

**LEGAL DESCRIPTION
FOR
SUBMERGED LEASE EASEMENT**

CLIENT COPY

THIS IS A FIELD SURVEY

LEGAL DESCRIPTION:

A PORTION OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. ALSO LYING IN THE ST. LUCIE RIVER.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PLAT OF HARBOR FRONT, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT (PRM 4049); THENCE NORTH 00°00'00" WEST, ALONG THE WEST RIGHT OF WAY LINE OF ATLANTA AVENUE, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT, SAID CORNER BEING A FOUND 4"x4" CONCRETE MONUMENT (PRM 4049); THENCE NORTH 89°30'00" WEST, ALONG THE SOUTH LINE OF SAID PLAT TO A POINT ON THE MEAN HIGH WATER LINE AS LOCATED ON JULY 6, 2010, ELEVATION 0.91' (NGVD 29); THENCE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCE ALONG SAID MEAN HIGH WATER LINE; THENCE NORTH 26°20'38" EAST, A DISTANCE OF 22.12 FEET; THENCE NORTH 22°20'28" EAST, A DISTANCE OF 29.88 FEET; THENCE NORTH 20°38'18" EAST, A DISTANCE OF 22.05 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED SUBMERGED LAND LEASE AREA; THENCE CONTINUE NORTH 20°38'18" EAST, A DISTANCE OF 6.03 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, NORTH 66°13'59" WEST, A DISTANCE OF 49.85 FEET; THENCE NORTH 22°01'18" EAST, A DISTANCE OF 44.52 FEET; THENCE NORTH 66°13'59" WEST, A DISTANCE OF 21.01 FEET; THENCE SOUTH 22°01'18" WEST, A DISTANCE OF 16.85 FEET; THENCE NORTH 66°13'59" WEST, A DISTANCE OF 52.37 FEET; THENCE SOUTH 23°01'48" WEST, A DISTANCE OF 66.89 FEET; THENCE SOUTH 66°27'26" EAST, A DISTANCE OF 52.37 FEET; THENCE SOUTH 22°01'18" WEST, A DISTANCE OF 11.75 FEET; THENCE SOUTH 66°27'26" WEST, A DISTANCE OF 38.51 FEET; THENCE NORTH 22°01'18" EAST, A DISTANCE OF 44.52 FEET; THENCE SOUTH 66°27'26" EAST, A DISTANCE OF 33.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6583.6 SQUARE FEET OR 0.15 ACRES MORE OR LESS.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
FLORIDA L.S. # 6018

791 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 3
SCALE: 1" = 40'
DATE: 7/8/10
F.B. SKETCH
JOB NO. 1119B
REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PREPARED FOR: HARBOR FRONT P.O.A.
SITE LOCATED:
CITY OF STUART, MARTIN COUNTY, FLORIDA

**LOCATION MAP & NOTES
FOR
SUBMERGED LEASE EASEMENT**

THIS IS A FIELD SURVEY



NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARING BASE OF THIS SKETCH OF LEGAL DESCRIPTION IS $S00^{\circ}00'00''E$. ALONG THE WEST RIGHT OF WAY LINE OF ATLANTA AVE.
3. THE INFORMATION WAS PROVIDED BY JERNER & ASSOCIATES.
4. THERE IS 166.53 LINEAR FEET OF SHORELINE.
5. THIS SURVEY IS CERTIFIED TO HARBOR FRONT P.O.A. and to the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA.
6. SHORELINE CONSISTS OF BOTH NATURAL AND MANMADE FEATURES IN EITHER DIRECTION.
7. COORDINATES AS SHOWN ARE SCALED FROM MARTIN COUNTY GIS SITE.

SHEET 2 OF 3 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 3

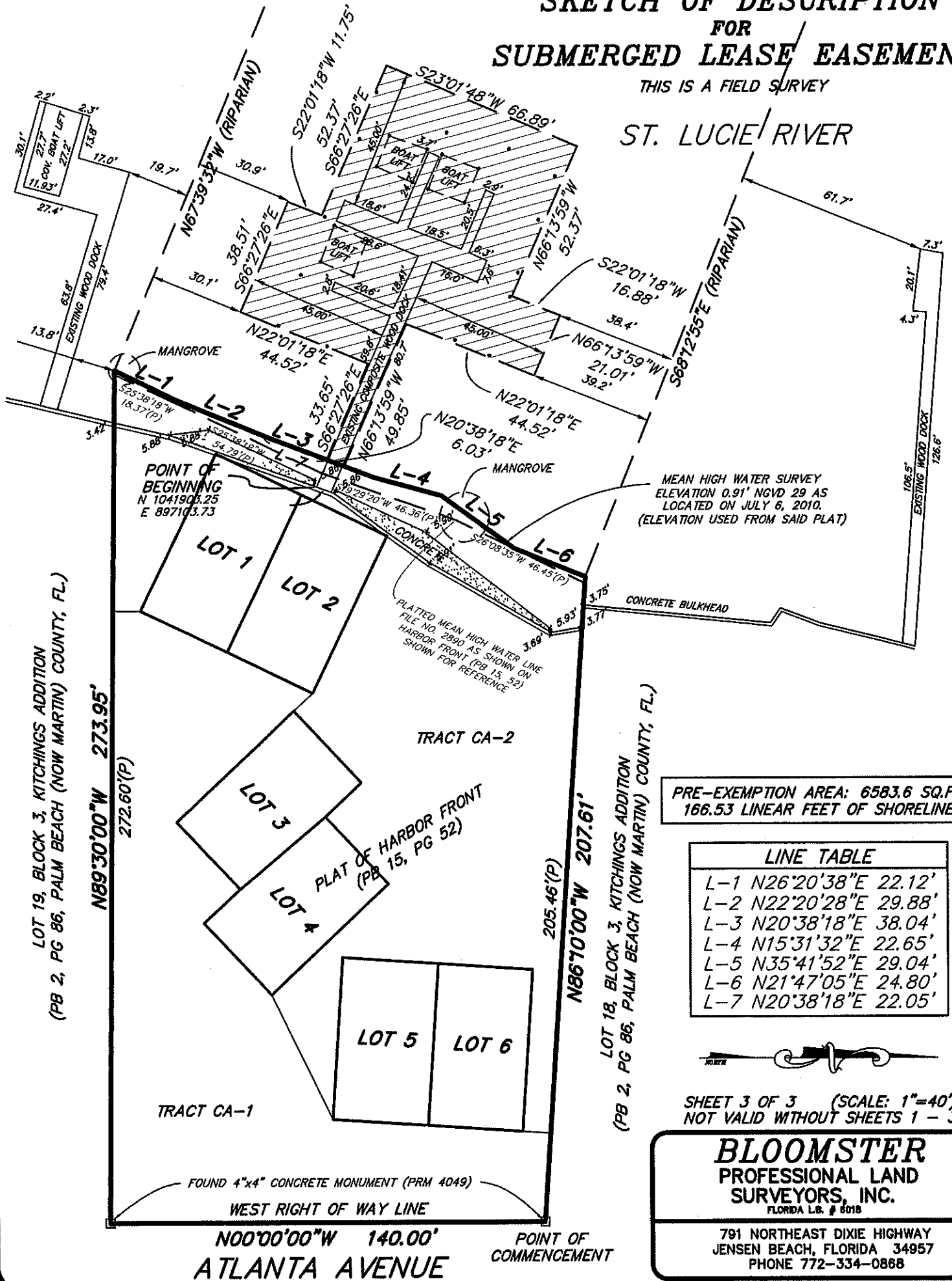
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SKETCH OF DESCRIPTION FOR SUBMERGED LEASE EASEMENT

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ST. LUCIE RIVER



MEAN HIGH WATER SURVEY
ELEVATION 0.91' NGVD 29 AS
LOCATED ON JULY 6, 2010.
(ELEVATION USED FROM SAID PLAT)

PRE-EXEMPTION AREA: 6583.6 SQ.FT.
166.53 LINEAR FEET OF SHORELINE

LINE TABLE

L-1	N26°20'38"E	22.12'
L-2	N22°20'28"E	29.88'
L-3	N20°38'18"E	38.04'
L-4	N15°31'32"E	22.65'
L-5	N35°41'52"E	29.04'
L-6	N21°47'05"E	24.80'
L-7	N20°38'18"E	22.05'

SHEET 3 OF 3 (SCALE: 1"=40')
NOT VALID WITHOUT SHEETS 1 - 3

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N00°00'00"W 140.00'
ATLANTA AVENUE
POINT OF COMMENCEMENT

LOT 19, BLOCK 3, KITCHINGS ADDITION
(PB 2, PG 86, PALM BEACH (NOW MARTIN) COUNTY, FL.)

N89°30'00"W 273.95'
272.60'(P)

N86°10'00"W 207.61'
205.46'(P)

LOT 18, BLOCK 3, KITCHINGS ADDITION
(PB 2, PG 86, PALM BEACH (NOW MARTIN) COUNTY, FL.)