

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-085.DWG | M.C. PROJ. NO. 19-085 | SHEET NO. 1 OF 3


EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY OF A PARCEL KNOW AS "PARCEL WEST OF INDIAN RIVER DRIVE" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1932, PAGE 1946 AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BLOUNT PITCHFORD PLAT AS RECORDED IN PLAT BOOK 1, PAGE 71 OF THE PUBLIC RECORDS OF MARTIN COUNTY, BOUNDARY SURVEY AND IMPROVEMENTS LOCATION MAP BY BETHAM ASSOCIATES, ORDER NUMBER 84-053, DATED 5-2-84, THE INDIAN RIVER/LAGOON, THE BOUNDARY OF OCEAN BREEZE, AND THE RIGHT-OF-WAY OF FLORIDA EAST COAST RAILWAY.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2 AND 3, SHEET 3 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE THE BOUNDARY OF THE JENSEN BEACH COMMUNITY REDEVELOPMENT AGENCY (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 MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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 AND 3.

DATE: JAN 14 2021

SKETCH & DESCRIPTION
JENSEN BEACH CRA BOUNDARY
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW
DRAWN BY : JMM | SCALE : N/A
DATE : 1/14/2021
DRAWING # 19-085

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 19-085.DWG | M.C. PROJ. NO. 19-085 | SHEET NO. 2 OF 3

EXHIBIT A

DESCRIPTION

AN AREA OF LAND LOCATED IN SECTION 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUND ON THE NORTH BY THE NORTHERLY LINE OF THE TWO SUBSEQUENT PARCELS:

1) THE "PARCEL WEST OF INDIAN RIVER DRIVE" AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1932, PAGE 1946 AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID LINE ALSO BEING A LINE 204 FEET SOUTHERLY OF AND PARALLEL BY RIGHT ANGLES TO FIRST STREET AS DEPICTED IN BLOUNT PITCHFORD PLAT AS RECORDED IN PLAT BOOK 1, PAGE 71 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, 2) BOUNDARY SURVEY AND IMPROVEMENTS LOCATION MAP BY BETHAM ASSOCIATES, ORDER NUMBER 84-053, DATED 5-2-84; BOUND ON THE EAST BY THE INDIAN RIVER/LAGOON; BOUND ON THE SOUTH BY THE NORTHERLY MUNICIPAL BOUNDARY LINE OF OCEAN BREEZE; BOUND ON THE WEST BY THE EASTERLY RIGHT-OF-WAY OF FLORIDA EAST COAST RAILWAY; INCLUSIVE OF ALL RIGHT-OF-WAY AND SUBMERGED LANDS WITHIN SAID BOUNDARY.

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JENSEN BEACH CRA BOUNDARY
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : JMM | SCALE : N/A

DATE : 1/14/2021

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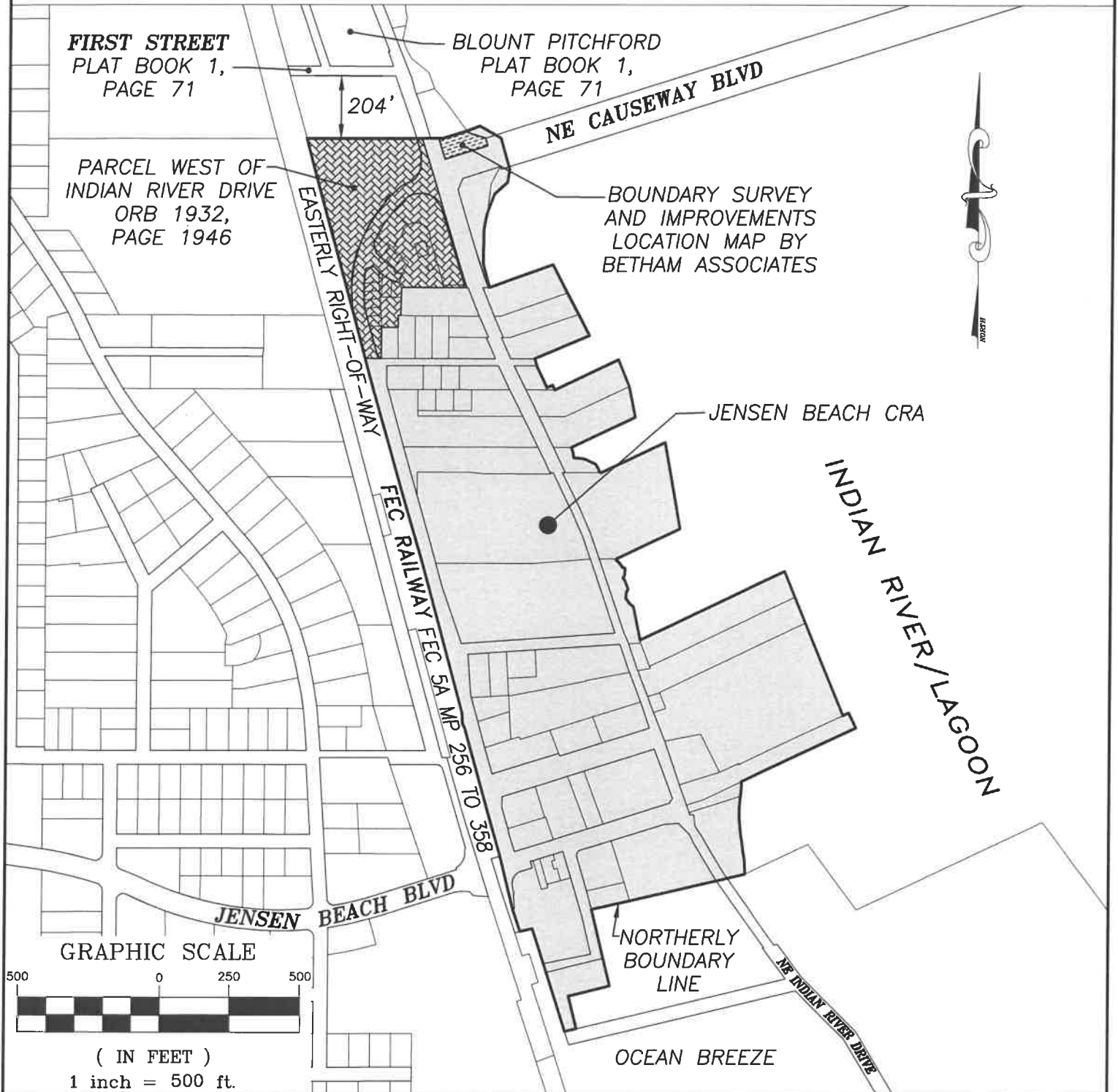
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SHEET NO. 3 OF 3

EXHIBIT A



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THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=500' OR SMALLER.

SKETCH & DESCRIPTION
JENSEN BEACH CRA BOUNDARY
MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW	
DRAWN BY : JMM	SCALE : 1"=500'
DATE : 1/14/2021	
DRAWING # 19-085	