

LEGAL DESCRIPTION AND DEED EXHIBIT PORTION OF C-23 CANAL

WEST LINE OF PORT ST. LUCIE SECTION 33
NORTH R/W LINE OF C-23 CANAL
PER C-23 R/W MAP, P.B. 1, PG. 1

1.35' HIATUS - APPARENT TITLE CONFLICT

SOUTH LINE OF PORT ST. LUCIE SECTION 33
NORTH LINE OF DEED BOOK 415, PAGE 1425

NOTE:
1. THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE S.F.W.M.D. LAND ACQUISITION REPORT, DATED DECEMBER 5, 2008, PREPARED BY MIKE DEBISH AND ASSOCIATED THEREWITH. THE LOCATION OF THE RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED UPON THE "CANAL C-23 RIGHT OF WAY MAP", RECORDED IN PLAT BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THE RIGHT-OF-WAY LINES SHOWN ON SAID MAP, WERE MONUMENTED IN 1951 AND ARE SUPPORTED BY FIELD NOTES WITHIN S.F.W.M.D. FIELD BOOKS "C-23 5A", "C-23 5G", AND "C-23 5FF". THE LEGAL DESCRIPTIONS SHOWN ON SHEET 2 OF 10 ARE INCLUDED WITHIN THE AFORESAID LAND ACQUISITION REPORT, BUT DIFFER FROM THE "C 23 RIGHT OF WAY MAP", BECAUSE THEY DO NOT CREATE A 400 FOOT WIDE CORRIDOR, WHICH WAS THE INTENT OF THE DEEDS. SAID DEEDS EXTEND PAST THE PROJECT LIMITS. SEE SHEET 2 FOR A COMPARISON OF THE DEED CORRIDOR WIDTHS.

NORTH R/W LINE OF C-23 CANAL
PER C-23 R/W MAP, P.B. 1, PG. 1

APPARENT TITLE CONFLICT 1.01' HIATUS

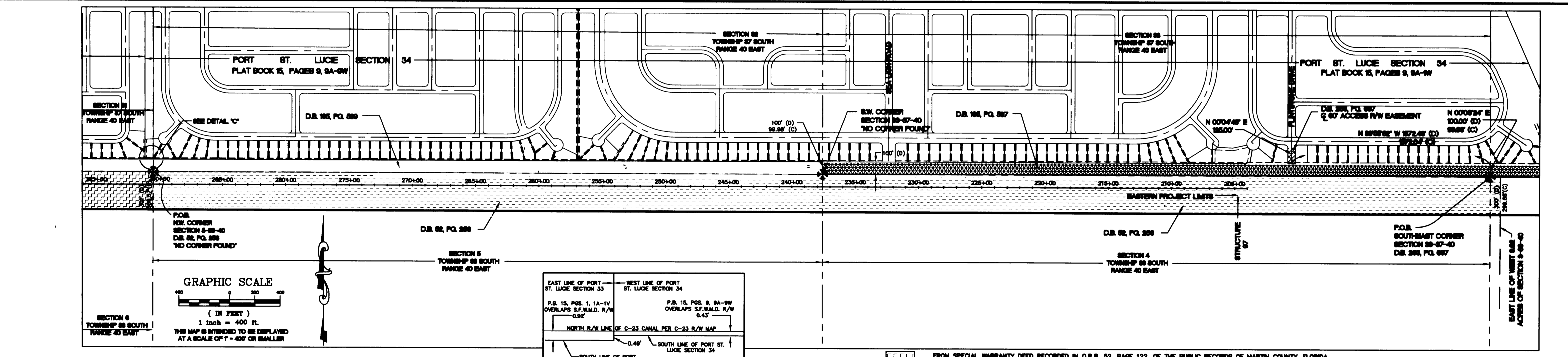
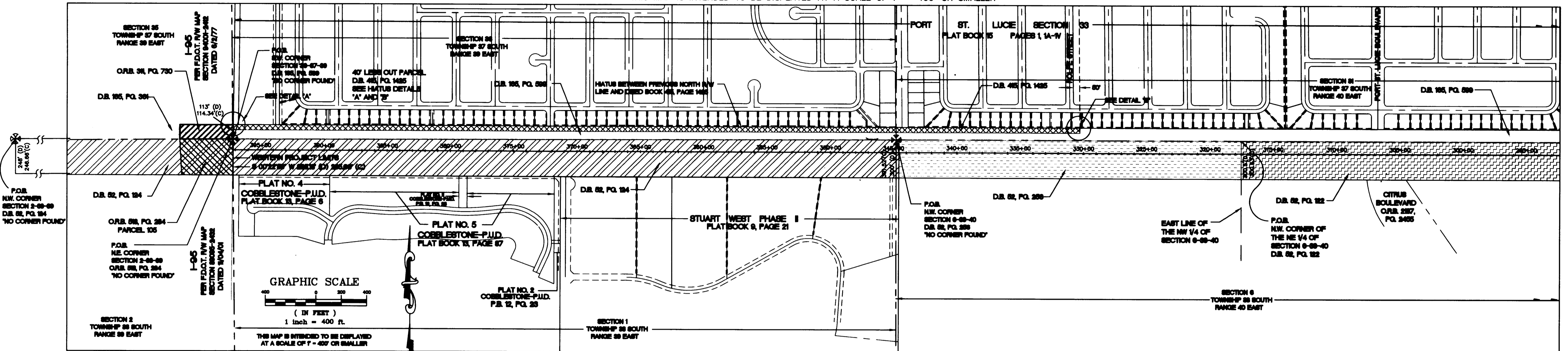
SOUTH LINE OF PORT ST. LUCIE SECTION 33
NORTH LINE OF DEED BOOK 415, PAGE 1425

NOTE:
THE SECTION CORNERS SHOWN HEREON ARE BASED UPON S.F.W.M.D. FIELD BOOK "C-23 5G". THE ANGLES AND DISTANCES OF TRAVERSE PERFORMED IN 1950 WERE HELD TRUE AND THIS TRAVERSE POSITION WAS PLACED RELATIVE TO MONUMENTS "F.C.E. 1447", "F.C.E. 1448", "F.C.E. 1449", "F.C.E. 1450", AND "F.C.E. 1455". NO SECTION CORNERS WERE RECOVERED DURING THIS SURVEY. THE SECTION LINES SHOWN HEREON ARE THEREFORE APPROXIMATE.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 400' OR SMALLER

DETAIL "A" THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 5' OR SMALLER

DETAIL "B" THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 5' OR SMALLER



LEGAL DESCRIPTION
(AS PROVIDED BY S.F.W.M.D.)

- FROM WARRANTY DEED RECORDED IN DEED BOOK 185, PG. 599, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.
BEGIN AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 36, 113 FEET; THENCE RUN EASTERLY ACROSS SAID SECTION 36 AND SECTION 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 40 EAST, TO A POINT IN THE EAST LINE OF SAID SECTION 32, 100 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 32 TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF TOWNSHIP 37 SOUTH, RANGES 40 AND 39 EAST TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE POINT OR PLACE OF BEGINNING.
- LESS THAT PORTION OF THE PARCEL CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 185, PG. 599 PER LEGAL DESCRIPTION IN DEDICATION AGREEMENT CONVEYED FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO THE CITY OF PORT ST. LUCIE, FLORIDA AND AS RECORDED IN OFFICIAL RECORD BOOK 415, PAGE 1425 BOTH AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. NOTE: SEE HIATUS DETAIL "A" AND "B" ABOVE.
- A STRIP OF LAND 40.00 FEET IN WIDTH LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, LYING ON THE SOUTH SIDE OF AND ADJACENT AND CONTIGUOUS WITH THE SOUTH BOUNDARY LINE OF THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE AS RECORDED IN PLAT BOOK 15 AT PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING AS ITS WESTERLY LIMIT THE WEST LINE OF SAID SECTION 36 AND HAVING AS ITS EASTERLY LIMIT A LINE PARALLEL WITH AND 50.00 FEET EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF ROLFE STREET AS SHOWN ON SAID PLAT OF PORT ST. LUCIE SECTION THIRTY THREE; SAID LAND BEING A PORTION OF THE RIGHT OF WAY FOR CANAL 23 AS RECORDED IN DEED BOOK 185, PAGE 599, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- FROM WARRANTY DEED RECORDED IN DEED BOOK 52, PG. 124, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
NOTE: PORTIONS OF THIS DESCRIPTION EXCEED THE PROJECT LIMITS.
A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.
BEGIN AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 39 EAST; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 2, 2.48 FEET; THENCE RUN EASTERLY ACROSS SECTIONS 2 AND 1, TOWNSHIP 38 SOUTH, RANGE 39 EAST TO A POINT IN THE EAST LINE OF SAID SECTION 1, 300 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE RUN NORTHERLY ALONG SAID EAST LINE OF SECTION 1, TO THE NORTHEAST CORNER THEREOF; THENCE RUN WESTERLY ALONG THE NORTH LINE OF TOWNSHIP 38 SOUTH, RANGE 39 EAST TO THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 39 EAST, BEING THE POINT OR PLACE OF BEGINNING.
- FROM SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 52, PAGE 256, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
NOTE: PORTIONS OF THIS DESCRIPTION EXCEED THE PROJECT LIMITS.
A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.
BEGIN AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 6, 300 FEET; THENCE EASTERLY ACROSS THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 6 TO A POINT IN THE EAST LINE OF THE SAID NORTHWEST ONE QUARTER (NW1/4), 300.5 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE RUN NORTHERLY ALONG THE EAST LINE OF THE NORTHWEST ONE QUARTER (NW1/4) TO THE NORTHEAST CORNER THEREOF; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE QUARTER (NW1/4) TO THE NORTHWEST CORNER OF SECTION 6, BEING THE POINT OR PLACE OF BEGINNING; AND ALSO, BEGIN AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 5, 301 FEET; THENCE RUN EASTERLY ACROSS SECTIONS 5, 4 AND 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, TO A POINT IN THE EAST LINE OF THE WEST 0.62 ACRES OF SAID SECTION 3, 300 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE RUN NORTHERLY ALONG THE EAST LINE OF THE WEST 0.62 ACRES OF SAID SECTION 3 TO THE NORTHEAST CORNER THEREOF; THENCE RUN WESTERLY ALONG THE NORTH LINE OF TOWNSHIP 38 SOUTH, RANGE 40 EAST, TO THE NORTHWEST CORNER OF SAID SECTION 5, BEING THE POINT OR PLACE OF BEGINNING.
- FROM SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 185, PG. 599, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
NOTE: PORTIONS OF THIS DESCRIPTION EXCEED THE PROJECT LIMITS.
A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.
BEGIN AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 6, 300 FEET; THENCE EASTERLY ACROSS THE NORTHWEST ONE QUARTER (NW1/4) OF SAID SECTION 6 TO A POINT IN THE EAST LINE OF SAID SECTION 6, 300 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 301.5 FEET; THENCE RUN EASTERLY ACROSS THE SAID NORTHWEST ONE QUARTER (NW1/4) TO A POINT IN THE EAST LINE OF SAID SECTION 6, 301 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 6 TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 6, TO THE NORTHWEST CORNER OF THE NORTHEAST ONE QUARTER (NE1/4), BEING THE POINT OR PLACE OF BEGINNING.
- FROM WARRANTY DEED RECORDED IN DEED BOOK 185, PAGE 587, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
NOTE: PORTIONS OF THIS DESCRIPTION EXCEED THE PROJECT LIMITS.
A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.
THE SOUTH 100 FEET OF SECTIONS 33 AND 34, TOWNSHIP 37 SOUTH, RANGE 40 EAST.
FROM EASEMENT DEED RECORDED IN DEED BOOK 283, PAGE 987, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
A STRIP OF LAND 60 FEET IN WIDTH IN THE EAST ONE-HALF (E1/2) OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 40 EAST, SAID 60 FOOT STRIP OF LAND LYING NORTHERLY OF THE NORTH RIGHT OF WAY LINE OF CANAL C-23 AND WITHIN 30 FEET EACH SIDE OF THE FOLLOWING SPECIFICALLY DESCRIBED LINE:
FROM THE SOUTHEAST (SE) CORNER OF SAID SECTION 33, BEAR NORTH 0°09'24" EAST, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 100.00 FEET; THENCE, NORTH 89°55'09" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF CANAL C-23, A DISTANCE OF 1572.46 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 0°04'43" EAST, A DISTANCE OF 125.00 FEET TO THE END OF THE SPECIFICALLY DESCRIBED LINE.
LESS AND EXCEPT THE PARCEL RECORDED IN O.R.B. 518, PG. 294 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
NOTE: THIS DESCRIPTION EXCEEDS THE PROJECT LIMITS.
PARCEL 105
A PARCEL OF LAND IN SECTION 2, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN ON THE NE CORNER OF SAID SECTION 2, THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 2, SOUTH 0°22'56" WEST 285.18 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S CANAL 23; THENCE NORTH 89°55'52" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 404.32 FEET; THENCE NORTH 0°09'40" WEST, 282.67 FEET TO THE NORTH LINE OF SAID SECTION 2; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID SECTION 2 NORTH 89°40'08" EAST 421.82 FEET TO THE NE CORNER OF SAID SECTION 2 AND THE POINT OF BEGINNING.
LESS AND EXCEPT THE PARCEL RECORDED IN O.R.B. 311, PG. 730 IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
NOTE: THIS DESCRIPTION EXCEEDS THE PROJECT LIMITS.
PARCEL 100-R
THAT PART OF:
BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 35, 152 FEET; THENCE RUN EASTERLY ACROSS SAID SECTION 35 TO A POINT IN THE EAST LINE OF SAID SECTION 35, 113 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 35, TO THE SOUTHEAST CORNER THEREOF; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 35, TO THE POINT OF BEGINNING. (A.K.A. CANAL C-23); BEING DESCRIBED AS FOLLOWS:
BEGIN ON THE EAST LINE OF SAID SECTION 35 AT A POINT SOUTH 0°38'01" WEST 2,518.31 FEET FROM THE NE CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) THEREOF; THENCE CONTINUE SOUTH 0°38'01" WEST 113.00 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE SOUTH 89°40'08" WEST 421.82 FEET ALONG SAID SOUTH LINE; THENCE NORTH 0°09'02" EAST 118.00 FEET TO THE NORTH LINE OF CANAL C-23; THENCE SOUTH 89°54'41" EAST 422.90 FEET TO THE POINT OF BEGINNING.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT - SURVEY SECTION

P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

DATE	BY	SCALE	AS SHOWN
1-13-2008	MIKE DEBISH	1" = 500'	AS SHOWN
3-31-2008	MIKE DEBISH	1" = 500'	AS SHOWN
1-13-2008	MIKE DEBISH	1" = 500'	AS SHOWN
8-26-08	MIKE DEBISH	1" = 500'	AS SHOWN
8-26-08	MIKE DEBISH	1" = 500'	AS SHOWN
8-26-08	MIKE DEBISH	1" = 500'	AS SHOWN
8-26-08	MIKE DEBISH	1" = 500'	AS SHOWN
8-26-08	MIKE DEBISH	1" = 500'	AS SHOWN
8-26-08	MIKE DEBISH	1" = 500'	AS SHOWN

REVISIONS

DATE

CHECKED

DATE

SECTION 4, 5, & 6
SECTION 31, 32, & 33;
SECTION 35 & 36;
TOWNSHIP 37 S
RANGE 39 E

SECTION 38 S
TOWNSHIP 38 S
RANGE 39 E

SECTION 38 E
TOWNSHIP 38 E
RANGE 39 E

SECTION 39 E
TOWNSHIP 39 E
RANGE 40 E

SECTION 39 S
TOWNSHIP 39 S
RANGE 40 S

SECTION 40 E
TOWNSHIP 40 E
RANGE 40 E

SECTION 40 S
TOWNSHIP 40 S
RANGE 40 S

CADD FILE NO.
28102-08 C23 RW SURVEY

DRAWING NO.
28102-08 (0)

SHEET
OF