

## EXHIBIT B

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 33, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 476, PAGE 2694 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND SAID PARCEL OF LAND CONTAINING ALL OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 692, PAGE 2327, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 33; THENCE NORTH 66°00'00" EAST, ALONG THE NORTH LINE OF SAID LOT 33, A DISTANCE OF 2417 FEET, MORE OR LESS TO THE WATERS OF THE INDIAN RIVER;

THENCE SOUTHEASTERLY, MEANDERING THE WATERS OF SAID INDIAN RIVER, 40 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTHERLY LINE OF LOT 63, PLAT NO. 2, LOBLOLLY BAY, A P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 57, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT OF INTERSECTION ALSO LYING ON A LINE 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33;

THENCE SOUTH 66°00'00" WEST, ALONG SAID LINE LYING 40 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 33, AND ALONG THE NORTH LINE OF SAID PLAT NO. 2, LOBLOLLY BAY, A P.U.D., AND ALONG THE NORTH LINE OF LOBLOLLY BAY, A P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 14 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA,

AND ALONG THE NORTH LINE OF LOBLOLLY BAY, PLAT NO.5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 2381.61 FEET, MORE OR LESS, TO A POINT THAT IS 25.00 FEET EASTERLY OF THE EAST RIGHT OF WAY LINE OF SE GOMEZ AVENUE, SAID POINT ALSO LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SE GOMEZ AVENUE; THENCE NORTH 24°00'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,608.38 SQUARE FEET OR 2.22 ACRES MORE OR LESS.



**NORTHSTAR  
GEOMATICS**

617 NW BAKER ROAD  
PO BOX 2371, STUART, FLORIDA 34995  
(772)781-6400 (772)781-6462 FAX  
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION  
40 FOOT WIDE ACCESS EASEMENT  
WITHIN LOT 33,  
PLAT OF GOMEZ GRANT AND JUPITER ISLAND  
MARTIN COUNTY, FLORIDA

SHEET NO.  
1  
OF 8  
PROJECT NO.  
20-046

## **SURVEYOR'S NOTES**

1. BEARING BASIS IS THE EASTERLY RIGHT-OF-WAY LINE OF GOMEZ AVENUE HAVING A BEARING OF NORTH 24°00'00" WEST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 8 SHEETS, WITH SHEETS 3 THROUGH 8 BEING THE SKETCH OF DESCRIPTION.
4. 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'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

\_\_\_\_\_  
GREGORY S FLEMING, P.S.M.  
FLORIDA REGISTRATION NO. 4350

\_\_\_\_\_  
DATE



**NORTHSTAR  
GEOMATICS**

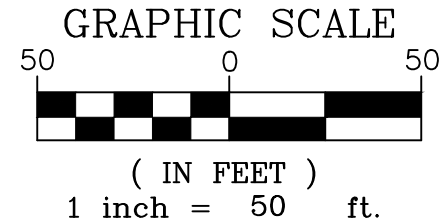
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MARTIN COUNTY, FLORIDA

SHEET NO.  
2  
OF 8  
PROJECT NO.  
20-046

# LEGEND

PB = PLAT BOOK  
 PG = PAGE  
 R = RADIUS  
 L = ARC LENGTH  
 D = DELTA  
 T = TANGENT LENGTH  
 PID = PARCEL IDENTIFICATION NUMBER  
 P.U.D. = PLANNED URBAN DEVELOPMENT  
 ORB = OFFICIAL RECORDS BOOK  
 SQ. FT. = SQUARE FEET



**GOMEZ AVENUE**  
 PLATTED AS FIRST AVENUE  
 (GOMEZ GRANT AND JUPITER ISLAND,  
 PLAT BOOK 1, PAGE 80)  
 (60' RIGHT-OF-WAY)

(BEARING BASIS)  
**N24°00'00"W**  
**65.00'**

R=25.00'  
 D=90°00'00"  
 L=39.27'  
 T=25.00'

## POINT OF BEGINNING

NORTHWEST  
 CORNER OF LOT 33

EASTERLY RIGHT OF WAY

FLORIDA INLAND NAVIGATION DIST MSA 5  
 PID: 34-38-42-000-030-00000-8

NORTH LINE OF LOT 33

**N66°00'00"E - 2417'±**

LOT 34

LOT 33

(ORB 476, PG 2694)

&  
 (ORB 692, PG 2327)

**2.22 ACRES ±**  
 (96,608.38 SQ. FT.)

**S66°00'00"W - 2381.61'**

TRACT "B"  
 LOBLOLLY BAY  
 PLAT NO. 5  
 (PB 12, PG 86)

LOBLOLLY BAY  
 PROP OWNERS ASSOC  
 PID: 34-38-42-160-000-00001-6

LOBLOLLY BAY  
 PROP OWNERS ASSOC  
 PID: 34-38-42-160-000-00001-6

**SE LOBLOLLY BAY DRIVE**  
**50' PRIVATE STREET**  
 LOBLOLLY BAY  
 A P.U.D. - PB 1, PG 14

LOBLOLLY BAY  
 PROP OWNERS ASSOC  
 PID: 34-38-42-160-000-00002-5

LOT 24

LOT 25

LOT 26

LOBLOLLY BAY A P.U.D.  
 (PB 1, PG 14)

MATCH LINE "A" - SEE SHEET 4



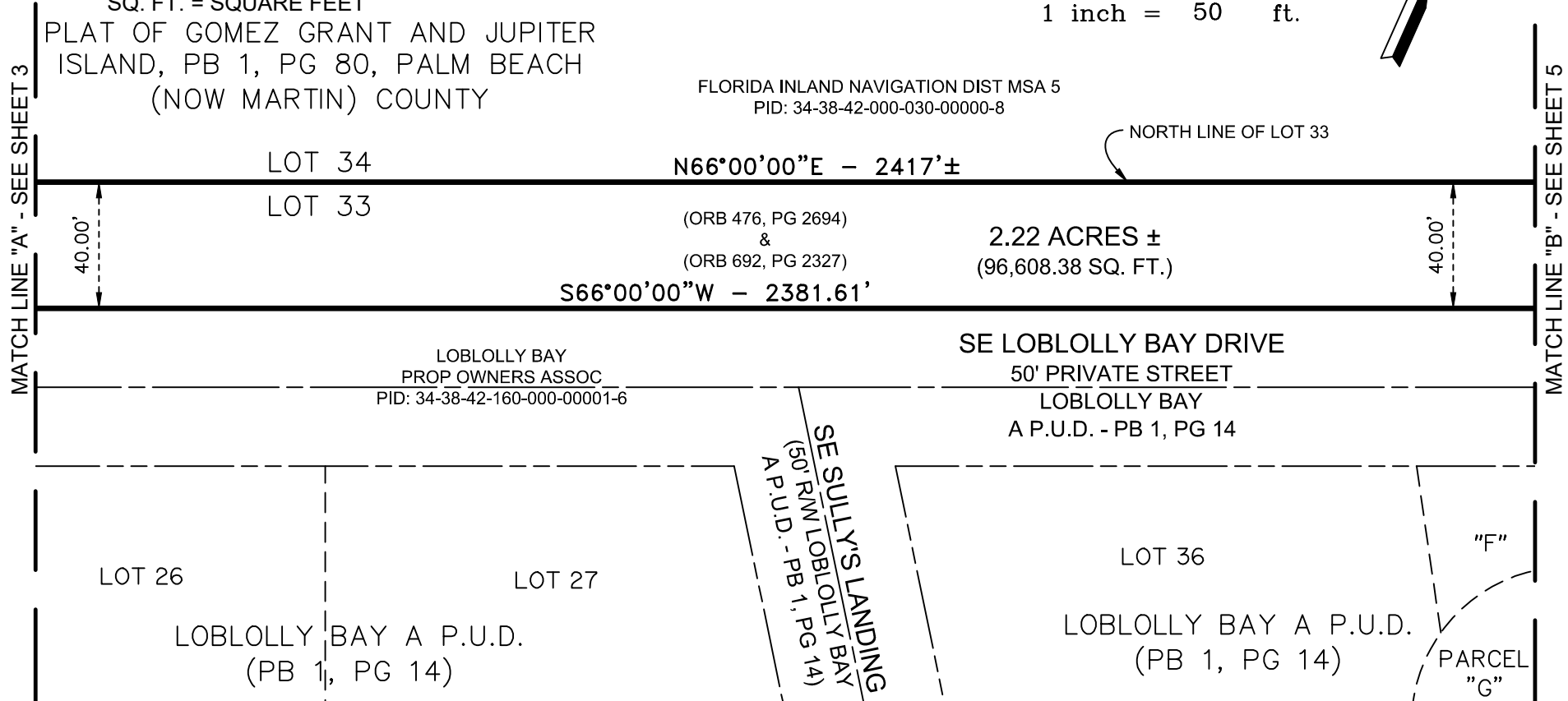
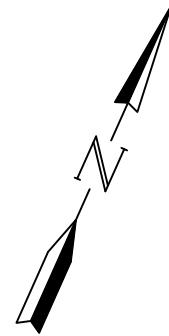
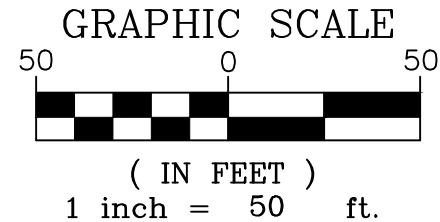
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SHEET NO.  
**3**  
 OF **8**  
 PROJECT NO.  
**20-046**

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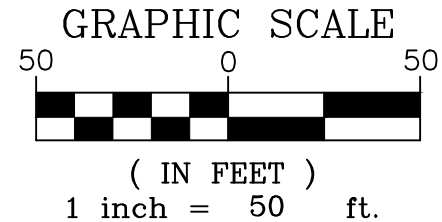
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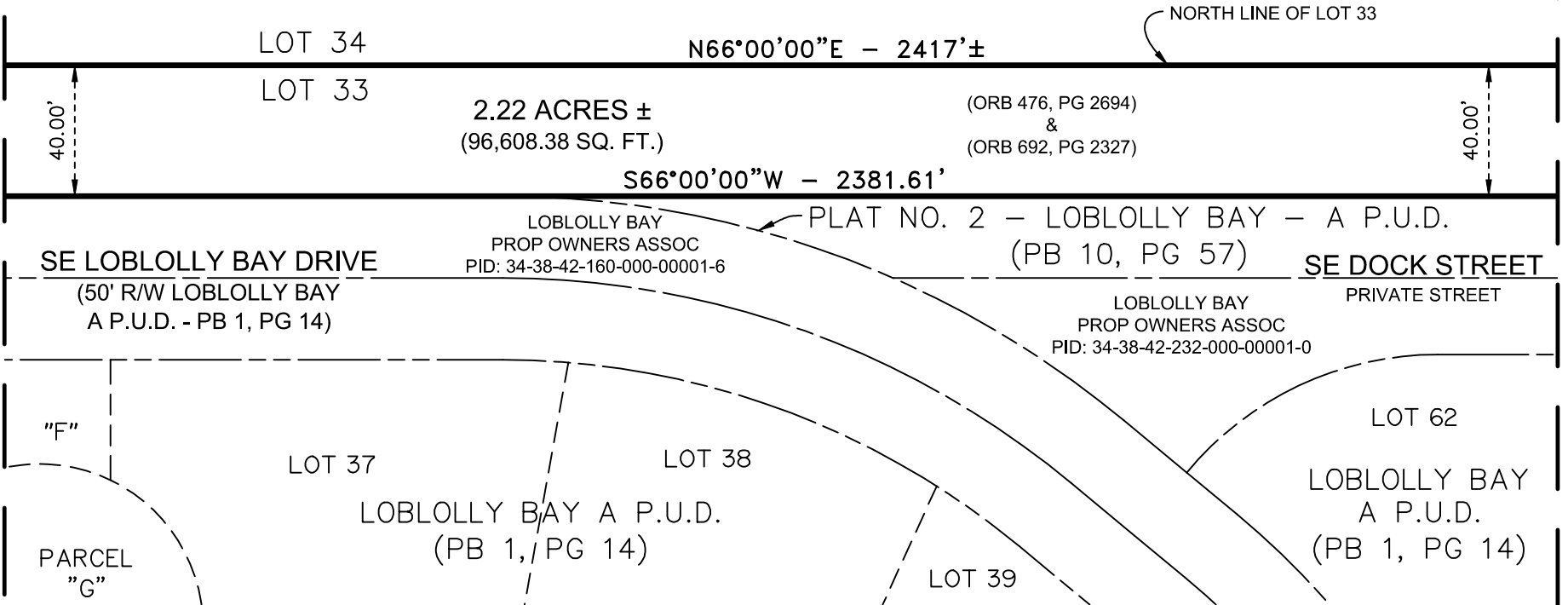


FLORIDA INLAND NAVIGATION DIST MSA 5  
 PID: 34-38-42-000-030-00000-8

PLAT OF GOMEZ GRANT AND JUPITER  
 ISLAND, PB 1, PG 80, PALM BEACH  
 (NOW MARTIN) COUNTY

MATCH LINE "B" - SEE SHEET 4

MATCH LINE "C" - SEE SHEET 6



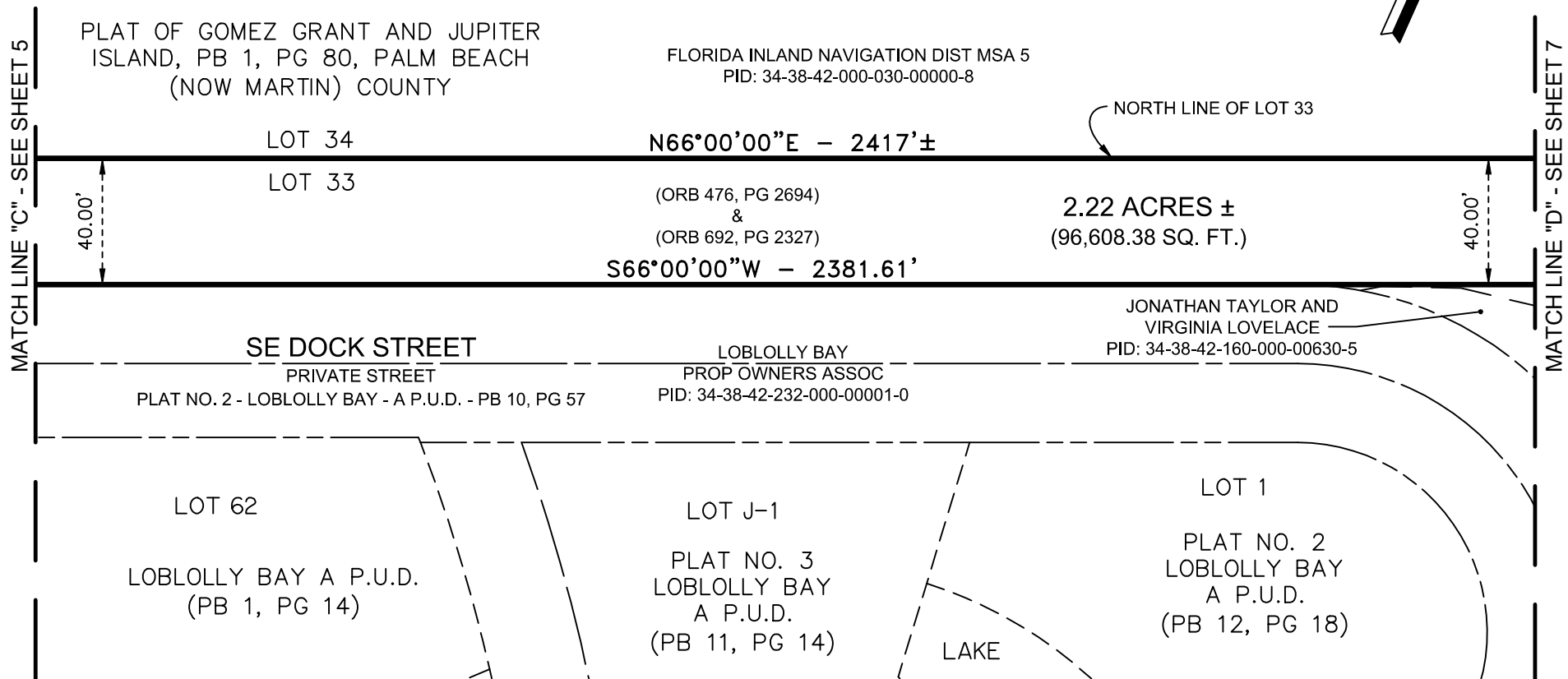
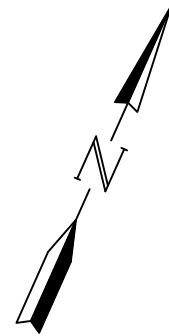
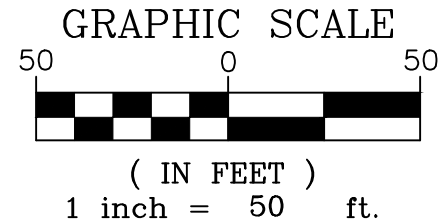
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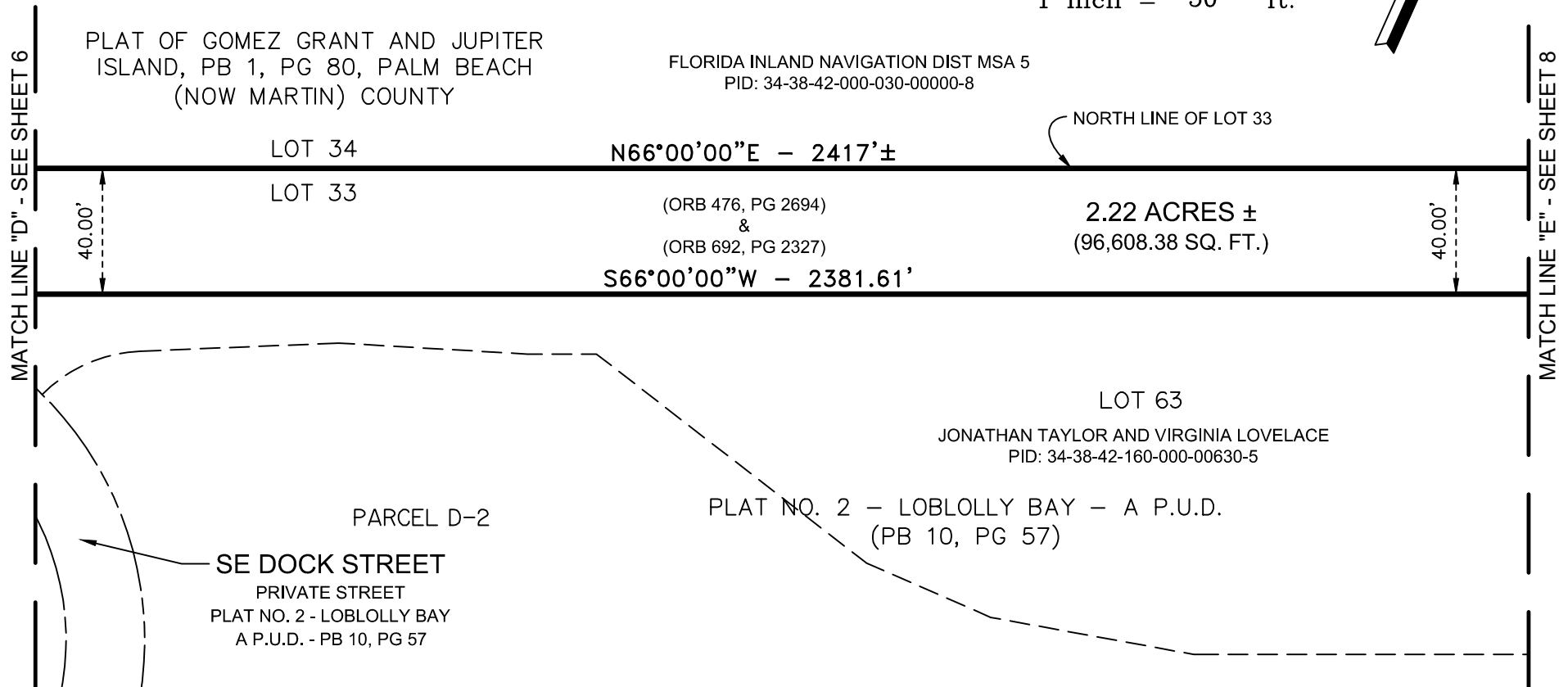
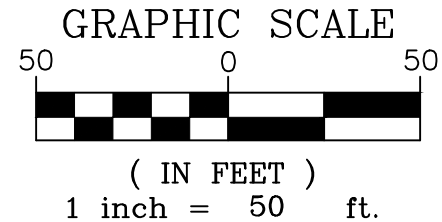
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