# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME: 19-066.DWG M.C. PROJ. NO. 19-066

SHEET NO. 1 OF 4

### EXHIBIT A

#### SURVEYOR'S NOTES

- 1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON A BOUNDARY SURVEY PERFORMED BY BETSY LINDSAY, INC., PROJECT NUMBER 04-86G, DATED 01/11/2018.
- 2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEETS 3 AND 4 BEING A SKETCH.
  - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
- 3. BEARING AND REFERENCE: BEARING IS NORTH 89°38'51" EAST ALONG THE SOUTHERLY LINE OF SECTION 13 AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
- 4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A UTILITY EASEMENT.
- 5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, 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: CCR=CERTIFIED CORNER RECORD, DB=DEED BOOK, PID=PARCEL IDENTIFICATION NUMBER, POB=POINT OF BEGINNING, PB=PLAT BOOK, PG=PAGE, POC=POINT OF COMMENCEMENT, POT=POINT OF TERMINUS, R/W=RIGHT-OF-WAY, SR=STATE ROAD
- 10. 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.

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

M. WAL

THOMAS M. WALKER JR., P.S.M. MARTIN COUNTY SURVEYOR

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. P.S.M. 6875

DATE: 08/05/20/9

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

UTILITY EASEMENT

SECTIONS 13 & 24, TOWNSHIP 40 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : BDY | SCALE : N/A

DATE : 08/05/2019

DRAWING # 19-066

## MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME 19-066.DWG M.C. PROJ. NO. 19-066

SHEET NO. 2 OF 4

### EXHIBIT A

#### **DESCRIPTION**

A UTILITY EASEMENT LOCATED IN SECTIONS 13 AND 24, TOWNSHIP 40 SOUTH, RANGE 37 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL I

A 20 FOOT STRIP OF LAND, 10 FEET ON BOTH SIDES, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 89°38'51" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 13, A DISTANCE OF 1407.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY LINE NORTH 29°24'19" WEST, A DISTANCE OF 159.27 FEET; THENCE NORTH 15°06'31" WEST, A DISTANCE OF 217.57 FEET; THENCE NORTH 07°33'16" EAST, A DISTANCE OF 391.13 FEET; THENCE NORTH 33°16'18" EAST, A DISTANCE OF 169.94 FEET; THENCE NORTH 23°35'23" WEST, A DISTANCE OF 172.50 FEET TO A LINE 10 FEET SOUTHERLY OF AND PARALLEL BY RIGHT ANGLES TO THE SOUTHERLY RIGHT—OF—WAY OF STATE ROAD 76; THENCE ALONG SAID PARALLEL LINE NORTH 60° 38'13" EAST, A DISTANCE OF 19.71 FEET AND THE POINT OF TERMINUS; THE SIDELINES OF SAID 20 FOOT STRIP OF LAND, 10 FEET ON BOTH SIDES, TO BE EXTENDED OR PROTRACTED TO INTERSECT WITH ANGLE POINTS OF THE SOUTHERLY LINE OF SECTION 13.

TOGETHER WITH:

#### PARCEL II

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 89°38'51" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 24, A DISTANCE OF 1411.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID SECTION 24 NORTH 89°38"51" EAST, A DISTANCE OF 7.38 FEET; THENCE DEPARTING SAID NORTHERLY LINE SOUTH 29°24'19" EAST, A DISTANCE OF 58.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 52°16'47" WEST, A RADIUS OF 750.00 FEET, A CHORD BEARING OF NORTH 35°20'05" WEST, AND A CHORD DISTANCE OF 62.44 FEET; THENCE ALONG SAID CURVE, AN ARC LENGTH OF 62.45 FEET, THROUGH A CENTRAL ANGLE OF 4°46'16" TO SAID NORTHERLY LINE OF SECTION 24 AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 22,819 SQUARE FEET, (0.52 ACRES) MORE OR LESS.

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

UTILITY EASEMENT
SECTIONS 13 & 24, TOWNSHIP 40 SOUTH,
RANGE 37 EAST, MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : BDY | SCALE : N/A

DATE : 08/05/2019

DRAWING # 19-066

### MARTIN COUNTY, STUART, FLORIDA 2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927 DWG. NAME: 19-066. DWG M.C. PROJ. NO. 19-066 SHEET NO. 3 OF 4 EXHIBIT A GRAPHIC SCALE OKEECHOBEE WATERWAY OKEECHOBEE CANAL) PG 84) (400, R/W PER PB 10, PG 84) 200 200 POT PARCEL I-( IN FEET ) 1 inch = 200 ft.N60°38'13"F 19.71' N23°35'23' 172.50 400 N33°16'18"E 169.94'-20' 20' UTILITY EASEMENT-100 PID #134037000000000500 MARTIN COUNTY N07°33'16"E 391.13'-N15°06'31"W 217.57'-POC PARCEL I POC PARCEL II N29°24'19"W 159.27'-SW CORNER OF SECTION 13 CCR NO 21589 N89°38'51"E 1407.43' SOUTHERLY LINE SECTION 13 REFERENCE BEARING NORTHERLY LINE SECTION 24 23 / 24 POB PARCEL I PID #244037000000000106 LAKE POINT PHASE I. LLC SEE SHEET 4 OF 4-NOTE: THIS IS NOT A SURVEY. THIS SHEET IS THIS MAP IS INTENDED TO BE DISPLAYED NOT VALID WITHOUT SHEETS 1, 2, AND 4. AT A SCALE OF 1"=200' OR SMALLER. SUPERVISED BY : TMW UTILITY EASEMENT DRAWN BY : BDY | SCALE : 1"=200" SECTIONS 13 & 24, TOWNSHIP 40 SOUTH, DATE : 08/05/2019 RANGE 37 EAST, MARTIN COUNTY, FLORIDA drawing # 19-066

## MARTIN COUNTY, STUART, FLORIDA 2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927 DWG. NAME: 19-066.DWG M.C. PROJ. NO. 19-066 EXHIBIT A PID #13403700000000500 MARTIN COUNTY PARCEL I (20' UTILITY EASEMENT) 20' AREA=22,603 SQUARE FEET +/-PARCELS I & II TOTAL AREA=22,819 SQUARE FEET PID #134037000000000500 (0.52 ACRES) + /-MARTIN COUNTY -N89°38'51"E 7.38' SOUTHERLY LINE SECTION 13 N89°38'51"E 1411.49' NORTHERLY LINE SECTION 24 REFERENCE BEARING POC PARCEL II S29°24'19"E 58.52' 552.16,47" POB PARCEL II-PARCEL II (UTILITY EASEMENT) AREA=216 SQUARE FEET +/-R = 750.00'PID #134037000000000500 D=4°46'16" MARTIN COUNTY L=62.45'PID #244037000000000106 LAKE POINT PHASE I. LLC GRAPHIC SCALE THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER. NOTE: THIS IS NOT A SURVEY. THIS SHEET IS ( IN FEET ) NOT VALID WITHOUT SHEETS 1, 2, AND 3. 1 inch = 30 ft.SUPERVISED BY : TMW UTILITY EASEMENT DRAWN BY : BDY | SCALE : 1"=30SECTIONS 13 & 24. TOWNSHIP 40 SOUTH. DATE: 08/05/2019 RANGE 37 EAST, MARTIN COUNTY, FLORIDA Drawing # 19-066