

# WITHAM AIRPORT JURISDICTIONAL BOUNDARY SURVEY for MARTIN COUNTY



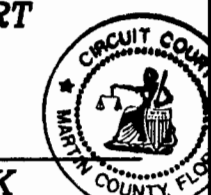
### CLERK'S RECORDING CERTIFICATE

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS MAP WAS FILED FOR RECORD IN

MAP BOOK 1, PAGE 1,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS  
15<sup>th</sup> DAY OF October, 2013

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

FILE NUMBER 2421481 BY [Signature]  
DEPUTY CLERK



SUBDIVISION PARCEL CONTROL NUMBER

### Legal Description

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 10, 11 AND 15 TOWNSHIP 38 SOUTH, RANGE 41 EAST AND A PORTION OF THE HANSON GRANT, MARTIN COUNTY, FLORIDA, AS SHOWN ON WITHAM AIRPORT JURISDICTIONAL BOUNDARY SURVEY PREPARED FOR MARTIN COUNTY BY GCY, INC., FILE AND DRAWING NO. 11-1018-08; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 00° 09' 39" EAST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 279.26 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE NORTH 88° 59' 31" EAST, A DISTANCE OF 1471.04 FEET; THENCE SOUTH 02° 04' 47" EAST, A DISTANCE OF 96.27 FEET; THENCE SOUTH 89° 58' 53" EAST, A DISTANCE OF 271.20 FEET; THENCE NORTH 85° 43' 50" EAST, A DISTANCE OF 220.91 FEET; THENCE NORTH 89° 40' 43" EAST, A DISTANCE OF 293.96 FEET; THENCE NORTH 87° 12' 37" EAST, A DISTANCE OF 417.98 FEET TO THE WEST LINE OF BAY ST. LUCIE, BLOCK 10, AS RECORDED IN PLAT BOOK 6, PAGE 57 PALM BEACH (NOW MARTIN COUNTY) FLORIDA; THENCE SOUTH 00° 10' 24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 355.52 FEET TO SOUTH LINE OF SAID PLAT AND THE NORTH LINE OF UNPLATTED PORTION OF BUENA PARK AS RECORDED IN PLAT BOOK 10, PAGE 19 PALM BEACH (NOW MARTIN COUNTY) FLORIDA; THENCE NORTH 89° 49' 56" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00° 02' 34" WEST, ALONG THE CENTER OF THE ALLEY AS SHOWN IN BLOCK "C" AND BLOCK "B" OF SAID UNPLATTED PORTION OF BUENA PARK, A DISTANCE OF 596.00 FEET TO THE SOUTH LINE OF SAID UNPLATTED PORTION OF BUENA PARK; THENCE SOUTH 89° 49' 56" EAST, ALONG THE SOUTH LINE OF SAID UNPLATTED PORTION OF BUENA PARK, A DISTANCE OF 15.00 FEET TO THE WEST LINE OF GOVERNMENT LOT 1 SECTION 11, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE ALONG SAID WEST LINE OF GOVERNMENT LOT 1 SOUTH 00° 02' 34" WEST, A DISTANCE OF 469.65 FEET; THENCE SOUTH 89° 49' 56" EAST, ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN O.R.B. 1177, PAGE 788 PUBLIC RECORDS MARTIN COUNTY FLORIDA, A DISTANCE OF 49.76 FEET; THENCE SOUTH 07° 32' 11" EAST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN O.R.B. 1081, PAGE 1685, A DISTANCE OF 120.59 FEET TO THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN O.R.B. 1081, PAGE 1685 PUBLIC RECORDS MARTIN COUNTY FLORIDA THENCE DEPARTING SAID SOUTH LINE SOUTH 11° 31' 52" WEST, A DISTANCE OF 50.16 FEET; THENCE SOUTH 87° 49' 40" WEST, A DISTANCE OF 883.99 FEET; THENCE SOUTH 22° 10' 27" EAST, A DISTANCE OF 424.95 FEET; THENCE SOUTH 67° 50' 13" WEST, A DISTANCE OF 1252.37 FEET; THENCE SOUTH 25° 59' 23" EAST, A DISTANCE OF 2281.49 FEET; THENCE SOUTH 69° 58' 09" EAST, A DISTANCE OF 707.40 FEET; THENCE SOUTH 20° 01' 34" WEST, A DISTANCE OF 225.17 FEET; THENCE SOUTH 70° 05' 45" EAST, A DISTANCE OF 98.17 FEET; THENCE SOUTH 07° 46' 05" WEST, A DISTANCE OF 538.51 FEET; THENCE SOUTH 33° 17' 12" WEST, A DISTANCE OF 440.92 FEET; THENCE SOUTH 84° 00' 45" WEST, A DISTANCE OF 242.71 FEET; THENCE NORTH 25° 59' 15" WEST, A DISTANCE OF 740.31 FEET; THENCE NORTH 70° 24' 23" WEST, A DISTANCE OF 285.53 FEET; THENCE SOUTH 66° 16' 44" WEST, A DISTANCE OF 2367.92 FEET; THENCE NORTH 73° 19' 38" WEST, A DISTANCE OF 121.10 FEET TO THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN O.R.B. 592, PAGE 1723 PUBLIC RECORDS MARTIN COUNTY FLORIDA; THENCE SOUTH 51° 07' 17" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 418.01 FEET; THENCE SOUTH 66° 17' 57" WEST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 43.94 FEET; THENCE DEPARTING SAID NORTHERLY LINE, NORTH 18° 10' 21" WEST, A DISTANCE OF 183.32 FEET; THENCE SOUTH 66° 59' 10" WEST, A DISTANCE OF 386.58 FEET; THENCE NORTH 88° 22' 48" WEST, A DISTANCE OF 138.20 FEET THENCE NORTH 41° 57' 04" WEST, A DISTANCE OF 214.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 815.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 22' 48" AN ARC DISTANCE OF 361.02 FEET; THENCE NORTH 67° 19' 52" WEST, A DISTANCE OF 487.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 585.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 22° 40' 08" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 02' 44" AN ARC DISTANCE OF 174.04 FEET TO THE SOUTHEAST LINE OF THOSE LANDS AS DESCRIBED IN O.R.B. 1276, PAGE 1653 PUBLIC RECORDS MARTIN COUNTY FLORIDA; THENCE NORTH 47° 59' 42" EAST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 273.95 FEET; THENCE NORTH 42° 00' 18" WEST, ALONG THE NORTHEAST LINE OF SAID O.R.B. 1276, PAGE 1653, A DISTANCE OF 775.00 FEET; THENCE SOUTH 47° 59' 42" WEST, ALONG THE NORTHWEST LINE OF SAID O.R.B. 1276, PAGE 1653, A DISTANCE OF 279.78 FEET THENCE DEPARTING SAID NORTHWEST LINE OF O.R.B. 1276, PAGE 1653 NORTH 42° 00' 23" WEST, A DISTANCE OF 2063.52 FEET; THENCE NORTH 41° 53' 15" WEST, A DISTANCE OF 157.81 FEET; THENCE NORTH 39° 44' 24" WEST, A DISTANCE OF 401.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 75.07 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81° 49' 30" AN ARC DISTANCE OF 107.21 FEET TO THE POINT OF A COMPOUND CURVE HAVING A RADIUS OF 720.00 FEET, CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 49' 30" AN ARC DISTANCE OF 299.39 TO A RADIAL LINE; THENCE ALONG THE EXTENSION OF SAID RADIAL LINE NORTH 23° 55' 29" WEST, A DISTANCE OF 13.56 FEET TO THE SOUTHERLY AND EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 714 (SE MONTEREY ROAD) AS RECORDED IN PLAT BOOK 17, PAGE 4, MARTIN COUNTY PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY AND EASTERLY RIGHT OF WAY NORTH 68° 04' 31" EAST, A DISTANCE OF 1722.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1935.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 16' 16" AN ARC DISTANCE OF 307.48 FEET; THENCE NORTH 75° 10' 47" EAST, A DISTANCE OF 1273.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 865.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79° 44' 23" AN ARC DISTANCE OF 1203.84 FEET; THENCE NORTH 04° 33' 36" EAST, A DISTANCE OF 729.32 FEET; THENCE NORTH 85° 26' 24" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 04° 33' 36" WEST, A DISTANCE OF 591.80 FEET; THENCE DEPARTING SAID SOUTHEASTERLY AND EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 714 (S.E. MONTEREY ROAD), NORTH 82° 35' 38" EAST, A DISTANCE OF 99.49 FEET; THENCE NORTH 87° 15' 50" EAST, A DISTANCE OF 89.96 FEET; THENCE SOUTH 78° 53' 54" EAST, A DISTANCE OF 815.01 FEET; THENCE NORTH 88° 59' 06" EAST, A DISTANCE OF 121.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 698.50 ACRES, MORE OR LESS

### Pertinent Resources

(used in preparing this survey)

#### Surveys:

- Specific Purpose Survey for Witham Field-Easterly Boundary Martin County Florida, Drawing No. 11-048.
- A-1-A Base Line Control Survey by PBSJ- lasted dated 1/29/92, signed by Elizabeth Lindsay certificate number 4724.
- Boundary survey prepared by Martin County Engineering Department of the Martin County School Board Property Exchange, drawing no. 94-418-D, dated 2/2/95.
- Boundary survey of Martin County Environmental Services Parcel performed by Betsy Lindsay, project No. 09-10; dated 9-29-2009.
- Survey by LBFH, Consulting Civil Engineers Surveyors & Mappers; Project No. 97-0415S, dated 6/12/2000.
- Survey by Martin County Engineering Dept; dated 3/16/84, drawing number D-155-S (84-419-D) (CS-451-D), signed by Henry Canalizo.
- Survey of Martin County Board Property Exchange, dated 2/02/95, drawing No. 94-418-D (CS-504-D) by Gregory Fleming.
- Survey Martin County/School Board Exchange (Twin Rivers Saddle Club) Survey, dated 2/3/95, drawing no. 94-417-D, by Gregory Fleming.

#### PLATS:

- Government Land Office Plat of Township 38 South, Range 41 East, 1845 and 1851.
- Amended Plat of part of Agua Bonita Park Plat Book 1, Page 91 public records Martin County, Florida.
- Golden Gate Park, Plat Book 1, page 50, public records Martin County, Florida.
- Wm. Hoog subdivision, Plat Book 1, page 66, public records Martin County, Florida.
- Buena Park, Plat Book 10, page 19, public records Martin County, Florida.
- Bay St. Lucie, Plat Book 6, page 57, public records Martin County, Florida.
- Agua Bonita Park, Plat Book 1, page 62, public records Martin County, Florida.
- Conquistador Estates, Plat Book 6, page 100, public records Martin County, Florida.
- Golf view, Plat Book 1, page 8, public records Martin County, Florida.

#### Recorded Instruments:

- Official Records Book 413, page 2454, public records Martin County, Florida.
- Official Records Book 842, page 999, public records Martin County, Florida.
- Official Records Book 1177, page 786, public records Martin County, Florida.
- Official Records Book 1081, page 1685, public records Martin County, Florida.
- Deed Book 11, page 593, public records Martin County, Florida

#### Right of way maps:

- State Road No. 714 (S.E. Monterey Road) Plat Book 17, page 4, public records Martin County, Florida.
- A-1-A Maintenance Map, Plat Book 7, page 71, public records Martin County, Florida.

APPROVED AS TO FORM AND CORRECTNESS:

*[Signature]*  
MICHAEL D. DURHAM, COUNTY ATTORNEY

ATTEST:

*[Signature]*  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT

### Surveyor's Notes

- This survey is a survey of a portion of Martin County owned lands which encompasses the Witham Airport Federal Aviation Administration (FAA) Jurisdictional Boundary, per the attached legal description. This legal description was prepared by the signing surveyor based fundamentally on a legal description provided by Martin County.
- The lines representing the land boundaries for the Witham Airport Jurisdictional Boundaries shown hereon are based solely on the land description written hereon. The boundary lines shown hereon are not based on the possession of the land or the lines of any senior conveyances if any exist. Therefore the boundary lines may not follow the limits of Martin County Ownership.
- This survey is performed without the benefit of a Title Commitment. No search of the public records has been made by the signing surveyor and any mentions of recorded documents were provided by Martin County.
- The Aerial Photography shown was provided by Woolpert, Inc. 10900 NW 25th Street, Suite 100, Miami, Florida 33172, and Dated October 29, 2012. The signing Surveyor was John Cestnick Professional Surveyor and Mapper No. LS 5994, a complete set of digital files and Surveyors Report are on file with Martin County for the Martin County Airport Project.
- The Aerial Planimetric mapping and Digital Orthophotography shown on sheets 16 and 17 were provided by Woolpert, Inc. A complete set of digital files and Surveyors Report are on file with Martin County for the Martin County Airport Project.
- Underground improvements if any have not been located; above ground visible improvements within 10 feet of the Jurisdictional boundary have been located. The location of any subsurface foundations, improvements, features, or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
- Interior improvements, which exist on the property, have not been located or shown on this survey at Clients request.
- There is "Apparent Physical use by others" from adjoining property with the extents of such shown or noted hereon.
- Bearings are based on Grid North Florida State Plane Coordinate System (East Zone), referenced to the North American Datum 1983, 2011 readjustment (NA83/2011) expressed in U.S. survey feet. Having a bearing of South 70° 32' 12" East on the line between Witport (PID AF7426) and Witport Azimuth (PID AF 7487) established by National Geodetic Survey, Witport is a Federal Base Network Control Station.
- The expected linear Accuracy of this survey meets or exceeds 1 foot in 10,000 feet per Florida Minimum Technical Standards 5J-17 FAC.
- The horizontal control for this project used the following Control points. Witport (PID AF7426), Witport Azimuth (PID AF7487) and GCY, Inc. point number 50030 and based on North American Datum (NAD 83 2011). Witport and Witport Azimuth were last adjusted in June of 2012. GCY, Inc point 50030 was established by OPUS Solution using the average of a six hour and forty five minute observation July 5th, 2012 and a nine hour and twelve minute observations on July 6th, 2012.
- Distances shown hereon are grid, to convert to ground distance divide the grid distance by the combined scale factor of 1.00001772 as published for control station Witport.
- The expected Accuracy of Elevations shown for Aerial Targets meets or exceeds Florida Minimum Technical Standards 5J-17 FAC of plus or minus 0.05 ft times the square root of distance in miles. Check Point Elevations were obtained by GPS methods with redundant checks with the expected accuracy for these points being a Plus or minus 0.20 of a foot or better.
- Elevations shown here on are referenced to North American Vertical Datum of 88 and are expressed In U.S. Feet. The following National Geodetic Survey Bench Marks were used for this project and are as follows: F 224 Reset (PID-AF6774) Second order Class 1; V 517 (PID-DE6032) First order class II; J-403 (PID-AF7625) First order class III; U 517 (PID-DE6031) Second order class I; W 517 (PID-DE6033) Second order class I; GCY D 14 (PID-AJ5256) First order class II; G 224 (PID AF-3111) First order class II; Witport (PID-AF7426) First order class II. Elevations were obtained by digital level runs and or conventional level runs.
- GCY, Inc. preformed a survey in 1996 in which a concrete monument with a brass plate stamped 1925 Butler, Burnett, Taylor, representing the south line of section 10 with the intersection of the North line of the Hanson Grant line and shown as point 39 heron, this monument has since been destroyed by building but has been perpetuated by historic information from this office. At the time GCY, Inc. located this monument it was in a palmetto head and had not been recovered in years.

### Surveyor's Notes (CONTINUED FROM BELOW LEFT)

- The North line of the Hanson Grant line was established from the plat of Golden Gate Park as recorded in Plat Book 1, page 50 public records Martin County, Florida. Two sand stone monuments (no metal) with an x cut in the top were found representing the (1-1/2) one and one half mile post and the (2-1/2) two and one half mile post of the North line of the Hanson Grant. The North line of the Hanson Grant per the plat was then rotated to these two monuments and the (2) two mile post was set with a Mag Nail and GCY brass washer stamped LB 4108 in existing pavement. The South terminus of the West line of Section 11 was placed at the record distance per the government notes for the running of the North Line of the Hanson Grant, a Mag Nail and GCY brass washer stamped LB 4108 was set at this location.
- The alley way shown on sheet 4 and the un-recorded portion of Buena Park plat book 10, page 19 Martin County public records is scaled at 10 feet and the distance from the west line of the lots shown in block "B" and block "C" are scaled to be 10 feet from the west line of government lot 1. The un-recorded portion of this plat does not show any distances for these lots.
- Photo identifiable targets shown hereon were located From GPS control station, point number 50030 with a check made to each point at least four (4) hours later. Check points (CP) were located by GPS rapid static and processed through the National Geodetic Survey Online Positioning User Service (OPUS) and an independent check made by GPS Real Time Kinematics (RTK) methods from GCY, Inc control station 50030.
- Photo identifiable targets and check points (CP) were established for Woolpert Inc. for new color aerial imagery and for the production of 1" = 50' scale planimetric mapping with one foot contours, along with digital orthophotography. This was a standalone product and was submitted to Martin County by GCY, Inc. Please see Survey Report -Witham Airport Aerial Mapping by John Cestnick Professional Surveyor and Mapper No. LS5994 with Woolpert, Inc., on file with Martin County.
- The following FAA Advisory Circular (AC) AC 150/5300-18B (survey Data Collection) for this contract, GCY Inc. only met Chapter 5 data requirements for feature documentation for Boundary Surveys in regards to using FAA's Template Drawing. Further under this contract GCY, Inc. only addressed FAA AC 150/5300-17C-2.1 (11), ASCII control point file.
- Additions or deletions to the Boundary Survey Map by other than the signing party or parties are prohibited without the written consent of the signing party or parties.
- Monuments have been set or found at all corners as indicated herein, except off-set corners were set for corner point 650 page 3; corner point 202 page 4 and corner point 261 page 8.

### Surveyors Certification

(Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper)

I hereby certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

I further certify that this Survey meets the Minimum Technical Standards for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes, I further certify that this survey meets FAA AC 150/5300-17C-2.1 (11) for photo identifiable targets and check points. I further certify that this survey meets FAA AC 150/5300-18B (survey Data Collection) as to chapter 5 data requirements for feature documentation for Boundary Surveys and using FAA's Template Drawing. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

*[Signature]*  
Date of Survey

*[Signature]*  
Albert C. Allen, III  
Professional Surveyor and Mapper  
Florida Certificate No. 4130

### Sheet Index

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ACCEPTED CHAIR  
MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS:

*[Signature]* DATE: 7/11/13

SARAH HEARD

REVIEWED BY MARTIN COUNTY SURVEYOR:

*[Signature]* DATE: 3/21/2013  
MICHAEL O'BRIEN PSM, CFM

No.	Revisions	Date	By

**GCY**  
INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE  
1978 MARYLAND CIRCLE  
PALM CITY, FL 34961  
(800) 386-1066

TALLAHASSEE OFFICE  
1778 MARYLAND CIRCLE  
TALLAHASSEE, FL 32303  
(850) 536-8455

WITHAM AIRPORT JURISDICTIONAL BOUNDARY SURVEY FOR:  
**MARTIN COUNTY**  
MARTIN COUNTY, FLORIDA

Scale:	Date:	File & Drawing No:
none	10/10/2012	11-1018-08
Drawn By:	Checked By:	Sheet
JHY	ACA	1 of 18