

Legal Description (Master)

A PARCEL OF LAND, BEING A PORTION OF TRACTS 7, 10 AND 11, AS SHOWN ON THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY (COUNTY ROAD 714), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89000-2602 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE OF S.W. MARTIN HIGHWAY, SOUTH 89°41'46" EAST, A DISTANCE OF 664.19 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7; THENCE ALONG SAID EAST LINE OF TRACT 7, SOUTH 00°05'17" WEST, A DISTANCE OF 613.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT 11; THENCE ALONG THE NORTH LINE OF SAID TRACT 11, SOUTH 89°43'13" EAST, A DISTANCE OF 554.11 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF S.W. HIGH MEADOWS AVENUE, A 100 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 665, PAGE 754, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00°05'45" WEST, A DISTANCE OF 647.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 39TH. STREET, A 30 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. 39TH. STREET, NORTH 89°44'39" WEST, A DISTANCE OF 1218.03 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 10; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE OF TRACTS 10 AND 7, NORTH 00°04'49" EAST, A DISTANCE OF 1261.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,196,906 SQUARE FEET OR 27.477 ACRES, MORE OR LESS.