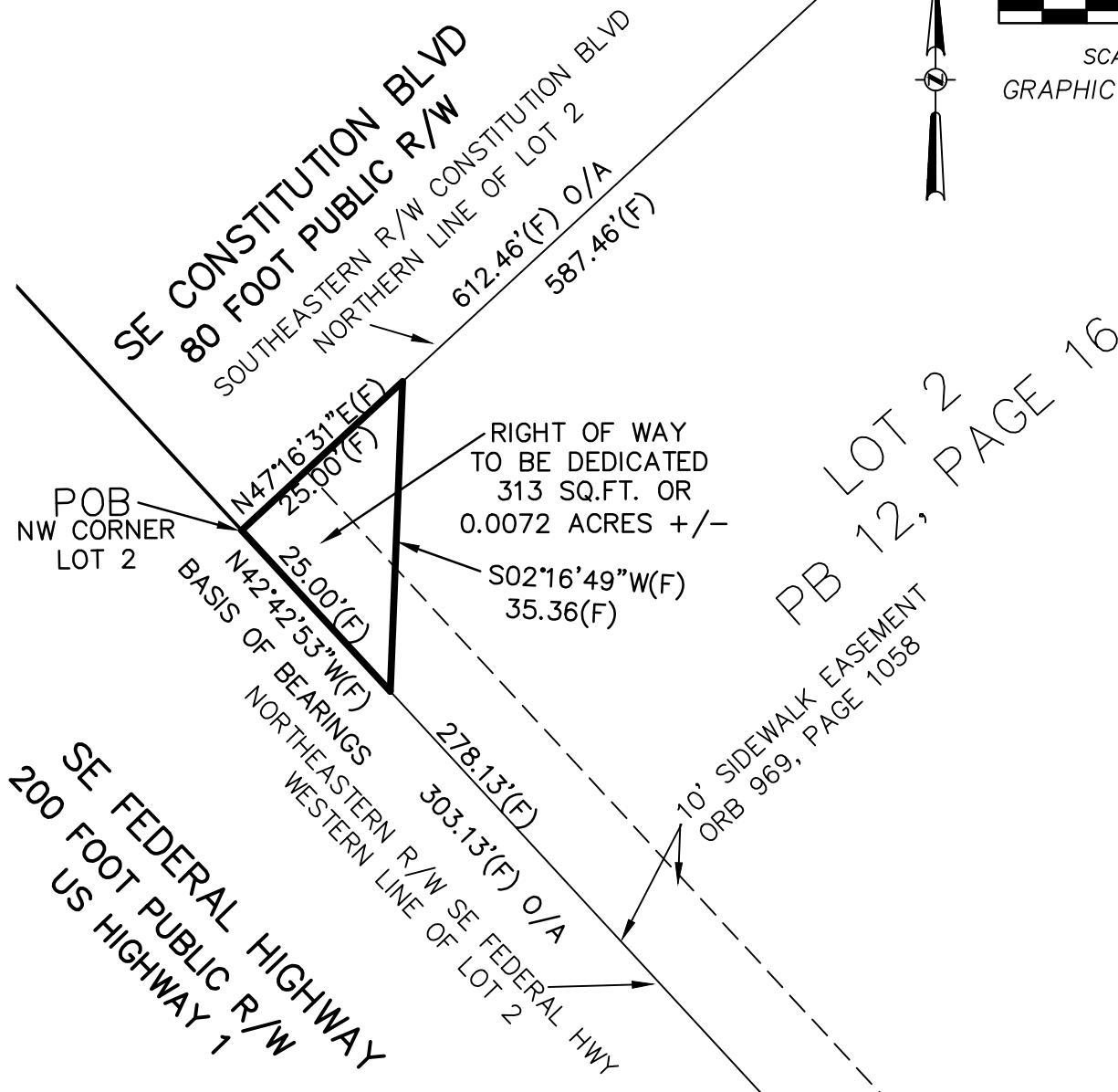


THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
BASIS OF BEARINGS: THE NORTHEAST R/W OF S.E. FEDERAL HIGHWAY BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION)
SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION



SCALE: 1" = 20'
GRAPHIC SCALE IN FEET



NOTE: THIS SKETCH AND DESCRIPTION IS BASED ON A BOUNDARY SURVEY BY AVIDGROUP FOR THIS PROPERTY

PREPARED FOR:		ZAREMBA GROUP, LLC	
SHEET DESCRIPTION:		RIGHT OF WAY DEDICATION	
SCALE: 1"=20'	DRAWN: JLW	CHECKED: JLW	COUNTY: MARTIN
JOB NO. 649005	DATE: 8-22-17	GOMEZ GRANT	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
SKETCH AND LEGAL DESCRIPTION OR THE COPIES
THEREOF ARE NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
SURVEYING FAX (727) 784-6662
GIS AVIDGROUP.COM

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER #4270, STATE OF FLORIDA

THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: THE NORTHEAST R/W OF S.E FEDERAL HIGHWAY

BEING N 42° 42'53"W (SEE SKETCH AND LEGAL DESCRIPTION)

SEE SHEET 1 OF 2 FOR SKETCH AND SHEET 2 OF 2 FOR LEGAL DESCRIPTION

LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

A PORTION OF LOT 2, PLAT FO C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TH THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, PLAT FO C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING TH THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

AND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47°16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 25.00 FEET; THENCE SOUTH 02°16'49" WEST FOR 35.36 FEET TO INTERSECT THE NORTH EASTERN RIGHT OF WAY OF SAID SOUTHEAST FEDERAL HIGHWAY AND THE WESTERN LINE OF SAID LOT 2; THENCE NORTH 42°42'53" WEST ALONG SAID LINE FOR 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 313 SQUARE FEET OR 0.0072 ACRES, MORE OR LESS.

ABBREVIATIONS LEGEND

BLVD = BOULEVARD

(C) = CALCULATED DATA

E = EAST

(F) = FIELD MEASURE

FDOT = FLORIDA DEPARTMENT
OF TRANSPORTATION

FT = FEET

HWY = HIGHWAY

LB = LICENSED BUSINESS NUMBER

N = NORTH

ORB = OFFICIAL RECORDS BOOK

O/A = OVERALL

(P) = PLAT

PB = PLAT BOOK

PG = PAGE

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

R/W = RIGHT OF WAY

S = SOUTH

SQ = SQUARE

S.R. = STATE ROAD

W = WEST

XX° = DEGREES

XX' = MINUTES (BEARINGS)

XX" = SECONDS (BEARINGS)

XX' = FEET (DISTANCES)

R = RADIUS

ARC = ARC LENGTH

CH = CHORD

CB = CHORD BEARING

△ = CENTRAL ANGLE

PREPARED FOR:

ZAREMBIA GROUP, LLC

SHEET DESCRIPTION:

RIGHT OF WAY DEDICATION

