	SCALE: N/A

EXHIBIT A
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 89°50'01" EAST FOR THE SOUTH LINE OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. THIS SKETCH AND LEGAL IS SHOWN ACCORDING TO A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP TITLED "WEST PARCEL DANFORTH CREEK AND COUNTY ROAD 714 COUNTY PARCEL", PROJECT NO. 10025-01-046, DATED SEPTEMBER 26, 2024.
3. 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.
4. 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) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK

LEGEND:

ALLUM.	ALUMINUM
Δ	CENTRAL ANGLE OF CURVE
(C)	CALCULATED DATA
CH	CHORD OF CURVE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
(D)	DEED DATA
D.B.	DEED BOOK
E:	EASTING
ID.	IDENTIFICATION
L	ARC LENGTH OF CURVE
L.B.T.	LANDSCAPE BUFFER TRACT
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS OF CURVE
RMB	ROAD MAP BOOK
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
TYP.	TYPICAL
TIITF	BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA



KEY NOTE NUMBER



FOUND QUARTER SECTION CORNER



FOUND SECTION CORNER



PARCEL LINE



EASEMENT LINE



RIGHT OF WAY LINE



SECTION LINE



SUBJECT PARCEL

NOTE: SEE SHEETS 3 THROUGH 6 OF 6 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 THROUGH 6 OF 6 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman

EXHIBIT A
WEST PARCEL
DANFORTH CREEK AND
COUNTY ROAD 714
COUNTY PARCEL

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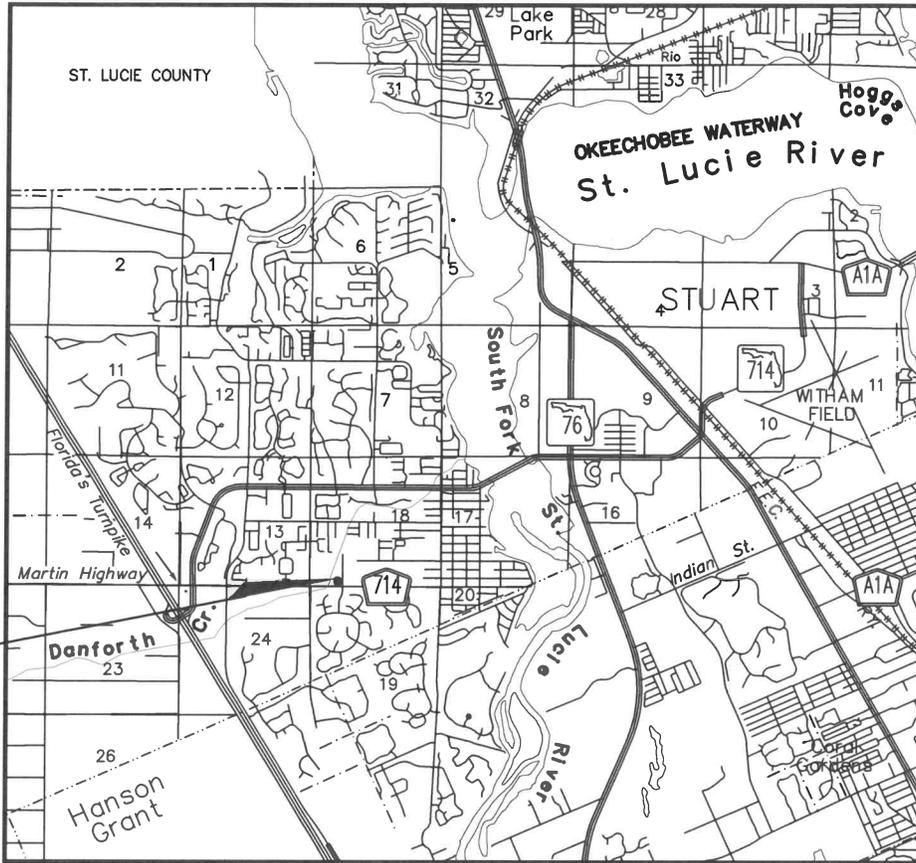
MARTIN COUNTY

FLORIDA

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PROJECT NO. 010025-01-046	REVISED DATE: -	DATE: SEP. 26, 2024
CADD FILE: 10025-TRACT_58-WEST SKT	SCALE: N/A	SHEET 2 OF 6

EXHIBIT A
SKETCH OF DESCRIPTION
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA



**PROJECT
LOCATION**

VICINITY MAP
NOT TO SCALE



NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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COUNTY PARCEL

MARTIN COUNTY

FLORIDA

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	DATE: SEP. 26, 2024
	SHEET 3 OF 6

EXHIBIT A
SKETCH OF DESCRIPTION
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST
 MARTIN COUNTY, FLORIDA

0 50 100 Feet
 THIS MAP IS INTENDED TO BE
 DISPLAYED AT A SCALE OF 1" = 100'

KEY NOTES

- 1 100' WIDE TIITF RESERVATION
 D.B. 35, PG. 414
 (PARTIALLY TRANSFERRED BY
 O.R.B. 2699, PG. 2638)
- 2 25' WIDE EASEMENT
 TIITF RELEASED
 O.R.B. 1156, PG. 2255

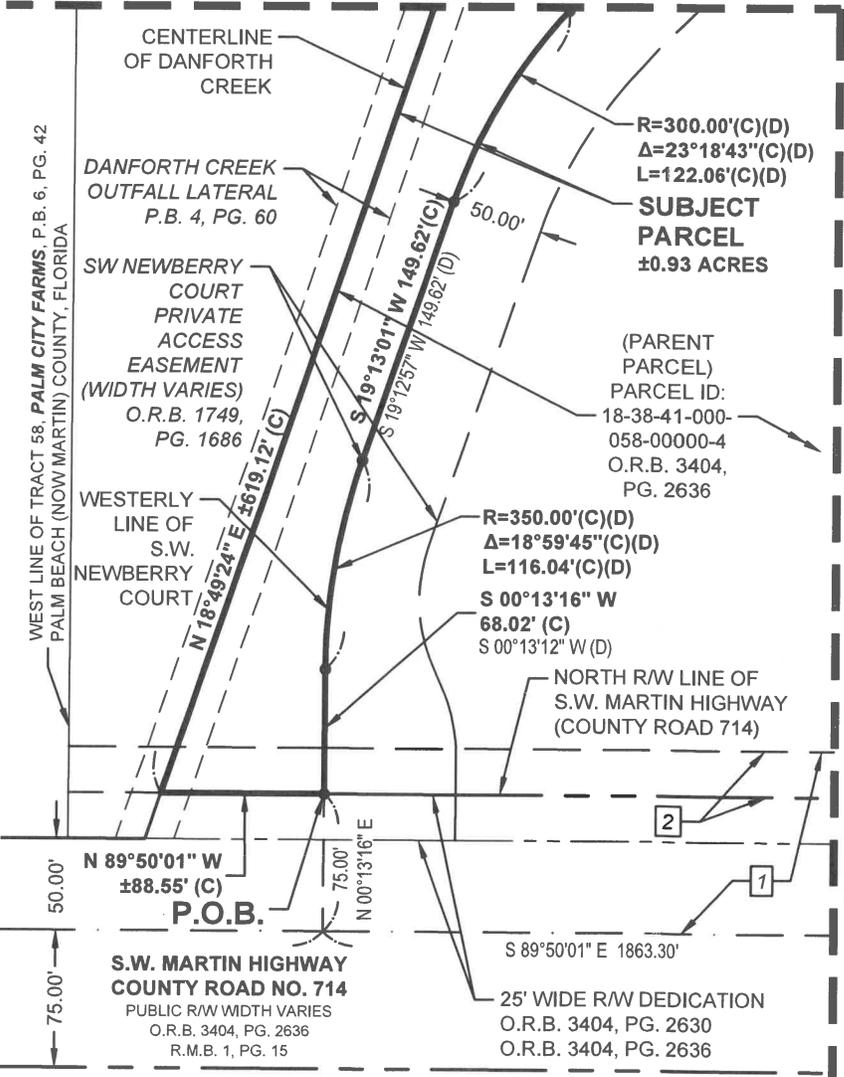
POINT OF COMMENCEMENT

S.W. CORNER OF SECTION 18,
 TOWNSHIP 38 S., RANGE 41 E.
 FOUND PUBLIC LAND TALLAHASSEE
 MERIDIAN SURVEY CORNER
 4" ALUM. DISK SET IN CONCRETE
 STAMPED "GCY LB 4108 2016 13 18 24 19"
 N: 1028449.992 (HELD)
 E: 888394.813 (HELD)
 N: 1028450.02 (PER CCR# 108869)
 E: 888394.86 (PER CCR# 108869)
 NEW CCR# PENDING

BASIS OF BEARINGS LINE
 SOUTH LINE OF SECTION 18,
 TOWNSHIP 38 SOUTH, RANGE 41 EAST
 S 89°50'01" E 805.73'



MATCH LINE "A" - SEE SHEET 5 FOR CONTINUATION



MATCH LINE "B" - SEE SHEET 6 FOR CONTINUATION

NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

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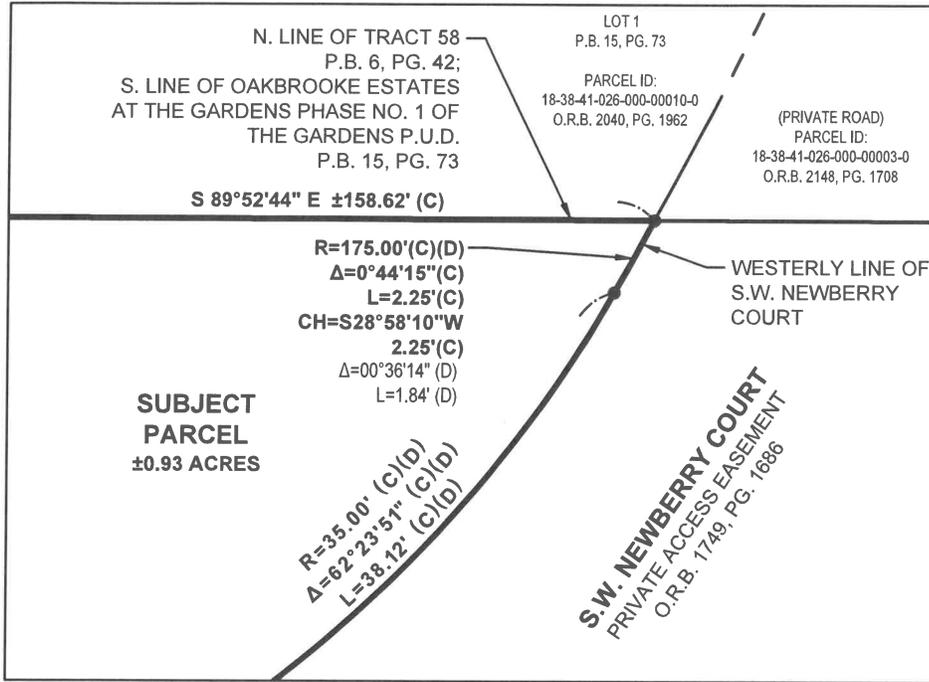
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CADD FILE: 10025-TRACT_58-WEST SKT	SCALE: 1"=100'	SHEET 4 OF 6

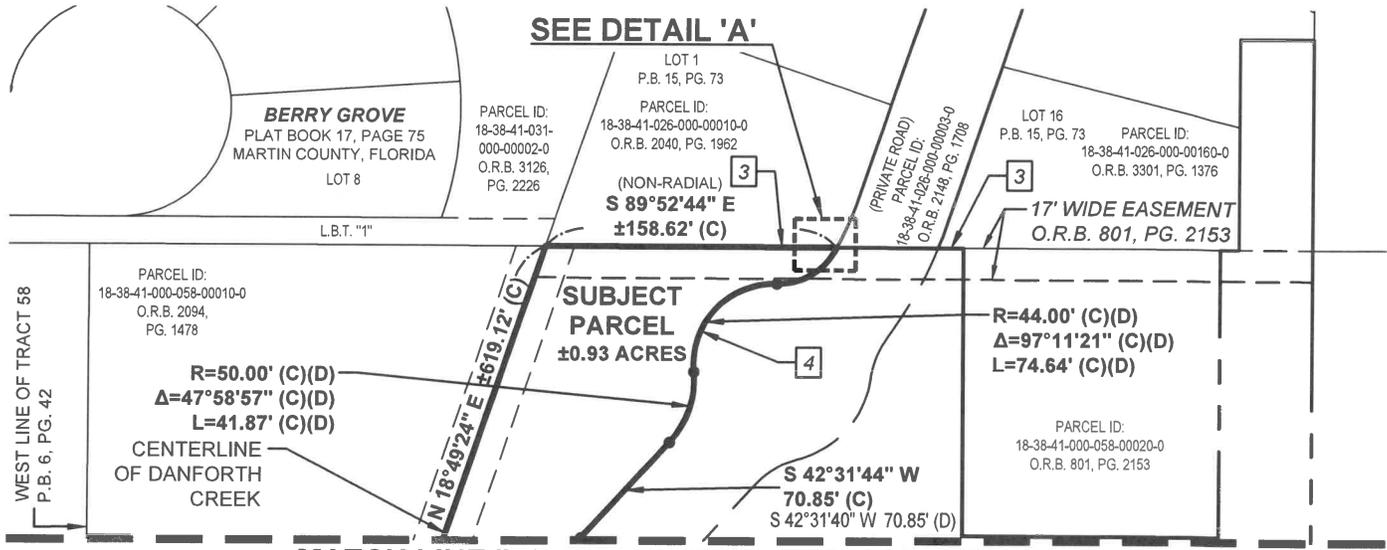
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 MARTIN COUNTY, FLORIDA



KEY NOTES

- 3 N. LINE OF TRACT 58
P.B. 6, PG. 42;
S. LINE OF OAKBROOKE ESTATES
AT THE GARDENS PHASE NO. 1 OF
THE GARDENS P.U.D.
P.B. 15, PG. 73
- 4 WESTERLY LINE OF
S.W. NEWBERRY COURT

DETAIL 'A'
SCALE: 1" = 5'



MATCH LINE "A" - SEE SHEET 4 FOR CONTINUATION

THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 100'

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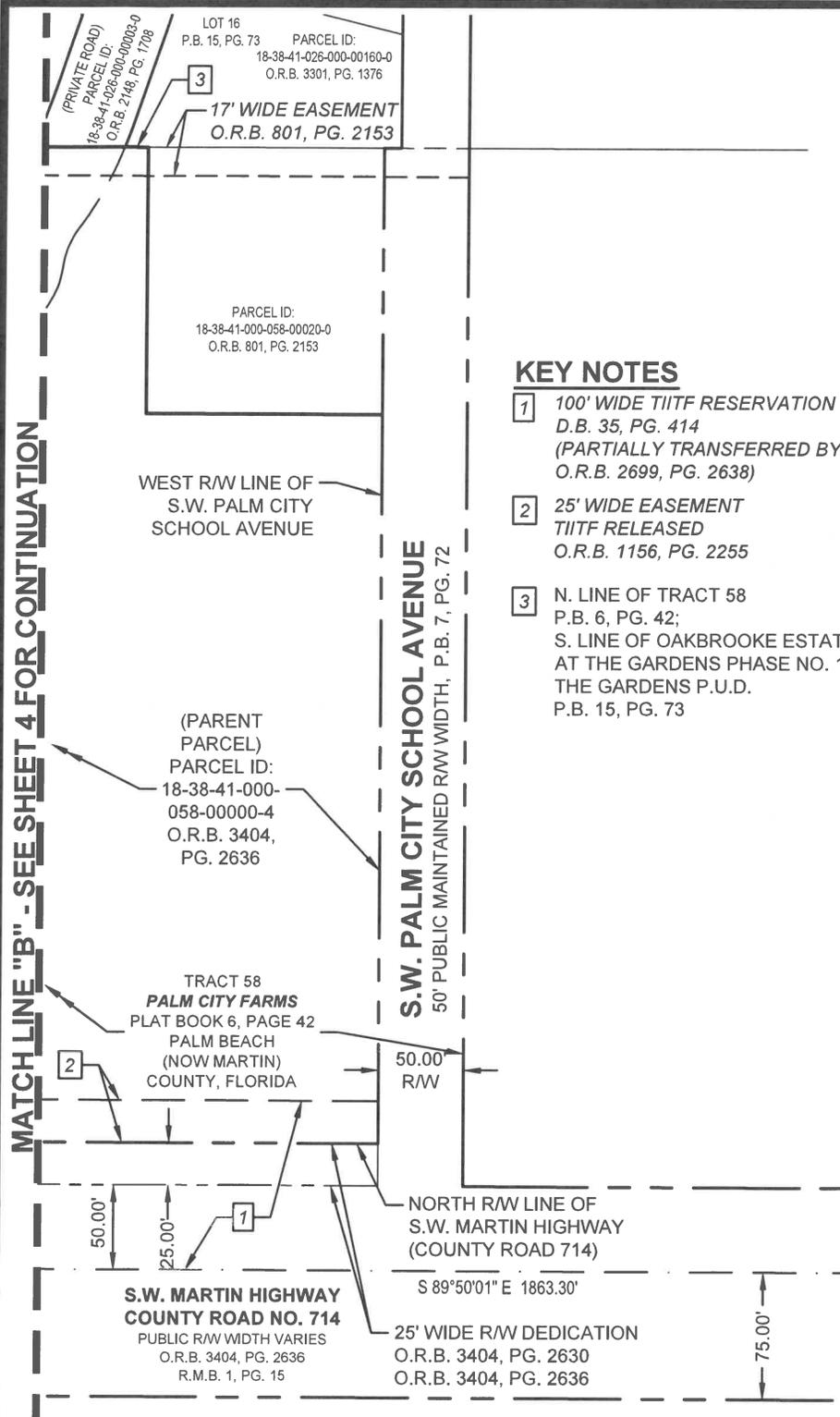
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MARTIN COUNTY

FLORIDA

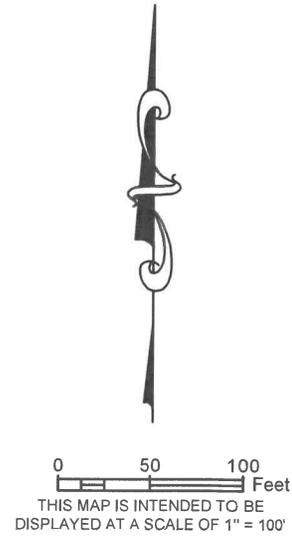
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SCALE: 1"=100'	SHEET 5 OF 6

EXHIBIT A
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KEY NOTES

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 D.B. 35, PG. 414
 (PARTIALLY TRANSFERRED BY
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- 2 25' WIDE EASEMENT
 TIITF RELEASED
 O.R.B. 1156, PG. 2255
- 3 N. LINE OF TRACT 58
 P.B. 6, PG. 42;
 S. LINE OF OAKBROOKE ESTATES
 AT THE GARDENS PHASE NO. 1 OF
 THE GARDENS P.U.D.
 P.B. 15, PG. 73



MATCH LINE "B" - SEE SHEET 4 FOR CONTINUATION

S. QUARTER CORNER OF SECTION 18,
 TOWNSHIP 38 S., RANGE 41 E.
 FOUND PUBLIC LAND TALLAHASSEE
 MERIDIAN SURVEY CORNER
 4" ALUM. DISK SET IN CONCRETE
 STAMPED "GCY LB 4108 2016 18 19"
 N: 1028442.239 (HELD)
 E: 891063.834 (HELD)
 N: 1028442.30 (PER CCR# 108868)
 E: 891063.88 (PER CCR# 108868)
 NEW CCR# PENDING

NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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