

**DESCRIPTION & SKETCH
PREPARED FOR:
PALM PIKE CROSSING, LLC**

**PORTION OF TRACTS 7, 10 & 11
PLAT OF PALM CITY FARMS
(P.B. 6, PG. 42)**

SURVEYOR'S NOTES:

1. THIS DRAWING IS NOT A SURVEY.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
3. THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
4. THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.
5. DATE OF LEGAL DESCRIPTION: JULY 27, 2020

LIDBERG LAND SURVEYING, INC.



Digitally signed by David C
Lidberg
DN: c=US, o=LIDBERG LAND
SURVEYING,
ou=A01410C0000016FE78828
9B0000C4BB, cn=David C
Lidberg
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ABBREVIATIONS:

C.R. = COUNTY ROAD
COR. = CORNER
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PG. = PAGE
R/W = RIGHT OF WAY

BY: DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613



**LIDBERG LAND
SURVEYING, INC.**

LB4431

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

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**PORTION OF TRACTS 7, 10 & 11
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LEGAL DESCRIPTION: (OVERALL SITE)

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.

LESS AND EXCEPT THE FOLLOWING: (PROPOSED PARCEL 2)

A PARCEL OF LAND, BEING A PORTION OF TRACT 7, 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; THENCE CONTINUE ALONG SAID WEST LINE OF TRACT 7, SOUTH 00°04'49" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

LEGAL DESCRIPTION CONTINUES ON NEXT SHEET



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LEGAL DESCRIPTION CONTINUED FROM PREVIOUS SHEET

THENCE ALONG A LINE PARALLEL WITH AND 57.75 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT 7, SAID PARALLEL LINE ALSO LYING 57.75 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, SOUTH $89^{\circ}41'46''$ EAST, A DISTANCE OF 223.60 FEET; THENCE DEPARTING SAID PARALLEL LINE, SOUTH $00^{\circ}18'08''$ WEST, A DISTANCE OF 334.40 FEET; THENCE NORTH $89^{\circ}44'35''$ WEST, A DISTANCE OF 222.31 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT 7; THENCE ALONG SAID WEST LINE, NORTH $00^{\circ}04'49''$ EAST, A DISTANCE OF 334.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,577 SQUARE FEET OR 1.712 ACRES, MORE OR LESS

LESS AND EXCEPT THE FOLLOWING: (PROPOSED PARCEL 4)

A PARCEL OF LAND, BEING A PORTION OF TRACTS 7 AND 10, 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 $00^{\circ}04'49''$ 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; THENCE CONTINUE ALONG SAID WEST LINE OF TRACT 7, SOUTH $00^{\circ}04'49''$ WEST, A DISTANCE OF 370.34 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH $89^{\circ}44'35''$ EAST, A DISTANCE OF 326.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUE SOUTH $89^{\circ}44'35''$ EAST, A DISTANCE OF 243.45 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 190.00 FEET AND A CHORD BEARING OF SOUTH $16^{\circ}46'51''$ EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $33^{\circ}44'16''$, A DISTANCE OF 111.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH $00^{\circ}05'17''$ WEST, A DISTANCE OF 120.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING OF SOUTH $14^{\circ}05'34''$ EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $28^{\circ}21'41''$, A DISTANCE OF 69.30 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH $00^{\circ}05'08''$ WEST, A DISTANCE OF 203.08 FEET; THENCE NORTH $89^{\circ}54'52''$ WEST, A DISTANCE OF 271.64 FEET; THENCE NORTH $00^{\circ}05'08''$ EAST, A DISTANCE OF 314.21 FEET; THENCE NORTH $89^{\circ}54'52''$ WEST, A DISTANCE OF 20.60 FEET; THENCE NORTH $00^{\circ}05'08''$ EAST, A DISTANCE OF 182.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 132,926 SQUARE FEET OR 3.052 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CONTINUES ON NEXT SHEET



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LEGAL DESCRIPTION CONTINUED FROM PREVIOUS SHEET

LESS AND EXCEPT THE FOLLOWING: (PROPOSED PARCEL 5)

A PARCEL OF LAND, BEING A PORTION OF TRACT 10, 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 TRACT 7, AS SHOWN ON SAID PLAT OF PALM CITY FARMS; 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; THENCE CONTINUE ALONG SAID WEST LINE OF TRACT 7 AND ALONG THE WEST LINE OF SAID TRACT 10, SOUTH 00°04'49" WEST, A DISTANCE OF 898.05 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'52" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 00°15'21" WEST, A DISTANCE OF 355.39 FEET; THENCE NORTH 89°44'39" WEST, A DISTANCE OF 515.63 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF TRACT 10; THENCE ALONG SAID WEST LINE, NORTH 00°04'49" EAST, A DISTANCE OF 353.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 183,046 SQUARE FEET OR 4.202 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 806,357 SQUARE FEET OR 18.511 ACRES, MORE OR LESS.



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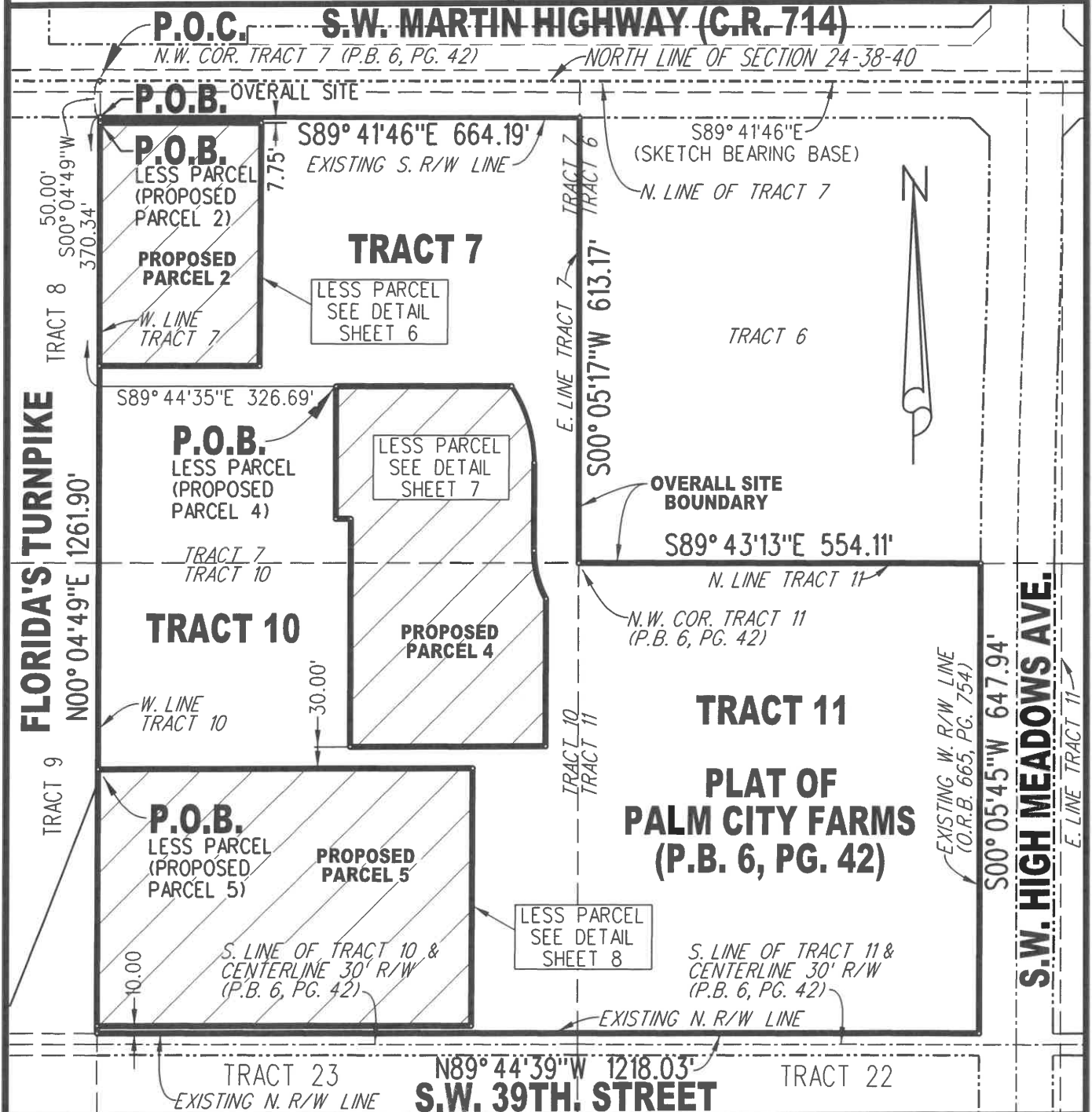
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200 100 0 200 400



GRAPHIC SCALE IN FEET
SCALE: 1" = 200'



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GRAPHIC SCALE IN FEET
SCALE: 1" = 200'

P.O.C.

N.W. COR. TRACT 7

NORTH LINE OF TRACT 7 &
NORTH LINE OF SECTION 24-38-40

S89°41'46"E (SKETCH BEARING BASE)

50.00'
S00°04'49"W

S.W. MARTIN HIGHWAY (C.R. 714)

EXIST. S. R/W LINE

7.75'
S00°04'49"W

**P.O.B.
LESS PARCEL
(PROPOSED
PARCEL 2)**

S89°41'46"E 223.60'

LESS PARCEL

PORTION OF TRACT 7
PLAT OF
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W. LINE TRACT 7

N00°04'49"E 334.59'

(PROPOSED PARCEL 2)

S00°18'08"W 334.40'

PROPOSED 7.75'
RIGHT OF WAY TO
BE CONVEYED TO
MARTIN COUNTY

**OVERALL SITE
BOUNDARY**



TRACT 7

N89°44'35"W 222.31'

TRACT 7

**DETAIL OF LESS PARCEL
(PROPOSED PARCEL 2)**

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200 100 0 200 400



GRAPHIC SCALE IN FEET
SCALE: 1" = 200'

P.O.C.

N.W. COR. TRACT 7

NORTH LINE OF TRACT 7 &
NORTH LINE OF SECTION 24-38-40

S89°41'46"E (SKETCH BEARING BASE)

S.W. MARTIN HIGHWAY (C.R. 714)

EXIST. S. R/W LINE

50.00'
S00°04'49"W

W. LINE TRACT 7

OVERALL SITE BOUNDARY

P.O.B.

**LESS PARCEL
(PROPOSED PARCEL 5)**

S89°54'52"E 516.72'

FLORIDA'S TURNPIKE

W. LINE TRACT 10
N00°04'49"E 353.85'

LESS PARCEL

**PORTION OF TRACT 10
PLAT OF
PALM CITY FARMS
(P.B. 6, PG. 42)**

(PROPOSED PARCEL 5)

S00°15'21"W 355.39'



10.00'

N89°44'39"W 515.63'

OVERALL SITE BOUNDARY

S.W. 39TH. STREET

S. LINE OF TRACT 10 &
CENTERLINE OF 30' R/W
(P.B. 6, PG. 42)

EXIST. N. R/W LINE

**DETAIL OF LESS PARCEL
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