

LEGAL DESCRIPTION**LARES AVENUE – PARTIAL RIGHT-OF-WAY ABANDONMENT**

BEING A PORTION OF THE SOUTHERLY HALF OF LOT 89, LYING WEST OF THE INDIAN RIVER, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF FILED MAY 27, 1910, RECORDED IN THE OFFICE OF THE CIRCUIT IN AND FOR PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 80, BEING A PLAT THAT WAS FILED OCTOBER 6, 1893, AND RECORDED IN PLAT BOOK "A", PAGE 17, DADE COUNTY, FLORIDA, PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 6.50 FEET OF THE EASTERLY 23.50 FEET OF THE SAID SOUTHERLY HALF OF LOT 89, CONTAINING 2,148 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED. BEARING BASE IS THE SOUTHERLY LINE OF BLOCK 1, WELWYN PARK, HAVING A BEARING OF S 68°42'56" W AND ALL OTHERS BEING RELATIVE THERETO.

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(NOT VALID WITHOUT ALL PAGES)

SKETCH NO.: 821116_2025-07-23.dwg

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

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

RL. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rlvaught.com

DATE OF SKETCH: 10/22/2025
SCALE: N/A W.O. # 821116
REVISIONS:
12/15/25 * PER COMMENTS * PMZ

P. Michael Zarrella
FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM

SKETCH OF DESCRIPTION

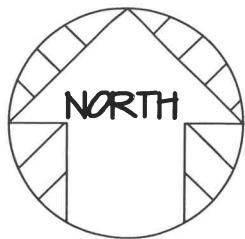
(THIS IS NOT A SURVEY)

PCN: 34-38-42-000-089-00010-2
OWNER: HOBE VILLAGE PARTNERS, LLC

N68°39'20"E
6.50'
N'LY LINE, S'LY HALF, LOT 89;
GOMEZ GRANT AND JUPITER ISLAND

1 INCH

1 INCH
1



SCALE : 1" = 50'
THIS IS THE INTENDED DISPLAY SCALE



GRAPHIC SCALE

LEGEND:

- LB LICENSED SURVEY BUSINESS
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- +/- MORE OR LESS

OWNER: BOYS & GIRLS CLUB OF MARTIN COUNTY
PCN: 34-38-42-064-001-00010-0

S. E. LARES (R/W WIDTH VARIES) AVENUE

R/W PER PB 1, PG 80

N21°10'53"W 330.51'
S21°10'53"E 330.52'

PARTIAL R/W ABANDONMENT
AREA = 2,148 SF +/-

8.5' STRIP CREATED BY
ORB 2359, PG 712

ORIGINAL 15' R/W DEDICATION
PER ORB 1731, PG 5

S'LY LINE, LOT 89, GOMEZ GRANT AND JUPITER ISLAND
10' FLORIDA POWER & LIGHT
EASEMENT (ORB 575, PG 1147)
BLOCK 1
WELWYN PARK
PB 3, PG 77

(BEARING BASIS) S68°42'56"W
S. LINE, BLOCK 1, WELWYN PARK
R/W PER PB 3, PG 77

S.E. EDWYN ST
(R/W WIDTH VARIES)

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