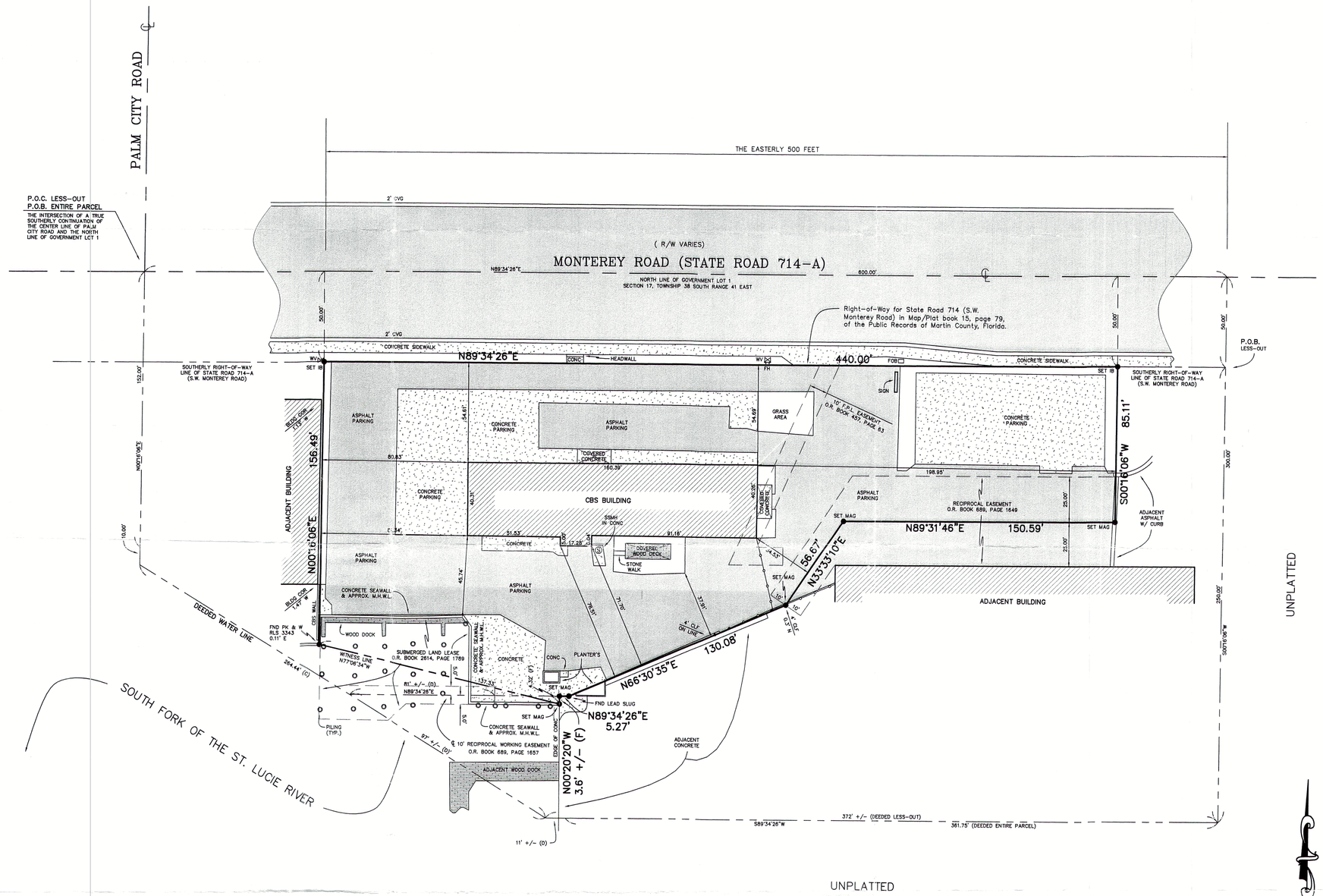

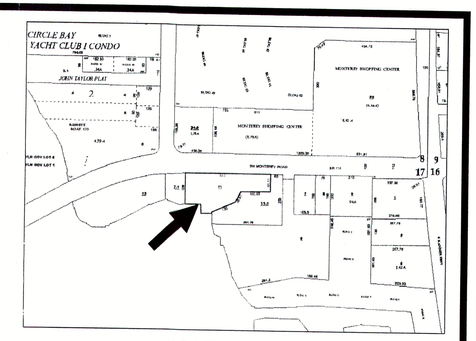

LOCATION MAP

LEGAL DESCRIPTION

The Easterly 500 feet of the following property: Beginning at the intersection of a true Southerly continuation of the center line of Palm City Road and the North line of Government Lot 1, Section 17, Township 38 South, Range 41 East; thence proceed East along the said North line of Government Lot 1, Section 17, for a distance of 600 feet; thence proceed South on a line parallel to the East line of said Section 17, for a distance of 300 feet to a concrete marker; thence proceed West on a line parallel to the North line of said Government Lot 1, Section 17, for a distance of 361.75 feet to a concrete marker; thence continue on the preceding line for a distance of 11 feet, more or less, to the shoreline of the South Fork of the St. Lucie River; thence meander the shoreline of the said St. Lucie River in a North and Northwesterly direction to a point of intersection with the aforementioned true Southerly continuation of the centerline of the Palm City Road; thence proceed North along said projection of the center line of Palm City Road for a distance of 10 feet, more or less, to a concrete marker; thence continue along said projection for a distance of 152 feet, more or less, to the point of beginning, together with all riparian rights thereunto belonging; subject, however, to the 50-foot right-of-way of county road running immediately South of the said North line of Government Lot 1, Section 17. The above described land being located in Government Lot 1, Section 17, Township 38 South, Range 41 East, Martin County, Florida.

LESS AND EXCEPTING THE FOLLOWING: Commence at the point of intersection of the centerline of Palm City Road and the North line of Section 17, Township 38 South, Range 41 East, Martin County, Florida. Thence North 89°34'26" East along the North line of said Section 17, a distance of 600.00 feet; thence South 00°16'06" West along a line parallel with the East line of Section 17, a distance of 50.00 feet, to the point of intersection with the Southerly right-of-way of State Road 714-A (S.W. Monterey Road) for the Point of Beginning. Thence continue South 00°16'06" West along said line parallel with the East line of said Section 17, a distance of 250.00 feet; thence South 89°34'26" West parallel with the North line of said Section 17, a distance of 372 feet, more or less, to the Easterly shoreline of the South Fork of the St. Lucie River as surveyed and mapped by R.E. Fisher on January 19, 1967; thence meander said shoreline Northwesterly 97 feet, more or less, to the point of intersection with a line lying 66.81 feet Northerly of and parallel with the South line of the herein described parcel; thence North 89°34'26" East along said line 81 feet, more or less, to the point of intersection with a line lying 359.91 feet Westerly of and parallel with the East line of the herein described parcel; thence North 66°30'35" East 130.08 feet; thence North 33°33'10" East 56.67 feet; thence North 89°31'46" East 150.59 feet; thence North 00°16'06" East 85.11 feet to the point of intersection with the aforesaid Southerly right-of-way line of State Road 714-A (S.W. Monterey Road); thence North 89°34'26" East 60.00 feet along said right-of-way line to the Point of Beginning; all of said lands situate, lying and being in Martin County, Florida.

Subject to the right-of-way for State Road 714 (S.W. Monterey Road) as set forth and further described on that Maintenance Map filed by the State of Florida, Department of Transportation, in Map/Plat book 15, page 79, of the Public Records of Martin County, Florida.

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

AC	ACRE	EOP	EDGE OF PAVEMENT	N & TT	NAIL & TIN TAB	PRO	PRORATED
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	N & W	NAIL & WASHER	R	RADIUS
ALUM	ALUMINUM	EM	ELECTRIC METER	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RAD	RADIAL
ANC	ANCHOR	ES	ELECTRIC SERVICE	NO ID	NO IDENTIFICATION	RRS	RAILROAD SPIKE
APPROX	APPROXIMATE	ELEV	ELEVATION	NTS	NOT TO SCALE	RNG	RANGE
AVE	AVENUE	ENCL	ENCLOSURE	NAD	NORTH AMERICAN DATUM	RLS	REGISTERED LAND SURVEYOR
BRG	BEARING	X 17.00	EXISTING ELEVATION	ORB	OFFICIAL RECORD BOOK	RCP	REINFORCED CONCRETE PIPE
BLK	BLOCK	FT	FEET	O/S	OFFSET	R/W	RIGHT OF WAY
BLVD	BOULEVARD	F	FIELD MEASUREMENT	OH	OVERHANG	SS	SANITARY SEWER
BLDG	BUILDING	FOB	FIBER OPTIC BOX	OHW	OVERHEAD WIRE	SECT	SECTION
BM	BENCHMARK	FFE	FINISHED FLOOR ELEVATION	PG	PAGE	SET I.B.	SET 5/8 IRON BAR & CAP #4049
CATV	CABLE TELEVISION BOX	FH	FIRE HYDRANT	PK	PARKER-KALON NAIL	SET MAG	SET MAG NAIL & WASHER #4049
C	CALCULATED	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	S/T	SEPTIC TANK
CB	CATCH BASIN	FND	FOUND	PK & W	PARKER-KALON NAIL & WASHER	S/W	SIDEWALK
△	CENTRAL ANGLE	GOVT	GOVERNMENT	PVMT	PAVEMENT	SBT	SOUTHERN BELL TELEPHONE BOX
CLF	CHAINLINK FENCE	HSE	HOUSE	PRM	PERMANENT REFERENCE MONUMENT	S/F	SQUARE / FEET
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	P	PLAT	S/D	SUBDIVISION
CONC	CONCRETE	INV	INVERT	PB	PLATBOOK	T	TANGENT
CBS	CONC. BLOCK STRUCTURE	IB	IRON BAR	PCC	POINT OF COMPOUND CURVATURE	TCE	TEMPORARY CONSTRUCTION EASEMENT
CM	CONCRETE MONUMENT	IP	IRON PIPE	PC	POINT OF CURVATURE	TOB	TOP OF BANK
CNR	COULD NOT READ	IB & C	IRON BAR & CAP	PI	POINT OF INTERSECTION	TOE	TOE OF SLOPE
CPP	CONCRETE POWER POLE	IP & C	IRON PIPE & CAP	POB	POINT OF BEGINNING	TWP	TOWNSHIP
COR	CORNER	L	ARC LENGTH	POC	POINT OF COMMENCEMENT	TRANS	TRANSFORMER
COV	COVERED	LE	LANDSCAPE EASEMENT	POE	POINT OF ENCROACHMENT	TYP	TYPICAL
CMP	CORRUGATED METAL PIPE	LB	LICENSED BUSINESS NUMBER	PRC	POINT OF REVERSE CURVATURE	UDE	UTILITY & DRAINAGE EASEMENT
CVG	CONCRETE VALLEY GUTTER	LP	LIGHT POLE	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT
D	DEED	M & W	MAG NAIL & WASHER	PP	POWER POLE	U/G	UNDERGROUND
D/F	DRAINFIELD	MAG	MAG NAIL	PUE	PRIVATE UTILITY EASEMENT	UP	UTILITY POLE
DE	DRAINAGE EASEMENT	ME	MAINTENANCE EASEMENT	PLS	PROFESSIONAL LAND SURVEYOR	WM	WATER METER
~~	DRAINAGE FLOW	MH	MANHOLE	R	PROPERTY LINE	WV	WATER VALVE
ESMT	EASEMENT	MHWL	MEAN HIGH WATER LINE	PROP	PROPOSED	WPP	WOOD POWER POLE
EOC	EDGE OF CONCRETE	MF	METAL FENCE	● 17.00	PROPOSED ELEVATION	#	DIAMETER

1. *PROPERTY ADDRESS: 250 S.W. MONTEREY ROAD*
2. *CERTIFIED TO:*

- 250 SW MONTEREY, LLC
- GREGORY TERRAGLIO
- KELLEY & FULTON, P.L.
- HILLEY & WYANT-CORTEZ, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- SEACOAST NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

Date of field survey:
07/10/2014

NOTES:

1. *Survey of description as furnished by Client.*
2. *Lands shown hereon were not abstracted for easements and/or rights-of-way of record.*
3. *All bearings are referenced to the North line of Government Lot 1, deeded as N 89°34'26" E, all others relative thereto*
4. *Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929, and are based on bench mark.*
5. *There are no above ground encroachments, unless otherwise shown.*
6. *The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 120850 0142F dated 10/04/02 locates the parcel in Zone AE base flood elevation 8.0 feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.*
7. *Underground foundations & utilities not located unless shown.*

REVISIONS	BY
FILE:	

BOUNDARY SURVEY

STEPHEN J. BROWN, INC
LICENSED BUSINESS NUMBER:6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET; STUART, FLORIDA 34994 EMAIL: sjbinc@bellsouth.net PHONE: (772)-288-7176

PREPARED FOR:
250 SW MONTEREY, LLC

DRAWN	S.J.B.
CHECKED	S.J.B.
DATE	08/13/2014
SCALE	1" = 30'
JOB NO.	6514-01-01
SHEET	ONE

OF ONE SHEETS