


LEGAL DESCRIPTION

BEING ALL OF LOT 1, ACCORDING TO THE PLAT OF C-4 AT HERITAGE RIDGE A P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 16, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

*Handwritten signature: H. C. Smith*

EXHIBIT "A"



**GCY, Inc.**  
Civil Engineers &  
Land Surveyors  
P.O. Box 1469  
Palm City, Fl. 34990  
Palm City 280-8083 Fl. Pierce 400-9500

LEGAL DESCRIPTION OF PARCEL

Scale:	Date:	File & Drawing No:
—	4-3-90	89-5024-01-02
Drawn By:	Approved:	Sheet
L.A.S.	H.C.S.	A of 3

## LEGAL DESCRIPTION

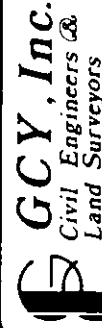
BEING A PARCEL OF LAND LYING IN THE GOMEZ GRANT, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH LINE OF RIDGEWAY MOBILE HOME SUBDIVISION PLAT SEVEN, PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (FORMERLY STATE ROAD 5), BEING A 200 FOOT RIGHT-OF-WAY; THENCE RUN NORTH 42°16'10" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. NO. 1 A DISTANCE OF 558.18 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY OF S.E. CONSTITUTION BOULEVARD AS SHOWN ON THE PLAT OF HERITAGE RIDGE SOUTH SECTION ONE, PLAT BOOK 7, PAGE 81, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY OF S.E. CONSTITUTION BOULEVARD (BEING A 80.00 RIGHT-OF-WAY) NORTH 47°43'10" EAST A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING. THENCE NORTH 42°16'50" WEST A DISTANCE OF 51.00 FEET; THENCE SOUTH 47°43'10" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 42°16'50" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 47°43'10" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 42°16'50" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 47°43'10" WEST A DISTANCE OF 5.00 FEET; THENCE SOUTH 42°16'50" EAST A DISTANCE OF 51.00 FEET TO THE SAID NORTHWESTERLY RIGHT-OF-WAY OF S.E. CONSTITUTION BOULEVARD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY SOUTH 47°43'10" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LAND DESCRIPTION SHALL NOT BE VALID UNLESS:

- A.) PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS, WITH SHEET 3 BEING THE SKETCH OF DESCRIPTION.
- B.) REPRODUCTIONS OF THIS DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

EXHIBIT "B"



**GCY, Inc.**  
Civil Engineers &  
Land Surveyors

P.O. Box 1469  
Palm City, Fl. 34990

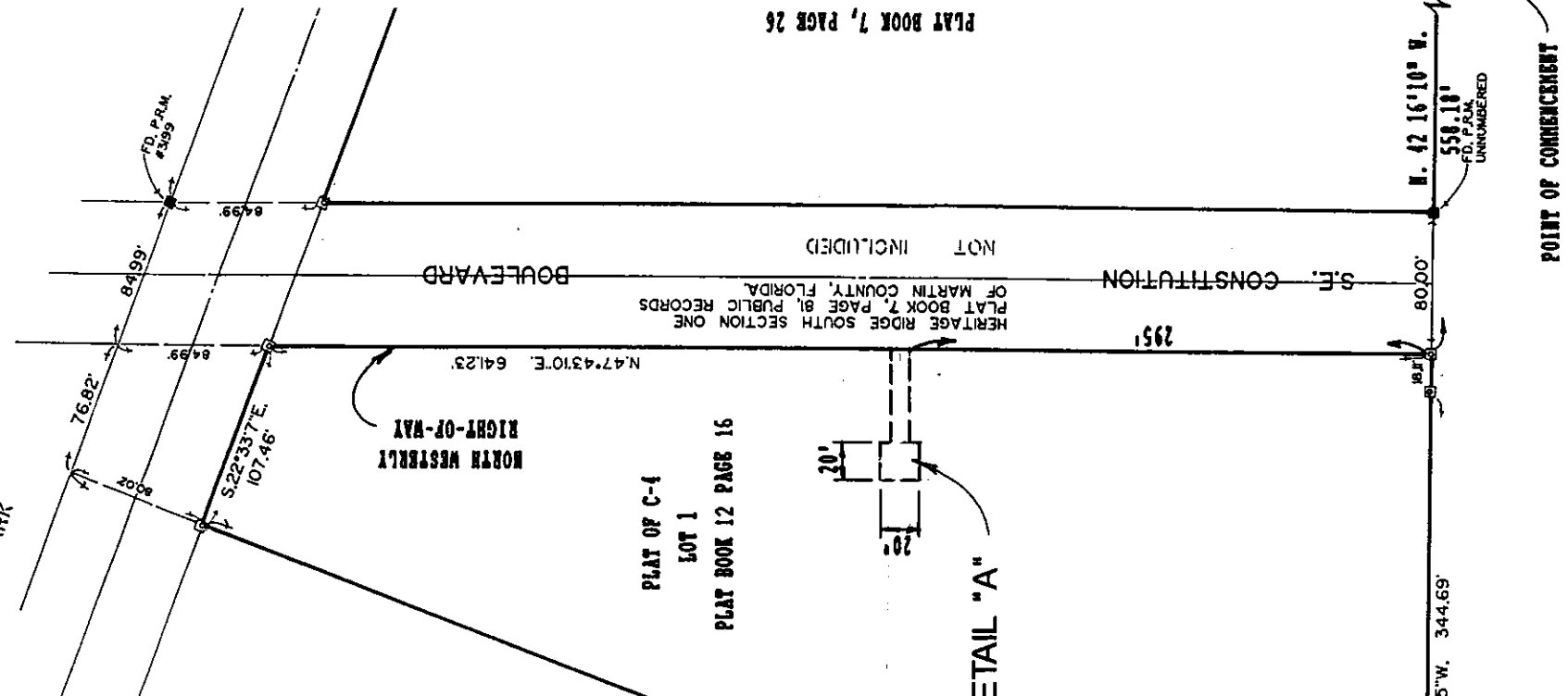
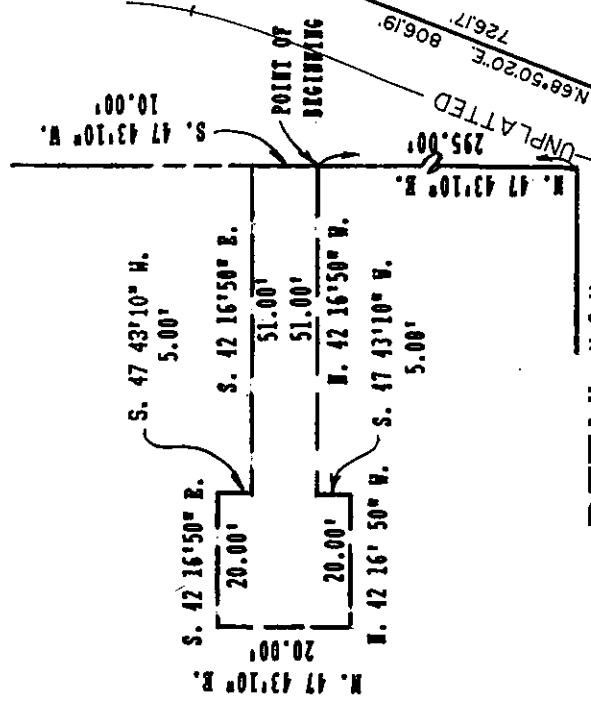
Palm City 286-8083 Ft. Pierce 466-9500

LEGAL DESCRIPTION  
OF EASEMENT

Scale	Date	File & Drawing No.
I.Y.S.	4-3-90	89-5024-01-02
Drawn By	Approved	Sheet
I.Y.S.	A.C.F.A.	2 of 3

NOTE: This drawing does not represent a field survey and is based on Office information only.

PARK



SEE DETAIL "A"

EASTERLY RIGHT-OF-WAY

N. 42° 15' 45" W.

N. 42° 15' 45" W. 344.69'

U.S. No. 1

EXHIBIT "C"

**G.C.Y., Inc.**  
Civil Engineers & Land Surveyors  
P.O. Box 1469  
Palm City, Fl. 34990  
Palm City 286-8083 Ft. Pierce 460-9500

SKETCH OF LEGAL DESCRIPTION

Scale: \_\_\_\_\_  
Date: 1-31-90  
Drawn By: T.A.S.  
Approved: A.C.A.

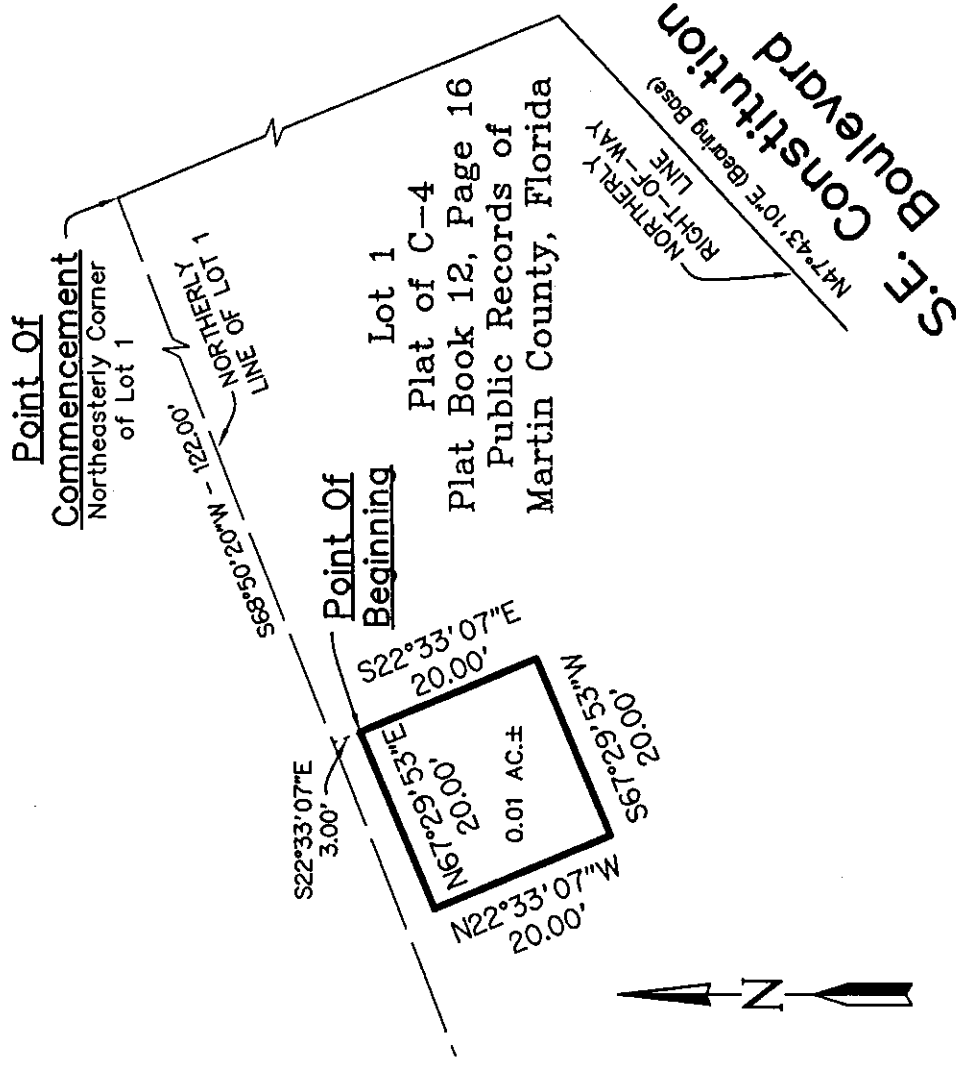
File & Drawing No.: 89-5874-01-02  
Sheet 3 of 3

## Legal Description (RESERVATION AREA)

Being a parcel of land lying within Lot 1 of the Plat of C-4 as recorded in Plat Book 12, Page 16 of the public records of Martin County, Florida and Being more particularly described as follows:

Commence at the Northeastly corner of said Lot 1 thence South 68° 50' 20" West along the Northerly line of lot 1 a distance of 122.00 feet; thence South 22° 33' 07" East a distance of 3.00 feet and the Point of Beginning; continue South 22° 33' 07" East a distance of 20.00 feet; thence South 67° 29' 53" West a distance of 20.00 feet; thence North 22° 33' 07" West a distance of 20.00 feet; thence North 67° 29' 53" East a distance of 20.00 feet to the Point of Beginning.

Containing 0.01 acres more or less.



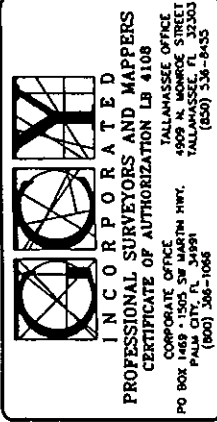
GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

NO.	REVISIONS	DATE	BY



SKETCH OF LEGAL DESCRIPTION  
Page, Mirachek, Fitzgerald,  
& Rose, PA  
FLORIDA  
MARTIN COUNTY,

Scale: 1" = 20'	Date: 5-29-01	File & Drawing No.: 02-1074-01-01
Drawn By: J.H.Y.	Checked: A.C.A.	Sheet 3 OF 3

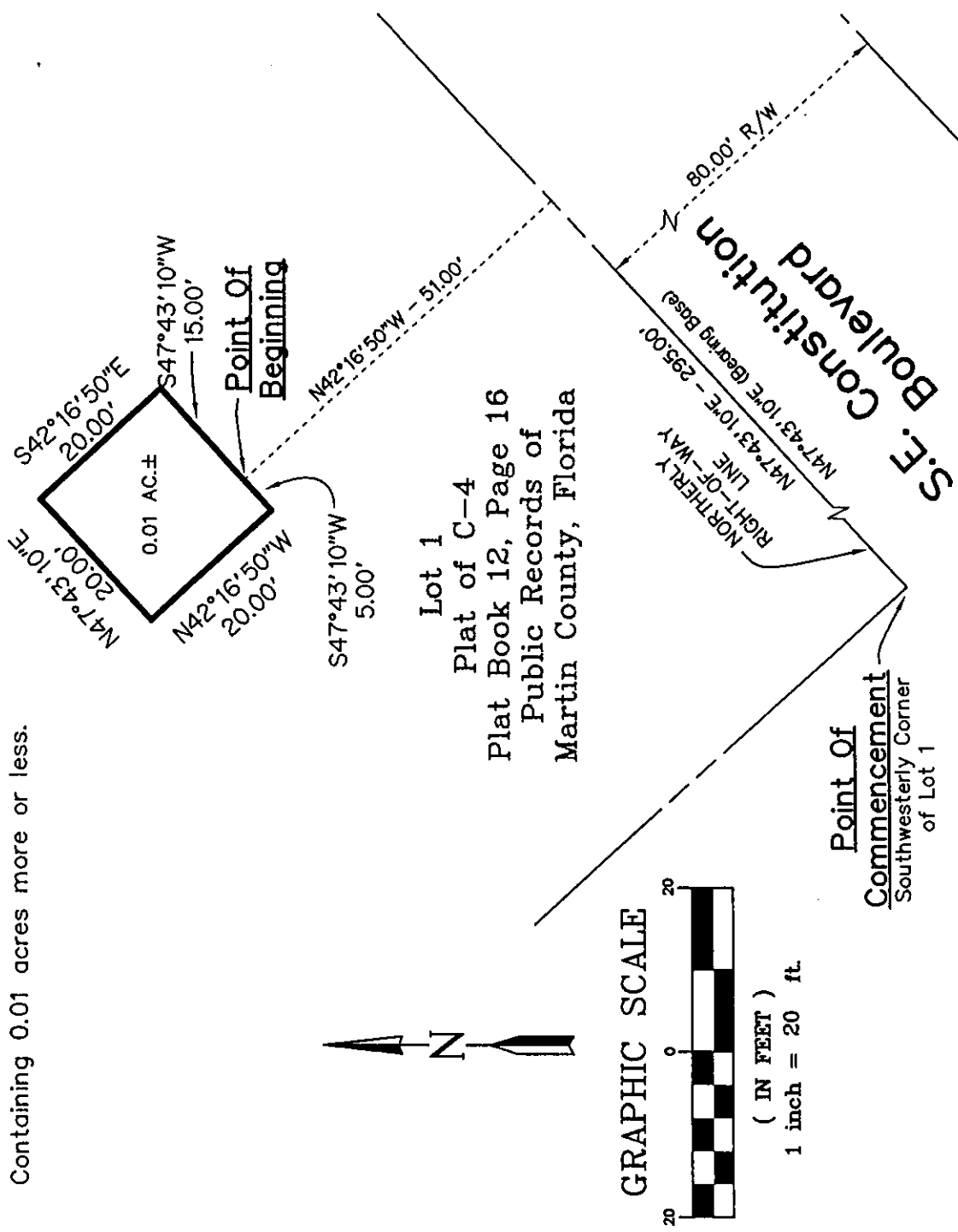
Drawing Name: Sketch of Legal.dwg

## Legal Description (EASEMENT LAND)

Being a parcel of land lying within Lot 1 of the Plat of C-4 as recorded in Plat Book 12, Page 16 of the public records of Martin County, Florida and Being more particularly described as follows:

Commence at the Southwesterly corner of said lot 1 and the Northerly right-of-way of S.E. Constitution Boulevard (being an 80.00 foot right-of-way); thence along the Northerly right-of-way North 47° 43' 10" East a distance of 295.00 feet; thence North 42° 16' 50" West a distance of 51.00 feet to the Point of Beginning; thence South 47° 43' 10" West a distance of 5.00 feet; thence North 42° 16' 50" west a distance of 20.00 feet; thence North 47° 43' 10" East a distance of 20.00 feet; thence South 42° 16' 50" East a distance of 20.00 feet; thence South 47° 43' 10" West a distance of 15.00 feet to the point of Beginning.

Containing 0.01 acres more or less.




GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.



**G.C.Y.**  
 INCORPORATED  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 CERTIFICATE OF AUTHORIZATION LB 4106  
 CORPORATE OFFICE  
 4909 N. BOWDOE STREET  
 PALM CITY, FL 34981  
 (888) 368-1068

SKETCH OF LEGAL DESCRIPTION  
 Page, Mrachek, Fitzgerald,  
 & Rose, PA  
 MARTIN COUNTY,  
 FLORIDA

Scale: 1"=20'	Date: 5-29-01	File & Drawing No.: 02-1074-01-01
Drawn By: J.H.Y.	Checked: A.C.A.	Sheet 2 of 3

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Drawing Name: Sketch of Legal.dwg

NO.	REVISIONS	DATE	BY