

**EXHIBIT A**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA

**LEGAL DESCRIPTION EAST PARCEL**

A TRACT OF LAND LYING IN TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY FARMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PALM BEACH COUNTY RECORDS (NOW MARTIN) COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18;  
 THENCE, SOUTH 89°50'01" EAST ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 805.73 FEET;  
 THENCE, NORTH 00°13'16" EAST A DISTANCE OF 75.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST MARTIN HIGHWAY (COUNTY ROAD 714) AS RECORDED IN OFFICIAL RECORDS BOOK 3404, PAGE 2636 MARTIN COUNTY, FLORIDA PUBLIC RECORDS, A POINT ON THE WESTERLY LINE OF SOUTHWEST NEWBERRY COURT A PRIVATE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1749, PAGE 1686 OF SAID PUBLIC RECORDS AND THE **POINT OF BEGINNING**;  
 THENCE, ALONG THE WESTERLY LINE OF SAID SOUTHWEST NEWBERRY COURT THE FOLLOWING 9 COURSES;  
 1. THENCE, CONTINUE NORTH 00°13'16" EAST A DISTANCE OF 68.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 18°59'45";  
 2. THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 116.04 FEET;  
 3. THENCE, NORTH 19°13'01" EAST A DISTANCE OF 149.62 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 23°18'43";  
 4. THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 122.06 FEET;  
 5. THENCE, NORTH 42°31'44" EAST A DISTANCE OF 70.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 47°58'57";  
 6. THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 97°11'21";  
 7. THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 74.64 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 62°23'51";  
 8. THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.12 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 00°44'15", AND A CHORD BEARING AND DISTANCE OF NORTH 28°58'10" EAST, 2.25 FEET;  
 9. THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2.25 FEET TO NORTH LINE OF SAID TRACT 58 AND THE SOUTH LINE OF OAKBROOKE ESTATES AT THE GARDENS PHASE NO. 1 OF THE GARDENS P.U.D AS RECORDED IN PLAT BOOK 15, PAGE 73 OF SAID PUBLIC RECORDS;  
 THENCE, SOUTH 89°52'44" EAST ALONG SAID NORTH LINE AND SAID SOUTH LINE A DISTANCE OF 68.76 FEET;  
 THENCE, SOUTH 00°00'02" EAST A DISTANCE OF 157.00 FEET;  
 THENCE, SOUTH 89°52'44" EAST A DISTANCE OF 140.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST PALM CITY SCHOOL AVENUE AS RECORDED IN PLAT BOOK 7, PAGE 72 MARTIN COUNTY, FLORIDA PUBLIC RECORDS;  
 THENCE, SOUTH 00°00'02" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 429.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST MARTIN HIGHWAY;  
 THENCE, NORTH 89°50'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 478.60 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4.86 ACRES MORE OR LESS

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Richard E.  
Barnes, Jr.**

Digitally signed by Richard E. Barnes, Jr.  
Date: 2024.09.26 09:34:29  
-04'00'

RICHARD E. BARNES, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS -5173

DATE OF SIGNATURE

NOTE: SEE SHEETS 3 THROUGH 6 OF 6 FOR SKETCH OF DESCRIPTION.  
 DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 THROUGH 6 OF 6 OF THIS DOCUMENT. **THIS IS NOT A SURVEY**

BOWMAN CONSULTING GROUP, LTD., INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
 301 SE Ocean Blvd. Fax: (772) 220-7881  
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**EXHIBIT A**  
**EAST PARCEL**  
**DANFORTH CREEK AND**  
**COUNTY ROAD 714**  
**COUNTY PARCEL**

**MARTIN COUNTY**

**FLORIDA**

PATH: \010025-01-046 (SUR)\Survey\Topo Boundary	DRAWN: RT
PROJECT NO. 010025-01-046	REVISED DATE: -
CADD FILE: 10025-TRACT_58-EAST SKT	SCALE: N/A
	DATE: SEP. 26, 2024
	SHEET 1 OF 6

**EXHIBIT A**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 89°50'01" EAST FOR THE SOUTH LINE OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. THIS SKETCH AND LEGAL IS SHOWN ACCORDING TO A BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING GROUP TITLED "EAST PARCEL DANFORTH CREEK AND COUNTY ROAD 714 COUNTY PARCEL", PROJECT NO. 10025-01-046, DATED SEPTEMBER 26, 2024.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.
4. 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)

**LEGEND:**

ALLUM.	ALUMINUM
Δ	CENTRAL ANGLE OF CURVE
(C)	CALCULATED DATA
CH	CHORD OF CURVE
CCR	CERTIFIED CORNER RECORD
CONC.	CONCRETE
(D)	DEED DATA
D.B.	DEED BOOK
E:	EASTING
ID.	IDENTIFICATION
L	ARC LENGTH OF CURVE
L.B.T.	LANDSCAPE BUFFER TRACT
N:	NORTHING
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.U.D.	PLANNED UNIT DEVELOPMENT
R	RADIUS OF CURVE
RMB	ROAD MAP BOOK
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
TYP.	TYPICAL
TIITF	BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA



KEY NOTE NUMBER



FOUND QUARTER SECTION CORNER



FOUND SECTION CORNER



PARCEL LINE



EASEMENT LINE



RIGHT OF WAY LINE



SECTION LINE



SUBJECT PARCEL

NOTE: SEE SHEETS 3 THROUGH 6 OF 6 FOR SKETCH OF DESCRIPTION.  
 DESCRIPTION NOT COMPLETE UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 THROUGH 6 OF 6 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
 301 SE Ocean Blvd. Fax: (772) 220-7881  
 Suite 301, Stuart, Florida 34994 [www.bowmanconsulting.com](http://www.bowmanconsulting.com)

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**EXHIBIT A**  
**EAST PARCEL**  
**DANFORTH CREEK AND**  
**COUNTY ROAD 714**  
**COUNTY PARCEL**

**MARTIN COUNTY**

**FLORIDA**

PATH: \010025-01-046 (SUR)\Survey\Topo\_Boundary

DRAWN: RT

PROJECT NO. 010025-01-046

REVISED DATE: -

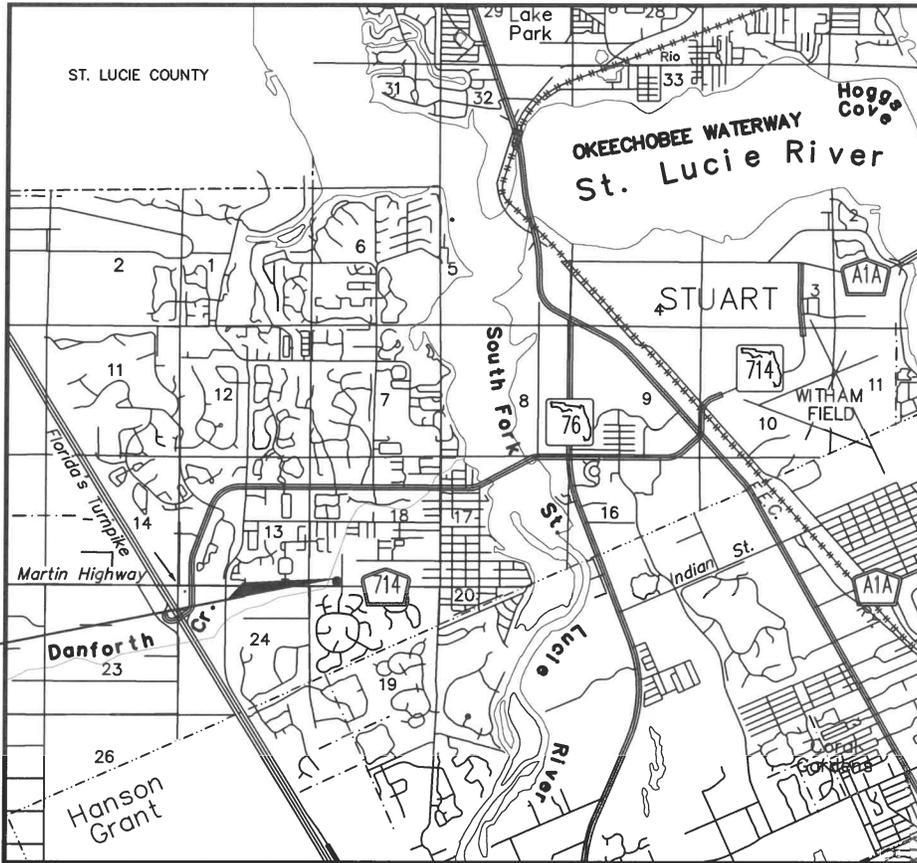
DATE: SEP. 26, 2024

CADD FILE: 10025-TRACT\_58-EAST SKT

SCALE: N/A

SHEET 2 OF 6

**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA



**VICINITY MAP**  
 NOT TO SCALE

**PROJECT  
 LOCATION**

NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

# Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
 301 SE Ocean Blvd. Fax: (772) 220-7881  
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**EXHIBIT A**  
**EAST PARCEL**  
**DANFORTH CREEK AND**  
**COUNTY ROAD 714**  
**COUNTY PARCEL**

**MARTIN COUNTY**

**FLORIDA**

PATH: \010025-01-046 (SUR)\Survey\Topo Boundary

DRAWN: RT

PROJECT NO. 010025-01-046

REVISED DATE: -

DATE: SEP. 26, 2024

CADD FILE: 10025-TRACT\_58-EAST SKT

SCALE: N/A

SHEET 3 OF 6

**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
 LYING IN SECTION 18,  
 TOWNSHIP 38 SOUTH,  
 RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA

**KEY NOTES**

- 1 100' WIDE TIITF RESERVATION  
 D.B. 35, PG. 414  
 (PARTIALLY TRANSFERRED BY  
 O.R.B. 2699, PG. 2638)
- 2 25' WIDE EASEMENT  
 TIITF RELEASED  
 O.R.B. 1156, PG. 2255
- 3 N. LINE OF TRACT 58  
 P.B. 6, PG. 42;  
 S. LINE OF OAKBROOKE ESTATES  
 AT THE GARDENS PHASE NO. 1 OF  
 THE GARDENS P.U.D.  
 P.B. 15, PG. 73

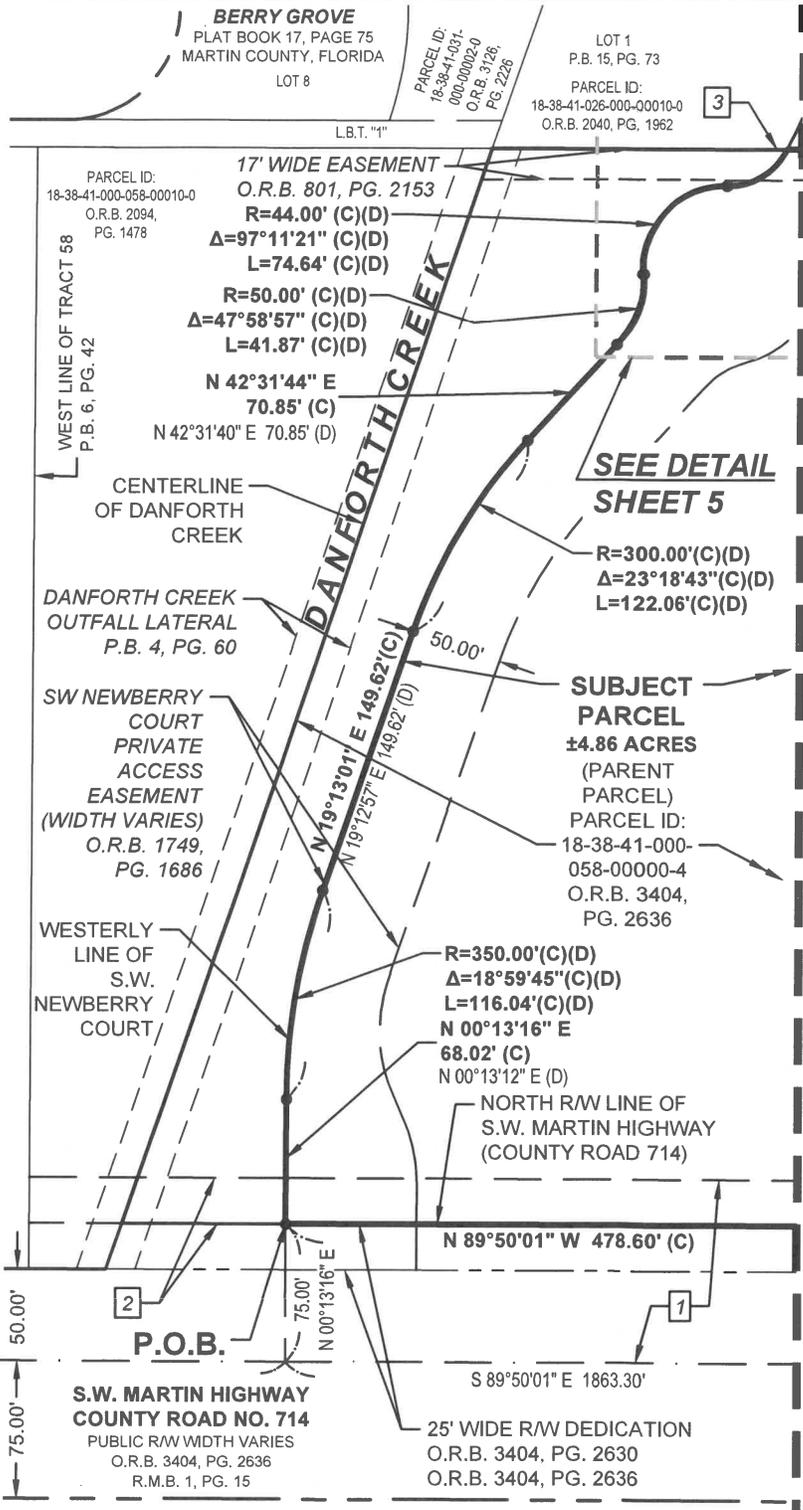


0 50 100 Feet  
 THIS MAP IS INTENDED TO BE  
 DISPLAYED AT A SCALE OF 1" = 100'

**POINT OF COMMENCEMENT**

S.W. CORNER OF SECTION 18,  
 TOWNSHIP 38 S., RANGE 41 E.  
 FOUND PUBLIC LAND TALLAHASSEE  
 MERIDIAN SURVEY CORNER  
 4" ALUM. DISK SET IN CONCRETE  
 STAMPED "GCY LB 4108 2016 13 18 24 19"  
 N: 1028449.992 (HELD)  
 E: 888394.813 (HELD)  
 N: 1028450.02 (PER CCR# 108869)  
 E: 888394.86 (PER CCR# 108869)  
 NEW CCR# PENDING

13 18  
 24 19  
 BASIS OF BEARINGS LINE  
 SOUTH LINE OF SECTION 18,  
 TOWNSHIP 38 SOUTH, RANGE 41 EAST  
 S 89°50'01" E 805.73'



MATCH LINE "A" - SEE SHEET 6 FOR CONTINUATION

**SEE DETAIL SHEET 5**

**SUBJECT PARCEL**  
 ±4.86 ACRES  
 (PARENT PARCEL)  
 PARCEL ID:  
 18-38-41-000-058-00000-4  
 O.R.B. 3404,  
 PG. 2636

**THIS IS NOT A SURVEY**

NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**Bowman**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
 301 SE Ocean Blvd. Fax: (772) 220-7881  
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.  
 Professional Surveyors and Mapper Business Certificate # LB 8030

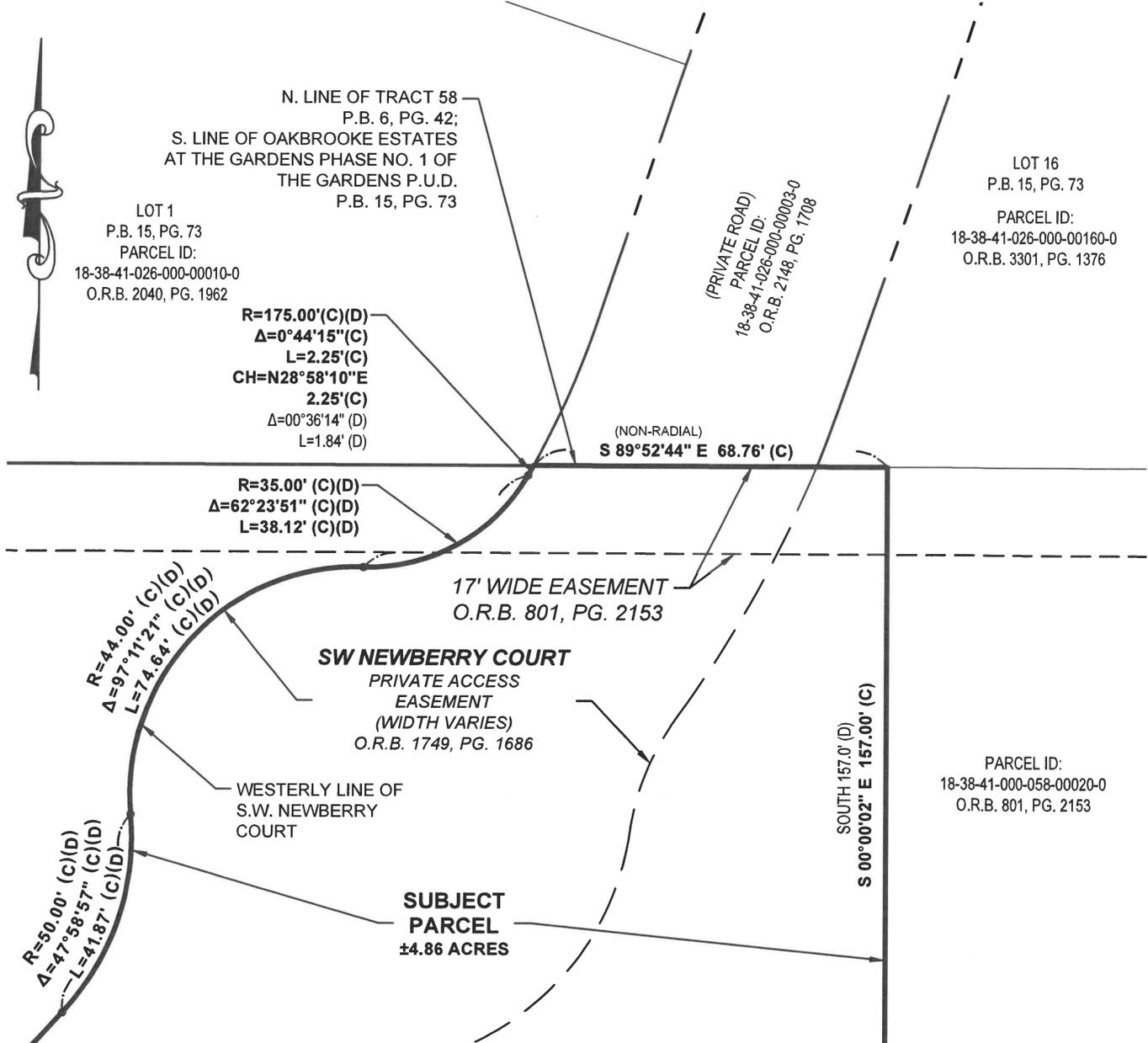
**EXHIBIT A**  
**EAST PARCEL**  
**DANFORTH CREEK AND**  
**COUNTY ROAD 714**  
**COUNTY PARCEL**

<b>MARTIN COUNTY</b>		<b>FLORIDA</b>	
PATH: \010025-01-046 (SUR)\Survey\Topo_Boundary	PROJECT NO. 010025-01-046		DRAWN: RT
CADD FILE: 10025-TRACT_58-EAST SKT	REVISED DATE: -	DATE: SEP. 26, 2024	
SCALE: 1"=100'	SHEET 4 OF 6		

**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
 LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA

0 15 30 Feet  
 THIS MAP IS INTENDED TO BE  
 DISPLAYED AT A SCALE OF 1" = 30'

**DETAIL**



NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

**Bowman**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
 301 SE Ocean Blvd. Fax: (772) 220-7881  
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.  
 Professional Surveyors and Mapper Business Certificate # LB 8030

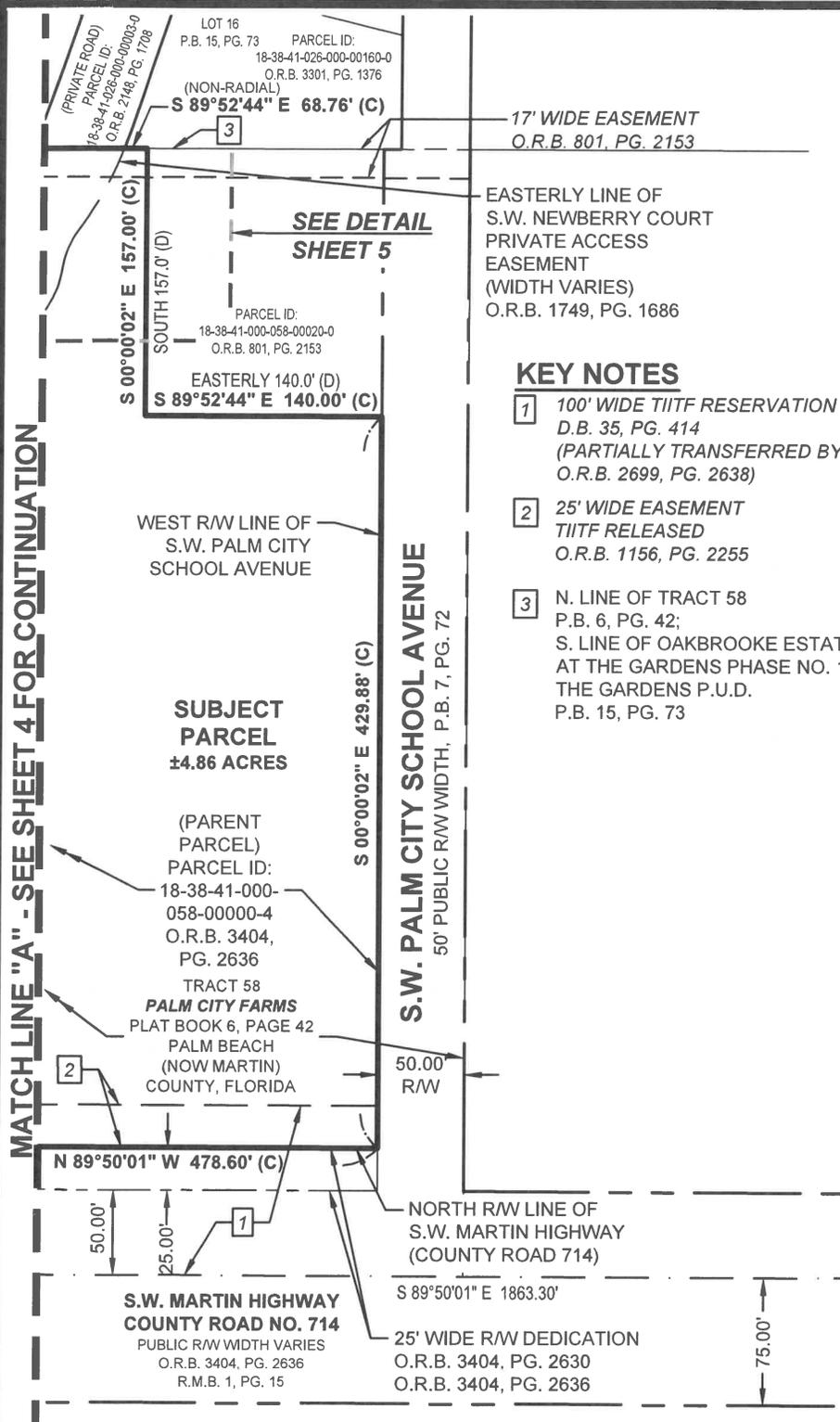
**EXHIBIT A**  
**EAST PARCEL**  
**DANFORTH CREEK AND**  
**COUNTY ROAD 714**  
**COUNTY PARCEL**

**MARTIN COUNTY**

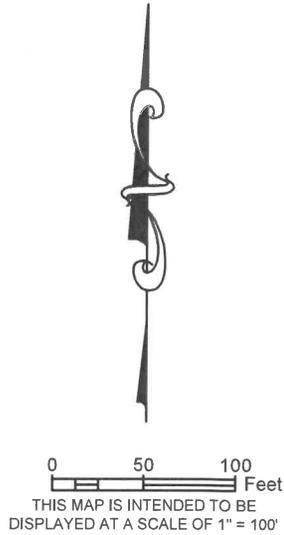
**FLORIDA**

PATH: \010025-01-046 (SUR)\Survey\Topo_Boundary	DRAWN: RT
PROJECT NO. 010025-01-046	REVISED DATE: -
CADD FILE: 10025-TRACT_58-EAST SKT	DATE: SEP. 26, 2024
SCALE: 1"=30'	SHEET 5 OF 6

**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
 LYING IN SECTION 18,  
 TOWNSHIP 38 SOUTH,  
 RANGE 41 EAST  
 MARTIN COUNTY, FLORIDA



- KEY NOTES**
- 1 100' WIDE TIITF RESERVATION  
 D.B. 35, PG. 414  
 (PARTIALLY TRANSFERRED BY  
 O.R.B. 2699, PG. 2638)
  - 2 25' WIDE EASEMENT  
 TIITF RELEASED  
 O.R.B. 1156, PG. 2255
  - 3 N. LINE OF TRACT 58  
 P.B. 6, PG. 42;  
 S. LINE OF OAKBROOKE ESTATES  
 AT THE GARDENS PHASE NO. 1 OF  
 THE GARDENS P.U.D.  
 P.B. 15, PG. 73



S. QUARTER CORNER OF SECTION 18,  
 TOWNSHIP 38 S., RANGE 41 E.  
 FOUND PUBLIC LAND TALLAHASSEE  
 MERIDIAN SURVEY CORNER  
 4" ALUM. DISK SET IN CONCRETE  
 STAMPED "GCY LB 4108 2016 18 19"  
 N: 1028442.239 (HELD)  
 E: 891063.834 (HELD)  
 N: 1028442.30 (PER CCR# 108868)  
 E: 891063.88 (PER CCR# 108868)  
 NEW CCR# PENDING

NOTE: SEE SHEETS 1 AND 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION. **THIS IS NOT A SURVEY**

**Bowman**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
 301 SE Ocean Blvd. Fax: (772) 220-7881  
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.  
 Professional Surveyors and Mapper Business Certificate # LB 8030

**EXHIBIT A**  
**EAST PARCEL**  
**DANFORTH CREEK AND**  
**COUNTY ROAD 714**  
**COUNTY PARCEL**

**MARTIN COUNTY** **FLORIDA**

PATH: \010025-01-046 (SUR)\Survey\Topo\_Boundary  
 PROJECT NO. 010025-01-046 REVISED DATE: -  
 CADD FILE: 10025-TRACT\_58-EAST SKT SCALE: 1"=100'

DRAWN: RT  
 DATE: SEP. 26, 2024  
 SHEET 6 OF 6