

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 17-160.DWG M.C. PROJ. NO. 17-160

SHEET NO. 1 OF 3

EXHIBIT "A"

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY MARTIN COUNTY DATED MARCH 1, 2013, PROJECT NUMBER 13-007, DRAWING NUMBER 13-007, CAD FILE 001 SURVEY 13-007.DWG AND THE PLAT OF NEW MONROVIA REVISED, PLAT BOOK 3, PAGE 94, MARTIN COUNTY, FLORIDA.
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 66°15'25" WEST, REFERENCE IS THE SOUTHERLY RIGHT OF WAY OF COVE ROAD AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND OWNED BY MARTIN COUNTY.
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: A=ARC LENGTH, Δ=DELTA, MC=MARTIN COUNTY, R=RADIUS, POB=POINT OF BEGINNING, ROW=RIGHT OF WAY

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

SEAL



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

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

DATE: 01/25/18

SKETCH AND LEGAL DESCRIPTION

LOTS 22-26 & A PORTION OF LOTS 27-29

BLOCK 7, PLAT OF NEW MONROVIA REVISED, MC, FL

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : N/A

DATE : 12/22/17

DRAWING # 17-160

MARTIN COUNTY, STUART, FLORIDA

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DWG. NAME : 17-160.DWG | M.C. PROJ. NO. 17-160

SHEET NO. 2 OF 3

EXHIBIT "A"

DESCRIPTION

LOTS 22, 23, 24, 25, 26, AND A PORTION OF LOTS 27, 28, AND 29 OF BLOCK 7, NEW MONROVIA REVISED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID LOT 22; THENCE NORTH 23°49'08" WEST, ALONG THE EAST LINE OF SAID LOTS 22 THROUGH 27, A DISTANCE OF 133.56 FEET TO A POINT ON A 410.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, RADIAL TO SAID POINT BEARS SOUTH 24°52'16" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'43", AN ARC DISTANCE OF 81.78 FEET TO THE NORTHERLY LINE OF SAID LOT 29; THENCE SOUTH 66°10'52" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 102.44 FEET TO THE WESTERLY LINE OF SAID LOTS 22 THROUGH 29; THENCE SOUTH 23°49'08" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 22; THENCE NORTH 66°10'52" EAST, A DISTANCE OF 150.00 TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 28,333.99 SQUARE FEET (0.650 ACRES) +/-

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NOT VALID WITHOUT SHEETS 1 AND 3

SKETCH AND LEGAL DESCRIPTION

LOTS 22-26 & A PORTION OF LOTS 27-29

BLOCK 7, PLAT OF NEW MONROVIA REVISED, MC, FL

SUPERVISED BY : TMW

DRAWN BY : BDY | SCALE : N/A

DATE : 12/22/17

DRAWING # 17-160

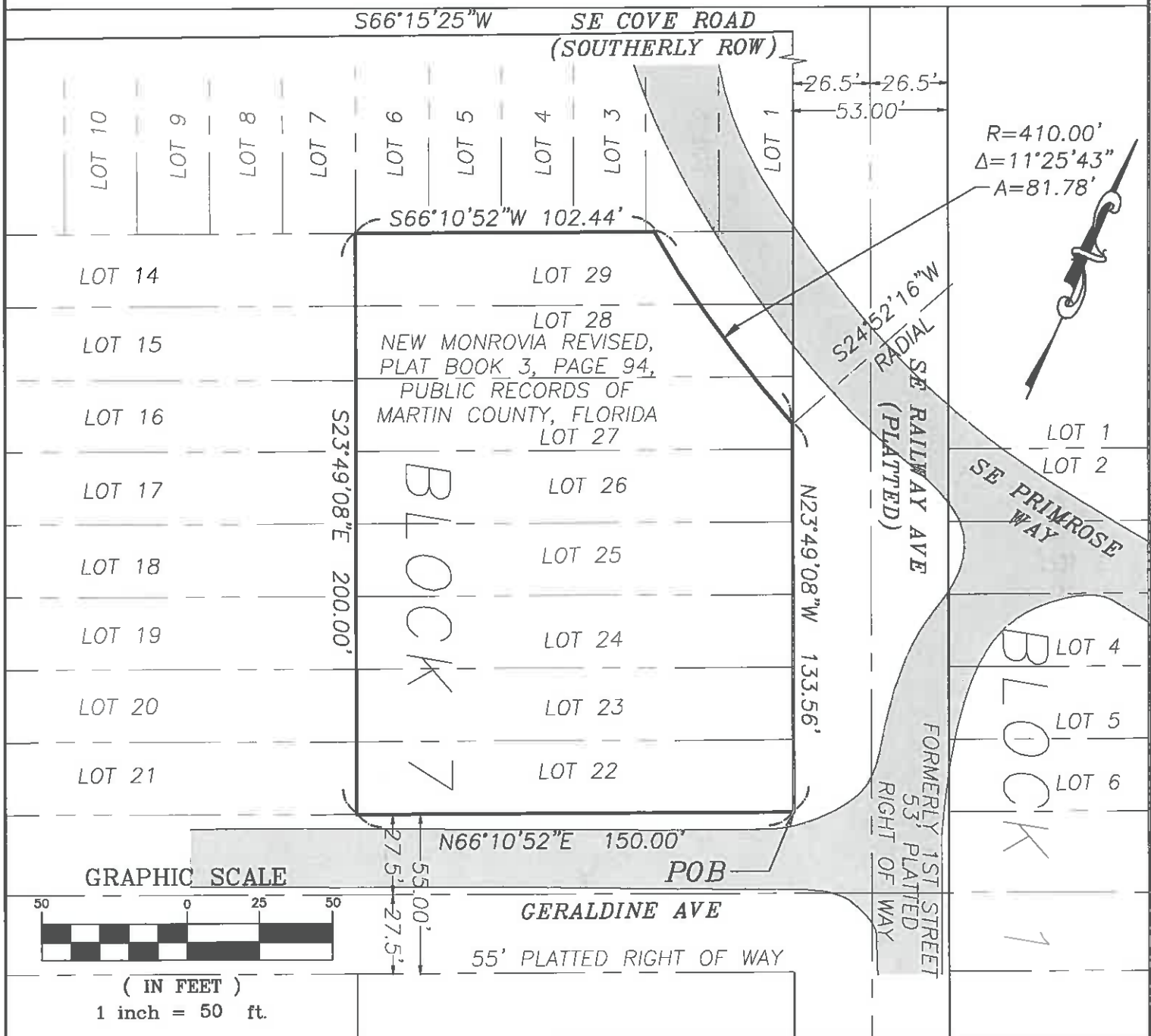
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DWG. NAME : 17-160.DWG M.C. PROJ. NO. 17-160

SHEET NO. 3 OF 3

EXHIBIT "A"



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"=50' OR SMALLER.

SKETCH AND LEGAL DESCRIPTION

LOTS 22-26 & A PORTION OF LOTS 27-29
BLOCK 7, PLAT OF NEW MONROVIA REVISED, MC, FL

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : 1"=50'

DATE : 12/22/17

DRAWING # 17-160