

LEGAL DESCRIPTION:

Exhibit D

A THAT PORTION OF A 30.00 FOOT WIDE PLATTED RIGHT-OF-WAY, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, AND ABANDONED BY OFFICIAL RECORD BOOK 769, AT PAGE 734, TOGETHER WITH A 15.00 FOOT WIDE AND A 55.00 FOOT WIDE RIGHT OF WAY ABANDONED BY OFFICIAL RECORD BOOK 1878, AT PAGE 441, ALL BEING OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2, BLOCK 29, ST. LUCIE INLET FARMS, RECORDED IN PLAT BOOK 1, AT PAGE 98, OF THE PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE NORTH 31°33'51" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, FOR 30.24 FEET; THENCE NORTH 65°38'19" EAST, FOR 291.10 FEET; THENCE NORTH 23°32'54" WEST, FOR 10.00 FEET; THENCE NORTH 65°38'19" EAST, FOR 329.67 FEET; THENCE NORTH 23°14'44" WEST, FOR 15.00 FEET; THENCE NORTH 65°38'19" EAST, FOR 290.04 FEET; THENCE SOUTH 22°58'30" EAST, FOR 70.02 FEET; THENCE SOUTH 65°38'19" WEST, FOR 619.09 FEET; THENCE NORTH 23°32'54" WEST, FOR 15.00 FEET; THENCE SOUTH 65°38'19" WEST, FOR 286.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 1.081 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

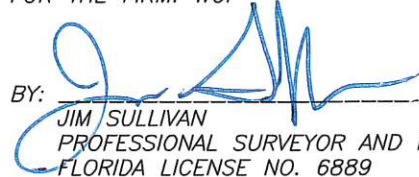
1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE FLORIDA TURNPIKE, FLORIDA STATE TURNPIKE AUTHORITY MAP SECTION 5-A, MARTIN COUNTY, FLORIDA, BEARING NORTH 31°33'51" WEST.

LEGEND:

ORB = Official Records Book
PB = Plat Book
PG. = Page
(P) = Per Plat
R/W = Right-of-Way

FOR THE FIRM: WGI

BY:  DATE: 1-4-22
JIM SULLIVAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6889

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

JOB NO. 7095.02

DATE 01/04/22

SHEET:

1 of 4



0 20 40 80
SCALE: 1" = 40'

TRACT 7,
BLOCK 28
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

30' FLORIDA GAS EASEMENT
ORB 218, PG. 384
ORB 1283, PG. 262

25' UTILITY
EASEMENT
ORB 1010,
PG. 1303
(S. 25' OF
TRACT 7)

N65°38'19"E 291.10'
30' PLATTED RW
ABANDONED BY
ORB 769, PG. 734
(BETWEEN TRACT 7
AND TRACT 2)

30'X30' GAS
EASEMENT
ORB 784, PG. 2462

S65°38'19"W 286.88'

50' FLORIDA GAS EASEMENT
ORB 219, PG. 384

CONSERVATION
EASEMENT
ORB 2204,
PG. 494

TRACT 2,
BLOCK 29
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

POINT OF
BEGINNING
NORTHWEST
CORNER OF
TRACT 2,
BLOCK 29

30' FLORIDA GAS
EASEMENT
ORB 2000, PG. 1497
EASTERLY RIGHT-OF-WAY LINE OF
SUNSHINE STATE PARKWAY
(SUNSHINE STATE PARKWAY)
300' RIGHT-OF-WAY LINE PER
FLORIDA STATE TURNPIKE
AUTHORITY MAP SECTION 5-A

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

FOR CONTINUATION SEE SHEET 3

PROJECT:

GULF BUILDING, LLC

TASK:

PARCEL 2 EXHIBIT

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 2.DWG

DRAWN/DESIGNED MRG

CHECKED/QC JS

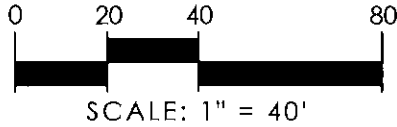
JOB NO. 7095.02

DATE 01/04/22

SHEET:

2 of 4

FOR CONTINUATION SEE SHEET 2



10' FPL EASEMENT
ORB 1089, PG.

TRACT 8, BLOCK 28
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

N65°38'19"E 329.67'

R/W PER ORB 7, PG. 317

15' R/W (ORB 773, PG. 286)

55.0' R/W ABANDONED BY
ORB 1878, PG. 441

UTILITY EASEMENT
ORB 1878, PG. 461
& BELL SOUTH EASEMENT
ORB 1878, PG. 471

LESS & EXCEPT PARCEL "B"

TRACT 1, BLOCK 29
ST. LUCIE INLET FARMS
PB 1, PG. 98
(PALM BEACH, NOW MARTIN COUNTY)

TRACT 2,
BLOCK 29
PB 1, PG. 98
(PALM BEACH, NOW
MARTIN COUNTY)

N65°38'19"E
291.10'

N23°32'54"W
10.00'

N23°32'54"W
15.00'

N65°38'19"E
286.88'

S65°38'19"W 619.09'

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

FOR CONTINUATION SEE SHEET 4

PROJECT: GULF BUILDING, LLC

TASK: PARCEL 2 EXHIBIT

PREPARED BY: **IW WGI**
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 709502_PARCEL 2.DWG		SHEET: 3 of 4
DRAWN/DESIGNED	MRG	
CHECKED/QC	JS	
JOB NO.	7095.02	
DATE	01/04/22	

J:\Sullivan\PL\709502\709502.dwg: 10/11/2021 10:10:10 AM: 10/11/2021 10:10:10 AM: 10/11/2021 10:10:10 AM

4 of 4