LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING A PORTION OF LOTS 13, 14, 15 AND 16, BLOCK 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD (A 120 FOOT WIDE RIGHT OF WAY); THENCE SOUTH 89°27'41" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD, FOR A DISTANCE OF 976.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GREEN RIVER PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2409, PAGE 1650, MARTIN COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD, SOUTH 44°28'38" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 42.56 FEET; THENCE SOUTH 00°20'15" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 629.92 FEET TO A POINT ON A LINE THAT IS 660 FEET SOUTH OF, AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE NORTH 89°27'41" WEST, DEPARTING SAID RIGHT OF WAY AND ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 1005.37 FEET TO A POINT ON THE EAST LINE OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., AS RECORDED IN PLAT BOOK 14, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°14'17" EAST, ALONG SAID EAST LINE OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D., A DISTANCE OF 660.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 15.23 ACRES, OR 663,611 SQUARE FEET, MORE OR LESS

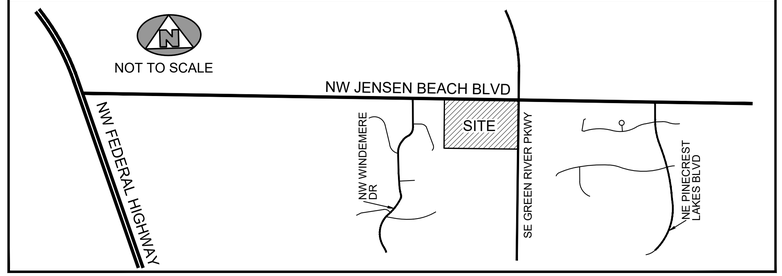
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

TITLE NOTES

THE FOLLOWING IS A PARTIAL LIST OF NUMBERED EXCEPTIONS WHICH CORRESPOND TO THE NUMBERED EXCEPTIONS CONTAINED IN SCHEDULE B-II OF TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING COMMITMENT NUMBER: 503221, ISSUING OFFICE FILE NUMBER 5610.3, ISSUING AGENT GARY, DYTRYCH & RYAN, P.A., AND A COMMITMENT DATE OF SEPTEMBER 27, 2017 @ 11:00 PM; THE DETERMINATION OF THE EFFECT ON THE SUBJECT PARCEL IS NOTED IN BOLD:

6. All matters contained on the Plat of Saint Lucie Gardens, as recorded in Plat Book 1, Page 35, Public Records of St. Lucie (now Martin) County, Florida. **DOES NOT AFFECT THE SUBJECT PROPERTY**
7. Easement to Florida Power and Light Company recorded in O.R. Book 324, Page 907, Public Records of Martin County, Florida. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
8. Terms and conditions contained in that Grant of Access and Related Easements by and between E. Clark Gibson, Individually and as Trustee and Gables at Stuart LLC, a Florida limited liability company for access and utility easements recorded in O.R. Book 1963, Page 1423, Public Records of Martin County, Florida. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
9. Terms and conditions contained in that Sign Monument, Landscaping, Irrigation and Utility Easement by and between E. Clark Gibson, Individually and as Trustee and Gables at Stuart LLC, a Florida limited liability company recorded in O.R. Book 1963, Page 1444, Public Records of Martin County, Florida. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**
10. Terms and conditions contained in that Drainage Easement Agreement by and between Gables at Stuart LLC, a Florida limited liability company and E. Clark Gibson, Individually and as Trustee, for the construction, installation and maintenance of drainage facilities recorded in O.R. Book 1963, Page 1457, Public Records of Martin County, Florida. **AFFECTS THE ENTIRE SUBJECT PROPERTY AS A BENEFIT, NOT A BURDEN (BLANKET, NOT PLOTTABLE)**
11. Terms and conditions contained in that Agreement by and between E. Clark Gibson, as Trustee and Pinecrest Lakes, Inc and Pinecrest Lakes Property Owners Association, Inc. in regard to the excavation and improvement of drainage ditches and culverts as contained in instrument recorded in O.R. Book 1981, Page 748, Public Records of Martin County, Florida. **AFFECTS THE ENTIRE SUBJECT PROPERTY AS A BENEFIT, NOT A BURDEN (BLANKET, NOT PLOTTABLE)**
12. Slope Easement contained in Stipulated Order of Taking and Final Judgment recorded in O.R. Book 2409, Page 1650, Public Records of Martin County, Florida. Resolution No. 09-7.11 of the Board of County Commissioners of Martin County authorizing land exchange between Martin County and E. Clark Gibson recorded in O.R. Book 2409, Page 505, Public Records of Martin County, Florida. **AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON**

LOCATION MAP



NOTES AND LEGEND

- ⦿R/C = 5/8" x 18" IRON REBAR AND CAP LB NO. 7344
- ● = CORNER NOT SET/FOUND
- —U— = OVERHEAD UTILITY LINE
- —O— = CONCRETE UTILITY POLE
- —O— = WOOD UTILITY POLE

(BB) = BASE BEARING
C/L = CENTERLINE
CA = CENTRAL ANGLE
(D) = DEED DISTANCE/DIRECTION
I.R.C. = 5/8" CAPPED IRON ROD
L = ARC LENGTH
O.R.B. = OFFICIAL RECORDS BOOK
R = RADIUS
R/W = RIGHT-OF-WAY
(M) = MEASURED DISTANCE/DIRECTION

1) (BB) DESIGNATES THE BASE BEARING FOR THIS SURVEY AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2) NO BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, HAVE BEEN LOCATED.
3) ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTER-OFFICE/ FILING USE ONLY, AND IN NO WAY AFFECT THE DATE OF FIELD SURVEY AS STATED IN THE CERTIFICATION BLOCK HEREON.
4) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AS SHOWN ON F.I.R.M. MAP NUMBER 12085C032G, MAP REVISED MARCH 16, 2015.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THIS SKETCH OF SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN SHOWN OR STATED HEREON, AND THAT THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: 10/30/2017

STEPHEN L. SHIRLEY CERTIFICATE No.3918 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Stephen L Shirley
Date: 2020.08.04 16:07:49 -04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEPHEN L. SHIRLEY USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE:

THIS SURVEY IS CERTIFIED ONLY TO THE ENTITIES SHOWN HEREON FOR BOUNDARY SURVEY PURPOSES.

THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSED AND CLIENT FOR WHICH IT WAS PREPARED. REUSE AND RELIANCE OF THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ASSOCIATED LAND SURVEYORS, INC. SHALL BE WITHOUT LIABILITY TO ASSOCIATED LAND SURVEYORS, INC.

REVISIONS

DATE	DESCRIPTION	BY
10/30/2017	ALTA SURVEY	BLS
2/9/2018	REVISED LEGAL DESCRIPTION	BLS

ASSOCIATED LAND SURVEYORS, INC.
801 NORTHPOINT PARKWAY, SUITE 35
WEST PALM BEACH, FL 33407
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: als@alssurvey.net

BOUNDARY SURVEY
OSPREY PRESERVE

DWN: BLS	FB/PG .	DATE: 10/30/2017	W.O.# P1706	
CKD:	FILE: P1706-BNDY	SCALE: 1" = 40'	SHEET: 1 OF 2	

N.E. JENSEN BEACH BOULEVARD
120' RIGHT-OF-WAY

RAISED GRASS MEDIAN
RAISED CONCRETE MEDIAN
RAISED GRASS MEDIAN
WESTBOUND LANES
ASPHALT PAVEMENT
RAISED CONCRETE MEDIAN
EASTBOUND LANES
ASPHALT PAVEMENT

POINT OF BEGINNING
NORTHEAST CORNER
PINEAPPLE PLANTATION PLAT TWO, A P.U.D.
(PLAT BOOK 14, PAGE 26)

NORTHEAST CORNER OF SECTION 20
TOWNSHIP 37 SOUTH, RANGE 41 EAST
FOUND 4"x4" CONCRETE MONUMENT

DRAINAGE STRUCTURE
VALVE
10' CONCRETE WALK
2' CONCRETE CURB & GUTTER
CURB INLET
VALVE
UTILITY BOX
DRAINAGE STRUCTURE
10' CONCRETE WALK
TRAFFIC CROSS WALK SWITCH

FOUND NAIL & DISK LS4945
0.7' INTO WALK
FOUND NAIL AND WASHER LB4415
0.5' SOUTH, 0.7' EAST
CONCRETE HEADWALL WITH RAILING
6' FLORIDA POWER AND LIGHT EASEMENT
(O.R.B. 324, PAGE 907)
SOUTH RIGHT-OF-WAY LINE OF JENSEN BEACH BLVD
(PLAT BOOK 9, PAGE 1 AND PLAT BOOK 16, PAGE 88)
CONCRETE SLAB
ANCHOR
FOUND I.R.C. LB7673

S89°27'41"E(BB) 976.73'

S44°28'38"E 42.56'

S89°27'41"E 344.99'

1379.26'

UTILITY BOXES (TYPICAL)
TRAFFIC SIGNAL POLE
SIGN MONUMENT, LANDSCAPING, IRRIGATION AND UTILITY EASEMENT
(O.R.B. 1963, PAGE 1444)

BOUNDARY LINE IS WESTERLY RIGHT-OF-WAY LINE OF GREEN RIVER PARKWAY
(O.R.B. 2409, PAGE 1650

WEST LINE OF ENTRANCE ROAD EASEMENT IS 1.00' WEST OF BOUNDARY LINE
(O.R.B. 1963, PAGE 1423)

FOUND I.R.C. LS4049
2' CONCRETE CURB & GUTTER
12' ASPHALT PAVEMENT
ROAD & UTILITY EASEMENT (O.R.B. 1963, PAGE 1423)
10' CONCRETE WALK

UPLAND PRESERVE AREA

PINEAPPLE PLANTATION PLAT TWO, A P.U.D.
(PLAT BOOK 14, PAGE 26)
EAST LINE PINEAPPLE PLANTATION PLAT TWO, A P.U.D.
WETLAND PRESERVE AREA

N00°14'17"E 660.01'

UPLAND PRESERVE AREA

LOT 23
LOT 24
LOT 25
LOT 26

VACANT

A PORTION OF LOT 13
SECTION 20
ST. LUCIE GARDENS
BLOCK 1
(PLAT BOOK 1, PAGE 35)

A PORTION OF LOT 14
SECTION 20
ST. LUCIE GARDENS
BLOCK 1
(PLAT BOOK 1, PAGE 35)

A PORTION OF LOT 15
SECTION 20
ST. LUCIE GARDENS
BLOCK 1
(PLAT BOOK 1, PAGE 35)

660.00'

CURB INLET (TYPICAL)
RAISED CONCRETE MEDIAN
SOUTHBOUND LANES
NORTHBOUND LANES
35' ASPHALT PAVEMENT
GREEN RIVER PARKWAY
R/W WIDTH VARIES
(O.R.B. 2409, PAGE 505 AND O.R.B. 2398, PAGE 2213)
103.00' R/W

S00°20'15"W 629.92'

DRIVEWAY CONNECTION AREA
(O.R.B. 1963, PAGE 1423)
56'±

ROAD & UTILITY EASEMENT (O.R.B. 1963, PAGE 1423)
10' SLOPE EASEMENT
(O.R.B. 2409, PAGE 1650 AND O.R.B. 2409, PAGE 505)
DRAINAGE STRUCTURE

316.00' TO WEST LINE OF ROAD EASEMENT
(O.R.B. 1963, PAGE 1423)
315.00' TO WEST RIGHT-OF-WAY LINE OF GREEN RIVER PARKWAY
(O.R.B. 2409, PAGE 1650 AND O.R.B. 2409, PAGE 505)

100.00' R/W
ASPHALT PAVEMENT
DRAINAGE STRUCTURES
28'X100' DRAINAGE EASEMENT (O.R.B. 1963, PAGE 1457)

1277.89'
S00°20'15"W 2657.15'

EAST LINE OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST

A PORTION OF LOT 16
ST. LUCIE GARDENS
BLOCK 1
(PLAT BOOK 1, PAGE 35)

DRIVEWAY CONNECTION AREA
(O.R.B. 1963, PAGE 1423)
41'±

FOUND I.R.C.
-ILLEGIBLE
0.4' SOUTH,
0.1' EAST

1005.37'(D)
N89°27'41"W 1005.58'(M)

FOUND I.R.C.
-ILLEGIBLE
0.4' WEST

A PORTION OF LOT 13
SECTION 20
ST. LUCIE GARDENS
BLOCK 1
(PLAT BOOK 1, PAGE 35)

20' DRAINAGE EASEMENT
(O.R.B. 1963, PAGE 1457)

A PORTION OF LOT 14
SECTION 20
ST. LUCIE GARDENS
BLOCK 1
(PLAT BOOK 1, PAGE 35)

A PORTION OF LOT 16
SECTION 20
ST. LUCIE GARDENS
BLOCK 1
(PLAT BOOK 1, PAGE 35)

3' HIGH WIRE MESH FENCE
5' HIGH CHAIN LINK FENCE

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, TITLE NOTES, CERTIFICATION, NOTES AND LEGEND, AND LOCATION MAP

EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST
FOUND 4"x4" CONCRETE MONUMENT

NOTICE:
THIS SURVEY IS CERTIFIED ONLY TO THE ENTITIES SHOWN HEREON FOR ALTA/NSPS LAND TITLE SURVEY PURPOSES.
THIS SURVEY DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSED AND CLIENT FOR WHICH IT WAS PREPARED. REUSE AND RELIANCE OF THIS DOCUMENT FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ASSOCIATED LAND SURVEYORS, INC. SHALL BE WITHOUT LIABILITY TO ASSOCIATED LAND SURVEYORS, INC.

N

0 20' 40' 80'
GRAPHIC SCALE
(IN FEET)

REVISIONS

DATE	DESCRIPTION	BY
10/30/2017	ALTA SURVEY	BLS
2/9/2018	REVISED LEGAL DESCRIPTION	BLS

ALS
ASSOCIATED LAND SURVEYORS, INC.
801 NORTHPOINT PARKWAY, SUITE 35
WEST PALM BEACH, FL 33407
PHONE: (561) 848-2102 FAX: (561) 844-9659
LB NO. 7344 EMAIL: als@alssurvey.net

BOUNDARY SURVEY
OSPREY PRESERVE

DWN: BLS	FB/PG .	DATE: 10/30/2017	W.O.# P1706
CKD:	FILE: P1706-BNDY	SCALE: 1" = 40'	SHEET: 2 OF 2