

# THE MARITIMES A CONDOMINIUM

LEGAL DESCRIPTION OF LANDS CONTAINED IN  
"THE MARITIMES, A CONDOMINIUM"

Commence at the Northwest corner of Section 30, Township 37 South, Range 42 East; thence run North 89°59'00" East along the North line of said Section 30, a distance of 645.40 feet to the intersection of said North line of said Section 30 and the center line of State Road A-1-A; thence run South 25°37'30" East along said center line of State Road A-1-A, a distance of 295.75 feet to the P. I. of a center line curve; thence run South 25°13'20" East along said State Road A-1-A center line, a distance of 1193.47 feet for the Point of Beginning; thence run North 74°35'40" East a distance of 353.79 feet more or less to the waters of the Atlantic Ocean; thence run southerly, meandering said waters of the Atlantic Ocean to the intersection with a line that is 400.00 feet southerly of, as measured on the perpendicular, and parallel to the lastly described line; thence run South 74°35'40" West, along said southerly parallel line a distance of 876.35 feet more or less to the waters of the Indian River; thence run Northerly, meandering said waters of the Indian River to the intersection with a line that bears North 74°35'40" East from and passes through the Point of Beginning; thence run North 74°35'40" East along lastly described line a distance of 525.00 feet more or less to the Point of Beginning, less the right-of-way of State Road A-1-A; together with all submerged lands and littoral and riparian rights appurtenant thereto;

LESS THE FOLLOWING DESCRIBED PARCEL:  
Commence at the Northwest corner of Section 30, Township 37 South, Range 42 East; thence run North 89°59'00" East along the North line of said Section 30, a distance of 645.40 feet to the intersection of said North line of said Section 30 and the center line of State Road A-1-A; thence run South 25°37'30" East along said center line of State Road A-1-A, a distance of 295.75 feet to the P. I. of a center line curve; thence run South 25°13'20" East along said State Road A-1-A center line, a distance of 1193.47 feet; thence run North 74°35'40" East a distance of 278.79 feet to a point on the Martin County Coastal Construction Setback Line; thence run S 26°28'17" E, along said Setback Line, for a distance of 104.52 feet to the Point of Beginning; thence continue S 26°28'17" E for a distance of 103.60 feet; thence run S 38°54'12" W for a distance of 43.11 feet; thence run N 51°05'48" W for a distance of 156.16 feet; thence run N 74°35'40" E for a distance of 106.23 feet to the Point of Beginning.

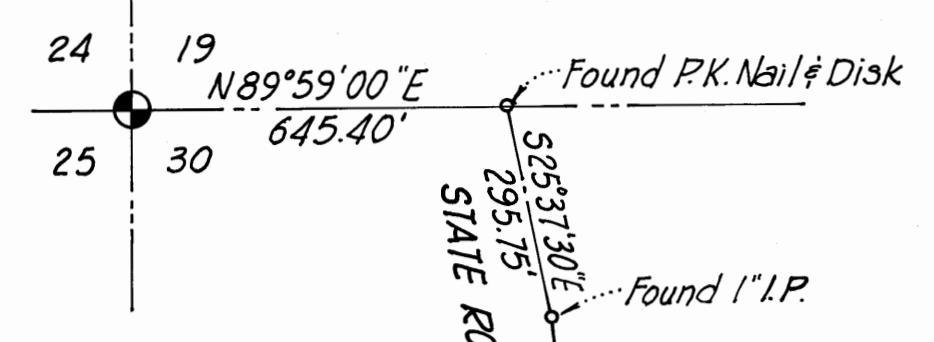
ALSO, LESS THE FOLLOWING DESCRIBED PROPERTY:  
Commence at the Northwest corner of Section 30, Township 37 South, Range 42 East; thence run North 89°59'00" East along the North line of said Section 30, a distance of 645.40 feet to the intersection of said North line of said Section 30 and the center line of State Road A-1-A; thence run South 25°37'30" East along said center line of State Road A-1-A, a distance of 295.75 feet to the P. I. of a center line curve; thence run South 25°13'20" East along said State Road A-1-A center line, a distance of 1599.41 feet; thence run S 74°35'40" W for a distance of 156.79 feet to the Point of Beginning; thence continue S 74°35'40" W for a distance of 110.00 feet; thence run N 15°24'20" W for a distance of 120.00 feet; thence run N 74°35'40" E for a distance of 110.00 feet; thence run S 15°24'20" E for a distance of 120.00 feet to the Point of Beginning.

Declaration of Condominium Filed in Official Records Book 361AT Page 2400

Original Plat Filed in: Condominium Plat Book 1 At Page 1

Filed August 14, 1974  
Louis V. Isaacs, Clerk  
By: [Signature], DC

Exhibit A, Sheet 1 of 10



DETAIL  
N.T.S.

Point of Beginning  
Found P.K. Nail & Disk



SCALE 1" = 40'

SEE DETAIL

LEGEND  
A-21, A=Building  
2= Floor Level  
1= Unit on Floor

SURVEYOR'S NOTES  
1- All building dimensions shown hereon are exterior wall dimensions.

SURVEYORS CERTIFICATE:

I, Alan W. Schwager, being a duly licensed and registered land surveyor in the State of Florida, do hereby certify that the attached Exhibit "A", together with the wording of the declaration for "The Maritimes, A Condominium", is a correct representation of the improvements described, and that there can be determined therefrom the identification, location, dimensions, and size of the common elements and of each unit.

BREVARD ENGINEERING COMPANY  
By: Alan W. Schwager  
ALAN W. SCHWAGER  
Registered Land Surveyor #1219  
STATE OF FLORIDA