

STEPHEN J. BROWN, INC.

LICENSED BUSINESS NUMBER: 6484

SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS

619 EAST 5TH STREET, STUART, FLORIDA 34994 EMAIL: SJBINC@BELLSOUTH.NET (772) 288-7176

RIGHT OF WAY ABANDONMENT

A PARCEL OF RIGHT OF WAY TO BE ABANDONED, LYING IN THE PLAT OF PORT SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 132, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO SHOWN IN THE PLAT OF SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 54, PORT SALERNO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 132, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, ALSO SHOWN IN THE PLAT OF SALERNO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 75, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT OF BEGINNING ALSO LYING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SE LEE STREET, AND THE WESTERLY RIGHT-OF-WAY LINE OF SE FRONT STREET: THENCE, DEPARTING SAID NORTHEAST CORNER AND RIGHT-OF-WAY LINE INTERSECTION, NORTH 66°00'00" EAST, FOR A DISTANCE OF 67.50 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 55, SAID PLAT OF PORT SALERNO AND SAID PLAT OF SALERNO, AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID SE FRONT STREET; THENCE, DEPARTING SAID NORTHWEST CORNER, SOUTH 51°15'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 196.94 FEET; THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 66°00'00" WEST, FOR A DISTANCE OF 67.50 FEET, TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SE FRONT STREET; THENCE NORTH 51°15'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 196.94 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 54, AND THE POINT OR PLACE OF BEGINNING.

PARCEL CONTAINING 11,816.48 SQUARE FEET, 0.271 ACRES, +/-.

NOTE: ALL BEARINGS ARE REFERENCED TO THE EASTERLY R/W LINE OF SE FRONT STREET, CALCULATED AS SOUTH 51°15'40" EAST, WITH ALL OTHERS BEING RELATIVE THERETO.

NOTE: THIS LAND DESCRIPTION SHALL NOT BE VALID UNLESS:

- A. PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
- B. REPRODUCTIONS OF THIS DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

REVIEWED BY:

DATE:

FILE:

JOB #: 185-01-15

DRAWN BY: S.J.B.

CHECKED BY: S.J.B.

DATE: 06/12/2018

SCALE: N/A

SHEET: 1 OF 2

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