

MARTIN COUNTY, STUART, FLORIDA
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-014

M.C. PROJ. NO. 18-014

SHEET NO. 1 OF 3

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON A PROPERTY DESCRIPTION OF THE NORTH HALF OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AND RECORDED IN OFFICIAL RECORD BOOK 1559, PAGE 2924, MARTIN COUNTY, FLORIDA, DATED MAY 10, 2001.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING AND REFERENCE: BEARING IS SOUTH 89°13'50" EAST, REFERENCE IS THE SOUTH PROPERTY LINE OF ABOVE REFERENCED DEED AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE PROPOSED MARTIN COUNTY ACCESS EASEMENT.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, 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: ORB=OFFICIAL RECORD BOOK, PL=PROPERTY LINE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, POT=POINT OF TERMINUS

SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE

SEAL



BRION D. GANCY PSM

PROJECT MANAGER - SURVEY DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 2 AND 3.

DATE: March 20, 2018

SKETCH AND DESCRIPTION

INGRESS & EGRESS EASEMENT

WARNER CREEK WEIR MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : KTR SCALE : N/A

DATE : 03/20/2018

DRAWING # 18-014.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-014

M.C. PROJ. NO. 18-014

SHEET NO. 2 OF 3

DESCRIPTION

EXHIBIT A

AN EASEMENT THROUGH THE UN-PLATTED LAND OF THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, ORB 1559, PAGE 2924, LOCATED IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 21 SOUTH 00°31'17" WEST 737.96 FEET TO THE POINT OF BEGINNING AND THE CENTERLINE OF A 20 FOOT EASEMENT, 10 FEET ON BOTH SIDES, PARALLEL AND PERPENDICULAR TO THE CENTERLINE BY RIGHT ANGLES; THENCE DEPARTING SAID EAST LINE AND ALONG THE CENTERLINE OF SAID 20 FOOT EASEMENT, ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 03°31'19" WEST, A RADIUS OF 161.70 FEET, AND A CENTRAL ANGLE OF 26°42'03"; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 75.35 FEET; THENCE SOUTH 59°46'38" WEST A DISTANCE OF 22.84 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIAL BEARING OF SOUTH 30°13'22" EAST, A RADIUS OF 1000.00 FEET, AND A CENTRAL ANGLE OF 08°19'11"; THENCE ALONG SAID CURVE AN ARC LENGTH OF 145.21 FEET; THENCE SOUTH 69°44'59" WEST A DISTANCE OF 594.91 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 20°15'01" WEST, A RADIUS OF 5.59 FEET, AND A CENTRAL ANGLE OF 59°56'02"; THENCE ALONG SAID CURVE FOR AN ARC LENGTH OF 5.84 FEET TO A POINT OF COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIAL BEARING OF NORTH 80°11'03" WEST, A RADIUS OF 131.14 FEET, AND A CENTRAL ANGLE OF 25°46'58"; THENCE ALONG SAID CURVE AN ARC LENGTH OF 59.01 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 74°01'59" EAST, A RADIUS OF 72.27 FEET, AND A CENTRAL ANGLE OF 30°57'40"; THENCE ALONG SAID CURVE AN ARC LENGTH OF 39.05 FEET TO A POINT OF REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIAL BEARING OF NORTH 75°00'21" WEST, A RADIUS OF 174.69 FEET, AND A CENTRAL ANGLE OF 26°03'31"; THENCE ALONG SAID CURVE AN ARC LENGTH OF 79.45 FEET TO THE BEGINNING OF THE CENTERLINE OF A 30 FOOT EASEMENT, 15 FEET ON BOTH SIDES, SAID LINE IS 15 FEET NORTH OF, PARALLEL, AND PERPENDICULAR TO BY RIGHT ANGLES, THE NORTH RIGHT-OF-WAY LINE OF CR 707-A, ALSO KNOWN AS JENSEN BEACH BLVD, SAID RIGHT-OF-WAY LINE HAVING A BEARING OF SOUTH 89°13'50" EAST; THENCE ALONG SAID PARALLEL LINE SOUTH 89°13'50" EAST A DISTANCE OF 96.08 FEET TO A POINT OF TERMINUS, SAID POINT OF TERMINUS BEING 683.77 FEET, WESTERLY OF SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 21 AS MEASURED ALONG A LINE PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE OF CR 707-A; THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET SAID PROPERTY LINES.

EASEMENT CONTAINS 23250.18 SQUARE FEET, (0.534 ACRES) MORE OR LESS.

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SKETCH AND DESCRIPTION

INGRESS & EGRESS EASEMENT

WARNER CREEK WEIR MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : KTR SCALE : N/A

DATE : 03/20/2018

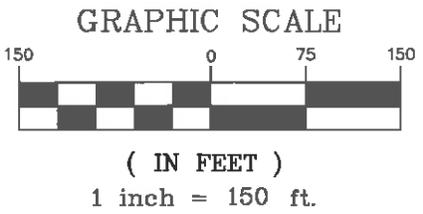
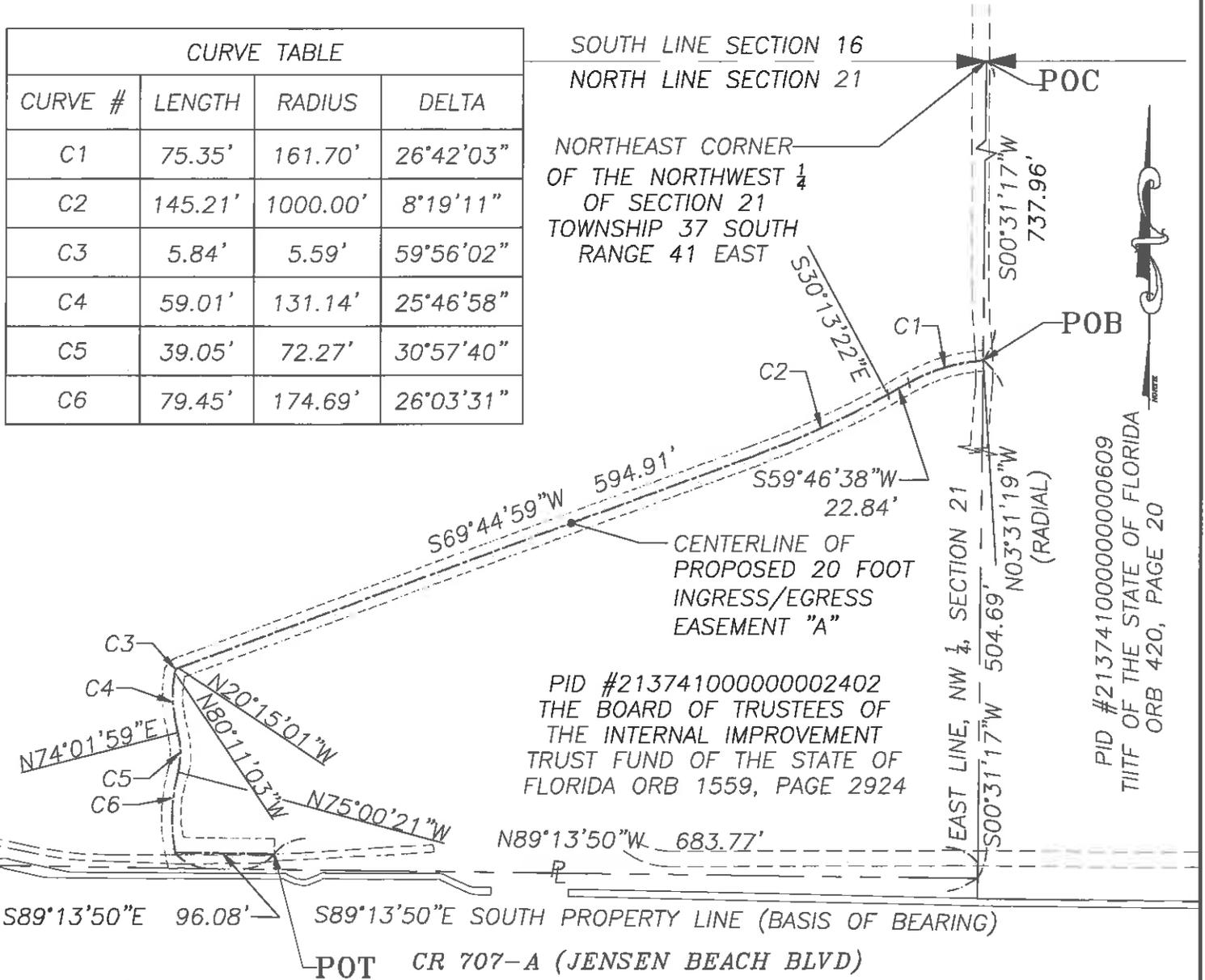
DRAWING # 18-014.DWG

MARTIN COUNTY, STUART, FLORIDA
 2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-014 M.C. PROJ. NO. 18-014 SHEET NO. 3 OF 3

EXHIBIT A

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	75.35'	161.70'	26°42'03"
C2	145.21'	1000.00'	8°19'11"
C3	5.84'	5.59'	59°56'02"
C4	59.01'	131.14'	25°46'58"
C5	39.05'	72.27'	30°57'40"
C6	79.45'	174.69'	26°03'31"



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"=150' OR SMALLER.

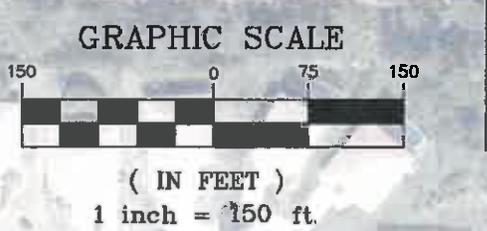
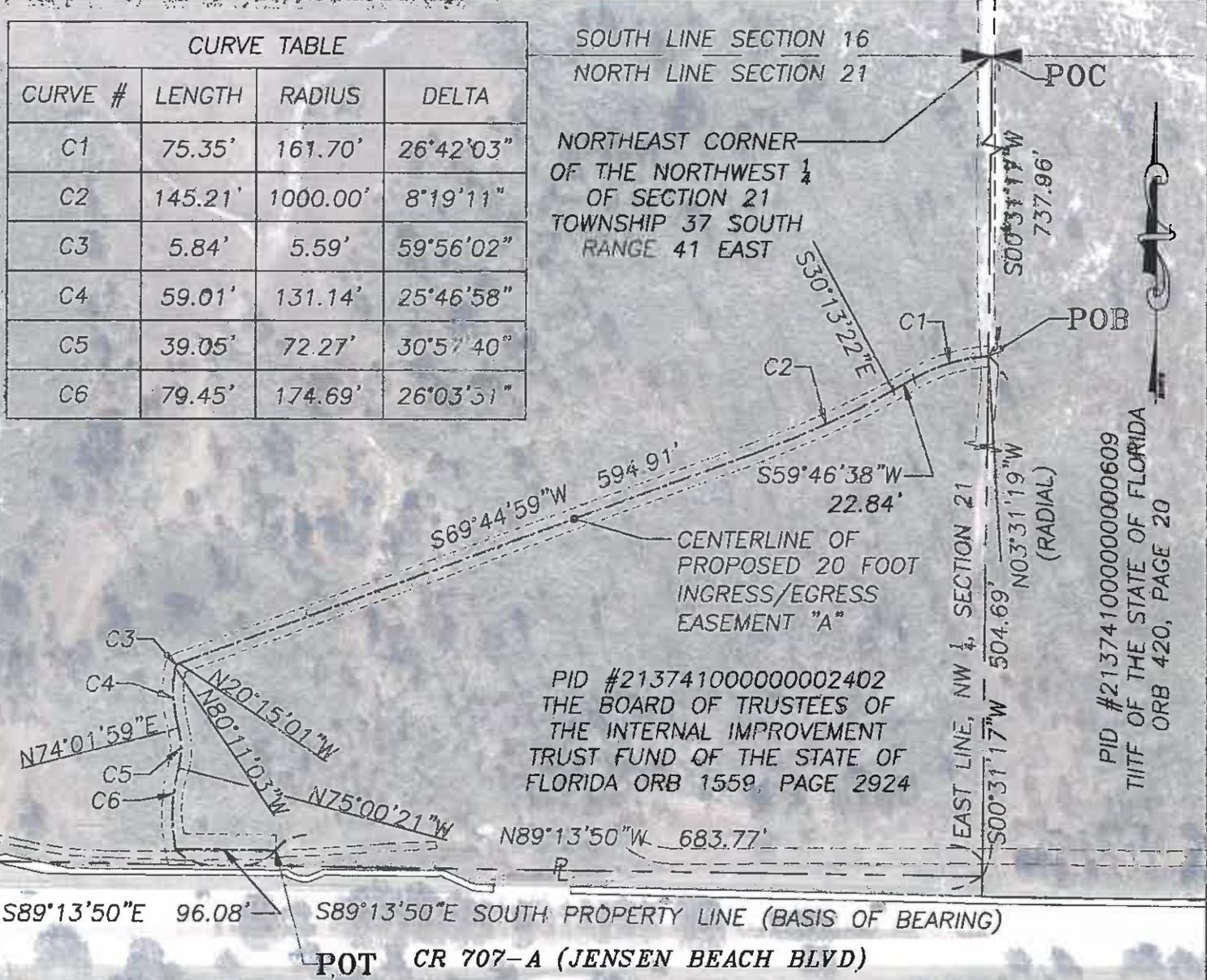
SKETCH AND DESCRIPTION INGRESS & EGRESS EASEMENT WARNER CREEK WEIR MARTIN COUNTY, FLORIDA	SUPERVISED BY : BDY	
	DRAWN BY : KTR	SCALE : 1"=150'
	DATE : 03/20/2018	
	DRAWING # 18-014.DWG	

MARTIN COUNTY, STUART, FLORIDA
 2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-014 | M.C. PROJ. NO. 18-014 | SHEET NO. 4 OF 4

EXHIBIT A

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	75.35'	161.70'	26°42'03"
C2	145.21'	1000.00'	8°19'11"
C3	5.84'	5.59'	59°56'02"
C4	59.01'	131.14'	25°46'58"
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INGRESS & EGRESS EASEMENT
WARNER CREEK WEIR MARTIN COUNTY, FLORIDA

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