

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 17-161.DWG M.C. PROJ. NO. 17-161

SHEET NO. 1 OF 3

## EXHIBIT "B"

### SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY MARTIN COUNTY DATED MARCH 1, 2013, PROJECT NUMBER 13-007, DRAWING NUMBER 13-007, CAD FILE 001 SURVEY 13-007.DWG AND THE PLAT OF NEW MONROVIA REVISED, PLAT BOOK 3, PAGE 94, MARTIN COUNTY, FLORIDA.
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. BEARING AND REFERENCE: BEARING IS SOUTH 66°15'25" WEST, REFERENCE IS THE SOUTHERLY RIGHT OF WAY OF COVE ROAD AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL OF LAND OWNED BY MARTIN COUNTY.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. 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.
9. LEGEND: A=ARC LENGTH, Δ=DELTA, MC=MARTIN COUNTY, R=RADIUS, POB=POINT OF BEGINNING, ROW=RIGHT OF WAY

### SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

SEAL



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: 01/25/18

### SKETCH AND LEGAL DESCRIPTION

A PORTION OF LOTS 27-29

BLOCK 7, PLAT OF NEW MONROVIA REVISED, MC, FL

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : N/A

DATE : 12/22/17

DRAWING # 17-161

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 17-161.DWG M.C. PROJ. NO. 17-161

SHEET NO. 2 OF 3

## EXHIBIT "B"

### DESCRIPTION

A PORTION OF LOTS 27, 28, AND 29 OF BLOCK 7, NEW MONROVIA REVISED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 22, BLOCK 7 OF SAID PLAT OF NEW MONROVIA REVISED; THENCE NORTH 23°49'08" WEST, ALONG THE EAST LINE OF SAID LOTS 22 THROUGH 27, A DISTANCE OF 133.56 FEET TO THE POINT OF BEGINNING, A POINT ON A 410.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, RADIAL TO SAID POINT BEARS SOUTH 24°52'16" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'43", AN ARC DISTANCE OF 81.78 FEET TO THE NORTHERLY LINE OF SAID LOT 29; THENCE NORTH 66°10'52" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 47.52 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 29; THENCE SOUTH 23°49'08" EAST ALONG THE EASTERLY LINE OF SAID LOTS 27 THROUGH 29, A DISTANCE OF 66.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 1688.50 SQUARE FEET (0.039 ACRES) +/-.

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

**SKETCH AND LEGAL DESCRIPTION**

**A PORTION OF LOTS 27-29**

**BLOCK 7, PLAT OF NEW MONROVIA REVISED, MC, FL**

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : N/A

DATE : 12/22/17

DRAWING # 17-161

# MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 17-161.DWG M.C. PROJ. NO. 17-161

SHEET NO. 3 OF 3

## EXHIBIT "B"

S66°15'25"W

SE COVE ROAD  
(SOUTHERLY ROW)

26.5' 26.5'  
53.00'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	47.52'	N66° 10' 52"E
L2	66.39'	S23° 49' 08"E

LOT 5

LOT 4

LOT 3

LOT 1

LOT 14

LOT 29

LOT 15

LOT 28  
NEW MONROVIA REVISED,  
PLAT BOOK 3, PAGE 94,  
PUBLIC RECORDS OF  
MARTIN COUNTY, FLORIDA  
LOT 27

LOT 16

LOT 17

LOT 26

LOT 18

LOT 25 R=410.00'  
Δ=11°25'43"  
A=81.78'

LOT 19

LOT 24

LOT 20

LOT 23

R=410.00'  
Δ=11°25'43"  
A=81.78'

LOT 21

LOT 22

POB

N 66°10'52" W 133.56'

S24°52'16"W  
SE RAILWAY AVE  
(PLATTED)

LOT 1  
LOT 2

SE PRIMROSE WAY

LOT 4

LOT 5

LOT 6

GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.

27.5'  
55.00'  
27.5'

POC

GERALDINE AVE

55' PLATTED RIGHT OF WAY

FORMERLY 1ST STREET  
53' PLATTED  
RIGHT OF WAY

BLOCK 7

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

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER.

SKETCH AND LEGAL DESCRIPTION

A PORTION OF LOTS 27-29

BLOCK 7, PLAT OF NEW MONROVIA REVISED, MC, FL

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : 1"=50'

DATE : 12/22/17

DRAWING # 17-161