

**SKETCH AND LEGAL DESCRIPTION**

BY

**PULICE LAND SURVEYORS, INC.****5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351**

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870**LEGAL DESCRIPTION: (FLOW THROUGH EASEMENT)**

A PORTION OF LOT 1 OF PLAT 1, STUART 95 PLAZA, P.U.D. (C), AN UNRECORDED PLAT IN MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOT 14, "TROPICAL FRUIT FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA, LYING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID LOT 1 LYING SOUTH OF STATE ROAD 76, EAST OF THE SUNSHINE STATE PARKWAY AND WEST OF SW JACK JAMES DRIVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

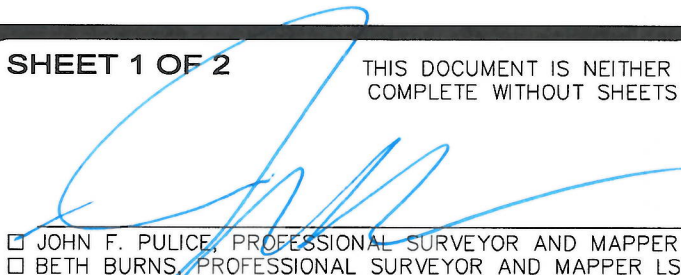
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF SW JACK JAMES DRIVE AND THE CENTERLINE OF STATE ROAD NO. 76 (SW KANNER HIGHWAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89095-2412, PAGES 7 AND 8 (NOTE: BEARINGS ARE REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76, PER SAID RIGHT-OF-WAY MAP); THENCE SOUTH 49°02'20" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 76 (SW KANNER HIGHWAY) 294.91 FEET; THENCE SOUTH 40°55'42" EAST 163.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 76 (SW KANNER HIGHWAY); THENCE NORTH 49°02'20" EAST ALONG SAID RIGHT-OF-WAY LINE 35.00 FEET; THENCE SOUTH 40°55'42" EAST 166.50 FEET; THENCE SOUTH 02°43'46" WEST 14.49 FEET; THENCE SOUTH 40°55'42" EAST 11.03 FEET; THENCE SOUTH 49°02'20" WEST 10.00 FEET; THENCE SOUTH 40°55'42" EAST 30.00 FEET; THENCE SOUTH 49°02'20" WEST 15.00 FEET; THENCE NORTH 40°55'42" WEST 218.01 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF STUART, MARTIN COUNTY, FLORIDA AND CONTAINING 6,868 SQUARE FEET, MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE CENTERLINE OF STATE ROAD 76 (SW KANNER HIGHWAY) BEING SOUTH 49°02'20" WEST.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MARTIN COUNTY, UNLESS OTHERWISE NOTED.
- 5) 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

**FILE: CREIGHTON CONSTRUCTION & MANAGEMENT****SCALE: N/A****DRAWN: BB****ORDER NO.: 67238A****DATE: 5/27/20; REV. 5/28/20; 6/8/20****FLOW THROUGH EASEMENT****STUART, MARTIN COUNTY, FLORIDA****FOR: 7-ELEVEN SITE, 8100 SW JACK JAMES DRIVE****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

  
☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA



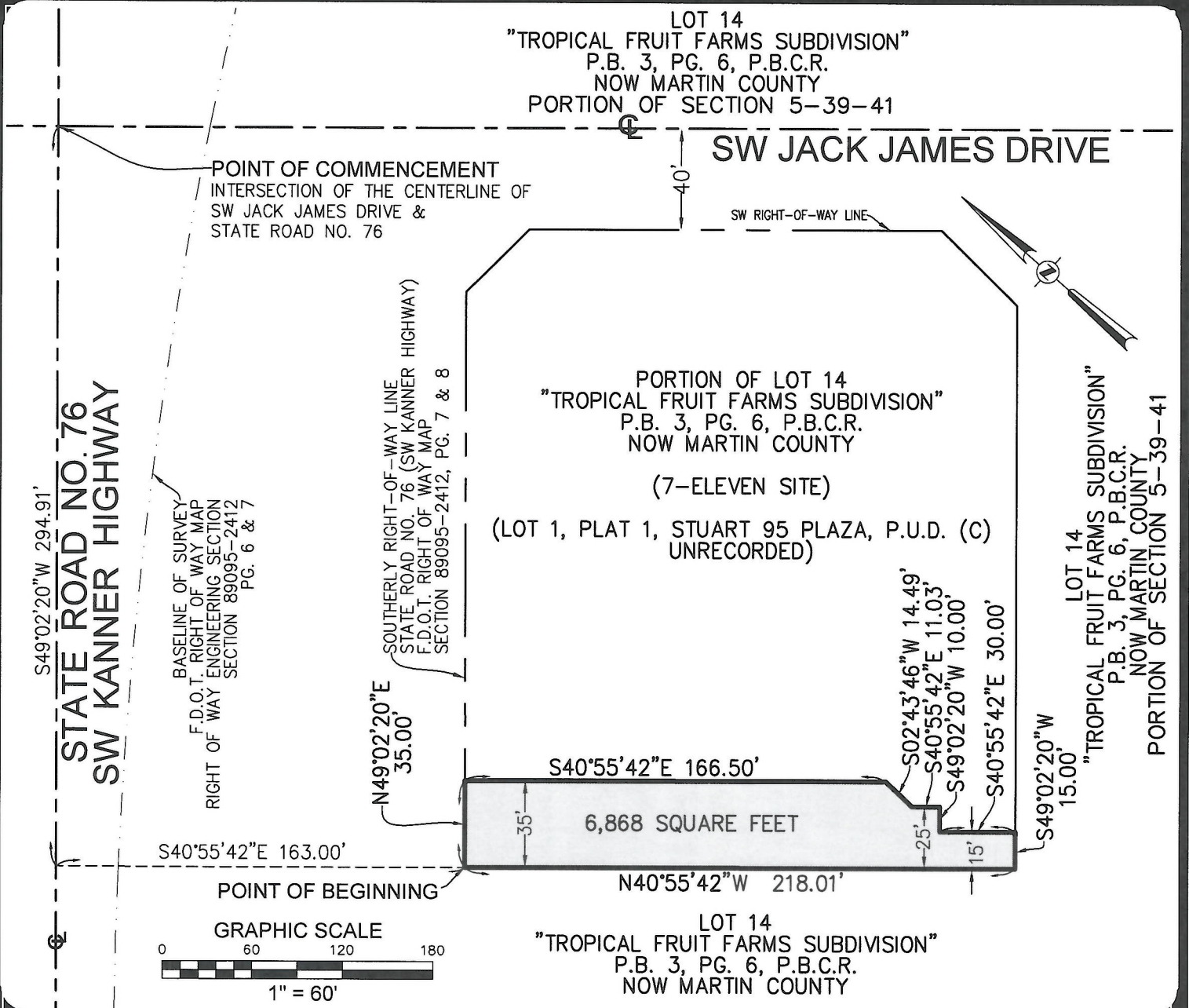
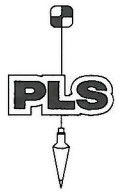
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SCALE: 1" = 60'

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FLOW THROUGH EASEMENT

STUART, MARTIN COUNTY, FLORIDA

FOR: 7-ELEVEN SITE, 8100 SW JACK JAMES DRIVE

SHEET 2 OF 2

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COMPLETE WITHOUT SHEETS 1 AND 2

## LEGEND:

P.B.C.R. PALM BEACH COUNTY RECORDS

CL CENTERLINE

P.B. PLAT BOOK

PG PAGE

F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION