FED. ROAD DIV. No.	STATE	F.A. PROJECT NO.	FISCAL YEAR	SHEET No.
3	FLA.			

ST. LUCIE CO.
MARTIN CO.
HENDERSON
SKYLINE PARK
JENSEN BEACH
SKYLINE HGHTS.
OCEAN BREEZE PARK
INTRACOASTAL WATERWAY
PALM LAKE PK.
RIO
RIO ST. LUCIE
HOBOS COVE
OK WOODS PT.
ST. LUCIE RIVER
STUART
707
ALT A1A
A1A
707A
723
END OF SURVEY
℄ STA. 185+00
SEC.27, T.37S, R.41E
BEGINNING OF SURVEY
℄ STA. 172+00

LOCATION SKETCH
SCALE: 1"= 1 MILE

DETAIL 'B'
NOT TO SCALE

L.O.C.
R/W LINE
N 37°52'04"E 47.75'(C)
N 54°59'31"E 106.02'(C)
LIMITS OF CONST
180+00.00 36' LT.
N55°55'28"E 107.19'(C)
181+00.00 33' LT.
100'
102
R.A. 3
19.22'(C) N 54°45'31"W
41.72'(C) S 37°19'05"W
71.03'(C) S 51°29'03"W
EXIST. R/W LINE (MAINT.)
Δ = 08°27'01"
R = 498.50'
T = 36.83'
L = 73.52'
C.B.=S52°15'08"W
67.99'(C) S 52°57'33"W
EXIST. R/W LINE O.R. 429, P. 688

DETAIL 'D'
NOT TO SCALE

EXIST R/W LINE (MAINT.)
S 00°56'55"W 92.12'(C)
S 06°33'03"W 71.02'(C)
S 34°15'28"W 56.58'(C)
S 25°35'25"W 111.18'(C)
177+64 33' RT.
101
R.A. 2
℄ N00°55'34"E 43.46'(C)
R=436.02' L=170.96'(C) Δ=22°27'55"
C.B. N 12°09'32"E
R/W LINE
S89°04'26"E 10'(C)
N89°04'26"W
℄ S00°55'34"W 43.46'(C)
R=429.02' L=168.39'(C) Δ=22°38'50" T=85.31'(C)
C.B.= S 12°14'59"W
LIMITS OF CONST
137.10'(C) S 20°54'00"E
BEGINNING OF SURVEY
℄ STA. 172+00 =
STATE JOB NO. 89030-2508
℄ STA. 172+00

ENVIRONMENTAL CONCERN LTD.
(BEACON 21 CONDOS)
SEE SHEET 2 FOR PARENT TRACT
+32.57 39.41' LT.
+32.72 37.97' LT.
+33.24 33.00' LT.
N 17°28'01"E 47.11'(C)
S 69°54'23"E 11.00'(C)
N 23°43'19"E 28.94'(C)
S 02°24'06"W 26.74'(C)
LIMITS OF CONST.
EXIST R/W LINE O.R. 429, P. 688
N06°16'58"E 67.15'(C)
S 26°58'27"W 12.91'(C)
S89°03'02"E (9.11'(C))
Δ=09°18'12"
R=498.50'
T=40.56'
L=80.94'
C.B.=S 16°03'15"W
R/W LINE
6.45'(C)
N 09°16'39"E 97.89'(C)
35.92'(C)
S07°41'59"W
21.10'(C) S 02°06'29"W
EXIST. R/W LINE (MAINT.)
80.09'(C) S 00°55'34"W
N00°55'34"E 152.95'(C)
40.15'(C) N00°41'11"E
S 89°03'41" E 7.03'(C)
(Private Road) 66' Road Esm't.
N89°04'26"W
NE 13 TREE
102
100
101
R.A. 2
WARNER CREEK
SEE SHEET 2 FOR PARENT TRACT
℄ P.I. STA. 180+53.51
69°27'57"(F)
L = 280.90'
Δ = 34°18'55"
C.B.= N18°05'02"E
+64.00 33' LT.
+61 32.78' LT.
+40.25 24.06' LT.
+37 45' LT.
+37 34' LT.
+94' 45' LT.
+63.28 24.43' LT.
SEE CURVE DATA DETAIL 178+61 52' LT
SEE BRIDGE DETAIL 'E'
+66.47 23.81' LT
SEE DETAIL 'B'
+04 52' LT
+00 36' LT
PARTIALLY CLEARED WOODED AREA
+36.42 23.99' LT
DIRT TRAVEL WAY
+85.95 33.24' LT.
ASPHALT
S.R. 707
END R/W ACQUISITION LT.
℄ STA. 181+00.00, 33' LT.
SEC. 27, TWP. 37 S, RGE. 41 E
SCALE: 1"=50'
SET 90d SPIKE ℄ STA 177+91.41
6" WM
OT(400PR)
BT(400PR)
R/W LINE
ELECTRICAL LIGHTS ON METAL POSTS
SET 90d SPIKE ℄ STA 177+64.25
Wood W/Metal Sign
Wood W/Metal Sign & Swk.
METAL GUARDRAIL
R/W LINE
ASPHALT EXIST. R/W LINE (MAINT)
SET 90d SPIKE
SEE DETAIL 'A'
SET 90d SPIKE ℄ STA 177+64.25
177+64 33' RT.
SEE DETAIL 'D'
LIMITS OF CONST.
OT(600PR)
CONC. SWIMMING POOL
CONC. SHUFFLE BOARD COURTS
LAWN AREA
1 STY. FRAME SHED
4' CONC. WALK
12' CONC. WALK
1 STY. FRAME CLUBHOUSE
SEE DETAIL 'C'
+69.54 27.09' RT
LAWN AREA
CONC. TENNIS COURTS WITH 8' CHAIN LINK FENCE
S.R. 707
END R/W ACQUISITION RT.
℄ STA 181+89.90 33' RT.
179+00 28.96' RT.
SEE CURVE DATA DETAIL
SEE SHEET 2 FOR PARENT TRACT
Δ = 32°21'40"
R = 648.50'
T = 130.14'
L = 253.32'
C B = S 56°03'33"W
S49°59'40"E 4.04'(C)
EXIST. R/W LINE O.R. 429, P 688
R=436.02' Δ=35°24'06"(C) L=269.40'(C) C.B.= N 57°42'23"E(C)
R/W LINE
R=426.02' Δ=52°29'54"(C) L=390.35'(C) C.B.= S 54°48'33"W(C)
S 37°18'05"W 40.69'(C)
S 31°12'35"W 39.53'(C)
N 26°13'27"W 1.48'(C)
LIMITS OF CONST.
PT STA. 183+21.21
SEC. 27, TWP. 37 S, RGE. 41 E
SCALE: 1"=50'
PEPPER PARK
PB 3, PG. 42
LOT 5
LOT 3
LOT 1
LOT 6
LOT 4
LOT 2
139.57'
75'
100'
50'
BT(600PR)
FND 4" X 4" C.M. P.I.+330.07'(C) 50' LT. (TANG.)
EXIST. R/W(MAINT) BT(400PR)
SET NAIL & FLAGGING IN 6" PINE
SET 90d SPIKE
OPEN AREA
FND 3"X 3" C.M. P.I.+469.64'(C) 50' LT (TANG.)
MAUREEN COURT
14959'
SET NAIL & FLAGGING IN PAVEMENT OF MAUREEN CT.
FND 4"X 4" C.M.
END OF SURVEY
℄ STA. 185+00
END CONST. PROJECT 89030-3528
END R/W PROJECT 89030-2528
90° 45' 52"(C)
S 89° 32' 23" E
SET NAIL & FLAGGING @ STA 183+43.10
LAWN AREA
CLEARED AREA & SCATTERED TREES
EXIST R/W LINE O.R. 429, P 688
EXIST. R/W LINE (P)
185

BRIDGE DETAIL 'E'
NOT TO SCALE

T.I.I.T.F
177+93.28 32.78' LT.
RADIAL LINE BEARING N63°01'52"W 32.78'(C)
178+26.51 32.11' LT.
℄ P.C. STA. 175+80.10
SEE SURVEY
SEE DETAIL 'F', SHEET 2, FOR ADDITIONAL DETAIL
+93.28
EXIST R/W LINE (MAINT.)
Δ=26°02'33"
C.B.=N13°56'51"E
L=213.18'
177+76.02 33.29' RT.
178+13.44 33.57' RT.
CREEK
100
R.A. 2

DETAIL 'C'
NOT TO SCALE

℄ CURVE DATA
℄ P.I. STA. 180+53.51
Δ = 90° 32' 03" RT.
R = 469.02'
L = 741.11'
T = 473.41'
D = 12° 12' 58"
℄ P.C. STA. 175+80.10
℄ P.T. STA. 183+21.21

EXIST. R/W(MAINT) DATA

STATION	LEFT
174+60.05	32.03'
175+00.00	28.00'
175+35.00	28.00'
175+80.09	28.00'
176+00.00	28.00'
176+55.00	27.00'
177+64.00	33.00'
178+00.00	33.00'
178+56.00	33.00'
179+00.00	33.00'
181+00.00	33.00'
181+85.95	33.24'
181+94.82	69.43'

EXIST. R/W(MAINT) DATA

STATION	RIGHT
175+36.64	30.00' BACK
175+36.64	28.00' AHEAD
176+31.64	25.36'
177+05.95	18.89'
177+64.00	33.00'
178+00.00	33.00'
178+56.00	33.00'
179+00.00	33.00' BACK

℄ CURVE DATA BETWEEN STA 175+80.10 AND STA. 178+61.00
C.B.= N 18°05'01"E (C)
L. = 280.90'(C)
Δ = 34°18'54" (C)
R = 469.02'

℄ CURVE DATA BETWEEN STA. 175+80.10 AND STA. 179+00.00
C.B.= N 20°27'57"E (C)
L = 319.90' (C)
Δ = 39°04'45"(C)
R = 469.02'

NOTE
FOR UPDATED TOPO SEE PARCEL SKETCH OF PARCEL 101.

BEGIN R/W PROJECT- 89030-2528 S.R. 707
BEGIN R/W ACQUISITION LT. ℄ STA. 170+30.39 25' LT
BEGIN CONST. PROJECT STATE JOB NO. 89030-3528

NOTE:
EXISTING R/W(MAINT) AS SHOWN ON THIS MAP IS FROM MAINTENANCE MAP 89030-2523 AS RECORDED IN PLAT BOOK NO. 8, PAGE 18 OF MARTIN COUNTY RECORDS DATED MARCH 24, 1980.

NOTE
SEE SHEET 2 FOR PARENT TRACTS

REFERENCES:
FIELD BOOK NO. 1023690
STATE JOB NO. 89030-2508
DATE OF SURVEY 8-30-79

UTILITIES:
FLORIDA POWER & LIGHT
SOUTHERN BELL
MARTIN COUNTY CABLE T.V.
UNDERGROUND WATER BEACON 21 CONDOMINIUMS

NOTE: BASELINE BEARING COMES FROM STATE JOB NO. 89030-2508

NOTE: OFFSETS ON THE CURVE ARE RADIAL

33 28 34 27
N 89°03'41"E 1650.38'(C)
89°59'15"(D)
207.65'(C) TAN. LINE
467.96'(C)
FND CUT NAIL PT. ℄ STA. 169+38.93
WARNER
66' Road Esm't. O.R. 355, P. 712 (Private Road)
N89°04'26"W
NE 13th TREE
EXIST R/W LINE N 00°55'34"E
10' EDGE PAV'T
SURVEY S.R. 707
EXIST. R/W LINE (MAINT.) N00°55'34"E 1015.55'(C) PB 3, PG 42
30' EXIST. R/W O.R. 355, P. 2198
ZIGZAG WOOD FENCE
ASPHALT
GRASS
CONC. & METAL WALL
CONC. & GUTTER
SCATTERED TREES & GRASS
CURB & GUTTER
EXIST. R/W LINE
EDGE PAV'T
R/W LINE
EXIST. BT(400PR)
SET N. & T.
SET NAIL & FLAGGING
N89°04'26"W 10'(C)
FND 4"X4" C.M. ℄ STA. 175+35.00
+87.05 30' LT.
+36.64 28.00' RT.
SEE SHEET 2 FOR PARENT TRACT
SET 90d SPIKES
101
R.A. 2
175
174+94.39 28' LT.
174+60.05 28' LT.
BT(600PR)
OT(600PR)
ASPHALT
CURB & GUTTER
℄ S.R. 707
BEGIN R/W ACQUISITION RT.
℄ STA. 175+36.64, 28' RT.
P = 100'
Δ = 23°15'43"
L = 40.60'(C)
79.76'(C) N08°49'54"E
72.84'(C) N09°36'45"E
+39.39 30' LT.
+28 30' RT.
356.66'(C) N00°55'34"E
N00°55'34"E 423.66'(C)
S 00°55'34"W 408.54'(C)
31.15'(C) N 3°48'26"W
S 89°04'26"E 10'(C)
N89°04'26"W
N00°55'34"E 423.66'(C)
S 00°55'34"W 408.54'(C)
℄ SURVEY S.R. 707
EXIST. R/W LINE N00°55'34"E 1015.55'(C) PB 3, PG 42
10' EDGE PAV'T
EXIST R/W LINE N 00°55'34"E
FND CUT NAIL PT. ℄ STA. 169+38.93
467.96'(C)
89°59'15"(D)
207.65'(C) TAN. LINE
N 89°03'41" E 1650.38'(C)

TABLE OF OWNERSHIPS						
PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS RIGHT	REMAINDERS LEFT	COMMENTS
100	1,2	T.I.I.T.F	2,165 ☐'	—	—	RECORDED INSTR OR.0888, PG.2187
101	1,2	BEACON 21 CONDO OWNERS ASSOC	8,124 ☐'	29 4035Ac	0.4956Ac	O.R.B. 859 PG. 2645
102	1,2	REGINALD J. BURGE AND LOIS	5,366 ☐'	0	31.7880Ac	ORB 854 PG 2059
		BURGE, H/W				
R.A.1	1,2	RICHARD F. SCHMIDT	5160 ☐'	6.500 Ac.	5.750Ac	
R.A.2	1,2	BEACON 21 CONDO OWNERS Assoc	8,869 ☐'	SEE PAR. 101	See Par 101	
R.A.3	1	MELVIN A. BURGE, TRUSTEE	N.A.	SEE PAR. 102	See Par 102	

REVISION	BY	DATE
App. R.A. 3	HELMER	12-13-91
CHG. ORB & PG. PAR 100	DANO	3-25-91
CHG. NME. PAR. 102	WATSON	4-4-90
ADD ℄ CURVE DATA	Correa	10-19-89
Rev. Par 101, Add RA-2	Correa	10-3-89
ADD RECORDED DATA FOR PARCEL 102	WILSON	5-2-89
Chg. PLM LT PAR. 102	WATSON	1-5-89
N. Par 101 boundary line	WILSON	1-22-88
Rev. Par 101, Add Par 102, Rel	WILSON	3-16-88
ADD TOPO NOTE	HINKLE	9-27-85
REV R/W LINE	BUDALL	10-24-84

BRIDGE NO. 890041

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

STATE ROAD NO. 707 / MARTIN COUNTY

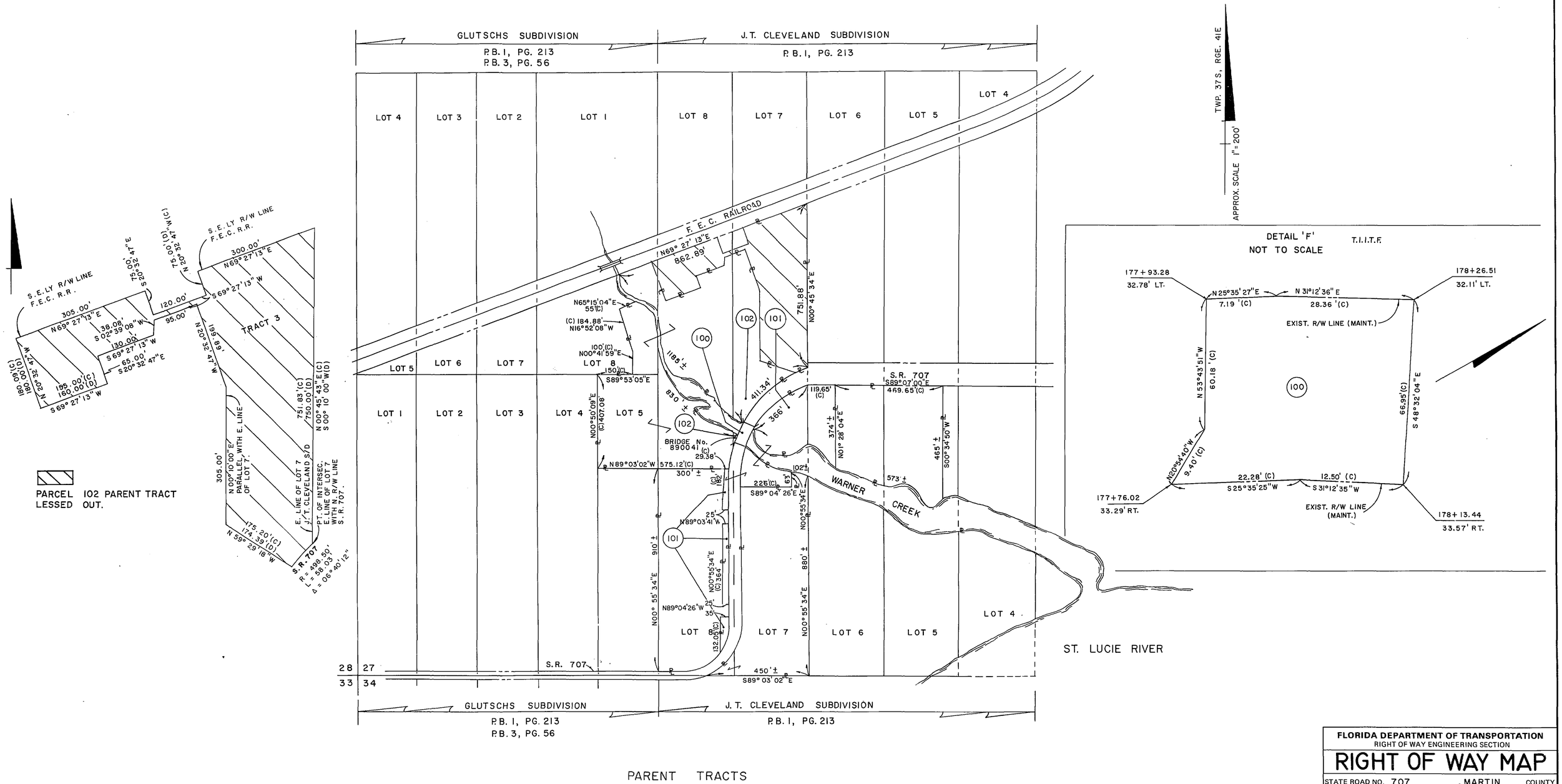
	BY	DATE
DRAWN	GRESHAM	2-28-80
TRACED	CONNELLY	8-84
CHECKED	GRAY	8-84
MAPS PREPARED BY		
DISTRICT 4		

APPROVED BY ____ DATE 8-31-84
DISTRICT R/W ENGINEER
ENGINEER OF RIGHT OF WAY

W.P. NO 4116136

SECTION 89030-2528 SHEET 1 OF 2

F.A. PROJECT NO.	SHEET NO.



PARENT TRACTS

REV. PAR. 100	Correa	10-4-89
ADD PARENT TRACT PAR. 102	WATSON	1-5-89
Rev. Par. 101, Add. Par. 102, Ra. 1	WILSON	3-16-88
REVISION	BY	DATE

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY ENGINEERING SECTION

RIGHT OF WAY MAP

STATE ROAD NO. 707 MARTIN COUNTY

	BY	DATE	APPROVED BY	DATE
DRAWN	CONNELLY	8-84	[signature] DISTRICT R/W ENGINEER	8-31-84
TRACED	CONNELLY	8-84	[signature] ENGINEER OF RIGHT OF WAY	9-11-84
CHECKED	GRAY	8-84		

MAPS PREPARED BY: DISTRICT 4
FIELD BOOK NO'S.: 1023690
W.P.I. NO. 4116186
SCALE 1" = APPROX. 200'
SECTION 89030-2528
SHEET 2 OF 2

AF 9782
POLYTRACE 033