

**LEGAL DESCRIPTION**

(FROM MARTIN COUNTY OFFICIAL RECORDS BOOK 3309, PAGE 1515)  
PARCEL 1

LOT 1, BLOCK 27, NORTH RIVER SHORES SECTION - 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 88, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2

PARCEL A

A PARCEL OF LAND BEING A PORTION OF LOT 6 OF BLOCK 27 OF NORTH RIVER SHORES SECTION - 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 88 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE S 77° 36' 55" E, ALONG THE SOUTHERLY LINE OF SAID LOT 6 AND THE NORTHERLY RIGHT-OF-WAY LINE OF NW 10TH TERRACE, FOR 72.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 348.04 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE OF LOT 6 AND NORTHERLY RIGHT-OF-WAY LINE OF NW 10TH TERRACE, THROUGH A CENTRAL ANGLE OF 40°28' 52" FOR 27.22 FEET; THENCE N 19° 22' 59" E, FOR 136.24 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID LOT 6, THENCE N 74° 28' 33" W, ALONG SAID NORTHERLY LINE OF LOT 6, FOR 91.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; SAID NORTHWEST CORNER LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 455.00 FEET (SAID ARC SUBTENDED BY A CHORD WHICH BEARS S 22° 23' 37" W, FOR 108.84 FEET); THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID LOT 6, AND THE EASTERLY RIGHT-OF-WAY LINE OF NW SPRUCE RIDGE DRIVE, THROUGH A CENTRAL ANGLE OF 13° 44' 19" FOR 109.10 FEET TO THE POINT OF BEGINNING.

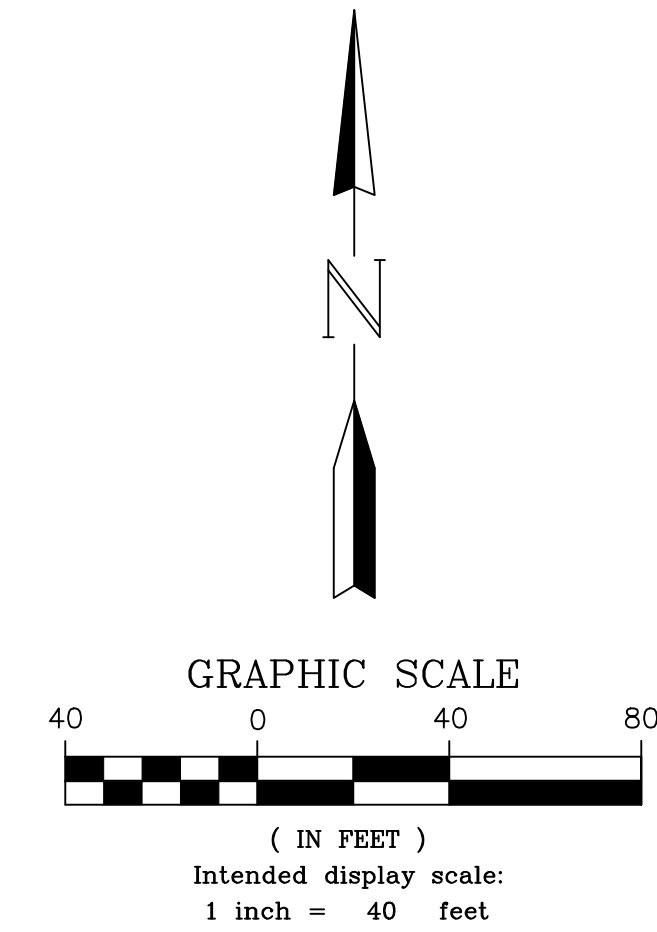
PARCEL 3

PARCEL B - LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 6 OF BLOCK 27 OF NORTH RIVER SHORES SECTION - 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 88 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE N 74° 28' 33" W, ALONG THE NORTHERLY LINE OF SAID LOT 6, FOR 77.17 FEET, THENCE S 19° 22' 59" W, FOR 136.24 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT 6 AND THE NORTHERLY RIGHT-OF-WAY LINE OF NW 10TH TERRACE; SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 348.04 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS S 69° 56' 01" E, FOR 94.92 FEET); THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE OF LOT 6 AND NORTHERLY RIGHT-OF-WAY LINE OF NW 10TH TERRACE, THROUGH A CENTRAL ANGLE OF 15° 40' 29", FOR 95.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N 12° 13' 05" E, ALONG THE EASTERLY LINE OF SAID LOT 6, FOR 143.68 FEET TO THE POINT OF BEGINNING.

(CALCULATED AREA 43,416 SQUARE FEET OR 1.00 ACRES ±)



**SURVEYOR'S NOTES**

1. THE EXPECTED USE OF THIS SURVEY IS FOR DUE DILIGENCE PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
10. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X" ON FLOOD RATE PANEL NO. 12085C0134H, WITH A REVISION DATE OF 2/19/2020.
11. LAST DATE OF DATA ACQUISITION: 12/17/2025.
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE AND THE NORTH LINE OF LOT 1 AS SHOWN HEREON AS BEING SOUTH 89°56'50" WEST ALL OTHER BEARINGS ARE RELATIVE THERETO. FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK WAS USED AS HORIZONTAL CONTROL AND GPS RTK WITH REDUNDANT MEASUREMENTS ALONG WITH LIDAR AND ORTHO IMAGERY. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY CONTROL POINT "FDOT BM2 589 99 B02" HAVING A PUBLISHED ELEVATION OF 6.69' (NAVD88). ELEVATIONS DEPCTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. ORTHOMETRIC IMAGERY AND LIDAR ON THE PROJECT SITE WERE COLLECTED ON 10/29/2025.
16. OUTSIDE THE PROJECT SITE, 2025 MARTIN COUNTY IMAGERY WAS UTILIZED.
17. OFFSITE GROUND POINTS WERE OBTAINED FROM 2019 LIDAR OBTAINED FROM MARTIN COUNTY.

**LEGEND**

**Abbreviations**

- (C) = CALCULATED MEASUREMENT
- (D) = DEED MEASUREMENT
- (M) = FIELD MEASUREMENT
- (P) = PLAT MEASUREMENT
- (xxxxx) = SURVEYOR'S POINT NUMBER
- BM = BENCHMARK
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CMP = CORRUGATED METAL PIPE
- D = DELTA
- DIA = DIAMETER
- EL = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- HDPE = HIGH DENSITY POLYETHYLENE
- L = ARC LENGTH
- LB = LAND SURVEYING BUSINESS
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCN = PARCEL CONTROL NUMBER
- PG = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PT = POINT OF TANGENCY
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- TAN = ARC TANGENT LENGTH
- X 14.2 = EXISTING ELEVATION
- ∅ 14.2 = EXISTING LIDAR ELEVATION

**Symbols**

- ⊕ = BENCHMARK (AS LABELED)
- ⊙ = CONCRETE MONUMENT
- ⊕ = ELECTRIC HAND HOLE/PULLBOX
- ⊕ = FIBER OPTIC HAND HOLE/PULLBOX
- ⊕ = FIRE HYDRANT
- ⊕ = POLE ANCHOR
- ⊕ = SANITARY GATE VALVE
- ⊕ = SANITARY MAN HOLE
- ⊕ = SIGN
- ⊕ = TREE (AS LABELED)
- ⊕ = UTILITY PEDESTAL
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = WOOD UTILITY POLE

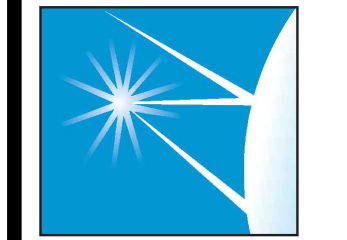
**Linetypes**

- A — = AERIAL UTILITY LINE
- B — = BOUNDARY
- STM — = BURIED STORM DRAINAGE LINE

**ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)**

**BOUNDARY**

**NORTHSTAR GEOMATICS**  
5820 NW ZENITH DR.  
FORT ST LUCIE, FLORIDA 34986  
(772) 781-6400 WWW.NSNGEO.COM  
LICENSED BUSINESS NO. 7217



REVISIONS	DATE

DATE	12/29/2025
SCALE	1"=40 FEET
FIELD BK.	
DWNG. BY	NWV
CHECKED BY	FCV

**BOUNDARY AND TOPOGRAPHIC CODE RED ROOFERS**

SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
STUART, FLORIDA

SHEET NO.	1
OF 2 SHEETS	
PROJECT NO.	25-046

**SURVEYOR'S CERTIFICATION**

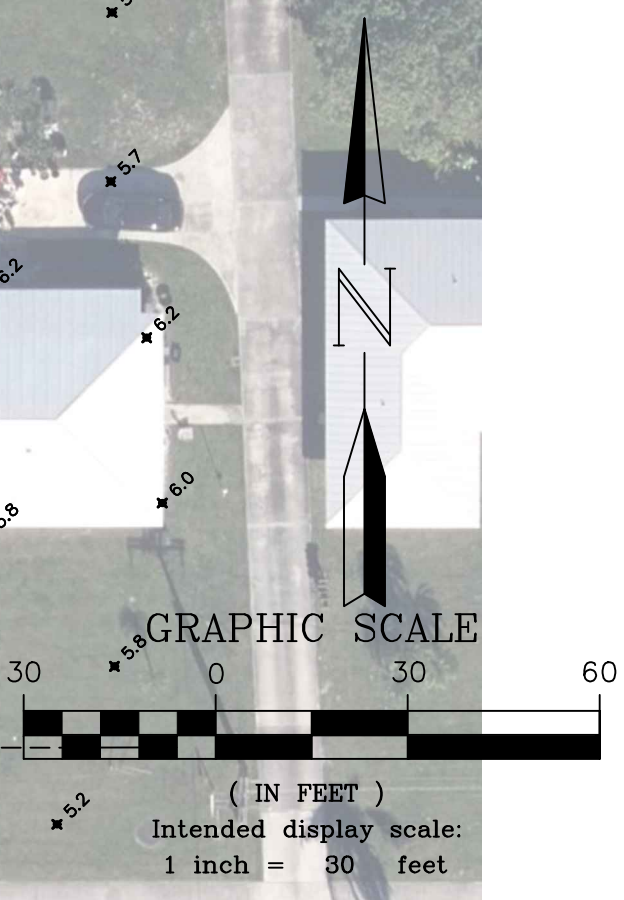
(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL ON PAPER OR DIGITAL SEAL IF DIGITAL OF FRANK C. VELDHIJS, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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 BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE

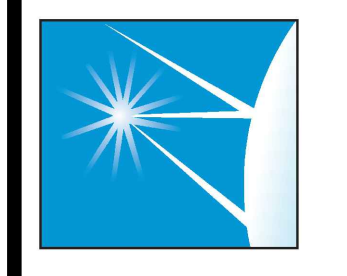
NORTHSTAR GEOMATICS, INC.

DATE \_\_\_\_\_ FRANK C. VELDHIJS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION NO. 6582



**NORTHSTAR  
GEOMATICS**

5820 NW ZENITH DR  
FORT ST LUCIE, FLORIDA 34986  
(772) 781-6400 WWW.NSNGEO.COM  
LICENSED BUSINESS NO. 7217



DATE	REVISIONS

DATE 12/29/2025  
SCALE 1"=30 FEET  
FIELD BK.  
DWG. BY NMV  
CHECKED BY FCV

**BOUNDARY AND TOPOGRAPHIC  
CODE RED ROOFERS**

SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
STUART, FLORIDA

SHEET NO. 3  
OF 2 SHEETS  
PROJECT NO.  
25-046

TOPOGRAPHIC