

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-104-REV.DWG | M.C. PROJ. NO. 19-104

SHEET NO. 1 OF 4

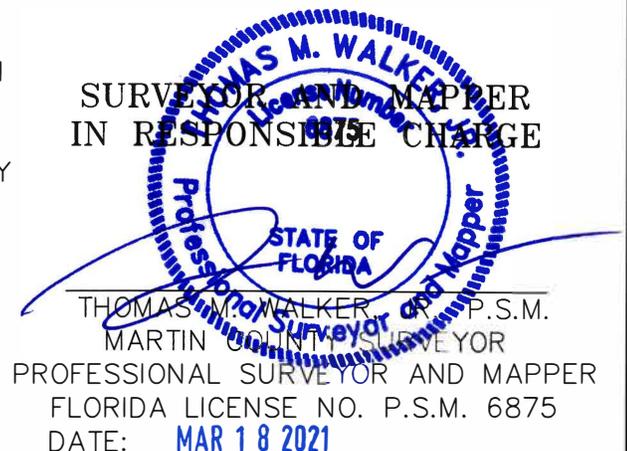
## EXHIBIT A

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE WARRANTY DEED OF A PARCEL OF LAND LOCATED WITHIN GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST AS RECORDED IN OFFICIAL RECORDS BOOK 1504, PAGE 0597 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3 AND 4, SHEET 4 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING AND REFERENCE: BEARING IS SOUTH 01°30'00" EAST, REFERENCE IS THE WESTERLY PROPERTY LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID DEED AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE LEASE AREA FOR THE MARTIN COUNTY OWNED PROPERTY LOCATED IN HALPATIOKEE PARK.
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: AKA=ALSO KNOWN AS, C=CENTERLINE, CL=CENTERLINE, ORB=OFFICIAL RECORDS BOOK, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT.

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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

**SURVEYOR AND MAPPER  
IN RESPONSIBLE CHARGE**



THOMAS M. WALKER, P.S.M.  
MARTIN COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. P.S.M. 6875  
DATE: **MAR 18 2021**

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 2, 3 AND 4.**

**SKETCH AND DESCRIPTION  
HALPATIOKEE LEASE AREA  
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 3/18/2021

DRAWING # 19-104

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-104-REV.DWG

M.C. PROJ. NO. 19-104

SHEET NO. 2 OF 4

EXHIBIT A

DESCRIPTION

A PORTION OF A PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1504, PAGE 0597, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

START AT THE NORTHEAST CORNER OF THE WEST 115 FEET OF GOVERNMENT LOT 5, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST; THENCE RUN N01°30'00"W, ALONG THE EAST LINE OF SAID WEST 115 FEET, A DISTANCE OF 374.64 FEET TO THE CENTERLINE OF THE OLD INDIANTOWN ROAD; THENCE RUN N47°04'30"E, ALONG SAID ROAD CENTERLINE, A DISTANCE OF 290.72 FEET TO THE POINT OF BEGINNING; THENCE S01°30'00"E A DISTANCE OF 469.50 FEET; THENCE RUN N88°30'00"E, A DISTANCE OF 300 FEET; THENCE RUN N29°45'00"E, A DISTANCE OF 450 FEET TO THE SHORELINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDER SAID SHORELINE NORTHWESTERLY TO AN INTERSECTION WITH THE CENTERLINE OF THE OLD INDIANTOWN ROAD; THENCE RUN SOUTHWESTERLY, ALONG SAID ROAD CENTERLINE TO THE POINT OF BEGINNING; LESS ROAD RIGHT OF WAY, ALL IN GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST.

LESS AND EXCEPT THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT OF BEGINNING, THENCE SOUTH 01°30'00" EAST, A DISTANCE OF 44.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 197.26 FEET, A CHORD BEARING OF NORTH 45°49'54" EAST AND CHORD LENGTH OF 14.24 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°08'12" AN ARC DISTANCE OF 14.24 FEET; THENCE SOUTH 14°49'03" EAST, A DISTANCE OF 58.17 FEET; THENCE SOUTH 02°09'57" EAST A DISTANCE OF 33.68 FEET; THENCE NORTH 89°44'31" EAST, A DISTANCE OF 119.84 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTERIOR WALL OF A CONCRETE BLOCK BUILDING; THENCE NORTH 00°48'51" WEST ALONG SAID WESTERLY EXTERIOR WALL, A DISTANCE OF 3.42 FEET TO THE NORTHEASTERLY CORNER OF SAID BUILDING; THENCE NORTH 89°32'44" EAST ALONG THE NORTHERLY EXTERIOR WALL OF SAID BUILDING, A DISTANCE OF 0.25 FEET; THENCE NORTH 03°31'20" WEST, A DISTANCE OF 6.75 FEET; THENCE SOUTH 88°26'37" EAST, A DISTANCE OF 18.58 FEET; THENCE NORTH 08°50'06" WEST, A DISTANCE OF 63.41 FEET; THENCE SOUTH 85°33'39" EAST, A DISTANCE OF 78.47 FEET; THENCE NORTH 76°26'20" EAST, A DISTANCE OF 52.62 FEET TO A POINT OF INTERSECTION WITH THE SHORELINE, ALSO BEING THE APPROXIMATE MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDERING NORTHERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE SAID SHORELINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE OLD INDIANTOWN ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 150,815 SQUARE FEET, (3.46 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3 AND 4.

SKETCH AND DESCRIPTION  
HALPATIOKEE LEASE AREA  
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 3/18/2021

DRAWING # 19-104

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

DWG. NAME : 19-104-REV.DWG | M.C. PROJ. NO. 19-104 | SHEET NO. 3 OF 4

**EXHIBIT A**

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	44.28'	S01°30'00"E
L2	58.17'	S14°49'03"E
L3	33.68'	S02°09'57"E
L4	119.84'	N89°44'31"E
L5	3.42'	N00°48'51"W
L6	0.25'	N89°32'44"E
L7	6.75'	N03°31'20"W
L8	18.58'	S88°26'37"E
L9	63.41'	N08°50'06"W
L10	78.47'	S85°33'39"E
L11	52.62'	N76°26'20"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	14.24'	197.26'	4°08'12"

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**HALPATIOKEE LEASE AREA**  
**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW	
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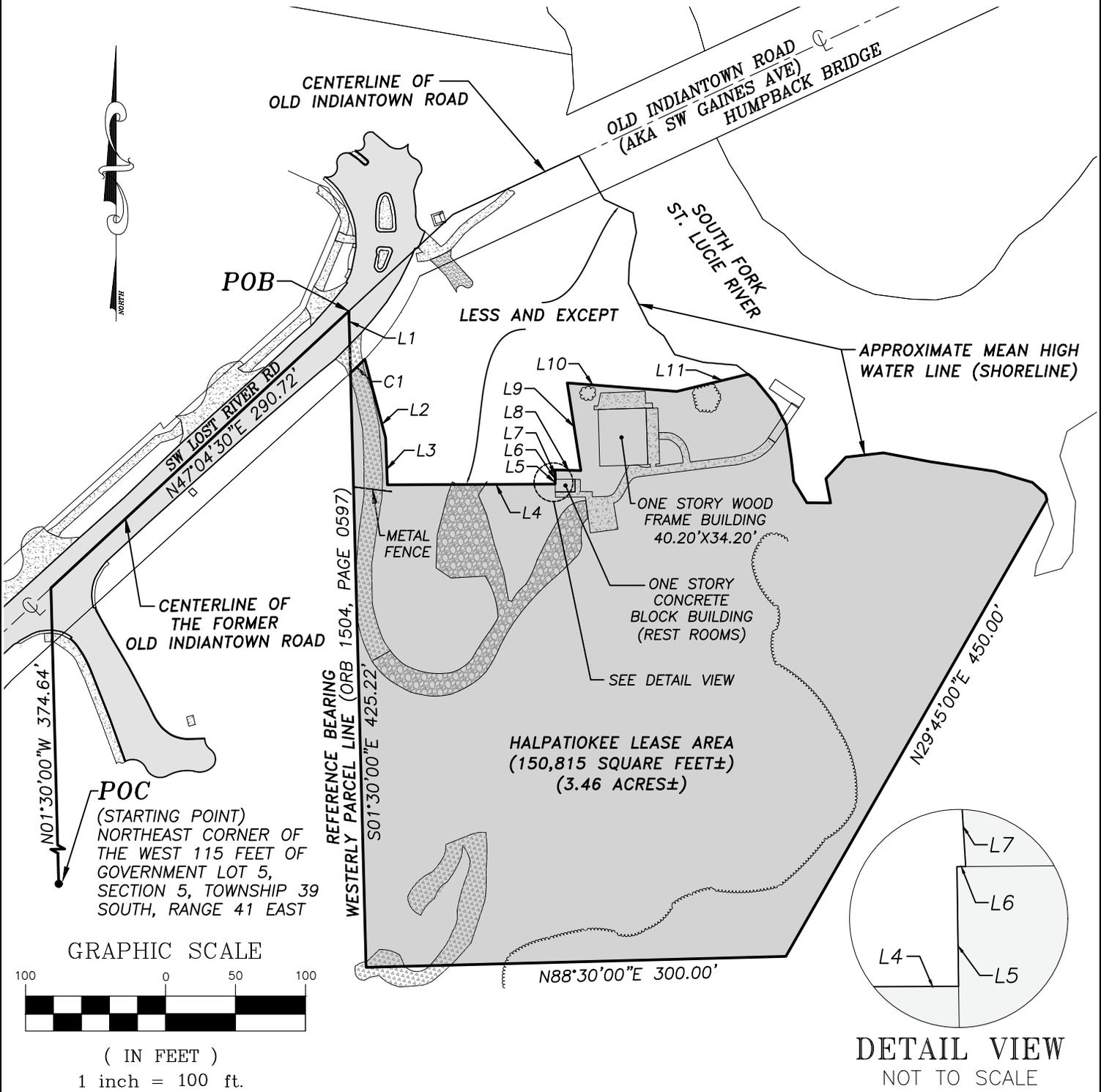
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DWG. NAME : 19-104-REV.DWG M.C. PROJ. NO. 19-104

SHEET NO. 4 OF 4

## EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2 AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=100' OR SMALLER.

**SKETCH AND DESCRIPTION  
 HALPATIOKEE LEASE AREA  
 MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=100'
DATE : 3/18/2021	
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