

# **PARCEL 9.4 LEGAL DESCRIPTION:**

THE NORTH THREE HUNDRED (300) FEET OF THE SOUTH NINE HUNDRED (900) FEET OF GOVERNMENT LOT 3, LYING EAST OF US HIGHWAY #1, IN SECTION 19, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°18'07" EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 2,024.05 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY NO.1; THENCE NORTH 16°50'37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1, A DISTANCE OF 643.56 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°50'37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1, A DISTANCE OF 314.63 FEET; THENCE SOUTH 89°18'07" EAST, A DISTANCE OF 130.02 FEET; THENCE SOUTH 08°58'08" EAST, A DISTANCE OF 69.30 FEET; THENCE SOUTH 08°31'53" EAST, A DISTANCE OF 63.25 FEET; THENCE SOUTH 13°04'14" EAST, A DISTANCE OF 54.23 FEET; THENCE SOUTH 11°11'40" EAST, A DISTANCE OF 67.18 FEET; THENCE SOUTH 11°11'41" EAST, A DISTANCE OF 51.95 FEET; THENCE NORTH 89°18'07" WEST, A DISTANCE OF 94.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED IN MARTIN COUNTY, FLORIDA  
AND CONTAINS 33,185 SQUARE FEET AND/OR 0.76 ACRES, MORE OR LESS.

## **NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO EAST RIGHT-OF-WAY LINE OF US HIGHWAY NO.1, SAID EAST LINE HAVING A RECORD BEARING OF N16°50'37"W. AND ALL BEARINGS SHOWN HEREON ARE RELATIVE TO
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

## **CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 03, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

RONNIE L. FURNESS, PSM  
PROFESSIONAL SURVEYOR AND  
MAPPER #6272  
STATE OF FLORIDA - LB #3591

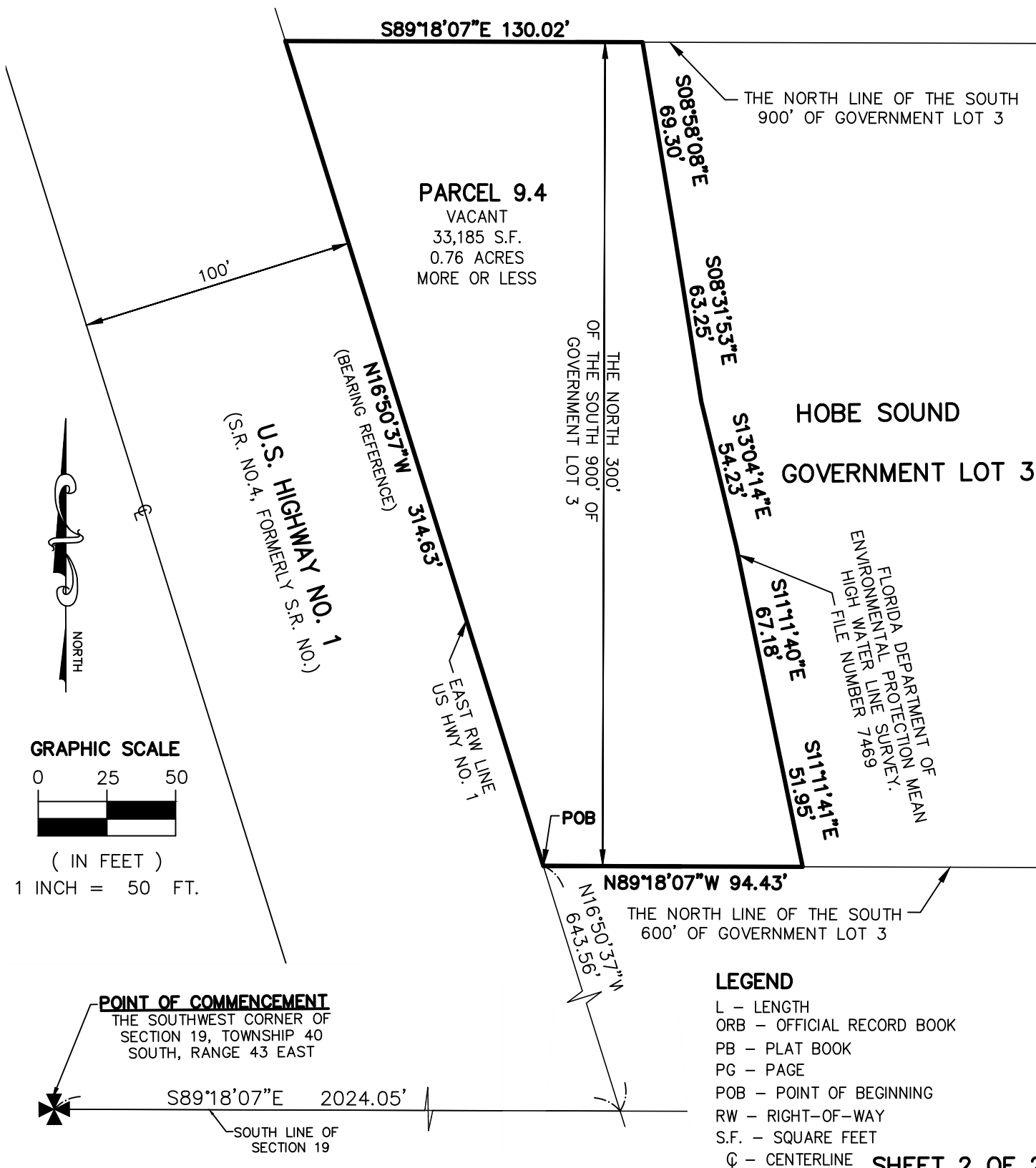
**SHEET 1 OF 2**



CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**CRYSTAL COVE PARCEL 9.4  
SKETCH OF DESCRIPTION**

DATE	03/03/2020
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8730



**SHEET 2 OF 2**



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