

MARTIN COUNTY, STUART, FLORIDA

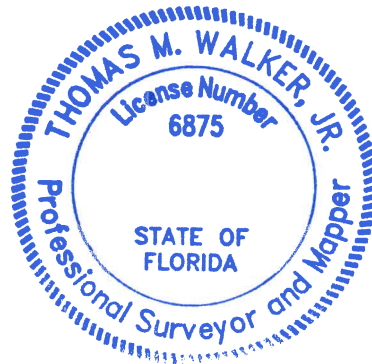
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 21-023B.DWG | M.C. PROJ. NO. 21-023 | SHEET NO. 1 OF 3

EXHIBIT B

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE BOUNDARY SURVEY OF LOT 20 OF A SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT S/D, PERFORMED BY CHRISTIAN FENEX AND ASSOCIATES, LLC, SKETCH NUMBER 218079_LOT20-MC_2-11-2021.DWG, DATED 2/20/21 AND HANSON GRANT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 89, PUBLIC RECORDS OF PALM BEACH (NOW 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 BASIS IS NORTH 46°10'12" WEST ALONG THE CENTERLINE OF SE KUBIN AVE, AS PER SAID BOUNDARY SURVEY AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A PARCEL.
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: C=CENTERLINE, ORB=OFFICIAL RECORDS BOOK, PB=PLAT BOOK, PCN=PARCEL CONTROL NUMBER, PG=PAGE, ROW=RIGHT-OF-WAY.



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**

A handwritten signature in blue ink, appearing to read "T. Walker", written over a horizontal line.

THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

DATE: **JUN 18 2021**

GENERAL INSTITUTIONAL FUTURE LAND USE PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM
DRAWN BY : JMM | SCALE : N/A
DATE : 6/10/2021
DRAWING # 21-023B

MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 21-023B.DWG M.C. PROJ. NO. 21-023 SHEET NO. 2 OF 3

EXHIBIT B

DESCRIPTION

A PARCEL OF LAND BEING THE SOUTHERLY 125 FEET OF THE EASTERLY 125 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOT 20, SUBDIVISION OF LOTS 13 AND 14 HANSON GRANT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 89, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 10 FEET OF THE ABOVE DESCRIBED PROPERTY.

SAID PARCEL CONTAINS 16,858 SQUARE FEET, (0.39 ACRES) MORE OR LESS.

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

GENERAL INSTITUTIONAL FUTURE LAND USE PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM

DRAWN BY : JMM SCALE : N/A

DATE : 6/10/2021

DRAWING # 21-023B

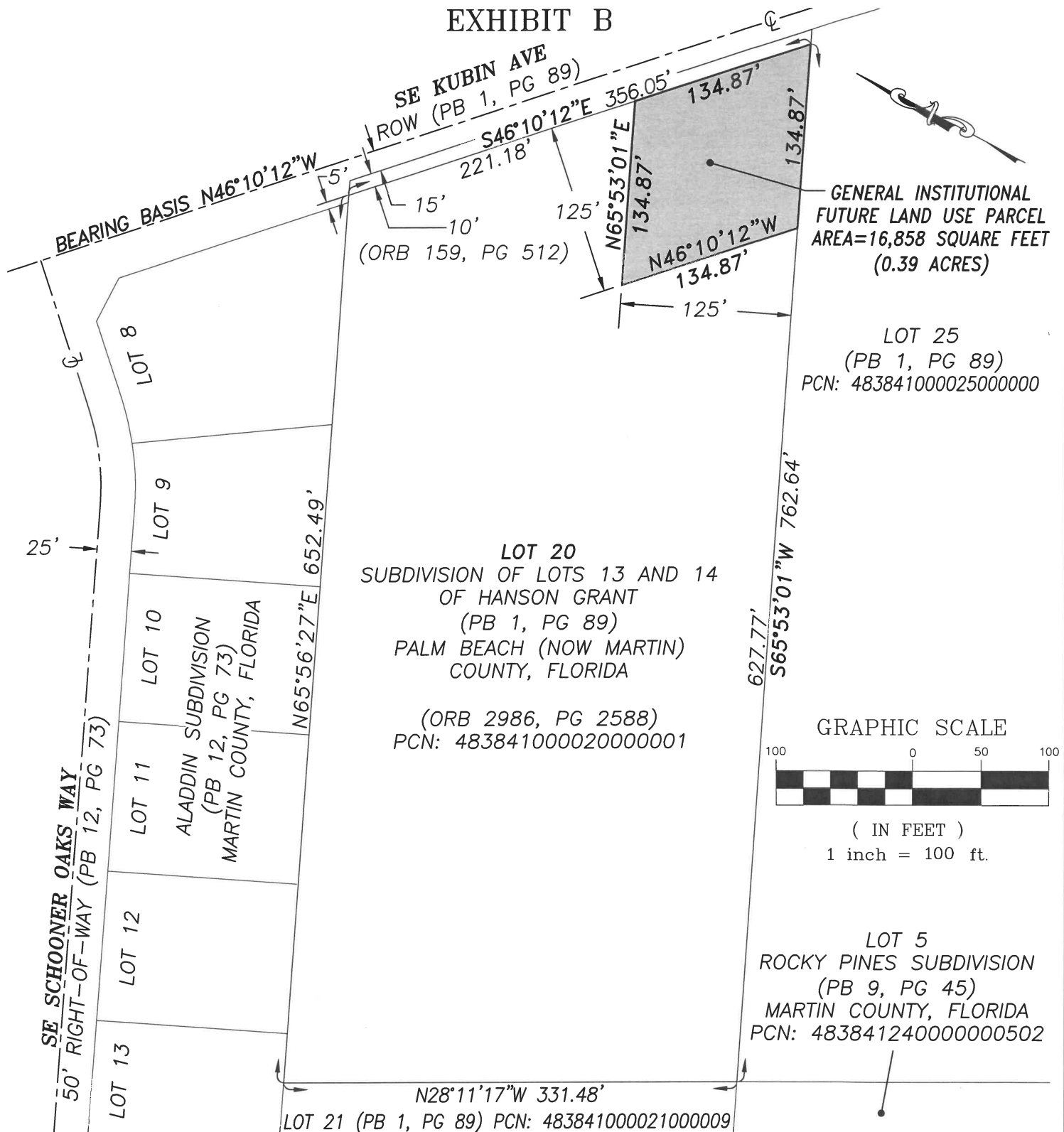
MARTIN COUNTY, STUART, FLORIDA

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

DWG. NAME : 21-023B.DWG M.C. PROJ. NO. 21-023

SHEET NO. 3 OF 3

EXHIBIT B



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

GENERAL INSTITUTIONAL FUTURE LAND USE PARCEL
LOT 20 SUBDIVISION OF LOTS 13 AND 14 OF HANSON GRANT
MARTIN COUNTY, FLORIDA

SUPERVISED BY : MNM

DRAWN BY : JMM

SCALE : 1"=100'

DATE : 6/10/2021

DRAWING # 21-023B