

THIS IS NOT A FIELD SURVEY
EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 915, PAGE 1773 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

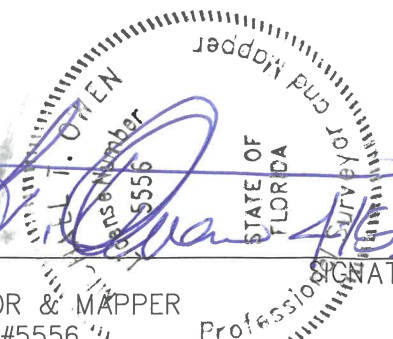
COMMENCE AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 18, THENCE SOUTH 00°07'07" EAST, ALONG THE NORTH-SOUTH QUARTER (1/4) SECTION LINE, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SW MATHESON AVENUE (DESCRIBED SW 18TH AVE), A 120 FOOT WIDE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 461, PAGE 399 AND PARTIALLY ABANDONED IN OFFICIAL RECORDS BOOK 663, PAGE 1398 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 684.80 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE ALONG SAID QUARTER (1/4) SECTION AND RIGHT-OF-WAY LINE, SOUTH 00°07'07" EAST, A DISTANCE OF 10.05 FEET; THENCE LEAVING SAID QUARTER (1/4) SECTION AND RIGHT-OF-WAY LINE, NORTH 83°56'43" EAST, A DISTANCE OF 164.51 FEET; THENCE SOUTH 73°29'44" EAST, A DISTANCE OF 29.85 FEET; THENCE SOUTH 03°36'39" WEST, A DISTANCE OF 3.44 FEET; THENCE SOUTH 86°23'21" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 03°36'39" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 86°23'21" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 03°36'39" WEST, A DISTANCE OF 1.30 FEET; THENCE NORTH 73°29'44" WEST, A DISTANCE OF 29.56 FEET; THENCE SOUTH 83°56'43" WEST, A DISTANCE OF 165.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 2171.92 SQUARE FEET, MORE OR LESS.

NOTE:

DESCRIPTION NOT VALID WITHOUT SKETCH.


MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

DATE 4-15-2026

PROJECT	FP&L EASEMENT PETER & JULIE CUMMINGS LIBRARY	JOB NO.	26-188	BY	RJB	HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING LAND PLANNING INTERIOR DESIGN 10250 Village Parkway, Suite 201 Port Saint Lucie, Florida 34987 772.462.2455
TITLE	SKETCH AND DESCRIPTION	REV. DATE		DATE	2026.03.30	
		SCALE	N.T.S.	REV.		
				SHEET	1 OF 2	

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EXHIBIT "A"

P.O.C.

N 1/4 CORNER
SEC. 18/38/41
CCR# 108910
N: 1033722.67
E: 891064.27

ABBREVIATION LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R.B. OFFICIAL RECORD BOOK
PG. PAGE
R/W RIGHT OF WAY
SEC. SECTION
CCR CERTIFIED CORNER RECORD
SQ.FT. SQUARE FEET
ID IDENTIFICATION

SW MATHESON AVE
(SW 18TH AVE PER DEED)

120' WIDE RIGHT-OF-WAY
(DESCRIBED 200' WIDE R/W)
O.R.B. 461, PG. 399
PARTIALLY ABANDONED IN
O.R.B. 663, PG. 1398

S00°07'07"E 684.80'
(BEARING BASIS)

E. R/W LINE
NORTH-SOUTH
QUARTER SECTION LINE

S00°07'07"E 10.05'

P.O.B.

N: 1033037.87
E: 891065.69

S83°56'43"W 165.47'

2171.92 SQ.FT.

N83°56'43"E 164.51'

2551 SW MATHESON AVE
PARCEL ID: 18-38-41-000-000-00013-1
O.R.B. 915, PG. 1773

N86°23'21"W 15.00'
S03°36'39"W 1.30'
N73°29'44"W 29.56'

10.00'

FP&L EASEMENT

S73°29'44"E 29.85'

S03°36'39"W 3.44'

S86°23'21"E 15.00'

N03°36'39"E 15.00'

N: 1033032.32
E: 891272.67

2551 SW MATHESON AVE
PARCEL ID: 18-38-41-000-000-00013-1
O.R.B. 915, PG. 1773

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF SW MATHESON AVE AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

INTENDED DISPLAY SCALE

0 20
Scale in feet
1 Inch = 20 Feet

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			REV. DATE		DATE	2026.03.30
TITLE	SKETCH AND DESCRIPTION		SCALE	1" = 20'	REV.	
					SHEET	2 OF 2

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