

SURVEYOR'S NOTES:

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE C.R.A. DISTRICT PROPOSED FUTURE LAND USE MAP, DATED AUGUST 21, 2020, AS PROVIDED BY MARTIN COUNTY.
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 SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE LIMITS OF THE PORT SALERNO C.R.A. FLUM DESIGNATION 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: C.R.A. = COMMUNITY REDEVELOPMENT AGENCY, CRA = COMMUNITY REDEVELOPMENT AREA, FLUM = FUTURE LAND USE MAP, P.O.B. = 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

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS-7162
BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION
NO. LB 8030

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2 - 5.

DATE:

Bowman CONSULTING

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Professional Surveyors and Mappers, Certificate NO. LB-8030

SKETCH AND DESCRIPTION PORT SALERNO C.R.A. FLUM - CRA BOUNDARY

MARTIN COUNTY

FLORIDA

PROJECT NO. 010025-01-023

REVISED DATE:

DATE: AUG. 31, 2020

CADD FILE: 025-023 CRA BOUNDARY

SCALE: N/A

SHEET 1 OF 5

FILE: P:\010025-01-023 (SUR) - PORT SALERNO CRA LEGAL DESCRIPTIONS\SURVEY\TOPO BOUNDARY\025-023 CRA BOUNDARY

DESCRIPTION:

ALL THOSE LOTS, TRACTS, ROADWAYS, DRAINAGE WAYS, AND WATERWAYS LYING IN A PORTION OF THE PLAT OF THE HANSON GRANT AS RECORDED IN PLAT BOOK 1, PAGE 11 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA AND A PORTION OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 42 EAST, AND A PORTION OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID LOTS, TRACTS, ROADWAYS, DRAINAGE WAYS, AND WATERWAYS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF THE PLAT OF SALERNO AS RECORDED IN PLAT BOOK 1, PAGE 75 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE SOUTHWESTERLY CORNER OF THE PORT SALERNO ELEMENTARY SCHOOL SITE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SCHOOL SITE TO THE NORTHWESTERLY CORNER OF SAID SCHOOL SITE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SCHOOL SITE TO THE NORTHEASTERLY CORNER OF SAID SCHOOL SITE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF WOJCIESZAK PARK; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARK TO THE NORTHWESTERLY CORNER OF LOT 1 OF THE PLAT OF PORT SALERNO PARK AS RECORDED IN PLAT BOOK 5, PAGE 79 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE EASTERLY ALONG THE NORTHERLY LINE OF SAID PLAT TO INTERSECT WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE F.E.C. RAILROAD (A 100 FOOT RIGHT-OF-WAY) (SAID PLAT OF PORT SALERNO PARK IS ALSO PART OF SAID WOJCIESZAK PARK); THENCE NORTHEASTERLY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY, BEING 15.64 FEET NORTHWEST OF THE SOUTHERLY MOST CORNER OF LOT 22 OF KIEDINGER'S UNRECORDED SUBDIVISION, AS DEPICTED IN OFFICIAL RECORDS BOOK 42, PAGE 460, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHEASTERLY TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. ST. LUCIE BOULEVARD; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID DIXIE HIGHWAY TO INTERSECT THE SOUTH LINE OF LOT 23 ACCORDING TO THE PLAT OF A REVISED PLAT OF MANATEE BAY AS RECORDED IN PLAT BOOK 3, PAGE 100 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. MANATEE LANE (A 50 FOOT RIGHT-OF-WAY); THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MANATEE LANE TO THE NORTHEASTERLY CORNER OF LOT 21 OF SAID PLAT; THENCE CONTINUE EASTERLY ALONG THE NORTHERLY LINE OF SAID PLAT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.E. MANATEE LANE AND THE NORTHWESTERLY CORNER OF LOT 20 OF SAID PLAT; THENCE CONTINUE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 20 TO THE MEAN HIGH WATER LINE (M.H.W.L.) OF THE MANATEE BAY WATERWAY; THENCE MEANDER SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, OR EASTERLY ALONG SAID M.H.W.L. OF SAID MANATEE BAY WATERWAY, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. HORSESHOE POINT ROAD (A 50 FOOT RIGHT-OF-WAY) LYING AT THE WESTERLY END OF THE ROCKY POINT BRIDGE; THENCE EASTERLY ACROSS THE WATERS OF MANATEE BAY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.E. HORSESHOE POINT ROAD TO THE INTERSECTION OF SAID M.H.W.L. OF MANATEE BAY WATERS AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. HORSESHOE POINT ROAD; THENCE CONTINUE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.E. HORSESHOE POINT ROAD TO THE WESTERLY RIGHT-OF-WAY LINE OF S.E. MANATEE COVE ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF S.E.

(CONTINUED ON SHEET 3)

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



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**SKETCH AND DESCRIPTION
PORT SALERNO C.R.A. FLUM -
CRA BOUNDARY**

MARTIN COUNTY

FLORIDA

PROJECT NO. 010025-01-023

REVISED DATE:

DATE: AUG. 31, 2020

CADD FILE: 025-023 CRA BOUNDARY

SCALE: N/A

SHEET 2 OF 5

DESCRIPTION:

MANATEE COVE ROAD TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. COVE ROAD (A 120 FOOT RIGHT-OF-WAY); THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID S.E. MANATEE COVE ROAD TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.E. COVE ROAD; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. COVE ROAD TO THE EASTERLY RIGHT-OF-WAY LINE OF S.E. DIXIE HIGHWAY; THENCE CONTINUE WESTERLY ON A PROJECTED RIGHT-OF-WAY LINE OF SAID S.E. COVE ROAD TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID S.E. DIXIE HIGHWAY AND THE EASTERLY RIGHT-OF-WAY LINE OF THE F.E.C. RAILROAD (A 100 FOOT RIGHT-OF-WAY); THENCE CONTINUE WESTERLY ALONG SAID PROJECTED LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID F.E.C. RAILROAD AND THE NORTHEASTERLY LINE OF THE PLAT OF NEW MONROVIA AS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID F.E.C. RAILROAD AND THE EASTERLY LINE OF SAID PLAT OF NEW MONROVIA TO THE SOUTHERLY LINE OF SAID PLAT; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF F.E.C. RAILROAD, SAID LINE ALSO BEING THE NORTHERLY LINE OF DIXIE PARK ADDITION AS RECORDED IN PLAT BOOK 1, PAGE 74, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA TO THE NORTHEASTERLY CORNER OF LOT 6, BLOCK 11 OF SAID DIXIE PARK ADDITION, ALSO BEING THE EASTERLY LINE OF SAID PLAT; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 6 TO THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. PRIMROSE WAY (A 50 FOOT RIGHT-OF-WAY); THENCE CONTINUE SOUTHERLY ALONG A SOUTHERLY PROJECTED LINE OF THE EAST PLAT LINE OF SAID DIXIE PARK ADDITION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.E. PRIMROSE WAY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID S.E. PRIMROSE WAY TO THE WESTERLY RIGHT-OF-WAY LINE OF S.E. PINE DRIVE (A 50 FOOT RIGHT-OF-WAY); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. PALMETTO ROAD (A 50 FOOT RIGHT-OF-WAY); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. PALMETTO ROAD TO THE WESTERLY RIGHT-OF-WAY LINE OF S.E. GRAFTON DRIVE (A 40 FOOT RIGHT-OF-WAY); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF S.E. GRAFTON DRIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN UN-NAMED 25 FOOT WIDE RIGHT-OF-WAY OF SAID PLAT OF DIXIE PARK ADDITION, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 42 EAST; THENCE WESTERLY ALONG SAID SOUTHERLY SECTION LINE ALSO BEING THE SOUTHERLY LINE OF SAID DIXIE PARK ADDITION TO THE SOUTHWEST CORNER OF SAID SECTION 30, ALSO BEING THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 41 EAST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PLAT OF SALERNO SMALL FARMS AS RECORDED IN PLAT BOOK 2, PAGE 56 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 25 AND THE SOUTHERLY LINE OF SAID SALERNO SMALL FARMS TO THE WESTERLY RIGHT-OF-WAY LINE OF AN UN-NAMED 30 FOOT WIDE ROAD RIGHT-OF-WAY, BOUND ON THE WEST BY EMERALD LAKES PHASE IX AS RECORDED IN PLAT BOCK 10, PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WESTERLY UN-NAMED RIGHT-OF-WAY LINE AND EASTERLY LINE OF SAID EMERALD LAKES TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. CLECKLEY WAY (50 FOOT RIGHT-OF-WAY); THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID EMERALD LAKES PHASE IX TO THE EASTERLY LINE OF THE PLAT OF EMERALD LAKES PHASE VIII AS RECORDED IN PLAT BOOK 11, PAGE 90 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID

(CONTINUED ON SHEET 4)

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1 - 2 AND 4 - 5.



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**SKETCH AND DESCRIPTION
PORT SALERNO C.R.A. FLUM -
CRA BOUNDARY**

MARTIN COUNTY

FLORIDA

PROJECT NO. 010025-01-023

REVISED DATE:

DATE: AUG. 31, 2020

CADD FILE: 025-023 CRA BOUNDARY

SCALE: N/A

SHEET 3 OF 5

DESCRIPTION:

SALERNO SMALL FARMS; THENCE NORTHERLY ALONG SAID EAST LINE OF EMERALD LAKES PHASE VIII AND WEST LINE OF SAID SALERNO SMALL FARMS TO THE SOUTHERLY LINE OF THE PLAT OF SAID NEW MONROVIA; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF NEW MONROVIA TO THE EASTERLY LINE OF PS INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 16, PAGE 32 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID LINE TO THE SOUTHEAST CORNER OF SAID PS INDUSTRIAL PARK; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PS INDUSTRIAL PARK TO THE SOUTHWEST CORNER OF SAID PS INDUSTRIAL PARK; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PS INDUSTRIAL PARK AND THE EAST LINE OF EMERALD LAKES PHASE VI AS RECORDED IN PLAT BOOK 9, PAGE 67 AND EMERALD LAKES PHASE V AS RECORDED IN PLAT BOOK 9, PAGE 56 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. COVE ROAD; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. COVE ROAD AND THE NORTHERLY LINE OF SAID EMERALD LAKES PHASE V AND EMERALD LAKES PHASE IV AS RECORDED IN PLAT BOOK 9, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA TO THE WESTERLY LINE OF SAID EMERALD LAKES PHASE IV; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. COVE ROAD TO THE SOUTHERLY PROJECTION OF THE WESTERLY LINE OF SAID PLAT OF SALERNO; THENCE NORTHERLY ALONG SAID PROJECTED LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COVE ROAD; THENCE CONTINUE NORTHERLY ALONG SAID WESTERLY LINE OF THE PLAT OF SALERNO TO THE POINT OF BEGINNING.

LESS OPENED OR UNOPENED RIGHTS-OF-WAY AND OPENED OR UNOPENED ALLEYS UNLESS OTHERWISE NOTED AS ABANDONED, CLOSED, OR VACATED AND LESS MANATEE WATERWAYS AND ISLANDS IN MANATEE WATERWAYS.

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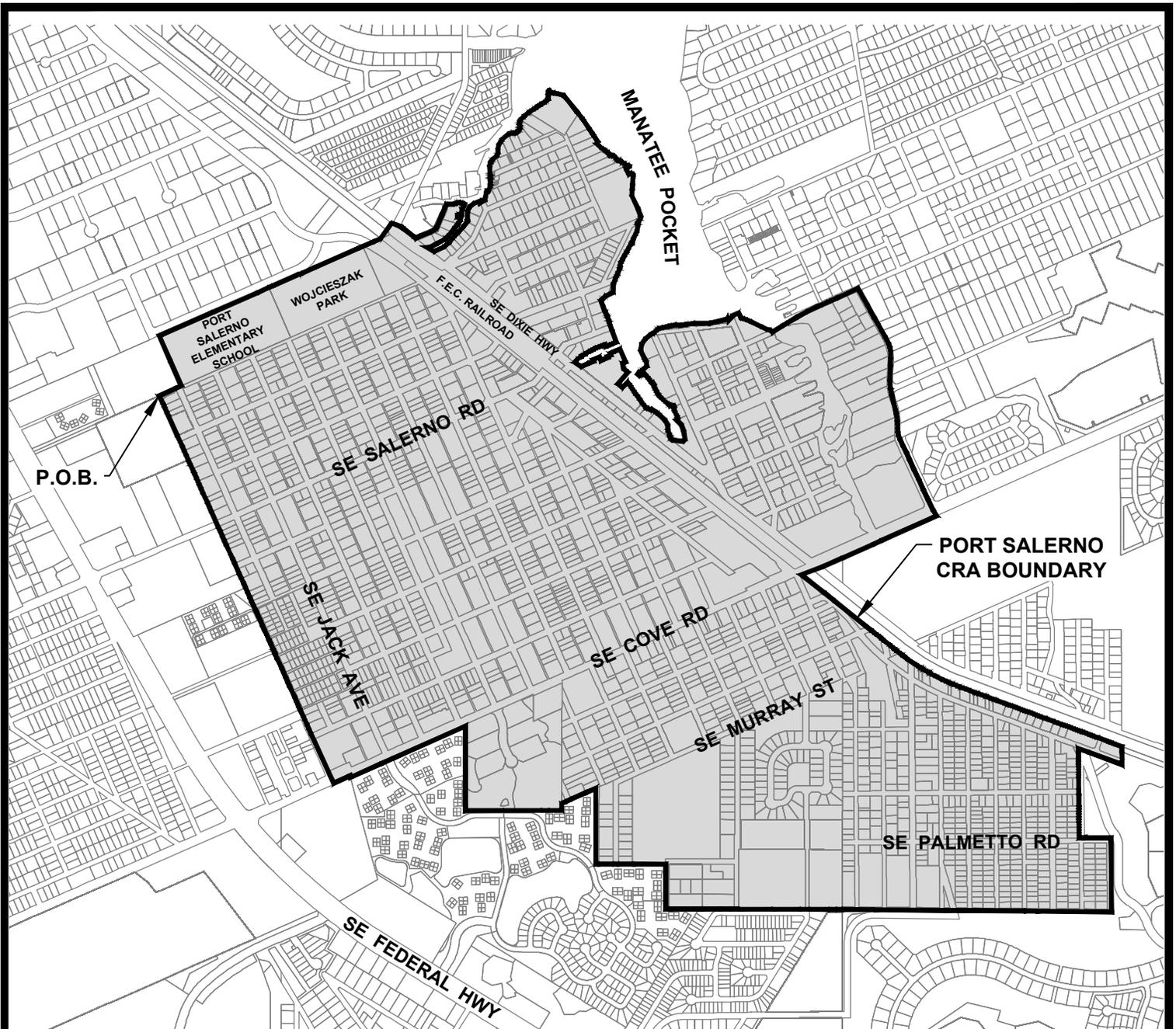
REVISED DATE:

DATE: AUG. 31, 2020

CADD FILE: 025-023 CRA BOUNDARY

SCALE: N/A

SHEET 4 OF 5



LEGEND

-  = C.R.A. FLUM DESIGNATION CRA BOUNDARY
-  = PORT SALERNO CRA BOUNDARY

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(IN FEET)

1 inch = 1400 ft.

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

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SHEET 5 OF 5