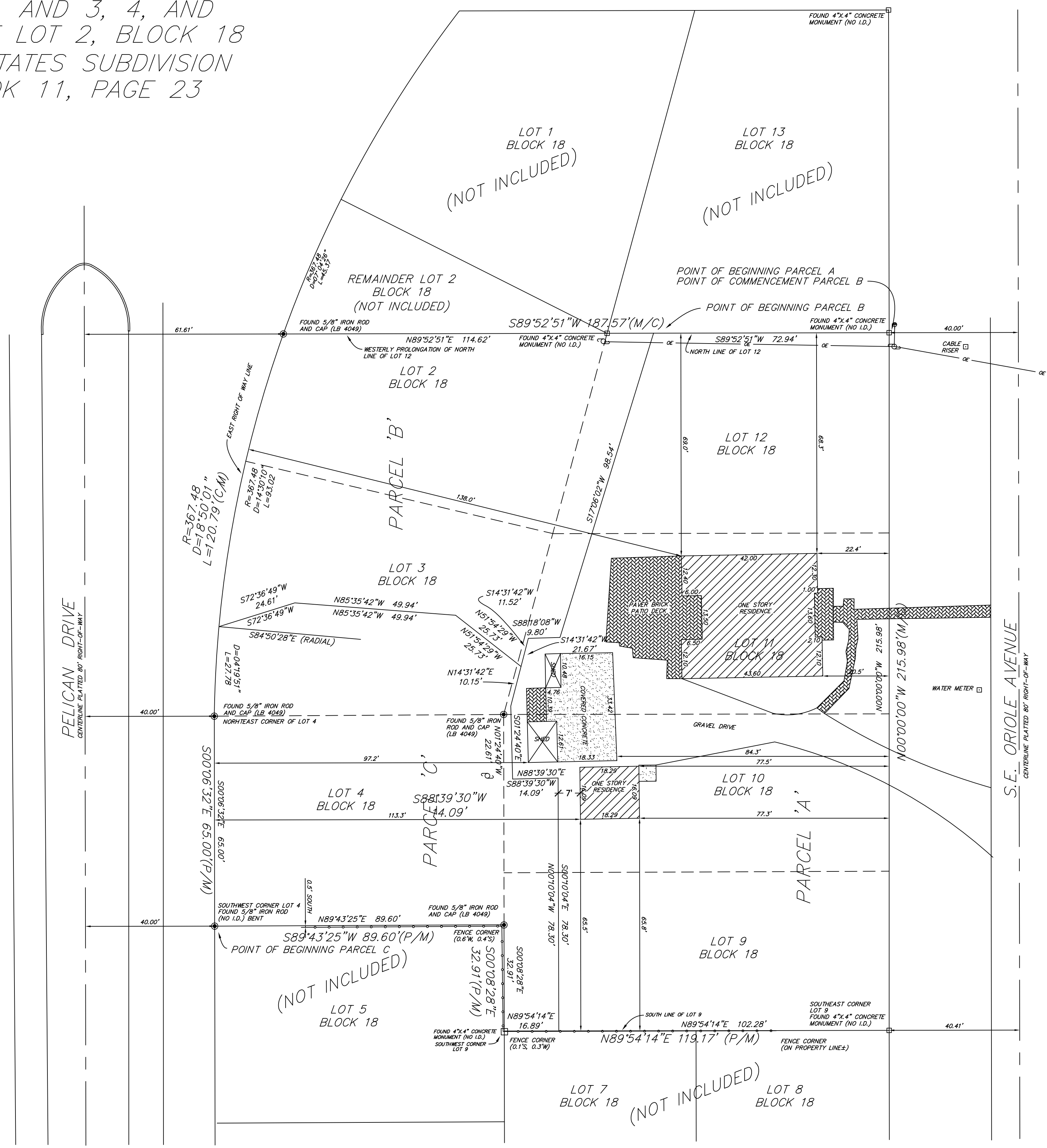


BOUNDARY SURVEY

LOTS 9-12, AND 3, 4, AND
A PORTION OF LOT 2, BLOCK 18
ST. LUCIE ESTATES SUBDIVISION
PLAT BOOK 11, PAGE 23



LEGAL DESCRIPTION: (PARENT TRACT)

LOTS 9, 10, 11, AND 12, BLOCK 18, ST. LUCIE ESTATES SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN, COUNTY, FLORIDA.
TOGETHER WITH:
LOTS 3 AND 4, BLOCK 18, ST. LUCIE ESTATES SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN, COUNTY, FLORIDA. TOGETHER WITH THAT PART OF LOT 2, BLOCK 18, ST. LUCIE ESTATES SECTION 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER COMMON TO LOTS 1, 2, 12 AND 13, BLOCK 18; THENCE RUN WESTERLY ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY PROPERTY LINE OF LOT 12, BLOCK 18, THENCE RUN WESTERLY ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY PROPERTY LINE OF SAID LOT 12, BLOCK 18, A DISTANCE OF 100 FEET TO A CONCRETE MONUMENT IN THE WESTERLY PROPERTY LINE OF SAID LOT 2, BLOCK 18; THENCE RUN SOUTHERLY ALONG THE SAID PROPERTY LINE OF SAID LOT 2, BLOCK 18; THENCE ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 2, BLOCK 18, A DISTANCE OF 97 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, BLOCK 18; THENCE RUN NORTHERLY ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 2, BLOCK 18, TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (PARCEL 'A')

A PORTION OF LOTS 9, 10, 11, AND 12, BLOCK 18, ST. LUCIE ESTATES SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN, COUNTY, FLORIDA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 18; THENCE PROCEED S89°52'51"W ALONG THE NORTH BOUNDARY LINE OF SAID LOT 12, A DISTANCE OF 72.94 FEET; THENCE S17°06'02"W A DISTANCE OF 98.54 FEET; THENCE S88°18'08"W A DISTANCE OF 9.80 FEET; THENCE S14°31'42"W A DISTANCE OF 21.67 FEET; THENCE S01°24'40"E A DISTANCE OF 22.61 FEET; THENCE N88°39'30"E A DISTANCE OF 14.09 FEET; THENCE S00°10'04"E A DISTANCE OF 78.30 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 9, BLOCK 18; THENCE N89°54'14"E ALONG SAID BOUNDARY LINE A DISTANCE OF 102.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE PROCEED N00°00'00"W ALONG THE EAST BOUNDARY LINE OF SAID LOTS 9, 10, 11, AND 12, A DISTANCE OF 215.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, AND THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINING 21285.18 SQUARE FEET OR 0.489 ACRES.

LEGAL DESCRIPTION: (PARCEL 'B')

A PORTION OF LOTS 2, 3, 11, AND 12, BLOCK 18, ST. LUCIE ESTATES SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN, COUNTY, FLORIDA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 18; THENCE PROCEED S89°52'51"W ALONG THE NORTH BOUNDARY LINE OF SAID LOT 12, A DISTANCE OF 72.94 FEET, TO THE POINT OF BEGINNING; THENCE S17°06'02"W A DISTANCE OF 98.54 FEET; THENCE S88°18'08"W A DISTANCE OF 9.80 FEET; THENCE S14°31'42"E A DISTANCE OF 11.52 FEET; THENCE N51°54'29"W A DISTANCE OF 25.73 FEET; THENCE N85°35'42"W A DISTANCE OF 49.94 FEET; THENCE S72°36'49"W A DISTANCE OF 24.61 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PELICAN DRIVE, ALSO THE WEST BOUNDARY LINE OF SAID LOT 3, BLOCK 18. SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 367.48 FEET A DELTA OF 14°30'10", FROM SAID POINT A RADIAL LINE BEARS S84°50'28"E; THENCE ALONG THE ARC OF SAID CURVE, AND ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST BOUNDARY LINES OF SAID LOTS 3, AND 2, A DISTANCE OF 93.02 FEET TO THE INTERSECTION OF THE WEST BOUNDARY OF SAID LOT 2 AND THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 12, BLOCK 18; THENCE PROCEED N89°52'51"E ALONG SAID LINE A DISTANCE OF 114.62 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINING 10013.99 SQUARE FEET OR 0.23 ACRES.

LEGAL DESCRIPTION: (PARCEL 'C')

A PORTION OF LOTS 3, 4, 9, 10 AND 11, BLOCK 18, ST. LUCIE ESTATES SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 23, OF THE PUBLIC RECORDS OF PALM BEACH, NOW MARTIN, COUNTY, FLORIDA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 18; THENCE N89°43'25"E ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 89.60 FEET; THENCE S00°08'28"E ALONG THE WEST BOUNDARY LINE OF LOT 9, BLOCK 18, A DISTANCE OF 32.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE N89°54'14"E A DISTANCE OF 16.89 FEET; THENCE N00°10'04"W A DISTANCE OF 78.30 FEET; THENCE S88°39'30"W A DISTANCE OF 14.09 FEET; THENCE N01°24'40"W A DISTANCE OF 22.61 FEET; THENCE N14°31'42"E, A DISTANCE OF 10.15'; THENCE N51°54'29"W A DISTANCE OF 25.73 FEET; THENCE N85°35'42"W A DISTANCE OF 49.94 FEET; THENCE S72°36'49"W A DISTANCE OF 24.61 FEET TO A POINT ON THE EAST RIGHT OF WAY OF PELICAN DRIVE, ALSO THE WEST BOUNDARY OF LOT 3, BLOCK 18. SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 367.48 FEET; A DELTA OF 04°19'51" AND FROM WHICH POINT A RADIAL LINE BEARS S84°50'28"E; THENCE ALONG THE ARC OF SAID CURVE SOUTHERLY A DISTANCE OF 27.78 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 18; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT 4 S00°06'32"E A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 10026.71 SQUARE FEET OR 0.23 ACRES.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES 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 OF FENCES ON/OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.00°00'00"E. ALONG THE WEST RIGHT-OF-WAY LINE OF S.E. ORIOLE AVENUE.
5. LEGAL DESCRIPTION FURNISHED BY CLIENT.
6. SITE AREA: 41311.35 SQUARE FEET OR 0.948 ACRES MORE OR LESS.
7. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA FLOOD MAP NO. 120165-0153-F, DATED OCTOBER 4, 2002.

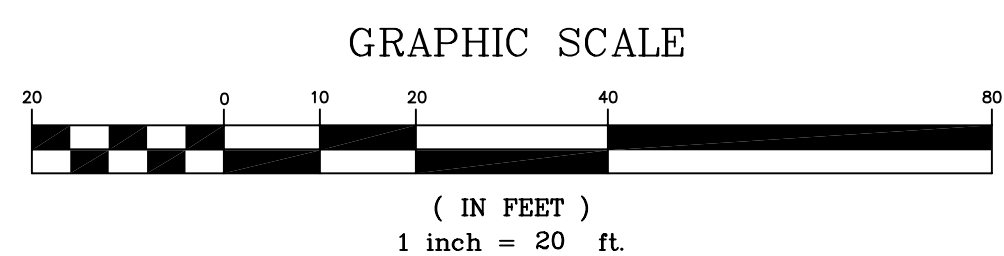
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY 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 61G17-6, 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 LICENSED FLORIDA SURVEYOR AND MAPPER.

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

LEGEND

- LB LICENSED BUSINESS
- ☐ POWER POLE
- ☆ LIGHT POST
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.B.S. CONCRETE BLOCK STRUCTURE
- R RADIUS
- L LENGTH
- D DELTA
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- (P) PLATTED
- (M) MEASURED
- (C) CALCULATED



BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #6018

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

PREPARED FOR: MICHAEL McCARTY
216 ORIOLE AVENUE
STUART, MARTIN COUNTY, FLORIDA

SHEET 1 OF 1		
DRAWN BY:	DK	
SCALE:	1" = 20'	
DATE:	3/5/09	
FIELD BOOK:	SKETCH	
JOB NO.:	10618	
REVISIONS		
DATE:	DESCRIPTION:	BY:
4/3/09	SUBDIVISION	JWH