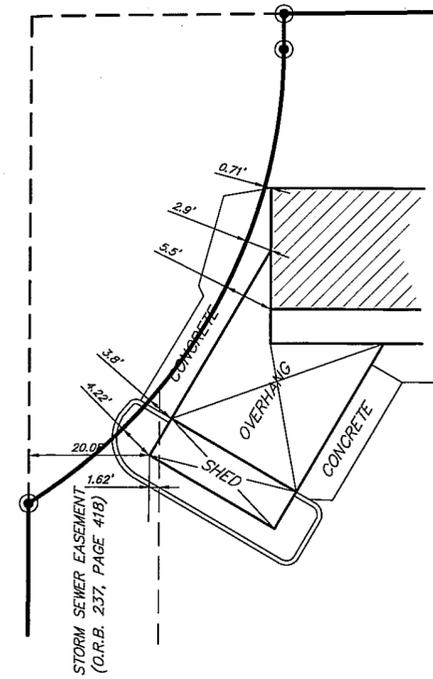
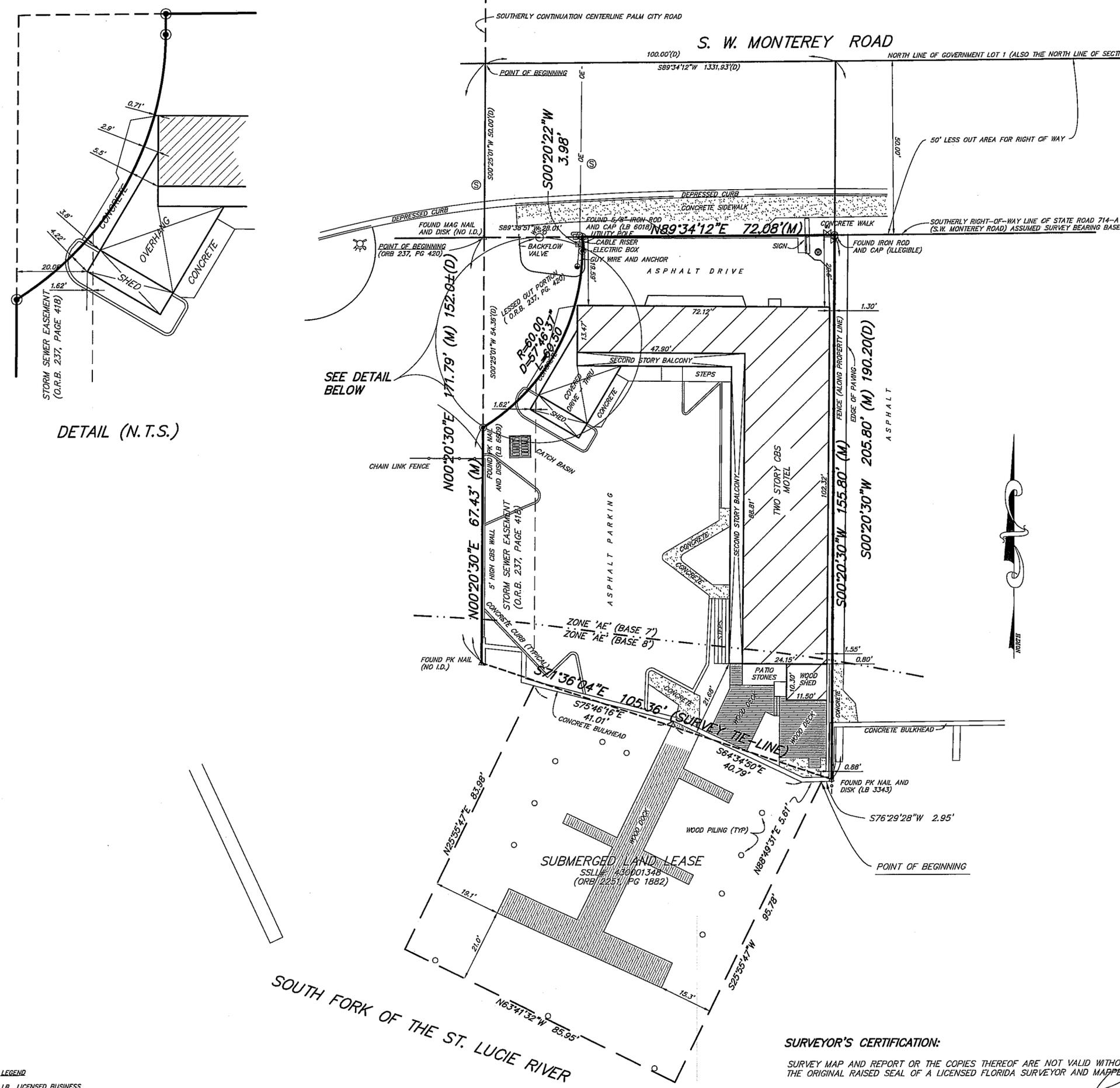


# BOUNDARY SURVEY



DETAIL (N.T.S.)

### LEGAL DESCRIPTION:

BE BEGINNING AT THE INTERSECTION OF A TRUE SOUTHERLY CONTINUATION OF THE CENTERLINE OF PALM CITY ROAD AND THE NORTH LINE OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, THENCE PROCEED EAST ALONG SAID NORTH LINE OF GOVERNMENT LOT 1, SECTION 17, FOR A DISTANCE OF 100 FEET; THENCE PROCEED SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 17 FOR A DISTANCE OF 190.20 FEET TO A CONCRETE MARKER; THENCE CONTINUE ON THE PRECEDING LINE 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 THE POINT OF INTERSECTION WITH THE AFORESAID TRU SOUTHERLY CONTINUATION OF THE CENTERLINE OF THE PALM CITY ROAD; THENCE PROCEED NORTH ALONG SAID PROJECTION OF THE CENTERLINE 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; SUBJECT, HOWEVER, TO THE 50 FOOT RIGHT-OF-WAY OF COUNTY ROAD RUNNING IMMEDIATELY SOUTH OF THE SAID NORTH LINE OF SAID GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

LESS PARCEL DEEDED TO FLORIDA DEPARTMENT OF TRANSPORTATION AND DESCRIBED IN MARTIN COUNTY OFFICIAL RECORDS BOOK 237, PAGE 420.  
THAT PART OF GOVERNMENT LOT 1, IN SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

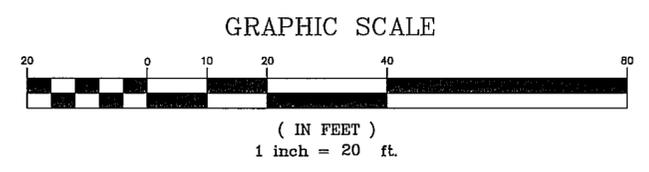
COMMENCING AT THE NE CORNER OF SAID GOVERNMENT LOT 1, RUN S89°38'51"W ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1331.93 FEET; THENCE S00°25'01" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°25'01" W, A DISTANCE OF 54.36 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A TANGENT BEARING OF N58°11'40"E THRU SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 60 FEET AN ARC DISTANCE OF 60.50 FEET; THRU AN ANGLE OF 57°46'39" TO THE END OF SAID CURVE; THENCE N00°25'01"E, A DISTANCE OF 3.98 FEET; THENCE S8°38'51"W, A DISTANCE OF 28.01 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON/OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE IN ACCORDANCE WITH OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 6072.1, EFFECTIVE DATE: DECEMBER 28, 2016 @ 11:00 PM. SCHEDULE B -- SECTION II  
EXCEPTION #6: O.R.B. 237, PAGE 418 - AFFECTS PROPERTY, AS SHOWN HEREON  
EXCEPTION #7: O.R.B. 328, PAGE 1562 - AFFECTS PROPERTY, UNPLOTTABLE  
EXCEPTION #8: O.R.B. 2251, PAGE 1882 - AFFECTS PROPERTY, AS SHOWN ON SKETCH
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.89°34'12"E. ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTEREY ROAD.
5. THIS SITE LIES IN FLOOD ZONE 'AE' (BASE 7' AND 8') AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12085C-0142-G, DATED: MARCH 16, 2015.
6. SITE AREA: 12786.92 SQUARE FEET OR 0.293 ACRES MORE OR LESS.
7. LEGAL DESCRIPTION FURNISHED BY CLIENT.
9. OWNERSHIP OF FENCES AS SHOWN, IF ANY, ARE NOT DETERMINED BY THIS SURVEY.
10. 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 OR PARTIES.

### CERTIFICATIONS:

1. GREGORY TERRAGLIO
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. GARY, DYTZYCH & RYAN, P.A.



SOUTH FORK OF THE ST. LUCIE RIVER

LEGEND  
LB LICENSED BUSINESS  
M MEASURED  
D DESCRIPTION  
R RADIUS  
D DELTA  
L LENGTH

### SURVEYOR'S CERTIFICATION:

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA 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:	JWH
SCALE:	1" = 20'
DATE:	1/19/2017
F.B.:	A110/2021
JOB NO.:	8077
REVISIONS	

PREPARED FOR: GREGORY TERRAGLIO  
300 S.W. MONTEREY ROAD  
STUART, MARTIN COUNTY, FLORIDA