

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD, STUART, FL.

PHONE NO. 772-288-5928

M.C. PROJ. NO. 25-049

DWG. FILE NAME: 25-049.DWG

SHEET NO.

1 OF 3

EXHIBIT _

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON BOUNDARY SURVEY OF C-44 PROJECT MARTIN COUNTY PARK & FLOWAGE EASEMENT, SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST & SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, PERFORMED BY GCY INCORPORATED, FILE & DRAWING NUMBER 06-1068-04-01, DATED MARCH 2007
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 - 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING BASIS IS NORTH 89°51'14" EAST ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A LEASE PARCEL.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: CCR=CERTIFIED CORNER RECORD, FPL=FLORIDA POWER & LIGHT, L=LENGTH, NO.=NUMBER, NW'RLY=NORTHWESTERLY, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, POB=POINT OF BEGINNING, ROW=RIGHT-OF-WAY, SEC=SECTION, SFWMD=SOUTH FLORIDA WATER MANAGEMENT DISTRICT, SQFT=SQUARE FEET.



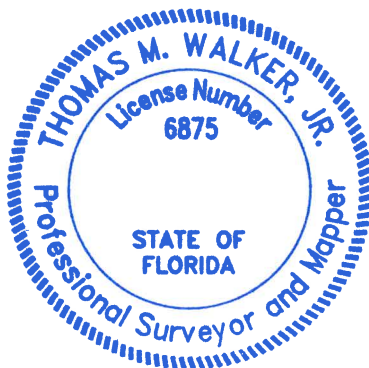
= SECTION CORNER



= 1/4 SECTION CORNER



= BREAKLINE



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.

SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

THOMAS M. WALKER, JR., PSM
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. PSM 6875

DATE: OCT 07 2025

LEASE PARCEL
SECTION 34 T39S R39E & SECTION 3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/06/2025	SCALE: N/A
DRAWING ID: 25-049B	

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2 OF 3

EXHIBIT _

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST AND SECTION 3 TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2254, PAGE 2195, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 89°59'36" EAST, A DISTANCE OF 1245.31 FEET TO A POINT; THENCE DEPARTING SAID NORTHERLY LINE SOUTH 00°32'38" EAST, A DISTANCE OF 812.78 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST; THENCE CONTINUE SOUTH 00°32'38" EAST, A DISTANCE OF 94.56 FEET TO A POINT; THENCE SOUTH 89°28'31" WEST, A DISTANCE OF 46.00 FEET TO A POINT; THENCE SOUTH 00°32'38" WEST, A DISTANCE OF 74.97 FEET TO A POINT; THENCE NORTH 89°31'32" EAST, A DISTANCE OF 46.00 FEET TO A POINT; THENCE SOUTH 00°32'38" EAST, A DISTANCE OF 90.34 FEET TO A POINT; THENCE SOUTH 89°59'36" WEST, A DISTANCE OF 1256.58 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL; THENCE ALONG SAID WESTERLY LINE NORTH 00°32'31" WEST, A DISTANCE OF 256.85 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY LINE OF SECTION 34; THENCE CONTINUE ALONG SAID WESTERLY PARCEL LINE NORTH 00°32'31" WEST, A DISTANCE OF 815.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,338,367 SQUARE FEET, (30.72 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 3.

LEASE PARCEL
SECTION 34 T39S R39E & SECTION 3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/06/2025	SCALE: N/A
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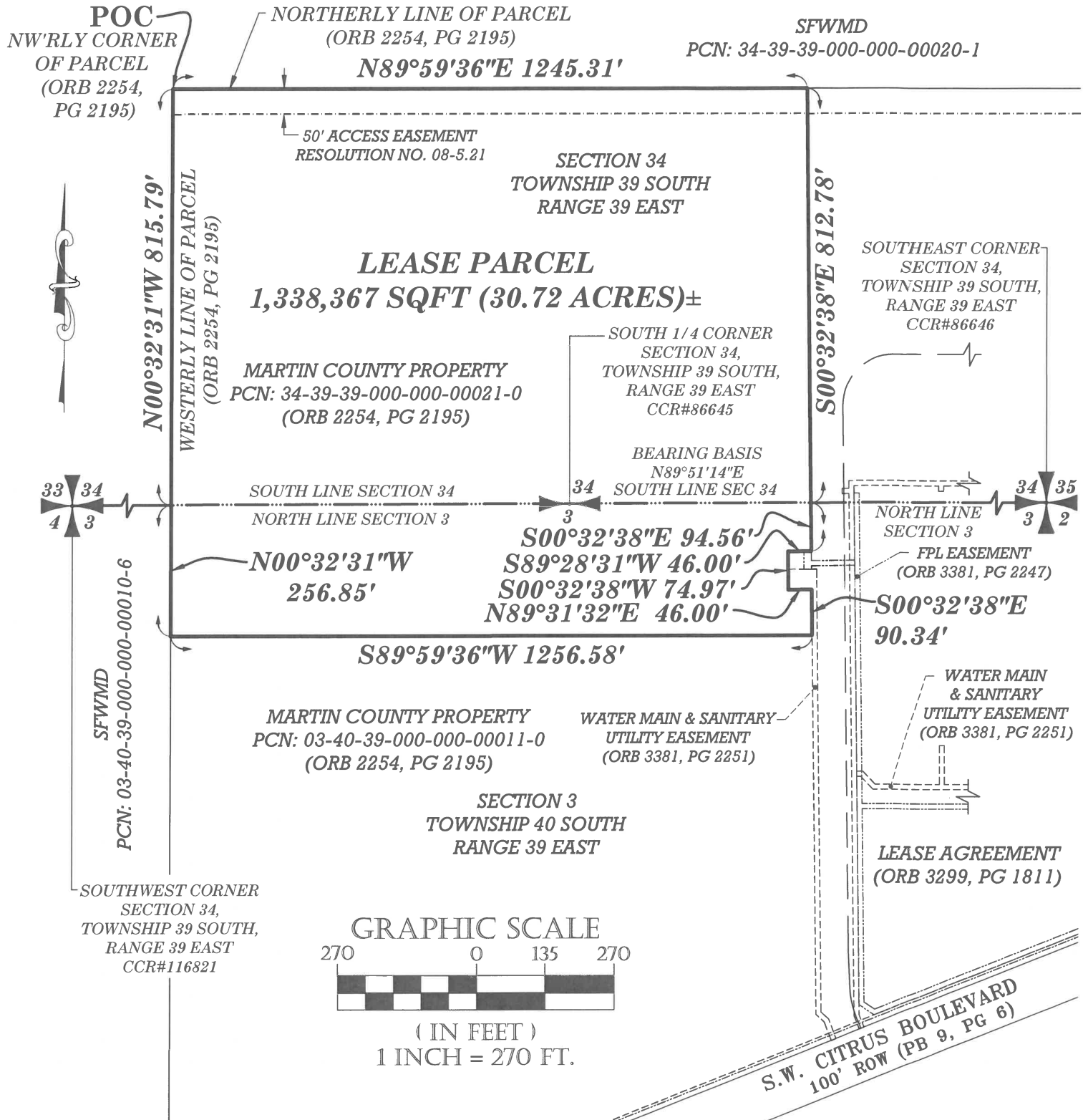
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SHEET NO.

3 OF 3

EXHIBIT _



NOTE: THIS IS NOT A SURVEY.
THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=270' OR SMALLER.

LEASE PARCEL
SECTION 34 T39S R39E & SECTION 3 T40S R39E
MARTIN COUNTY, FLORIDA

SUPERVISED BY: TMW	DRAWN BY: JMM
DATE: 10/06/2025	SCALE: 1" = 270'
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