

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-099.DWG M.C. PROJ. NO. 19-099

SHEET NO. 1 OF 4

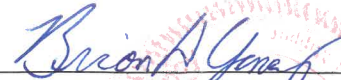
## EXHIBIT A

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE MEAN HIGH WATER LINE OF HANEY CREEK, THE SOUTHERLY RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY, THE NORTHERLY LINE OF CORONA DEL RIO PLAT AS RECORDED IN PLAT BOOK 3, PAGE 43 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE NORTHERLY LINE OF PINE GROVE PLAT, AS RECORDED IN PLAT BOOK 8, PAGE 29 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE NORTHERLY LINE OF FIRST ADDITION TO ARCH HEIGHTS PLAT AS RECORDED IN PLAT BOOK 3, PAGE 59 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE NORTHERLY LINE OF ARCH HEIGHTS PLAT AS RECORDED IN PLAT BOOK 3, PAGE 51 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE NORTHERLY AND EASTERLY LINES OF LANGFORD LANDING PLAT AS RECORDED IN PLAT BOOK 17, PAGE 61 OF PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THE RIGHT-OF-WAY LINES OF NORTHEAST DIXIE HIGHWAY, NORTHEAST PALMER STREET EXTENSION, AND NORTHEAST PALMER STREET, AND THE MEAN HIGH WATER LINE OF THE INDIAN RIVER.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
  - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4, SHEET 4 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 RIO CRA.
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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK).

### SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE



BRION D. YANCY, RSM

PROJECT SURVEYOR - SURVEYING DIVISION  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 7162

DATE:

12-6-2019

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

### SKETCH AND DESCRIPTION

RIO CRA

MARTIN COUNTY, FLORIDA

SUPERVISED BY: BDY

DRAWN BY: JMM SCALE: N/A

DATE: 12/6/2019

DRAWING # 19-099

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-099.DWG M.C. PROJ. NO. 19-099 SHEET NO. 2 OF 4

## EXHIBIT A

### DESCRIPTION

RIO COMMUNITY REDEVELOPMENT AGENCY

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 26, 27, 28, 32, AND 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST,

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY MEAN HIGH WATER LINE OF HANEY CREEK AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY TO THE WEST LINE OF SAID SECTION 32, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY TO THE NORTHERLY LINE OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY TO THE EASTERLY LINE OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY TO A POINT INTERSECTING THE NORTHWESTERLY LINE OF LOT 18, BLOCK 3, OF THE PLAT OF CORONA DEL RIO AS RECORDED IN PLAT BOOK 3, PAGE 42 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE NORTHERLY PLAT LINE OF SAID PLAT OF CORONA DEL RIO TO THE NORTHEAST CORNER OF SAID PLAT AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTHEAST SILVIA AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF THE PLAT OF PINEGROVE SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 29 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST SILVIA AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT OF PINEGROVE SUBDIVISION TO THE NORTHWEST CORNER OF THE PLAT OF ARCH HEIGHTS, 1ST ADDITION, AS RECORDED IN PLAT BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE NORTHWEST CORNER OF THE PLAT OF ARCH HEIGHTS AS RECORDED IN PLAT BOOK 3, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707; THENCE EAST TO A POINT INTERSECTING WITH THE NORTHERLY PROJECTION OF THE WEST PROPERTY LINE OF LOT 1, PAVLIK'S MINOR PLAT AS RECORDED IN PLAT BOOK 5, PAGE 91 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID NORTHERLY PROJECTION TO THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 707 AND THE WESTERLY LINE OF SAID LOT 1;

(CONTINUE ON SHEET 3)

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

**SKETCH AND DESCRIPTION**

**RIO CRA**

**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : JMM SCALE : N/A

DATE : 12/6/2019

DRAWING # 19-099

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-099.DWG | M.C. PROJ. NO. 19-099 | SHEET NO. 3 OF 4

## EXHIBIT A

### DESCRIPTION CONTINUED

(CONTINUED FROM SHEET 2)

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 707 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHERLY AND EASTERLY ALONG RADIUS OF SAID CURVE TO THE POINT OF TANGENCY, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST PALMER STREET; THENCE SOUTH TO THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTHEAST PALMER STREET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE TO THE POINT INTERSECTING A LINE 25 FEET EASTERLY OF AND PARALLEL WITH, AS MEASURED BY RIGHT ANGLES, THE CENTERLINE OF NORTHEAST LANGFORD LANE, ACCORDING TO LANGFORD LANDING PLAT, AS RECORDED IN PLAT BOOK 17, PAGE 61 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTHERLY AND PARALLEL WITH SAID CENTERLINE OF NORTHEAST LANGFORD LANE ALONG SAID 25 FOOT PARALLEL LINE TO THE POINT OF INTERSECTION OF SAID 25 FOOT PARALLEL LINE AND THE SOUTHWESTERLY CORNER OF LOT 25 OF SAID LANGFORD LANDING PLAT; THENCE SOUTHERLY ALONG THE EAST SECTION LINE OF SECTION 34, SAID LINE ALSO BEING THE EASTERLY PLAT LINE OF SAID LANGFORD LANDING PLAT, A DISTANCE OF 333.80 FEET TO A CORNER OF SAID LANGFORD LANDING PLAT; THENCE WESTERLY 61.26 FEET ALONG THE PLAT LINE OF SAID LANGFORD LANDING PLAT; THENCE SOUTHERLY ALONG THE PLAT LINE OF SAID LANGFORD LANDING PLAT TO THE INTERSECTION OF THE NORTHERLY MEAN HIGH WATER LINE OF THE SAINT LUCIE RIVER; THENCE MEANDER NORTHWESTERLY AND WESTERLY ALONG SAID MEAN HIGH WATER LINE OF SAINT LUCIE RIVER TO THE EASTERLY MEAN HIGH WATER LINE OF WARNER CREEK; THENCE SOUTHWESTERLY TO A POINT INTERSECTING THE WESTERLY MEAN HIGH WATER LINE OF SAID WARNER CREEK AND NORTHERLY MEAN HIGH WATER LINE TO SAID SAINT LUCIE RIVER; THENCE MEANDER SAID NORTHERLY MEAN HIGH WATER LINE OF SAINT LUCIE RIVER SOUTHWESTERLY, NORTHWESTERLY, SOUTHWESTERLY AND WESTERLY TO THE POINT INTERSECTING THE EASTERLY MEAN HIGH WATER LINE OF SAID HANEY CREEK; THENCE MEANDER NORTHERLY ALONG SAID EASTERLY MEAN HIGH WATER LINE OF HANEY CREEK TO THE POINT OF BEGINNING.

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

**SKETCH AND DESCRIPTION**

**RIO CRA**

**MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY

DRAWN BY : JMM | SCALE : N/A

DATE : 12/6/2019

DRAWING # 19-099

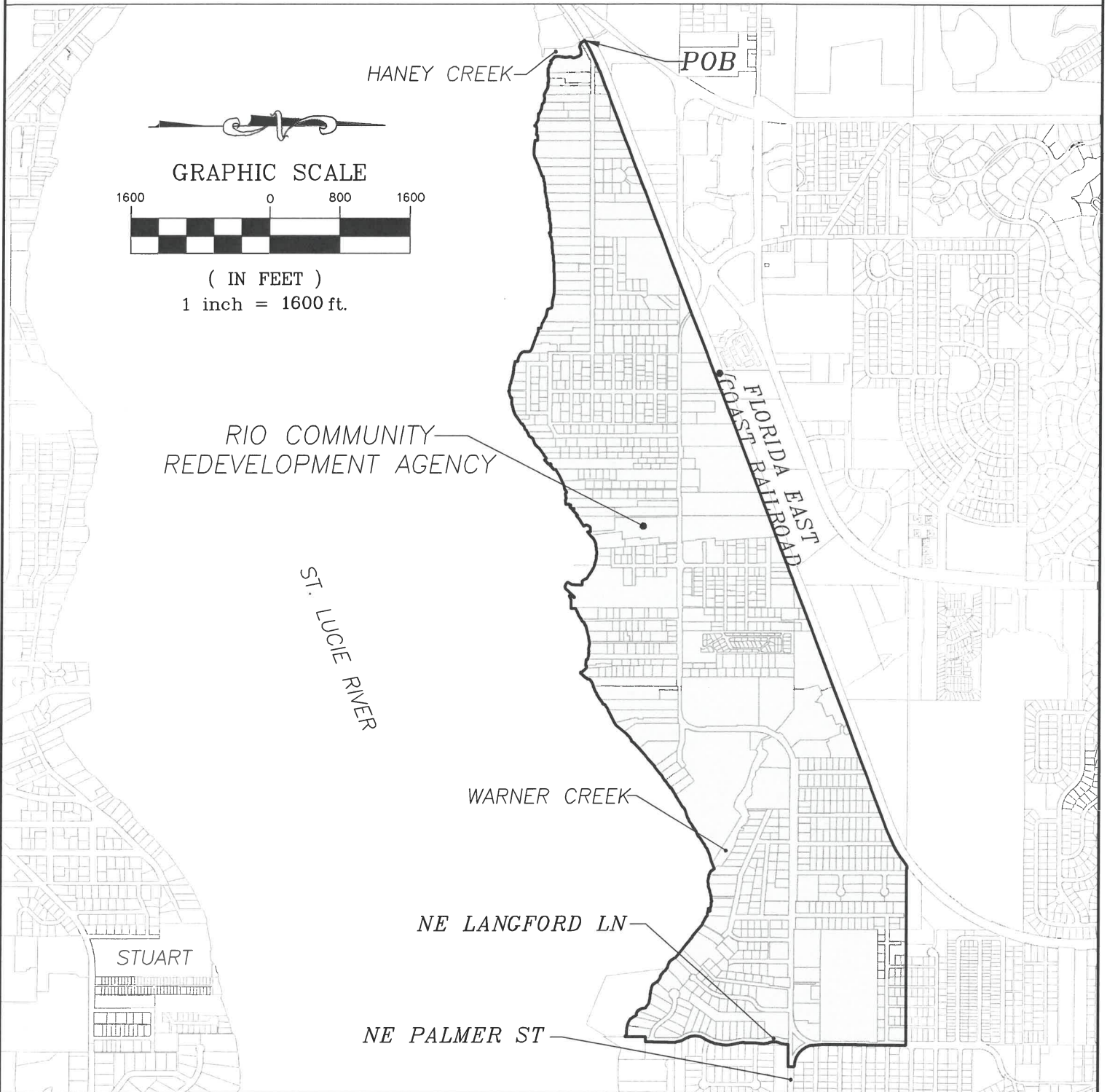
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DWG. NAME : 19-099.DWG | M.C. PROJ. NO. 19-099

SHEET NO. 4 OF 4

## EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 3.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=1600' OR SMALLER.

### SKETCH AND DESCRIPTION

RIO CRA

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : JMM | SCALE : 1"=1600'

DATE : 12/6/2019

DRAWING # 19-099