

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-109A.DWG | M.C. PROJ. NO. 19-109A | SHEET NO. 1 OF 5

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON LIMITS OF THE OLD PALM CITY CRA.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, 4 AND 5, SHEET 5 BEING A SKETCH.
 - B. WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE LIMITS OF THE OLD PALM CITY CRA BOUNDARY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
6. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. LEGEND: CRA=COMMUNITY REDEVELOPMENT AGENCY, POB=POINT OF BEGINNING.

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 AND MAPPER IN RESPONSIBLE CHARGE



THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, 4 AND 5.

DATE: 2/20/2020

SKETCH AND DESCRIPTION
OLD PALM CITY CRA – BOUNDARY
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 2/20/2020

DRAWING # 19-109A

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-109A.DWG M.C. PROJ. NO. 19-109A SHEET NO. 2 OF 5

DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE PLAT OF THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, AS RECORDED IN PLAT BOOK 10, PAGE 78, A PORTION OF CLEVELAND SECOND ADDITION TO THE TOWN OF PALM CITY, AS RECORDED IN PLAT BOOK 11, PAGE 63, A PORTION OF THE AMENDED PLAT OF PALM CITY, AS RECORDED IN PLAT BOOK 6, PAGE 41, A PORTION OF THE PLAT OF PALM CITY, AS RECORDED IN PLAT BOOK 2, PAGE 24, A PORTION OF THE PLAT OF PALM CITY FARMS, AS RECORDED IN PLAT BOOK 6, PAGE 42, A PORTION OF THE AMENDED PLAT OF BELLE VIEW COURT, AS RECORDED IN PLAT BOOK 11, PAGE 78, ALL OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND A PORTION OF THE PLAT OF ST. LUCIE VISTA, AS RECORDED IN PLAT BOOK 1, PAGE 93, THE PLAT OF ST. LUCIE SHORES SECTION NO. 1, AS RECORDED IN PLAT BOOK 3, PAGE 58, THE PLAT OF ST. LUCIE SHORES SECTION NO. 2, AS RECORDED IN PLAT BOOK 3, PAGE 90, THE PLAT OF KATEL PLACE, AS RECORDED IN PLAT BOOK 1, PAGE 61, THE PLAT OF MARGOLO ESTATES, AS RECORDED IN PLAT BOOK 7, PAGE 37, A PORTION OF THE PLAT OF PALM CITY GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 19, THE PLAT OF HARWIN NO. 1 MINOR, AS RECORDED IN PLAT BOOK 5, PAGE 34, THE PLAT OF TOWNSEND AND COFFRIN ADDITION TO PALM CITY, AS RECORDED IN PLAT BOOK 1, PAGE 38, THE PLAT OF JUST AWAY, AS RECORDED IN PLAT BOOK 10, PAGE 27, THE PLAT OF SKELTON MINOR PLAT NO. 1, AS RECORDED IN PLAT BOOK 6, PAGE 64, THE PLAT OF RASTRELLI'S MINOR REPLAT, AS RECORDED IN PLAT BOOK 5, PAGE 39, THE PLAT OF MARCY'S SUBDIVISION NO. 1, AS RECORDED IN PLAT BOOK 5, PAGE 60, THE PLAT OF RASTRELLI'S MINOR PLAT NO.3, AS RECORDED IN PLAT BOOK 5, PAGE 84, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THAT CERTAIN LAND KNOWN AS LEIGHTON PARK LYING IN A PORTION OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, AND A PORTION OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SW MAPP ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF SW NAOMI STREET AS SHOWN ON ALLEN'S SUBDIVISION MINOR PLAT, AS RECORDED IN PLAT BOOK 6, PAGE 56, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID ALLEN'S SUBDIVISION AND THE WESTERLY RIGHT-OF-WAY LINE OF SW MAPP ROAD, TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SW RIO VISTA WAY AND WESTERLY RIGHT-OF-WAY LINE OF SW MAPP ROAD; THENCE EASTERLY ALONG SAID WESTERLY PROJECTED NORTHERLY RIGHT-OF-WAY LINE OF SW RIO VISTA WAY AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SW RIO VISTA WAY, TO THE WESTERLY RIGHT-OF-WAY LINE OF SW RIVERSIDE DRIVE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SW RIVERSIDE DRIVE TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SW RIVERSIDE DRIVE AND THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF LOT 6, BLOCK 1 OF SAID PLAT OF ST. LUCIE VISTA; THENCE EASTERLY ALONG SAID WESTERLY PROJECTED LINE AND NORTHERLY LINE OF LOT 6, TO THE MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER; THENCE MEANDER THE MEAN HIGH WATER LINE SOUTHWESTERLY, TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 16, BLOCK G, OF SAID CLEVELAND ADDITION TO PALM CITY;

(CONTINUED ON SHEET 3)

**NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 3, 4 AND 5.**

**SKETCH AND DESCRIPTION
OLD PALM CITY CRA BOUNDARY
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 2/20/2020

DRAWING # 19-109A

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-109A.DWG M.C. PROJ. NO. 19-109A SHEET NO. 3 OF 5

(CONTINUED FROM SHEET 2)

THENCE CONTINUE MEANDERING SAID MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER SOUTHEASTERLY TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1 OF SAID AMENDED PLAT OF PALM CITY; THENCE CONTINUE MEANDERING ALONG SAID MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER SOUTHERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND SOUTHEASTERLY TO THE SOUTHEASTERLY CORNER OF LOT 22, BLOCK 16, OF SAID AMENDED PLAT OF PALM CITY; THENCE CONTINUE MEANDERING SAID MEAN HIGH WATER LINE OF THE SOUTH FORK OF THE ST. LUCIE RIVER NORTHWESTERLY, SOUTHWESTERLY, NORTHEASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHEASTERLY, AND SOUTHWESTERLY TO THE NORTH LINE OF THE HANSON GRANT AND SAID PLAT OF ST. LUCIE SHORES SECTION NO. 1; THENCE CONTINUE MEANDERING SAID MEAN HIGH WATER LINE SOUTHWESTERLY TO THE SOUTHERNMOST POINT OF THAT "NOT INCLUDED" PARCEL AS SHOWN ON THE PLAT OF ST. LUCIE SHORES SECTION NO. 1; THENCE MEANDER ALONG THE MEAN HIGH WATER LINE OF THE WATERWAY LYING WESTERLY OF AND ADJACENT TO THE WESTERLY LINE OF SAID PLAT OF ST. LUCIE SHORES SECTION NO. 1 NORTHWESTERLY AND NORTHEASTERLY TO THE SOUTH LINE OF SAID PLAT OF ST. LUCIE SHORES SECTION NO. 2; THENCE CONTINUE MEANDERING THE SAID MEAN HIGH WATER LINE OF WATERWAY SOUTHWESTERLY ALONG SAID SOUTH LINE OF PLAT OF ST. LUCIE SHORES SECTION NO. 2 TO THE SOUTHERNMOST POINT OF LOT 34 OF SAID PLAT; THENCE CONTINUE SOUTHWESTERLY ALONG SAID SOUTH LINE OF SAID PLAT TO THE WESTERLY LINE OF LOT 26 OF SAID PLAT (SAID WESTERLY LINE OF LOT 26, NOW BEING THE CENTERLINE OF THE NOW ABANDONED RIGHT-OF-WAY OF TUNA DRIVE); THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID LOT 26 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SW ALL AMERICAN BOULEVARD.; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SW ALL AMERICAN BOULEVARD AND ITS SOUTHWESTERLY PROJECTION TO THE WESTERLY RIGHT-OF-WAY LINE OF SW MAPP ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SW MAPP ROAD TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW MARTIN HIGHWAY; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SW BERRY AVENUE; THENCE NORTHERLY ALONG SAID PROJECTED LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF SW BERRY AVENUE TO THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF TRACT 58, SECTION 18 OF SAID PLAT OF PALM CITY FARMS, ALSO BEING THE SOUTHWEST CORNER OF BERRY GROVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 75, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID PROJECTED LINE AND NORTHERLY LINE OF SAID TRACT 58, TO THE NORTHEASTERLY CORNER OF SAID TRACT 58, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18 TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18 TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SW 34TH STREET;

(CONTINUED ON SHEET 4)

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SKETCH AND DESCRIPTION

**OLD PALM CITY CRA – BOUNDARY
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

DATE : 2/20/2020

DRAWING # 19-109A

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-109A.DWG M.C. PROJ. NO. 19-109A SHEET NO. 4 OF 5

(CONTINUED FROM SHEET 3)

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE WESTERLY LINE OF BLOCK 51, OF SAID AMENDED PLAT OF PALM CITY; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SAID BLOCK 51 TO THE SOUTHWESTERLY CORNER OF TRACT 48, SECTION 18 OF SAID PLAT OF PALM CITY FARMS; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID TRACT 48 TO THE NORTHWESTERLY CORNER OF SAID TRACT 48 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SW ULMUS PLACE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF THE SOUTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SW CORRINE AVENUE; THENCE NORTHERLY ALONG SAID PROJECTED LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF SW CORRINE AVENUE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW SUNSET TRAIL; THENCE NORTHEASTERLY ACROSS SAID SW SUNSET TRAIL TO THE WESTERLY RIGHT-OF-WAY LINE OF SW CENTER AVENUE OF SAID PLAT OF THE CLEVELAND 2ND ADDITION TO THE PLAT OF PALM CITY AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SW SUNSET TRAIL; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SW CENTER AVENUE TO THE SOUTHERLY SAFE UPLAND LINE OF DANFORTH CREEK; THENCE MEANDER SAID SOUTHERLY SAFE UPLAND LINE OF SAID DANFORTH CREEK NORTHEASTERLY TO THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SW MAPP ROAD; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SW MAPP ROAD TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW NAOMI STREET; THENCE CONTINUE NORTHERLY ALONG THE NORTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID SW MAPP ROAD TO SAID NORTHERLY RIGHT-OF-WAY LINE OF SW NAOMI STREET AND THE POINT OF BEGINNING.

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SKETCH AND DESCRIPTION
OLD PALM CITY CRA – BOUNDARY
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM SCALE : N/A

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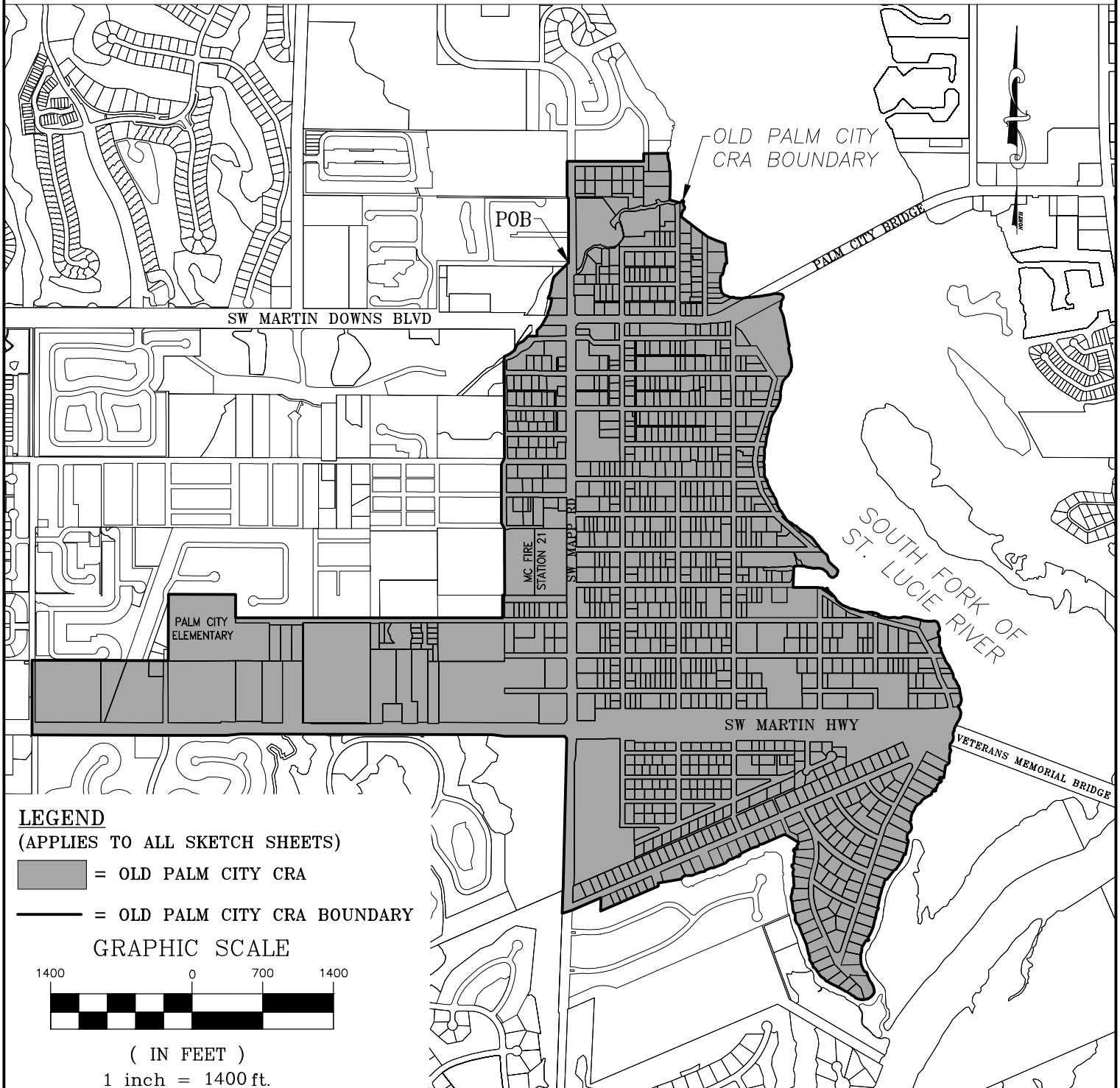
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-109A.DWG M.C. PROJ. NO. 19-109A

SHEET NO. 5 OF 5

BOUNDARY



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THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=1400' OR SMALLER.

SKETCH AND DESCRIPTION
OLD PALM CITY CRA — BOUNDARY
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM

SCALE : 1"=1400'

DATE : 2/20/2020

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