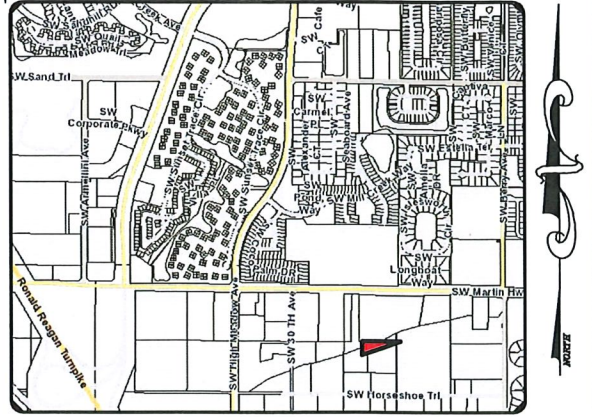


THIS IS NOT A SURVEY  
EXHIBIT - "A"



MARTIN COUNTY, FLORIDA  
**VICINITY MAP**  
NO SCALE

**DESCRIPTION:**

A PARCEL OF LAND LYING IN TRACT 14 SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE(S) 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE WEST LINE OF SAID TRACT 14, WHICH IS 153.48 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 14, THENCE NORTH 00°05'47" EAST, ALONG THE WEST LINE OF TRACT 14 A DISTANCE OF 22.22 FEET TO A (FIELD LOCATED) NORTH TOP OF BANK OF DANFORTH CREEK; THENCE THE SEVEN FOLLOWING COURSES FOLLOW SAID TOP OF BANK: NORTH 69°17'55" EAST, A DISTANCE OF 113.83 FEET; THENCE NORTH 81°04'11" EAST, A DISTANCE OF 101.81 FEET; THENCE NORTH 68°18'07" EAST, A DISTANCE OF 42.97 FEET; THENCE NORTH 71°24'27" EAST, A DISTANCE OF 61.65 FEET; THENCE NORTH 68°20'44" EAST, A DISTANCE OF 49.62 FEET, THENCE NORTH 70°24'01" EAST, A DISTANCE OF 48.19 FEET; THENCE NORTH 58°39'41" EAST, A DISTANCE OF 6.15 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14; THENCE SOUTH 89°42'56" EAST, ALONG THE NORTH LINE OF SAID TRACT 14 A DISTANCE OF 46.96 FEET TO A POINT THAT IS 227.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 14; THENCE SOUTH 71°23'25" WEST IN A STRAIGHT LINE, AS CALLED OUT AND MADE REFERENCE TO IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 3010, PAGE 322, A DISTANCE OF 473.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,066.21 SQUARE FEET OR 0.162 ACRES, MORE OR LESS.

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION #5556

3-11-2020  
SIGNATURE DATE

**SKETCH & DESCRIPTION OF:  
DRAINAGE EASEMENT**

PREPARED FOR:

**MAGNOLIA RIDGE**

PORT SAINT LUCIE OFFICE  
10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
☎ 772-462-2455  
🌐 www.edc-inc.com



**ENGINEERS & SURVEYORS  
ENVIRONMENTAL**  
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

SHEET  
**1 OF 2**

REVISIONS	NOTE MARKUP EDITS REVISION 1	1/10/20 REV 3: ADD TOP OF BANK NOTE
	EASEMENT CHANGES REV 2	3/11/20 REV 5: ADDRESSED COMMENTS

JOB No. : 18-402      DATE: 3/11/2020      FIELD BOOK: N/A      CHECKED BY: MTO  
SCALE : AS SHOWN      DRAWN BY: FS      PAGE: N/A      CADD FILE : 18-402 Creek EASEMENT Rev 9.dwg

INTENDED DISPLAY SCALE

0 80  
Scale in feet  
1 Inch = 80 Feet

THIS IS NOT A SURVEY

# EXHIBIT - "A"



NORTH LINE SEC 24

S 89°42'30" E (BEARING BASE)

TRACT 3

TRACT 2

662.42'

N.W. CORNER  
TRACT 14

NORTH TOP  
OF BANK OF  
DANFORTH  
CREEK

NORTH LINE TRACT 14

N68°18'07"E  
42.97'

N70°24'01"E  
48.19'

N58°39'41"E  
6.15'

N.E. CORNER  
TRACT 14

227.00'

S89°42'56"E  
46.96'

CONTAINS 7,066.21 SQ. FT.  
0.162 ACRES±

TRACT 14  
PALM CITY FARMS  
P.B. 6 PG. 42

S00°05'47"W 153.48'

WEST LINE TRACT 14

N69°17'55"E  
113.83'

(O.R.B. 3010, PG. 322)

N81°04'11"E  
101.81'

N71°24'27"E 49.62'  
61.65'

S71°23'25"W 473.96'

N00°05'47"E  
22.22'

P.O.B.

## NOTES:

1. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. NOT VALID WITHOUT SHEET 1 AND 2.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (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).
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF SEC 24 HAVING A BEARING OF S 89°42'30" E.

## ABBREVIATION LEGEND

P.O.B. POINT OF BEGINNING  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE  
SQ. FT. SQUARE FEET

## SKETCH & DESCRIPTION OF: DRAINAGE EASEMENT

PREPARED FOR:

**MAGNOLIA RIDGE**

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SHEET  
2 OF 2

REVISIONS

NOTE MARKUP EDITS REVISION 1  
EASEMENT CHANGES REV 2

1/10/20 REV 3: ADD TOP OF BANK NOTE  
3/11/20 REV 5: ADDRESSED COMMENTS

JOB No. : 18-402  
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