

LEGAL DESCRIPTION

CONSTRUCTION AREA - PHASE 1

A PARCEL OF LAND LYING IN PARCEL 1 OF THOSE LANDS DESCRIBED IN EXHIBIT 'A' OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, MORE PARTICULARLY DESCRIBED IN PARCEL 1 AND PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALL LYING IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 3 OF THE PLAT OF DRESSAGE ESTATES AS RECORDED IN PLAT BOOK 16, PAGE 24 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 32°45'58" W ALONG THE NORTHEASTERLY LIMITS OF SAID PLAT OF DRESSAGE ESTATES, SAID LINE ALSO BEING THE SOUTHWESTERLY LIMITS OF PARCEL 1 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, AND THE SOUTHWESTERLY LIMITS OF SAID PARCEL 1 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036, A DISTANCE OF 350.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY LIMITS OF DRESSAGE ESTATES FOR THE FOLLOWING TWO (2) COURSES: (1) N 32°45'58" W, A DISTANCE OF 850.32 FEET; (2) N 30°50'55" W, A DISTANCE OF 318.29 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2793, PAGE 2036; THENCE N 59°00'05" E ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 2,202.53 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE 70' FOOT ACCESS ROAD "A" FOR STATE ROAD 9 (I-95) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 89095-2414; THENCE S 55°50'57" E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 894.40 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL 1 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036; THENCE S 34°07'42" E ALONG SAID EASTERLY LINE, A DISTANCE OF 1,299.01 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LIMITS OF PARCEL 1 OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1198, PAGE 1143, AND THE SOUTHEASTERLY LIMITS OF SAID PARCEL 1 AND PARCEL 2 OF OFFICIAL RECORDS BOOK 2793, PAGE 2036; THENCE S 52°33'52" W ALONG SAID SOUTHEASTERLY LIMITS, A DISTANCE OF 915.18 FEET; THENCE N 18°23'42" W, A DISTANCE OF 307.63 FEET; THENCE N 19°08'56" W, A DISTANCE OF 870.33 FEET; THENCE S 55°59'32" W, A DISTANCE OF 1,963.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,507,780 SQUARE FEET OR 80.53 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983/1990 (N.A.D. 83/90), FLORIDA EAST ZONE, REFERENCE A BEARING OF N59°00'05"E ALONG THE NORTHWESTERLY LINE OF PARCEL 1, OFFICIAL RECORDS BOOK 2793, PAGE 2036, MARTIN COUNTY, FLORIDA.
2. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), REFERENCE NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK '795 89 446', ELEVATION = 31.39 FEET AND '795 89 446', ELEVATION = 36.337 FEET; TO CONVERT ELEVATIONS FROM N.A.V.D. 88 TO NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 29) ADD 1.46 FEET TO THE N.A.V.D. 88 ELEVATION.
3. ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.10 FEET.
4. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 120161, PANELS 0140 AND 0125, SUFFIX G, EFFECTIVE DATE MARCH 16, 2015.
5. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 FEET.
6. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000.
7. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
8. NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON.

SURVEYOR'S CERTIFICATE

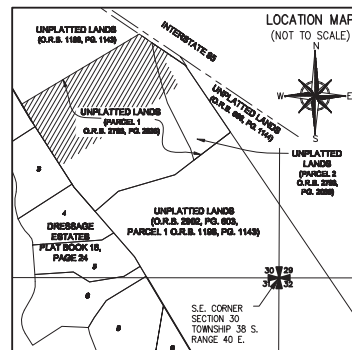
I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE BETWEEN MAY 4, 2018 AND AUGUST 3, 2018 AND SAID "BOUNDARY SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY SURVEY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING

David J.
Wichser

DAVID JOSEPH WICHSER, P.S.M.
FLORIDA REGISTRATION NO. 5565

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7987 S.W. JACK JAMES DRIVE SUITE 100, STUART, FLORIDA 34987
(772) 286-5783 (772) 286-5833 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
07/20/2018	REUSE PER CLIENT
08/03/2018	ADD TOPO

DATE: 05/04/2018
SCALE: AS SHOWN
FIELD BK: MC 42
DRAWN BY: N.W.
CHECKED BY: D.J.W.

CONSTRUCTION AREA - PHASE 1, BEING A PORTION OF
SECTION 30, TOWNSHIP 38 S., RANGE 40 E.,
MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY
PROGRESSIVE WASTE SOLUTIONS

SHEET NO. 1
OF 4 SHEETS
PROJECT NO. 08-67B

TREE DETAIL SHEET 2



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

BLACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
07/31/2018	REVISE PER CLIENT
08/03/2018	ADD TOPO

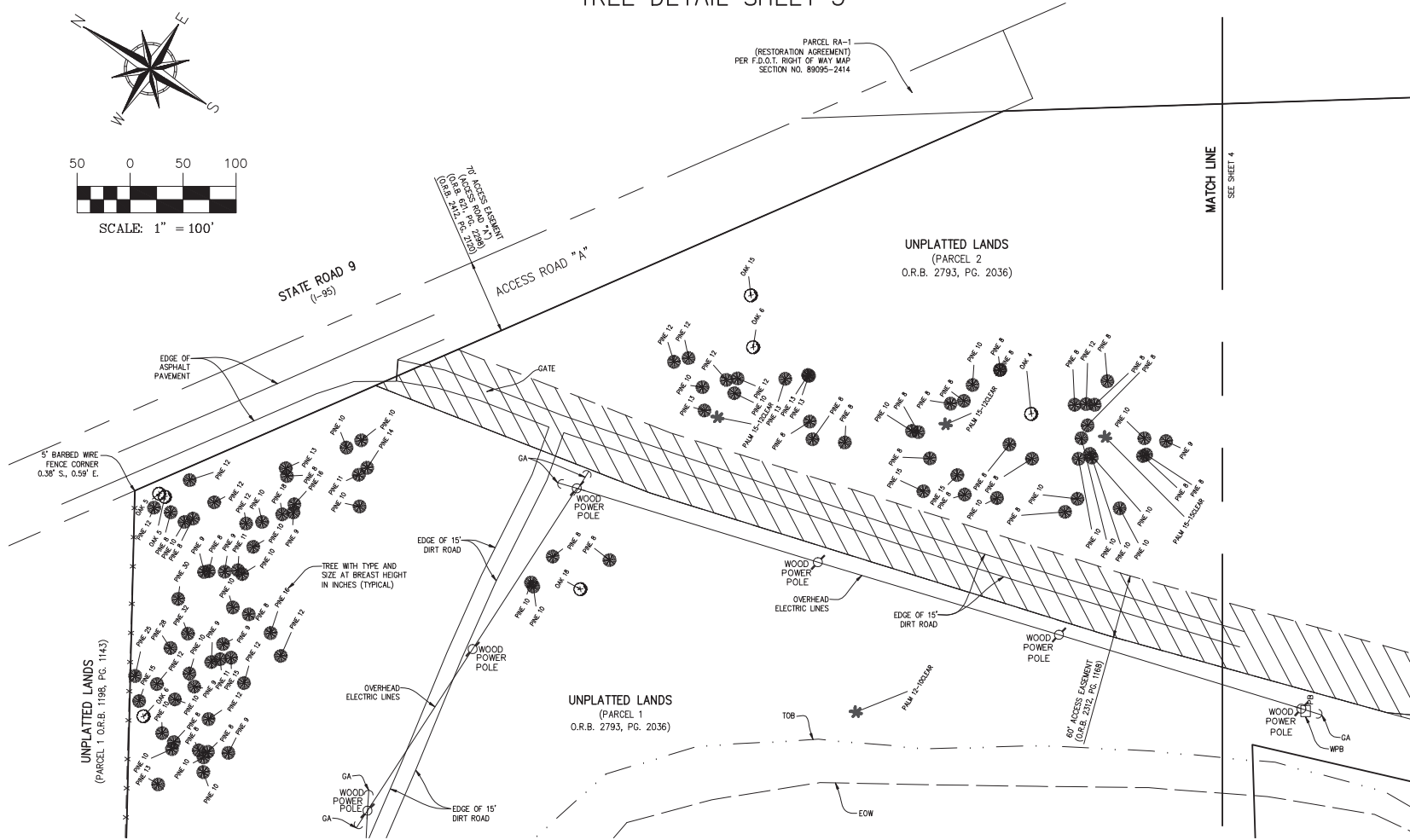
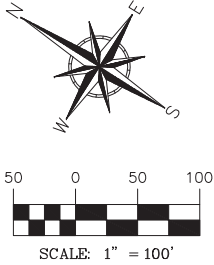
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TREE DETAIL SHEET 3



ABBREVIATIONS	
CM	CONCRETE MONUMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
FOUND	FOUND
EDW	EDGE OF WATER
GA	GLY WIRE & ANCHOR
IRC	IRON ROD & CAP
LB	LICENSED BUSINESS
NO	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
T.O.B.	TOP OF BANK
T.O.S.	TOP OF SLOPE
WPB	WRING FULL BOX

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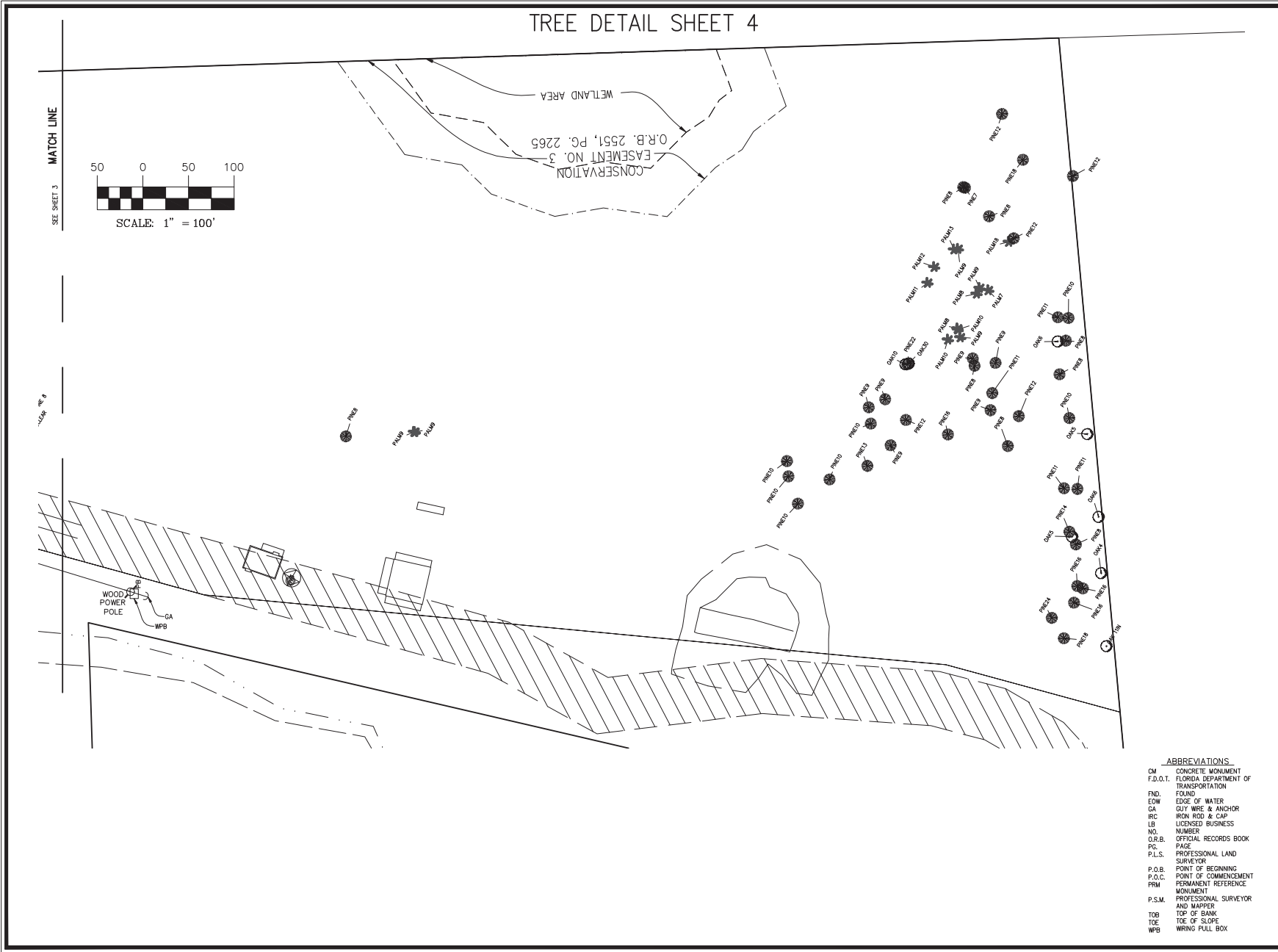
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BOUNDARY SURVEY
PROGRESSIVE WASTE SOLUTIONS

SHEET NO.	3
OF 4 SHEETS	
PROJECT NO.	08-67B



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7907 S.W. JACK JAMES DRIVE SUART, FLORIDA 34897
(772)286-5783 (772)286-5833 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
07/21/2018	REUSE PER CLIENT
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CONSTRUCTION AREA - PHASE 1, BEING A PORTION OF SECTION 30, TOWNSHIP 38 S., RANGE 40 E., MARTIN COUNTY, FLORIDA

BOUNDARY SURVEY
PROGRESSIVE WASTE SOLUTIONS

SHEET NO. 4
OF 4 SHEETS
PROJECT NO. 08-67B