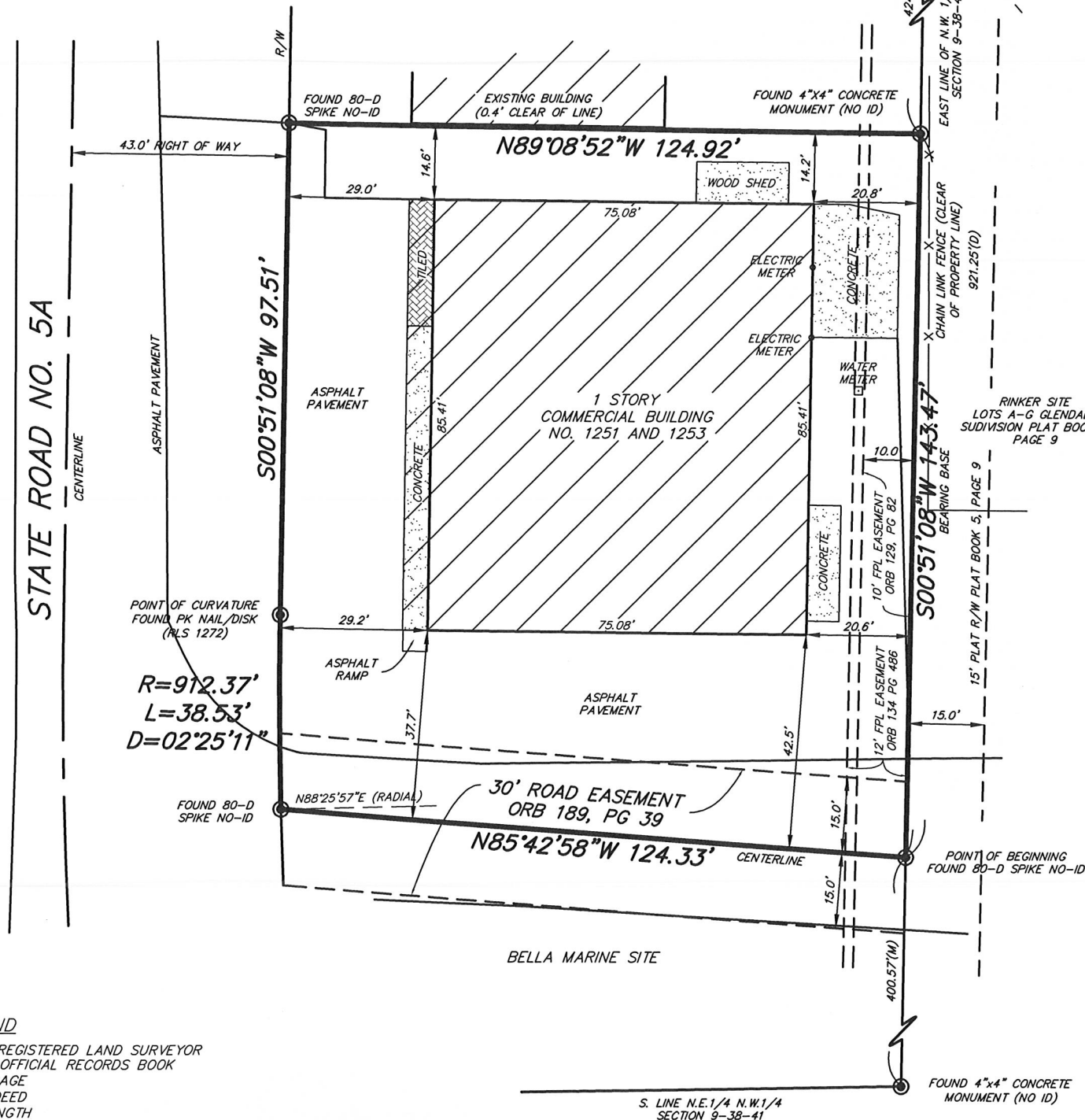


BOUNDARY SURVEY



LEGEND

RLS = REGISTERED LAND SURVEYOR
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
(D) = DEED
L = LENGTH
D = DELTA
R = RADIUS

LEGAL DESCRIPTION:

ALL THAT PART OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LYING EASTERLY OF THE CENTERLINE OF STATE ROAD 5A (DIXIE HIGHWAY-CROSSOVER) AND THE CENTERLINE OF U.S. HIGHWAY ONE (FORMERLY STATE ROAD #5), LYING SOUTHERLY OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 361, PAGE 358, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND LYING NORTHERLY OF THE CENTERLINE OF A ROAD EASEMENT DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN MARTIN COUNTY, FLORIDA, THIRTY (30) FEET IN WIDTH EXTENDING FROM THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE CROSSOVER ROAD; THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: START AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE RUN SOUTH 00°50'09" WEST, A DISTANCE OF 921.25 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 85°43'51" WEST A DISTANCE OF 125 FEET, MORE OR LESS TO SAID RIGHT-OF-WAY LINE OF OLD DIXIE CROSSOVER ROAD.

SUBJECT TO THE RIGHT-OF-WAY FOR SAID STATE ROAD 5A AND SUBJECT TO SAID THIRTY (30) FEET IN WIDTH ROAD EASEMENT PREVIOUSLY DESCRIBED ABOVE.

THE ABOVE PARCEL OF LAND ALSO BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9, PROCEED SOUTH 00°50'09" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 921.25 FEET TO THE POINT OF BEGINNING ALSO BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A THIRTY (30) FEET IN WIDTH ROAD EASEMENT DESCRIBED ABOVE; THENCE NORTH 85°42'58" WEST ALONG SAID EASEMENT CENTERLINE, A DISTANCE OF 124.33 FEET TO A POINT ON THE RIGHT-OF-WAY SAID STATE ROAD 5A, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 912.37 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 88°25'58" EAST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°25'10", AN ARC DISTANCE OF 38.53 FEET, AND ALONG SAID RIGHT-OF-WAY TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 0°51'08" EAST, A DISTANCE OF 97.51 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL RECORDED IN OFFICIAL RECORDS BOOK 361, PAGE 358 OF THE PUBLIC RECORDS OF MARTIN COUNTY; THENCE SOUTH 89°08'52" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 124.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ALSO BEING ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 0°51'08" WEST, ALONG SAID EAST LINE, A DISTANCE OF 143.47 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S00°51'08"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9-38-41
4. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12085C-0153-G, DATED: MARCH 16, 2015.
5. SITE AREA: 17443.97 SQUARE FEET.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. 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 OF PARTIES.
8. BEARINGS, ANGLES AND DISTANCES SHOWN HEREON ARE BASED ON PLAT, UNLESS OTHERWISE SHOWN.
9. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, IS NOT ADDRESSED BY THIS SURVEY.

CERTIFICATION:

1. ROBERT A. BURSON, P.A.
2. 1251 DIXIE CUTOFF, LLC
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
4. JOSEPH D. GROSSO, JR., P.A.

SURVEYORS' CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Robert Bloomster Jr.
ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.

LB #6018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 1

DRAWN BY: DPK

SCALE: 1" = 30'

DATE: 8/26/15

F.B. SKETCH

JOB NO. 12010

REVISIONS

PREPARED FOR: 1251 DIXIE CUTOFF, LLC
1251 DIXIE CUTOFF
STUART, MARTIN COUNTY, FLORIDA.