

Prepared by and return to:
Tyson J. Waters, Esq.
Fox McCluskey Bush Robison, PLLC
3461 SE Willoughby Boulevard
Stuart, Florida 34994
(772) 287-4444
File Number: LO113S03
County File Number: RPM #2996

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19 day of November, 2020, between **Ralph H. Parks, individually and as Successor Trustee under provisions of a certain Trust Agreement dated November 11, 1998** ("Grantor"), and **Martin County**, a political subdivision of the State of Florida, whose mailing address is 2401 SE Monterey Road, Stuart, Florida 34996 ("Grantee"):

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys to said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Control Number: 07-38-41-000-000-00131-1 (portion of)

The above referenced property is not the homestead of Grantor under the laws and constitution of the State of Florida, or any member of the Grantor's household, nor is the subject property contiguous to Grantor's homestead.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

(signature page for Warranty Deed follows)

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**Ralph H. Parks, individually and as Successor
Trustee under provisions of a certain Trust
Agreement dated November 11, 1998**

Debbie Mahan
Print Name: Debbie Mahan
Witness #1

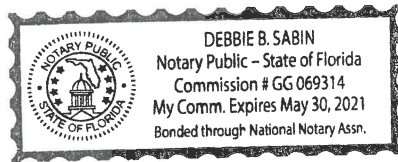
Ralph H. Parks trustee
By: Ralph H. Parks, individually and as Successor
Trustee

Ryan Strom
Print Name: RYAN STROM
Witness #2

State of Florida)
County of Martin)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 19 day of November, 2020, by Ralph H. Parks, individually and as Successor Trustee under provisions of a certain Trust Agreement dated November 11, 1998, who ☒ is personally known to me or who ☐ has produced _____ as identification.

[Notary Seal]



Debbie B. Sabin
Notary Public
Printed Name: Debbie B. Sabin
My Commission expires:

ACCEPTED PURSUANT TO RESOLUTION _____

**THIS DEED IS A CONVEYANCE OF UNENCUMBERED PROPERTY FOR NO
CONSIDERATION AND IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX
PURSUANT TO SECTION 12B-4.014(2), FLORIDA ADMINISTRATIVE CODE.**

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTED (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF N00°00'53"E ALONG THE WEST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 7, TOWNSHIP 38 S., RANGE 41 E., MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 6.
4. THE RIGHT OF WAY LINES PER O.R.B. 610, PAGE 425 WERE ROTATED TO CONFORM WITH STATE PLANE COORDINATES. THERE IS A ROTATIONAL VALUE OF 00°13'36" BETWEEN THE DEED AND THE COMPUTED BEARINGS OF THE EXISTING RIGHT OF WAY OF MAPP ROAD PER OFFICIAL RECORDS BOOK 610, PAGE 427. THERE ARE SCRIVNERS ERRORS ADDRESSED WITH AN ASTERIC (*) IN THE DESCRIPTION.

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'S CERTIFICATION

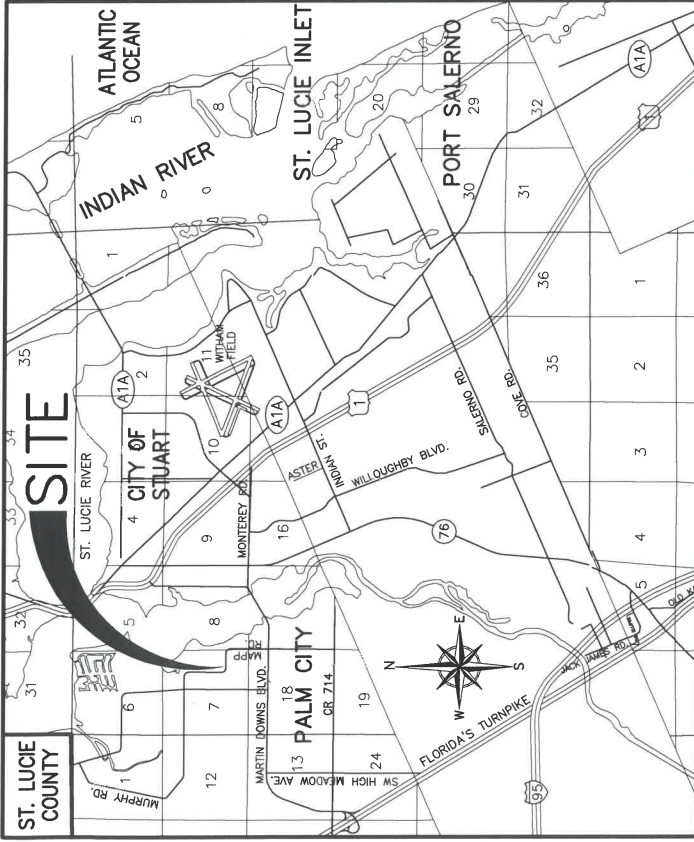
I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON DECEMBER 10, 2018, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER
UNLESS DIGITALLY SIGNED

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

SHEET NO. 1	DATE	REVISIONS
OF 6 SHEETS	10/9/2019	REVISED PER MARTIN COUNTY COMMENTS
PROJECT NO.	09/1/2020	REVISED PER MARTIN COUNTY COMMENTS
17-44	10/21/2020	REVISED PARCEL ID NUMBER
	10/21/2020	REVISED PER COMMENTS

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 7, TWP. 38 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA	DATE 12/10/2018
SKETCH AND LEGAL DESCRIPTION	SCALE NOT TO SCALE
ADDITIONAL RIGHT OF WAY MAPP ROAD	FIELD BK.
	DRAWING BY D.B.
	CHECKED BY E.A.L.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7897 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987
(772) 286-5753 (772) 286-5933 FAX
LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

ADDITIONAL RIGHT OF WAY MAPP ROAD

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00°00'53" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 395.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'53" EAST ALONG SAID WEST LINE, A DISTANCE OF 210.03 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF PELICAN COVE PER PLAT BOOK 2, PAGE 96 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, LEAVING SAID WEST LINE, NORTH 89°53'04" EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE, A DISTANCE OF 80.00 FEET TO AN INTERSECTION WITH A LINE BEING 80.00 FEET EASTERLY OF, AND PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 00°00'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 210.22 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 09°03'46"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 56.94 FEET; THENCE SOUTH 14°40'06" EAST, A DISTANCE OF 70.51 FEET TO A POINT OF INTERSECTION WITH A NON TANGENTIAL CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 69°42'42" WEST FROM THE CENTER OF SAID CURVE; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 69°41'02", A DISTANCE OF 437.84 FEET TO AN INTERSECTION WITH A LINE BEING 35.76 FEET NORTHERLY OF, AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89°58'20" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 569.67 FEET; THENCE SOUTH 00°10'37" WEST, A DISTANCE OF 35.76 FEET TO AN INTERSECTION WITH THE SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7; THENCE NORTH 89°58'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 761.86 FEET TO A POINT OF INTERSECTION WITH A NON TANGENTIAL CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 25°56'31" WEST FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 64°04'22", A DISTANCE OF 492.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 81,787 SQUARE FEET OR 1.88 ACRES, MORE OR LESS.

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

LESS THEREFROM:

A PARCEL OF LAND BEING THAT CERTAIN ORIGINAL RIGHT-OF-WAY OF MURPHY ROAD (FORMERLY MAPP ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 610, PAGE 425 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS;
A RIGHT-OF-WAY COMPUTED AND ADJUSTED FROM "MAPP ROAD MAINTENANCE RIGHT-OF-WAY MAP" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 65 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID SECTION 7; NORTH 00°22'10" EAST 1,310.76 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE;
(CONTINUED ON SHEET 3 OF 6)

EXHIBIT "A"

SHEET NO. <u>2</u>	DATE	REVISIONS
OF <u>6</u> SHEETS	10/9/2019	REVISED PER MARTIN COUNTY COMMENTS
PROJECT NO.	09/1/2020	REVISED PER MARTIN COUNTY COMMENTS
<u>17-44</u>	10/21/2020	REVISED PARCEL ID NUMBER
	10/21/2020	REVISED PER COMMENTS

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 7, TWP. 38 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION ADDITIONAL RIGHT OF WAY MAPP ROAD

DATE	12/10/2018
SCALE	NOT TO SCALE
FIELD BK.	
DRAWING BY	D.B.
CHECKED BY	E.A.L.

BBETSY LINDSAY, INC.

SURVEYING AND MAPPING

7997 SW JACK JAMES DRIVE STUART, FLORIDA 34987
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

ADDITIONAL RIGHT OF WAY MAPP ROAD (CONTINUED FROM SHEET 2 OF 6)

NORTH 89°45'47" WEST 320.04 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF "ADDITION ONE TO GULL HARBOR" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 AT PAGE 24 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT OF INTERSECTION BEING THE FORMER SOUTHEAST CORNER OF LOXAHATCHEE NURSERY AND LYING ON THE APPROXIMATE CENTERLINE OF SAID MURPHY ROAD, SAID POINT OF INTERSECTION BEING ALSO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED RIGHT-OF-WAY.

THENCE CONTINUING ALONG THE ORIGINAL PROPERTY LINE OF SAID NURSERY AND ALONG THE APPROXIMATE CENTERLINE OF SAID MURPHY ROAD; NORTH 89°45'47" WEST 710.80 FEET TO A POINT OF A CURVE CONCAVE TO THE SOUTHWEST (*CONCAVE TO THE NORTHEAST), HAVING A RADIUS OF 443.00 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 18°39'23" WEST;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°14'29" NORTHWESTERLY 171.97 FEET TO A POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTHWEST (*CONCAVE TO THE NORTHEAST) AND HAVING A RADIUS OF 361.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°26'18"; NORTHWESTERLY 84.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 32°41'56" WEST 110.03 FEET;

THENCE NORTH 08°16'06" WEST 108.25 FEET;

THENCE NORTH 01°36'23" WEST 102.88 FEET;

THENCE NORTH 02°33'22" WEST 157.41 FEET; TO ITS INTERSECTION WITH THE SOUTH LINE OF "PELICAN COVE SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 96 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE ALONG SAID SOUTH LINE; SOUTH 89°88'31" EAST, (*SOUTH 89°55'31" EAST) 70.98 FEET;

THENCE SOUTH 00°00'56" EAST 156.68 FEET;

THENCE SOUTH 01°49'41" EAST 97.36 FEET;

THENCE SOUTH 14°26'30" EAST 92.34 FEET;

THENCE SOUTH 21°03'56" EAST 90.26 FEET

TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST (*CONCAVE TO THE NORTHEAST) AND HAVING A RADIUS OF 306.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°26'18" SOUTHEASTERLY 71.77 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE CONCAVE TO THE SOUTHWEST (*CONCAVE TO THE NORTHEAST) AND HAVING A RADIUS OF 388.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°00'57" SOUTHEASTERLY 277.75 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89°53'00" EAST 568.51 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID ADDITION ON TO GULL HARBOR;

THENCE ALONG SAID WEST LINE; SOUTH 00°22'36" WEST 35.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.567 ACRES.

* EDITS TO ORIGINAL CALLS FROM O.R.B. 610, PAGE 425 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ABBREVIATIONS

(C)	COMPUTED	P.O.B.	POINT OF BEGINNING
Δ	CENTRAL (DELTA) ANGLE	P.O.C.	POINT OF COMMENCEMENT
FPL	FLORIDA POWER & LIGHT	R	RADIUS
L	LENGTH	RNG.	RANGE
NO.	NUMBER	R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORDS BOOK	SEC.	SECTION
PG.	PAGE	TWP.	TOWNSHIP
P.L.S.	PROFESSIONAL LAND SURVEYOR		

EXHIBIT "A"

SHEET NO.	3
OF	6 SHEETS
PROJECT NO.	
	17-44

DATE	REVISIONS
10/9/2019	REVISED PER MARTIN COUNTY COMMENTS
09/1/2020	REVISED PER MARTIN COUNTY COMMENTS
10/21/2020	REVISED PARCEL ID NUMBER
10/21/2020	REVISED PER COMMENTS

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 7, TWP. 38 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION
ADDITIONAL RIGHT OF WAY MAPP ROAD

DATE	12/10/2019
SCALE	NOT TO SCALE
FIELD BK.	
DRAWING BY	D.B.
CHECKED BY	E.A.L.

B	BETSY LINDSAY, INC.
	SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART FLORIDA 34997	
(772)286-5253 (772)286-1505 FAX	
LICENSED BUSINESS NO. 6862	

LOT 2,
BLOCK E

PELICAN COVE

LOXAHATCHEE NURSERY

O.R.B. 1388, PAGE 446

PARCEL ID: 07-38-41-000-000-00131-1

DEEDED RIGHT
OF WAY PER

PROPOSED
RIGHT OF WAY
81,787 SQUARE FEET
OR 1.88 ACRES,
MORE OR LESS

O.R.B. 610, PAGE
425 (REFERENCE
MAINTENANCE
MAP, PLAT BOOK
8, PAGE 65)

S00°00'53"W
210.22'

R=360.00'
L=56.94'
Δ=09°03'46"

S14°40'06"E

70.51'

S14°40'06"E (C)

S00°14'32"E (C)

156.68'

MAPP ROAD

80.00'

N89°50'53"E (C)

70.98'

N89°53'04"E

80.00'

WESTERLY
EXTENSION OF
SOUTH LINE OF
PELICAN COVE

N02°46'58"W (C)

157.41'

N01°49'59"W (C)

102.88'

N08°29'42"W (C)

108.25'

6' FPL EASEMENT
(O.R.B. 353, PG. 1153)
(O.R.B. 337, PG. 1536)

S02°03'17"E (C)

97.36'

P.O.B.

(REFERENCE BEARING)
N00°00'53"E 210.03'

50' R/W PER DEED BOOK 43, PAGE 282

WEST LINE OF N.E. 1/4 OF
THE S.E. 1/4 OF SECTION 7

N00°00'53"E
395.66'

P.O.C.
FOUND 4"x4"
CONCRETE
MONUMENT
WITH 3/8"
IRON ROD
S.W. CORNER
OF THE N.E.
1/4 OF THE
S.E. 1/4 OF
SECTION 7

6' FPL EASEMENT
(O.R.B. 353, PG. 1153)
(O.R.B. 337, PG. 1536)

S02°03'17"E (C)

97.36'

N08°29'42"W (C)

108.25'

N01°49'59"W (C)

102.88'

N02°46'58"W (C)

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N02°46'58"W (C)

157.41'

N01°49'59"W (C)

102.88'

N02°46'58"W (C)

157.41'

N01°49'59"W (C)

102.88'

N02°46'58"W (C)

157.41'

N01°49'59"W (C)

102.88'

N02°46'58"W (C)

157.41'

N01°49'59"W (C)

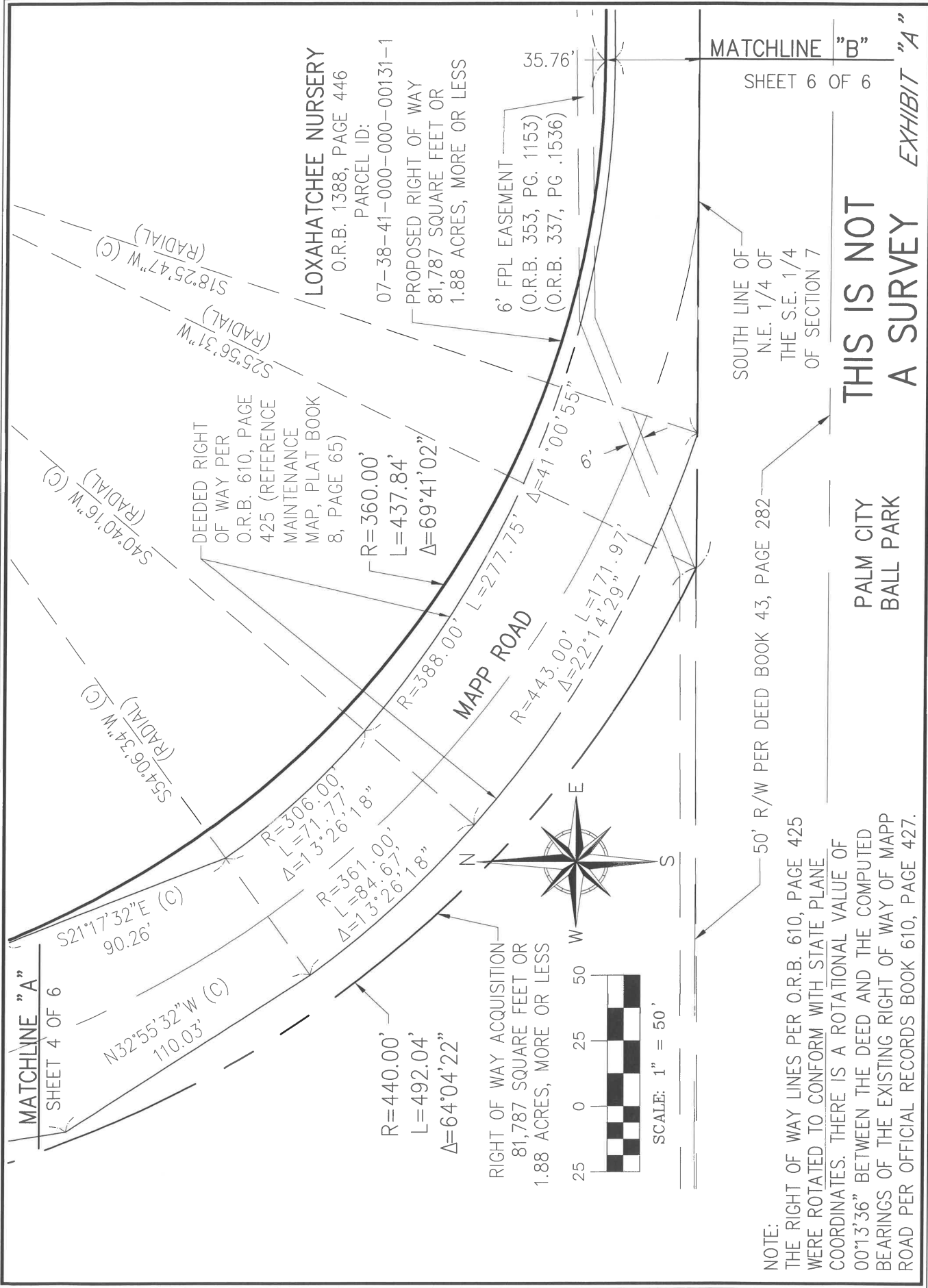
102.88'

N02°46'58"W (C)

157.41'

N01°49'59"W (C)

<



SHEET NO. 5 OF 6 SHEETS PROJECT NO. 17-44		DATE 12/10/2019 SCALE 1" = 50' FIELD BK. DRAWING BY D.B. CHECKED BY E.A.L.		B Betsy Lindsay, Inc. SURVEYING AND MAPPING 7987 SW JACK JAMES DRIVE STUART, FLORIDA 34987 (772) 286-5753 (772) 286-5838 FAX LICENSED BUSINESS NO. 6882
SKETCH AND LEGAL DESCRIPTION ADDITIONAL RIGHT OF WAY MAPP ROAD		A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 7, TWP. 38 S., RING. 41 E. - MARTIN COUNTY, FLORIDA		THIS IS NOT A SURVEY

LOXAHATCHEE NURSERY

O.R.B. 1388, PAGE 446

PARCEL ID: 07-38-41-000-000-00131-1

35.76'

6' FPL EASEMENT

(O.R.B. 353, PG. 1153)

(O.R.B. 337, PG. 1536)

MAPP ROAD

N89°59'23"W (C)

710.80'

N89°58'20"W

761.86'

50' R/W PER DEED

BOOK 43, PAGE 282

PALM CITY BALL PARK

MATCHLINE "C"
THIS SHEET

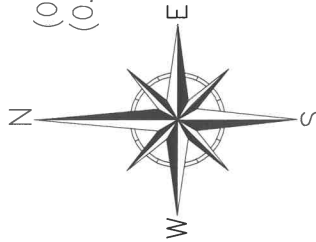
DEEDED RIGHT OF WAY PER
O.R.B. 610, PAGE 425
(REFERENCE MAINTENANCE
MAP, PLAT BOOK 8, PAGE 65)

SOUTH LINE OF
N.E. 1/4 OF
THE S.E. 1/4
OF SECTION 7

MATCHLINE "B"
SHEET 5 OF 6

6' FPL EASEMENT
(O.R.B. 353, PG. 1153)
(O.R.B. 337, PG. 1536)

PROPOSED
RIGHT OF WAY
81,787 SQUARE
FEET OR 1.88
ACRES, MORE
OR LESS



SCALE: 1" = 50'

NOTE:
THE RIGHT OF WAY LINES PER O.R.B. 610,
PAGE 425 WERE ROTATED TO CONFORM
WITH STATE PLANE COORDINATES. THERE
IS A ROTATIONAL VALUE OF 00°13'36"
BETWEEN THE DEED AND THE COMPUTED
BEARINGS OF THE EXISTING RIGHT OF
WAY OF MAPP ROAD PER OFFICIAL
RECORDS BOOK 610, PAGE 427.

ADDITION ONE TO
GULL HARBOR
(PLAT BOOK 4, PAGE 24)

MOORINGS ROAD
(50' RIGHT OF WAY
PER P.B. 4, PAGE 24)

WEST LINE OF
ADDITION ONE TO
GULL HARBOR

DEEDED RIGHT
OF WAY PER
O.R.B. 610, PAGE
425 (REFERENCE
MAINTENANCE
MAP, PLAT BOOK
8, PAGE 65)

MATCHLINE "C"
THIS SHEET

S00°09'00"W (C)

35.82'

MAPP ROAD

50' R/W PER
DEED BOOK
43, PAGE 282

P.O.B.
LESS OUT
(O.R.B. 610,
PAGE 425)

S00°10'37"W
35.76'

SOUTH LINE OF
N.E. 1/4 OF
THE S.E. 1/4
OF SECTION 7

N89°59'23"W (C)

320.04'

NORTH LINE
OF S.E. 1/4
OF THE S.E.
1/4 OF
SECTION 7

E. LINE OF
SECTION 7

1310.76'

N00°08'34"E (C)

THIS IS NOT
A SURVEY
EXHIBIT "A"

P.O.C. LESS OUT
(O.R.B. 610, PAGE 425)
S.E. CORNER OF SECTION 7,
TOWNSHIP 38 S., RANGE 41 E.

SHEET NO. 6
OF 6 SHEETS
PROJECT NO.
17-44

DATE	REVISIONS
10/9/2019	REVISED PER MARTIN COUNTY COMMENTS
09/1/2020	REVISED PER MARTIN COUNTY COMMENTS
10/21/2020	REVISED PARCEL ID NUMBER
10/21/2020	REVISED PER COMMENTS

A PORTION OF THE N.E. 1/4 OF THE S.E. 1/4 OF SEC. 7,
TWP. 38 S., RANG. 41 E. - MARTIN COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
ADDITIONAL RIGHT OF WAY MAPP ROAD

B Betsy Lindsay, Inc.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5835 FAX
LICENSED BUSINESS NO. 6862

DATE 12/10/2018
SCALE 1" = 50'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.