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, PREFORMED 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

 $-\!\!\!/- = BREAKLINE$

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

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.

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

DATE: 0CT 0 7 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	
DPAWING ID. 25-040P		

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. 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" EAST, 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

ĺ	SUPERVISED BY: TMW	DRAWN BY:JMM	
ı		SCALE: N/A	
l	DRAWING ID: 25-049B		

COUNTY BOARD OF COUNTY COMMISSIONERS MONTEREY ROAD, STUART, FL. PHONE NO. 772-288-5928 2401 S.E. M.C. PROJ. NO. 25-049 DWG. FILE NAME: 25-049.DWG SHEET NO. EXHIBIT NORTHERLY LINE OF PARCEL POC-**SFWMD** (ORB 2254, PG 2195) NW'RLY CORNER PCN: 34-39-39-000-000-00020-1 OF PARCEL N89°59'36"E 1245.31' (ORB 2254, PG 2195) 50' ACCESS EASEMENT RESOLUTION NO. 08-5.21 SECTION 34 TOWNSHIP 39 SOUTH RANGE 39 EAST 812. SOUTHEAST CORNER-LEASE PARCEL SECTION 34. S00°32'38"E TOWNSHIP 39 SOUTH, 1,338,367 SQFT (30.72 ACRES)± RANGE 39 EAST CCR#86646 SOUTH 1/4 CORNER SECTION 34, MARTIN COUNTY PROPERTY TOWNSHIP 39 SOUTH, RANGE 39 EAST PCN: 34-39-39-000-000-00021-0 CCR#86645 (ORB 2254, PG 2195) BEARING BASIS N89°51'14"E SOUTH LINE SEC 34 **SOUTH LINE SECTION 34** NORTH LINE NORTH LINE SECTION 3 SECTION 3 S00°32'38"E 94.56" FPL EASEMENT ·N00°32'31"W S89°28'31"W 46.00' PCN: 03-40-39-000-000-00010-6 (ORB 3381, PG 2247) S00°32'38"W 74.97' 256.85' :S00°32'38"E N89°31'32"E 46.00' 90.34' S89°59'36"W 1256.58' WATER MAIN & SANITARY UTILITY EASEMENT MARTIN COUNTY PROPERTY WATER MAIN & SANITARY (ORB 3381, PG 2251) UTILITY EASEMENT PCN: 03-40-39-000-000-00011-0 (ORB 3381, PG 2251) (ORB 2254, PG 2195) SECTION 3 TOWNSHIP 40 SOUTH RANGE 39 EAST LEASE AGREEMENT (ORB 3299, PG 1811) SOUTHWEST CORNER SECTION 34, GRAPHIC SCALE TOWNSHIP 39 SOUTH. RANGE 39 EAST 270 135 270 S.W. 100' ROW (PB 9, PG 6) CCR#116821 (IN FEET) 1 INCH = 270 FT.NOTE: THIS IS NOT A SURVEY. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=270' OR SMALLER. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 AND 2. SUPERVISED BY: TMW | DRAWN BY: JMM LEASE PARCEL DATE: 10/06/2025 SCALE: 1'' = 270'SECTION 34 T39S R39E & SECTION 3 T40S R39E DRAWING ID: 25-049B MARTIN COUNTY, FLORIDA