

DWG NAME W\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-1.DWG PLOTTED BY RYAN ROCK ON 8/10/2020 9:25 AM LAST SAVED BY RYANR ON 8/6/2020 1:52 PM

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 3, THE SOUTH (1/2) HALF OF LOT 4, ALL OF LOTS 5, 6, 12, 13, A PORTION OF LOTS 11 AND 14, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'53"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.87 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°39'23"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4, SECTION 13 OF SAID PLAT, A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'36"E., ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 496.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THENCE N.81°27'37"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET; THENCE N.08°32'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE N.81°27'47"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 549.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°37'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF SAID LOT 3 AND LOT 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 903.84 FEET; THENCE S.00°00'14"W., A DISTANCE OF 2603.89 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 1736.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'14"E., ALONG THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 12 AND LOT 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.56 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13;

DESCRIPTION: CONTINUED ON PAGE 2

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION


REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				<div style="text-align: center;"> SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary Rager <small>Digitally signed by Gary Rager DN: cn=G, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, c=US, email=GaryRager@geopointsurvey.com, date=2020.03.10 12:44:55 -0400</small> Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER </div> <div style="text-align: right;"> GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com License Number LB 7768 </div>	
Sheet No. 1 of 3 Sheets				Drawn: SWM Date: 07/22/20 Data File: wate_13be_NAVD88_8 03-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2	

DESCRIPTION: CONTINUED FROM PAGE 1

THENCE N.00°00'53"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1325.74 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°37'34"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°13'13"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 503.46 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'53"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 230.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_803-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2	

Sheet No. 2 of 3 Sheets		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
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NORTHWEST CORNER OF SECTION 13,
TOWNSHIP 39 S., RANGE 40 E.

NO.	BEARING	LENGTH
L1	N 89°37'34" W	260.85'
L2	N 31°13'13" E	503.46'
L3	N 00°00'53" E	230.62'

[illegible]

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

Last Date of Field Survey: 03/27/2020

P.O.B. --- POINT OF BEGINNING
P.O.C. --- POINT OF COMMENCEMENT
PG./PG(s) --- PAGE(s)
13-39-40 --- SECTION-TOWNSHIP-RANGE

P.B. --- PLAT BOOK
D.B. --- DEED BOOK
S.R. --- STATE ROAD
R/W --- RIGHT-OF-WAY
L1 --- LINE SEGMENT

GeoPoint
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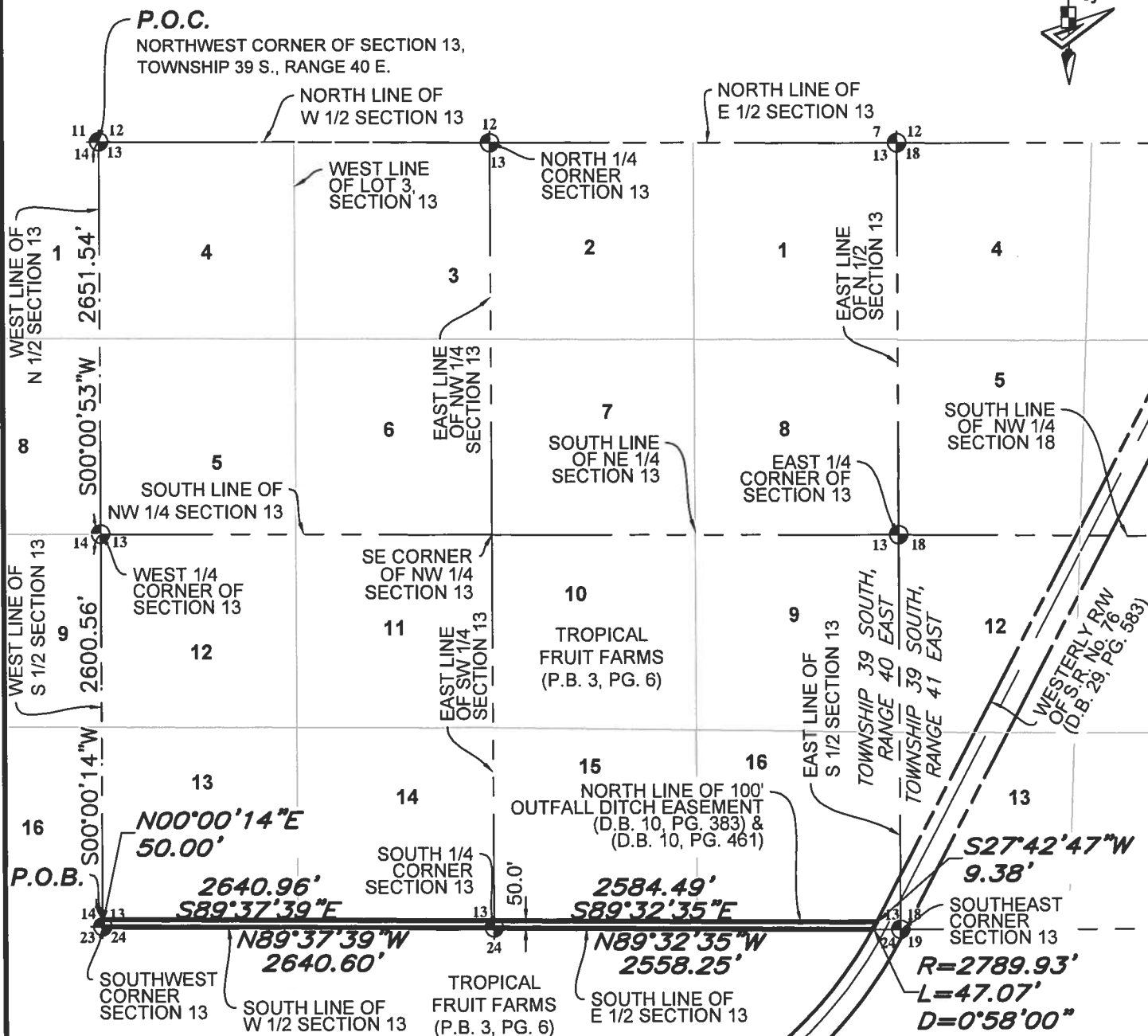
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Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water bndry-desc2		

Sheet No. 3 of 3 Sheets

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[illegible]



WATERSIDE - PARCEL 3 SKETCH AND DESCRIPTION

LEGEND

P.O.B. --- POINT OF BEGINNING

P.O.C. --- POINT OF COMMENCEMENT

P.B. --- PLAT BOOK

D.B. --- DEED BOOK

PG./PG(s) --- PAGE(s)

13-39-40 --- SECTION-TOWNSHIP-RANGE

S.R. --- STATE ROAD

R --- RADIUS

L --- ARC LENGTH

D --- DELTA ANGLE

R/W --- RIGHT-OF-WAY

Prepared For: KOLTER LAND PARTNERS, LLC

Last Date of Field Survey: 03/27/2020

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Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc3

Sheet No. 2 of 2 Sheets

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